Res 04-09

ANC 3F RESOLUTION RECOMMENDING APPROVAL OF BZA APPLICATION NO. 16836, THE WASHINGTON HOME

Advisory Neighborhood Commission 3F
North Cleveland Park, Forest Hills, and Tenleytown
4401-A Connecticut Avenue, N.W., Box 244
Washington, D.C. 20008-2322

WHEREAS, at a special meeting on December 17, 2002, the Board of Zoning Adjustment (the Board) approved a 4-bed addition to The Washington Home (The Home) and an increase in the number of parking spaces to 130, conditioned on approval of a site plan showing the location of the parking spaces, a landscaping plan, a parking management plan, and an employee transit plan; and

WHEREAS, on September 23, 2003, The Home submitted a revised site plan, a landscaping plan, and a parking and transportation management plan (Exhibit 129); but ANC 3F opposed this submission because the site plan and landscaping plan failed to meet the Board's criteria in many respects; in other respects, they were worse than the original designs; and in some places, they created new problems, *see* ANC 3F Resolution 03-20; and

WHEREAS, in response to a request from The Washington Home, agreed to by the Citizens Concerned about the Home's Expansion (CCHE) and ANC 3F, the Board at its meeting on October 7, 2003, postponed its decision in this case to give the parties time to seek agreement on contested issues; and

WHEREAS, since October 7, 2003, the parties have worked together to design a new site plan, which The Home filed with the Board on March 8, 2004, and also have worked on a new landscaping plan that could not be finalized until after that date; and

WHEREAS, The Home and CCHE have signed a letter of understanding in which both parties agree to support the site plan submitted to the Board on March 8, 2004, and ask that the ANC and Board endorse the plan contingent on implementation of a landscaping plan developed by landscape designer Jane MacLeish on behalf of The Home and CCHE (*see* Attachment A); and

WHEREAS, the March 8 site plan appears to satisfy the Board's criteria set forth at the December 17, 2002, special meeting:

- *"Preserve most if not all of the park-like setting" (Dec. 17 Tr. at 21, passim)*
  The parking lot will come no closer to Upton and 37th Streets than the existing lot. It will extend only about 20 feet – one car length – closer to the cupola.

BZA
Case No. 16836
Exhibit No. 137

Board of Zoning Adjustment
District of Columbia
CASE NO.16836
EXHIBIT NO.137

- *Preserve the berm along Upton Street (Dec. 17 Tr. at 27-28, 44)*
  The edge of the parking lot will not cut into the berm.

- *Preserve the area around the cupola (Dec. 17 Tr. at 44)*
  The parking lot will be about 45 feet from the cupola. Plantings surrounding the cupola, including the grove of crape myrtles, will remain intact.

- *Minimize the impact on the large trees on the site (Dec. 17 Tr. at 28, 45)*
  The parking lot will be far enough away from the large trees on Upton Street to protect their critical root zones. It will be farther away from the large pines along 37th Street than the two earlier designs. A retaining wall will be used to support the lot near these trees rather than a berm, so as to prevent compaction of their roots.

- *Reduce the amount of paved or impervious surfaces (Dec. 17 Tr. at 42)*
  This plan calls for only a slight increase in impervious surface over the existing parking lot. The area of the new lot will be 51,873 square feet, not including the entrance driveways -- an increase in paved surface of only 23%. Of this, 7,119 square feet will be porous pavement to allow water to percolate and recharge groundwater.[1]

- *Utilize the space more efficiently (Dec. 17 Tr. at 47)*
  The amount of paved surface per parking space is only 399 square feet.

