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EDWARD BENNETT WILLIAMS (1920-1988)
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March 19, 2004

BY HAND DELIVERY

Geoffrey Griffis, Chairman
District of Columbia Board of Zoning Adjustment
441 Fourth Street, N.W. – Room 210 South
Washington, D.C. 20001

Re: BZA App. No. 16836 – The Washington Home

Dear Mr. Griffis:

This response is submitted on behalf of the Citizens Concerned with the Home's Expansion ("CCHE"). CCHE is pleased to agree with the Home's March 8, 2004 submission as amended with the attached materials by agreement with the Home, all of which are now submitted to the Board of Zoning Adjustment ("the Board").

CCHE and The Home have worked constructively together to come to an agreement that the parties have agreed to make part of the record. That agreement is attached as Exhibit A to this letter. The letter agreement memorializes the agreement of CCHE and The Home (a) to jointly propose and support the Concept Site Improvement Plan (C-02) as to the design of the parking lot (which has been submitted by the Home in Mr. Keys' letter of March 8, 2004), and (b) to jointly propose and support the McLeish Landscaping plan that is submitted as Exhibit B to this letter, and to (c) jointly propose and support the stormwater management and environmental controls proposed by the Home in the March 8, 2004 Keys letter.

As indicated above, CCHE supports and proposes with The Home the approval of the Concept Site Improvement Plan (C-02), dated March 4, 2004. As The Home has indicated, it should replace previously filed exhibits and plans as to the design of the parking lot. CCHE has worked hard with the Home to come up with the March 4, 2004 parking plan and and believes it meets the criteria set forth by the Board in its public meeting of December 17, 2002 subject to the agreed-upon landscaping plan that is the subject of the next paragraph.

As Mr. Keys' letter notes, a landscaping plan was necessary to meet the Board's requirements and CCHE's concerns. By agreement with the Home, as discussed in Mr.

BZA
Case No. 16836
Exhibit No. 136

Keys' letter on its behalf of March 8, 2004, CCHE and the home have agreed on a landscaping plan that is attached to this letter as Exhibit B. That plan also meets the criteria and concerns identified by the Board in its December 17, 2002 hearing and in previous hearings. The plan provides for certain trees to be moved, others to be replaced or added. The point is to maintain the park-like setting, required screening, and the "scrim"/screening that preserves the feeling of a natural setting. In addition, a budget for this landscaping plan has been provided to The Home and approved in principle. Both the plan and the budget were submitted to the ANC on Monday March 15 and were conditionally approved.

Finally, CCHE is in agreement with the proposed stormwater and environmental controls plan.

CONCLUSION

CCHE joins The Home in requesting that it approve (a) the Concept Site Improvement Plan (C-02) submitted to the Board on March 8, 2004 with the letter of Mr. Keys, (b) the McLeish Landscaping Plan submitted to the Board with this letter, and (c) the stormwater and environmental controls plan described in the March 8, 2004 Keys letter and that it condition the grant of the application on fulfilling those plans.

Respectfully submitted,

Jonathan P. Graham
On behalf of CCHE

Exhibits:
A. Letter of Understanding Between The Washington Home and Citizens Concerned About the Home's Expansion dated March 17, 2004.
B. Jane McLeish/Landscapes Inc. Landscaping Plan dated March 10, 2004

Cc: George Keys, Esq.
ANC 3F (c/o Karen Perry & Katherine Wiss)



THE WASHINGTON HOME
Quality Healthcare Since 1888
Specializing in Long Term Care, Rehabilitation, Alzheimer's Disease and Dementia Care

March 17, 2004

This letter of understanding between The Washington Home and the Citizens Concerned About the Home's Expansion is submitted to the Advisory Neighborhood Commission and the Board of Zoning Adjustment as a part of the official record in BZA Application #16836.

