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OF COUNSEL:

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July 12, 2002

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2002 JUL 15 AM 9:11

Geoffrey Griffis, Chairman
District of Columbia Board of Zoning Adjustment
441 Fourth Street, N.W. - Room 220 South
Washington, D.C. 20001

Re: Board of Zoning Adjustment Application No. 16836 - The Washington Home and Hospice

Dear Mr. Griffis:

At the conclusion of the public hearing in the above-referenced special exception proceeding, the Applicant agreed to provide the Board with additional information in response to two questions posed by Boardmember Anne Renshaw. The Applicant submits herewith two sets of site plans and accompanying listing that depict the information requested. The specific questions and the responses to each are summarized in the captioned paragraphs set forth below.

1. Parking Lot Greenspace Calculation

Ms. Renshaw wanted to know the percentage of the current parking lot configuration that constituted greenspace using the same methodology employed in assessing the greenspace component of the proposed parking lot. Our architect has prepared and we enclose five (5) copies of a site plan showing that 12.2% of the surface area of the current parking lot is greenspace.

2. Removed Trees

In addition, Ms. Renshaw requested a listing of the trees to be removed that would show their species, size and condition. The Applicant's landscape architect has prepared a plan which identifies the location of each tree to be removed (purple) and to be relocated (green). Each of these trees is assigned a number

BZA
Case No. 16836
Exhibit No. 67

Board of Zoning Adjustment
District of Columbia
CASE NO.16836
EXHIBIT NO.67

corresponding to the attached Tree Inventory/Existing Conditions which provides the specific information requested for each tree.

The attached landscape exhibits are slightly at variance with the testimony presented by Ms. Tien at the public hearing on June 25, 2002. At that time, she believed that 51 trees would have to be removed and an additional 31 trees relocated elsewhere on the site.[1] After further review, it is now her conclusion that only 47 trees will be removed and 33 will be relocated. In order to respond to Ms. Renshaw's inquiry, the Applicant's landscape architect revisited the site after the public hearing and carefully re-plotted the Limit of Disturbance (LOD) based on the best information from the preliminary grading plans. She notes, however, that the exact boundary of the LOD will not be known until the actual grading is complete. In her recent examination of the site, she found that two shrubs had been erroneously classified as trees and that two trees listed for removal can in fact be transplanted to other locations. The enclosed exhibit, "Tree Impact Study" should replace the exhibit presented for the record on June 25, 2002.

Please advise me if further information is required on either of these questions addressed by the exhibits or in this letter.

Respectfully submitted,

George R. Keys, Jr.
Counsel for the Applicant

Enclosures

cc: Jonathan P. Graham, Esq.
Advisory Neighborhood Commission 3-F
Karen Thomas, D.C. Office of Planning

[1]BZA Hearing Transcript, p. 155.

P.E.L.A Design, Inc.
7400 York Road
Suite 403
Towson, Maryland 21204

TREE INVENTORY/EXISTING CONDITIONs
(for Parking Lot Construction)

LOCATION: The Washington Home
3720 Upton Street, NW
Washington D.C. 20016-2299

Eighty (80) trees fell within the proposed limits of disturbance (L.O.D.) for the proposed parking lot expansion and are numbered for easy identification, on the plan sheet.