- *Utilize techniques like scrim screening and berms to screen vehicles on the lot adequately (Dec. 17 Tr. at 28)*
  The island in the largest section of the parking lot will be increased to give space to grow more large trees. These will provide scrim screening and shade the lot. A berm on the west side of the island will also screen cars. Several existing trees in the island as well as scattered trees around the perimeter of the lot will be retained so as not to lose the benefit of their screening and healthful contribution to the environment;

and

WHEREAS, the landscaping plan developed by Jane MacLeish, appended to this resolution at Attachment B, appears to meet the Board's request for a "landscaping plan that is comprehensive, screens the lot adequately and tries to address some of the concerns that were raised in the testimony" (Dec. 17 Tr. at 58):

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[1] These figures are from Jim Long, engineer for The Washington Home. He calculates the area of the existing parking lot as 42,097 square feet. The figures given in the application and in the September 23, 2003, submission were developed by someone else and apparently also included the entrance driveways.

- Two large islands and several dividers in the interior of the lot will be devoted to landscaping, far more than the required 5%;

- The islands and dividers will be planted with tall trees to give the effect of scrim screening;

- Except where the Upton Street berm is high enough to screen the lot by itself, evergreen trees and densely-planted shrubs, all more than 42" high at the time of planting, will be planted to screen the edge of the lot facing 37th Street and the northeast corner of the property;

- Several trees and shrubs in areas under construction will be saved by being transplanted;

- The letter of understanding calls for planting evergreens near the 38th Street door for better screening on that side of the building;

and

WHEREAS, in response to the Board's request that The Home submit a parking management plan to control access to the lot from 7:00 am to 3:00 pm and to designate spaces for employees and visitors with the option of leaving a few spaces open near the door for visitors (Dec. 17 Tr. at 45, 49-50), the March 8 site plan includes gated sections for employees and visitors, with 97 spaces set aside for employees and 33 spaces designated for visitors; in addition, the September 23, 2003, filing (Exhibit 129) includes a written parking management plan, which The Home now wishes to supplement by a memorandum dated March 15, 2004 (Attachment C); and

WHEREAS, at the December 17, 2002, special meeting, the Board asked The Home to submit an employee transit plan to encourage personnel to use alternative means of transportation such as carpools, transit subsidies, and shuttle service (Dec. 17 Tr. at 45-46, 48); in response, The Home submitted such a plan on September 23, 2003 (Exhibit 129) and now also proposes to designate carpool spaces in the parking lot near the doors and to provide bike racks, *see* Attachment C; and

WHEREAS, The Home proposes to hold twice-yearly meetings with neighborhood representatives to discuss issues related to construction and other matters that may arise, *see* Attachment C, a proposal that is endorsed by ANC 3F and CCHE;

THEREFORE, BE IT RESOLVED THAT ANC 3F commends The Home and CCHE for their work toward reaching an agreement and, for the record, submits on behalf of the parties the letter of understanding, the landscaping plan prepared by Jane MacLeish, and the March 15, 2004, memorandum providing additional information; and

BE IT FURTHER RESOLVED THAT ANC 3F recommends that the Board approve the application for a special exception on the grounds that the March 8 site plan, the landscaping plan developed by Jane MacLeish, the parking management plan outlined in Exhibit 129 and supplemented by the March 15 memorandum, and the employee transit plan of Exhibit 129, as supplemented by the March 15 memorandum, meet the specific criteria set forth by the Board on December 17, 2002; and

BE IT FURTHER RESOLVED THAT ANC 3F requests that the landscaping plan developed by Jane MacLeish, the provisions of the letter of understanding between The Home and CCHE, the parking management plan and transit plan outlined in Exhibit 129, and the additional information transmitted in The Home's March 15, 2004, memorandum be made conditions of the board's order.

Adopted by ANC 3F at a duly noticed public meeting on March 15, 2004, by a vote of 5-0-0 with a quorum present (a quorum being 4).

Karen Lee Perry, Chair

Cathy Wiss, Secretary

Attachment A: Letter of Understanding between The Home and CCHE
Attachment B: Landscaping Plan by Jane MacLeish
Attachment C: March 15, 2004, Memorandum from Amy Tucci Re: The Washington Home Parking Lot Expansion, additional information

Attachment A

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.