The Board of Zoning Adjustment hearings and decisions in this matter have provided a basis for very constructive discussions between The Home and the Citizens group in recent months. From these discussions, an agreement has been reached between the Home and the Citizens under which both parties will support the parking lot design submitted by the Home to the BZA on March 8, 2004. Both parties request endorsement of this plan by the ANC and the BZA contingent on the further agreement that any construction of parking facilities at the Home will be accompanied by the landscape improvements described in the attached plan developed by Jane MacLeish on behalf of the Home and the Neighbors. It is understood that deviations from this plan to accommodate practical problems or to improve the use of funds may be agreed upon by the Home and Ms. MacLeish representing the Neighbors. In addition, The Washington Home plans to incorporate evergreen landscaping to the 38th Street and Upton section of the building, separate from the BZA application.

Further, the Home and the Neighbors agree that any construction activities associated with this project and subsequent operation of the parking lot will be conducted in a manner designed to minimize disruption to the neighborhood and in accordance with representations made by the Home to the ANC and the BZA.

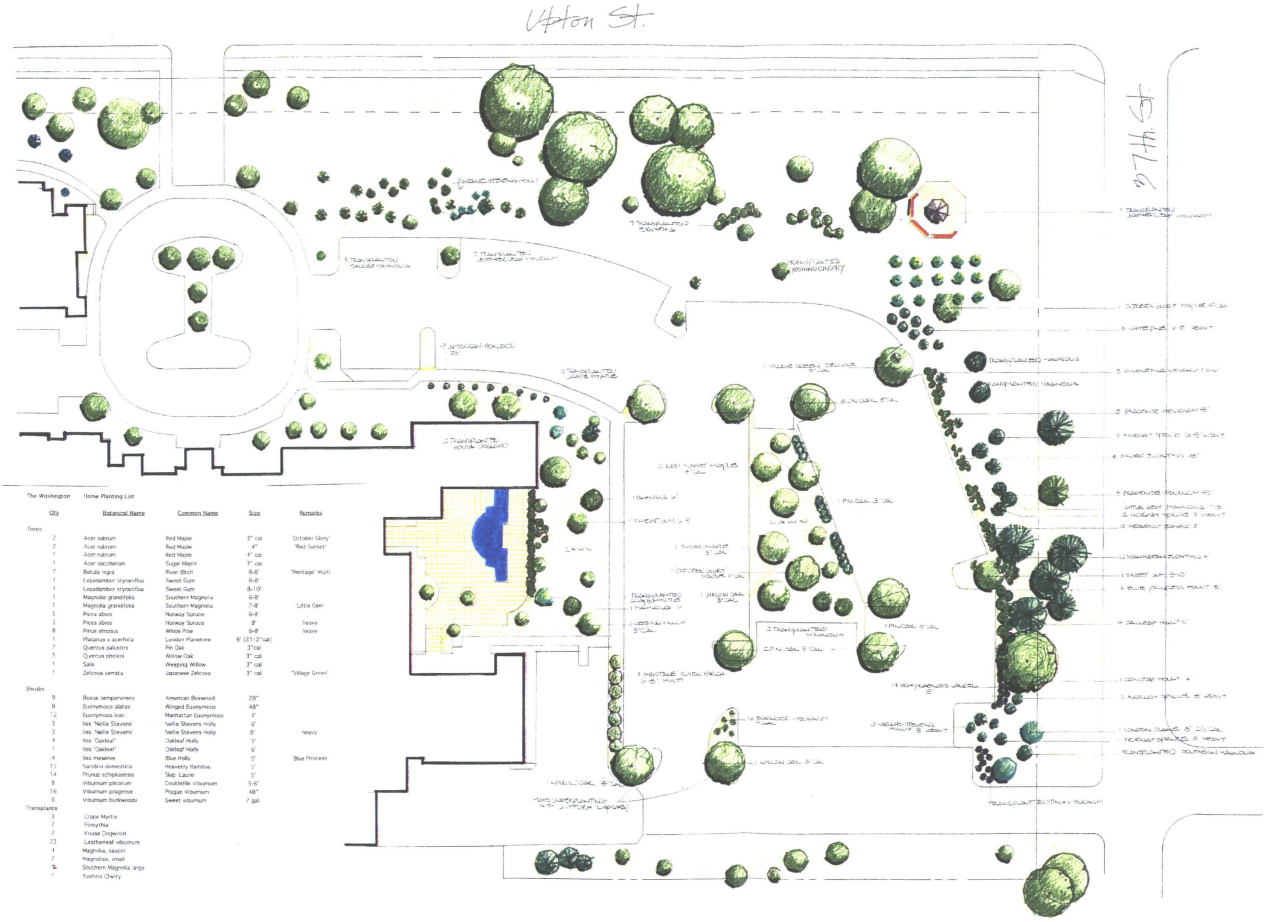
Agreed:

Martha C. Oliphant 3/18/2004
Martha Oliphant
Chair, Design Committee, The Washington Home Board of Directors

Millicent Mailliard 3/17/04
Millicent Mailliard, Member, Design Committee, The Washington Home Board of Directors

Jon Graham 3/19/04
Jon Graham
For the Citizens Concerned About the Home's Expansion





The Washington Home Planting List

Qty	Botanical Name	Common Name	Size	Remarks
Trees				
2	Acer rubrum	Red Maple	3" cal	'October Glory'
2	Acer rubrum	Red Maple	4"	'Red Sunset'
1	Acer rubrum	Red Maple	3" cal	
1	Acer saccharum	Sugar Maple	3" cal	
7	Betula nigra	River Birch	6-8'	'Heritage' multi
1	Liquidambar styraciflua	Sweet Gum	6-8'	
1	Liquidambar styraciflua	Sweet Gum	8-10'	
1	Magnolia grandiflola	Southern Magnolia	6-8'	
1	Magnolia grandiflola	Southern Magnolia	7-8'	'Little Gem'
5	Picea abies	Norway Spruce	6-8'	
3	Picea abies	Norway Spruce	8'	heavy
8	Pinus strobus	White Pine	6-8'	heavy
1	Platanus x acerifolia	London Planetree	8" (21-2"cal)	
7	Quercus palustris	Pin Oak	3"cal	
3	Quercus phellos	Willow Oak	3" cal	
1	Salix	Weeping Willow	3" cal	
1	Zelcova serrata	Japanese Zelcova	3" cal	'Village Green'
Shrubs				
9	Buxus sempervirens	American Boxwood	2'8"	
8	Euonymous alatus	Winged Euonymous	48"	
12	Euonymous kiac	Manhattan Euonymous	4'	
3	Ilex 'Nellie Stevens'	Nellie Stevens Holly	6'	
3	Ilex 'Nellie Stevens'	Nellie Stevens Holly	8'	heavy
4	Ilex 'Oakleaf'	Oakleaf Holly	5'	
1	Ilex 'Oakleaf'	Oakleaf Holly	9'	
4	Ilex meserve	Blue Holly	5'	Blue Princess
13	Nandina domestica	Heavenly Rainbow	3'	
14	Prunus schipkaensis	Skip Laurel	5'	
8	Viburnum plicatum	Doublefile Viburnum	5-6'	
16	Viburnum pragense	Prague Viburnum	48"	
6	Viburnum burkwoodii	Sweet viburnum	7 gal.	
Transplants				
3	Crape Myrtle			
7	Forsythia			
7	Kousa Dogwood			
23	Leatherleaf viburnum			
4	Magnolia, saucer			
2	Magnolias, small			
2	Southern Magnolia large			
1	Yoshino Cherry			

JANE KRUMBHAAR MACLEISH
LANDSCAPES INC.
3743 UPTON STREET, NORTHWEST
WASHINGTON, DC, 20016
TEL: 202.966.5279
FAX: 202.363.3406

SCALE: 1"=20'
DATE: 3.10.04

REVISIONS:

T=TRANSPLANT
N=NEW PLANTING

THE WASHINGTON HOME
COMMUNITY HOSPICES
3720 UPSHUR AVE
WASHINGTON, D.C. 20004

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