NO.	SPECIE	DIA./HT.	Condition	Relocate
1.	London Plane/Plantanus acerifolia	8"	Fair	No
2	Holly/Hex x attenuata 'Fosteri'	3"	Good	Yes
3	Magnolia/Magnolia soulangeana	1.5-2"	Good	Yes
4	Magnolia/Magnolia soulangeana	1.5-2"	Good	Yes
5	Magnolia/Magnolia soulangeana	1.5-2"	Good	Yes
6	Magnolia/Magnolia soulangeana	1.5-2"	Good	Yes
7	Magnolia/Magnolia soulangeana	1.5-2"	Good	Yes
8	Magnolia/Magnolia soulangeana	1.5-2"	Good	Yes
9	Magnolia/Magnolia soulangeana	1.5-2"	Good	Yes
10	Armstrong Maple/Acer freemanii	8.5"	Poor	No
11	White Pine/Pinus strobus	4"	Poor	No
12	White Pine/Pinus strobus	5.5"	Poor	No
13	White Pine/Pinus strobus	5.5"	Poor	No
14	White Pine/Pinus strobus	6.5"	Poor	No
15	River Birch/Betula nigra (twin)	4.5"	Good	Yes
16	River Birch/Betula nigra (triple)	4.5"	Good	Yes
17	Crapemyrtle/Lagerstroemia indica	cluster 15'	Good	Yes
18	Crapemyrtle/Lagerstroemia indica	cluster 15'	Good	Yes
19	Crapemyrtle/Lagerstroemia indica	cluster 15'	Good	Yes
20	Crapemyrtle/Lagerstroemia indica	cluster 15'	Good	Yes
21	Crapemyrtle/Lagerstroemia indica	cluster 15'	Good	Yes
22	Crapemyrtle/Lagerstroemia indica	cluster 15'	Good	Yes
23	Crapemyrtle/Lagerstroemia indica	cluster 15'	Good	Yes
24	Crapemyrtle/Lagerstroemia indica	cluster 15'	Good	Yes
25	Crapemyrtle/Lagerstroemia indica	cluster 15'	Good	Yes
26	Crapemyrtle/Lagerstroemia indica	cluster 15'	Good	Yes
27	Crapemyrtle/Lagerstroemia indica	cluster 15'	Good	Yes
28	Crapemyrtle/Lagerstroemia indica	cluster 15'	Good	Yes
29	Crapemyrtle/Lagerstroemia indica	cluster 15'	Good	Yes
30	Crapemyrtle/Lagerstroemia indica	cluster 15'	Good	Yes
31	Crapemyrtle/Lagerstroemia indica	cluster 15'	Good	Yes
32	White Dogwood/Cornus florida	7'Ht.	Poor	No
33	White Dogwood/Cornus florida	8'Ht.	Poor	No
34	White Dogwood/Cornus florida	8'Ht.	Poor	No
35	Red Maple/Acer rubrum	6.5"	Good	No
36	White Pine/Pinus strobus	6"	Fair	No
37	Blue Spruce/Picea pungens	8'Ht.	Fair	No
38	Red Maple/Acer rubrum	5.5"	Good	Yes

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39	Hemlock/Tsuga canadensis (twin)	2"	Poor	No

NO.	SPECIE	DIA./HT.	Condition	Relocate
40	Hemlock/Tsuga canadensis (triple)	3"	Poor	No
41	Redcedar/Juniperus virginiana	12'Ht.	Good	No
42	Hemlock/Tsuga canadensis	3.5"	Fair	No
43	Sweetgum/Liquidambar styraciflua	4.5"	Good	Yes
44	Hemlock/Tsuga canadensis	4"	Poor	No
45	Hemlock/Tsuga canadensis	4"	Poor	No
46	Hemlock/Tsuga canadensis	4.5"	Poor	No
47	White Pine/Pinus strobus	8"	Good	No
48	White Pine/Pinus strobus	8"	Fair	No
49	White Pine/Pinus strobus	10.5"	Good	No
50	Red Maple/Acer rubrum	10"	Good	No
51	Red Maple/Acer rubrum	8"	Good	No
52	Red Maple/acer rubrum	7.5"	Fair	No
53	White Pine/Pinus strobus	5.5"	Poor	No
54	White Pine/Pinus strobus	5"	Poor	No
55	White Pine/Pinus strobus	7"	Poor	No
56	White Dogwood/Cornus florida	4.5"	Good	Yes
57	Armstrong Maple/Acer 'freemanii"	8"	Good	No
58	Armstrong Maple/Acer 'freemanii"	9"	Good	No
59	Armstrong Maple/Acer 'freemanii"	11"	Good	No
60	White Dogwood/Cornus florida	10'Ht.	Fair	No
61	White Dogwood/Cornus florida	10'Ht.	Fair	No
62	Armstrong Maple/Acer 'freemanii"	7"	Good	No
63	Armstrong Maple/Acer 'freemanii"	10"	Good	No
64	Armstrong Maple/Acer 'freemanii"	10.5"	Good	No
65	Armstrong Maple/Acer 'freemanii"	10"	Good	No
66	Magnolia/Magnolia soulangeana(triple)	8'Ht.	Good	Yes
67	Magnolia/Magnolia soulangeana(cluster)	8'Ht.	Good	Yes
68	Red Maple/Acer rubrum	5.5"	Good	Yes
69	Magnolia/Magnolia soulangeana	12'Ht..	Poor	No
70	London Plane/Platanus acerifolia	7"	Good	No
71	London Plane/Platanus acerifolia	8"	Good	No
72	London Plane/Platanus acerifolia	7"	Good	No
73	London Plane/Platanus acerifolia	8"	Good	No
74	Holly/Illexx attenuata 'foster	8"	Good	No
75	Red Maple/Acer rubrum	8"	Good	Yes
76	White Pine/Pinus strobus	6"	Poor	No
77	Hemlack/Suga Candensis	4"	Poor	No
78	White Pine/Pinus strobus	10"	Good	No
79	Magnolia/Magnolia soulangeana	8'Ht.	Good	No
80	Red Maple/Acer rubrum	8"	Good	Yes