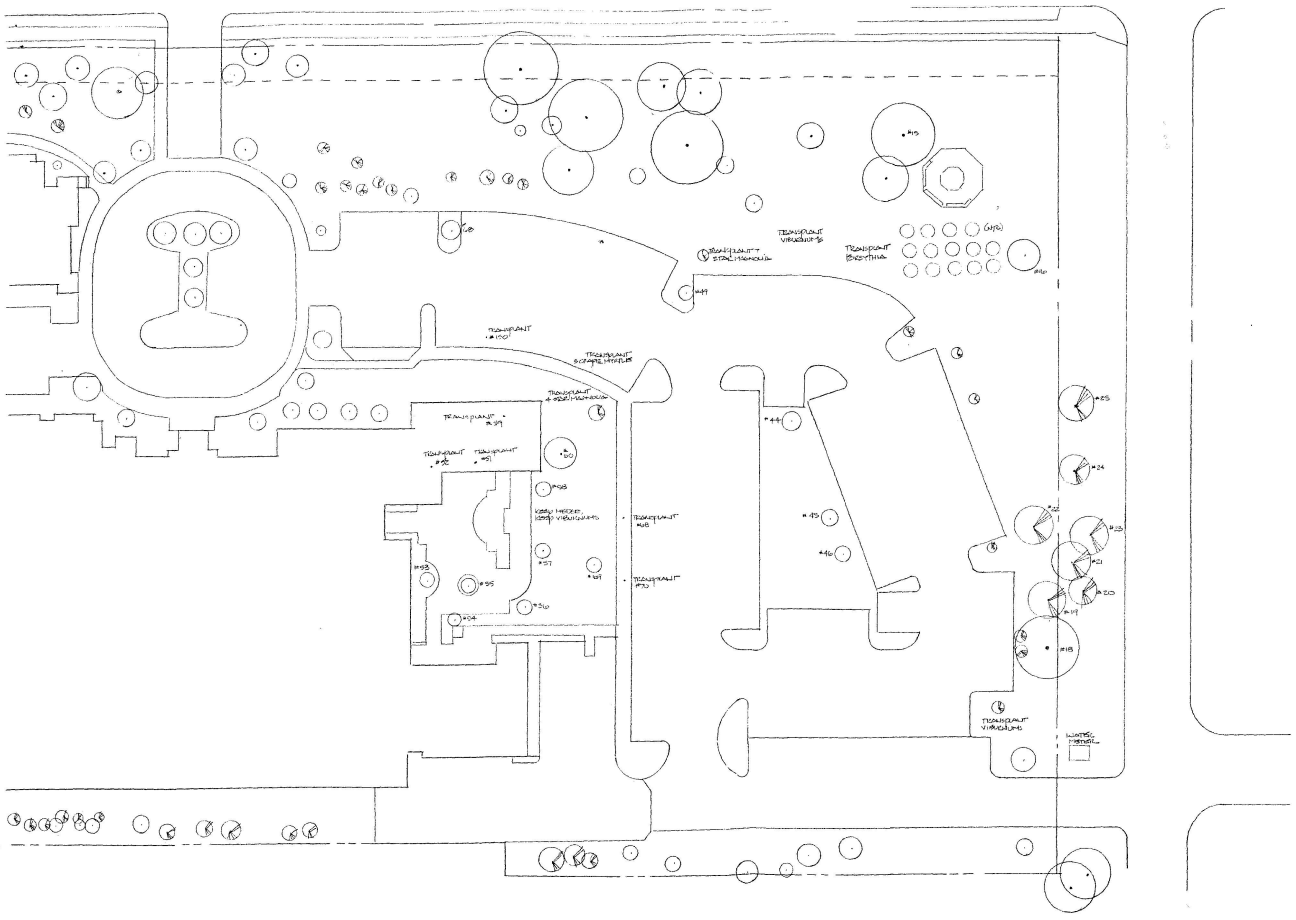
Agreed:

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

Attachment B



JANE KRUMBHAAR MACLEISH

LANDSCAPES INC.

3743 UPTON STREET, NORTHWEST
WASHINGTON, DC, 20016
TEL: 202.966.8279
FAX: 202.363.3406

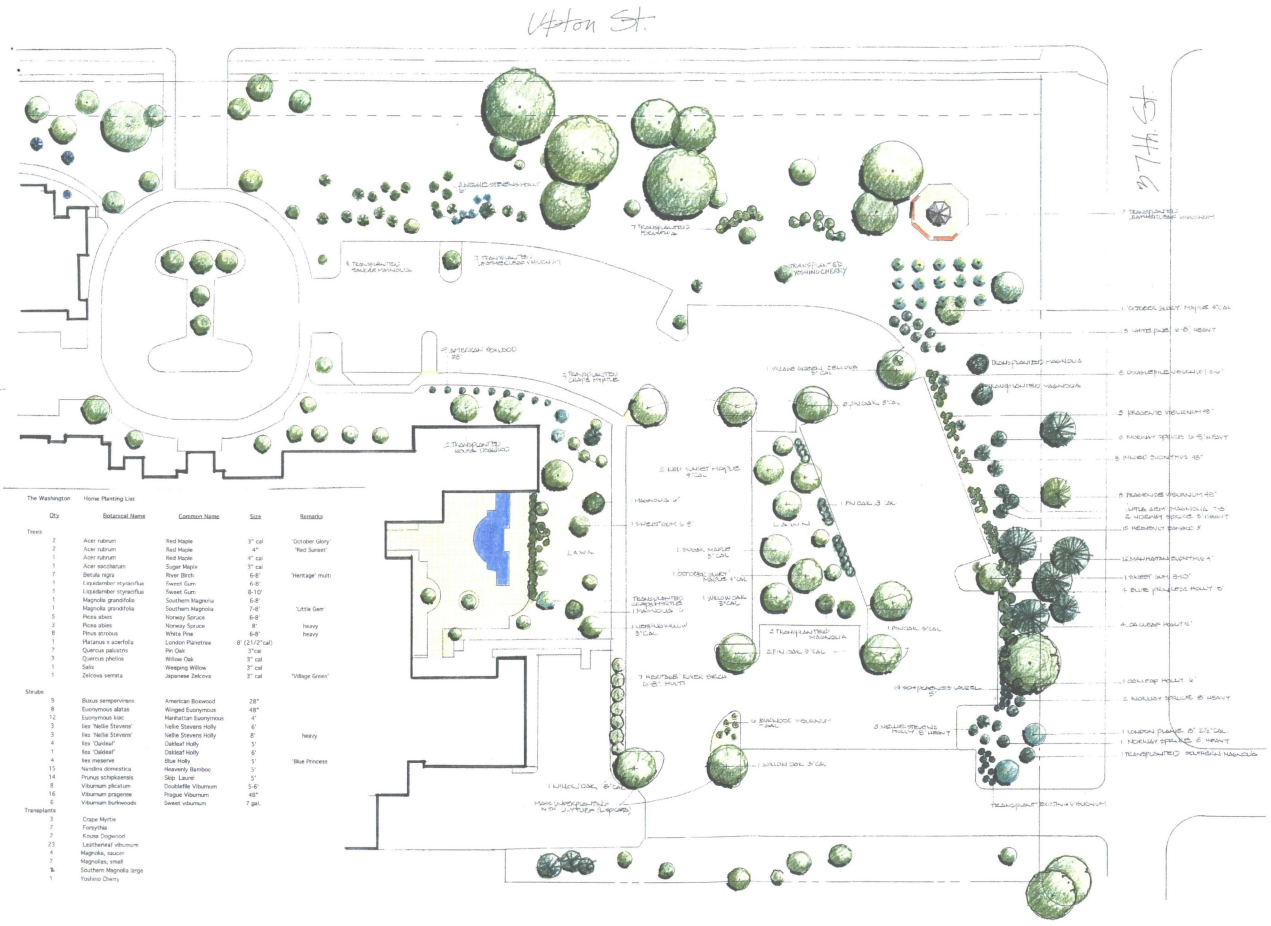
SCALE: 1"=20'

DATE: 3-10-04

REVISIONS:

TRANSPLANTS

THE WASHINGTON HOME & COMMUNITY HOSPICES
3720 UPTON ST. NW
WASHINGTON, D.C. 20016



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	4" 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
6	Pinus strobus	White Pine	6-8'	heavy
1	Platanus x acerfolia	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	7.8"	
8	Euonymous alatas	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	6'	
4	Ilex meserve	Blue Holly	5'	'Blue Princess
15	Nandina domestica	Heavenly Bamboo	5'	
14	Prunus schipkaensis	Skip Laurel	5'	
8	Viburnum plicatum	Doublefile Viburnum	5-6'	
16	Viburnum prigense	Prague Viburnum	48"	
6	Viburnum burkwoodii	Sweet viburnum	7 gal.	
Transplants				
3	Crape Myrtle			
7	Forsythia			
2	Kousa Dogwood			
23	Leatherleaf viburnum			
4	Magnolia, saucer			
7	Magnolias, small			
1	Southern Magnolia large			
1	Yoshino Cherry			

JANE KRUMBHAAR MACLEISH
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WASHINGTON, DC. 20016
TEL: 202.966.5279
FAX: 202.363.3406

SCALE: 1"=20'
DATE: 3 10 04

REVISIONS:

TRANSPLANTS & NEW PLANTING

THE WASHINGTON HOME & COMMUNITY HOSPICES
3720 UPTON ST. N.W.
WASHINGTON, D.C. 20016

SHEET 2 OF 2

Attachment C

THE WASHINGTON HOME

To: ANC3F
From: Amy Tucci, Vice President, Public Relations, The Washington Home
Date: March 15, 2004
Re: The Washington Home Parking Lot Expansion, additional information

This memorandum responds to inquiries from ANC Commissioners and Neighbors about The Washington Home's plans to construct and operate an expanded parking lot.

- The Washington Home will hold meetings with neighborhood representatives regarding construction, before, during and after the lot expansion. The Washington Home believes it would be good practice to host meetings with and for the neighborhood twice yearly, regardless of the parking lot issue.

- The Washington Home will provide advance notice (as required under the construction permit process) about construction plans so that neighborhood concerns can be addressed. The Washington Home understands that neighbors want and need specifications and notification regarding hours of construction work, weekend construction work, staging areas, school traffic coordination and traffic management. Our commitment is to work with the neighborhood and to respond to any of these concerns.

- Both Upton and 37th Streets will have two-way, gated entrances and exits. An intercom or code system will allow delivery trucks to enter the lot. Visitors will gain access to the lot via the front desk, either by intercom system or by receiving a card from the receptionist after stopping under the portico at the main entrance. Frequent visitors of residents or patients will be issued the code or a card while their family member resides at The Washington Home.

- The Washington Home will control access to the parking lot at least between the hours of 7 a.m. and 3 p.m., Monday through Friday. Gates will be left open when access is not controlled. Employees will have access to the lot from with a card system or code system. If the card system is used, employees will be required to turn in their cards before receiving a final paycheck. If a code system is used, it will be changed routinely.

- The Washington Home will encourage employees exiting via the 37th Street gate not to add traffic created by neighboring school dismissals. In addition, delivery truck drivers will be asked to try to avoid deliveries during high-traffic periods of the day, i.e. the start of the school day at dismissal times.

- At least three carpool spaces will be reserved near the front of the lot and/or close to a building entrance for those who travel to work in carpools. In addition, The Washington Home currently has several employees who use a bicycle to commute to work and it will encourage others to do so; The Washington Home provides a bike rack for those individuals using bicycles for commuting. Regarding The Washington Home's policies to encourage public transit use, The Washington Home introduced in December 2003 the opportunity to use the Payflex Spending Account benefit plan, a tax savings plan, which encourages use of public transportation.

- Delivery trucks, ambulances, and fire trucks will have access to both the 37th and Upton Street entrances, and in the opinion of the engineers responsible for the plan submitted to BZA, better access than under current conditions. Computer models will ensure there is adequate access for these vehicles. "Backing up" will not be required nor will it be encouraged.