Note: The trees stated for relocation are within the diameter range that the cost and survivability are in line. Larger trees of good quality can be machine or hand dug and should be evaluated on a need cost basis.

TREE REMOVAL LIST

(For Parking Lot Construction)

NO.	SPECIE	DIA./HT.	Condition	Relocate
1	London Plane/Plantanus acerifolia	8"	Fair	No
10	Armstrong Maple/Acer freemanii	8.5"	Poor	No
11	White Pine/Pinus strobus	4"	Poor	No
12	White Pine/Pinus strobus	5.5"	Poor	No
13	White Pine/Pinus strobus	5.5"	Poor	No
14	White Pine/Pinus strobus	6.5"	Poor	No
32	White Dogwood/Cornus florida	7'Ht.	Poor	No
33	White Dogwood/Cornus florida	8'Ht.	Poor	No
34	White Dogwood/Cornus florida	8'Ht.	Poor	No
35	Red Maple/Acer rubrum	6.5"	Good	No
36	White Pine/Pinus strobus	6"	Fair	No
37	Blue Spruce/Picea pungens	8'Ht.	Fair	No
39	Hemlock/Tsuga canadensis (twin)	2"	Poor	No
40	Hemlock/Tsuga canadensis (triple)	3"	Poor	No
41	Redcedar/Juniperus virginiana	12'Ht.	Good	No
42	Hemlock/Tsuga canadensis	3.5"	Fair	No
44	Hemlock/Tsuga canadensis	4"	Poor	No
45	Hemlock/Tsuga canadensis	4"	Poor	No
46	Hemlock/Tsuga canadensis	4.5"	Poor	No
47	White Pine/Pinus strobus	8"	Good	No
48	White Pine/Pinus strobus	8"	Fair	No
49	White Pine/Pinus strobus	10.5"	Good	No
50	Red Maple/Acer rubrum	10"	Good	No
51	Red Maple/Acer rubrum	8"	Good	No
52	Red Maple/acer rubrum	7.5"	Fair	No
53	White Pine/Pinus strobus	5.5"	Poor	No
54	White Pine/Pinus strobus	5"	Poor	No
55	White Pine/Pinus strobus	7"	Poor	No
57	Armstrong Maple/Acer 'freemanii"	8"	Good	No
58	Armstrong Maple/Acer 'freemanii"	9"	Good	No
59	Armstrong Maple/Acer 'freemanii"	11"	Good	No
60	White Dogwood/Cornus florida	10'Ht.	Fair	No
61	White Dogwood/Cornus florida	10'Ht.	Fair	No
62	Armstrong Maple/Acer 'freemanii"	7"	Good	No
63	Armstrong Maple/Acer 'freemanii"	10"	Good	No
64	Armstrong Maple/Acer 'freemanii"	10.5"	Good	No
65	Armstrong Maple/Acer 'freemanii"	10"	Good	No
69	Magnolia/Magnolia soulangeana	12'Ht..	Poor	No
70	London Plane/Platanus acerifolia	7"	Good	No
71	London Plane/Platanus acerifolia	8"	Good	No
72	London Plane/Platanus acerifolia	7"	Good	No
73	London Plane/Platanus acerifolia	8"	Good	No
74	Holly/Illexx attenuata 'foster	8"	Good	No
76	White Pine/Pinus strobus	6"	Poor	No
77	Hemlack/Suga Candensis	4"	Poor	No
78	White Pine/Pinus strobus	10"	Good	No
79	Magnolia/Magnolia soulangeana	8'Ht.	Good	No

NUMBER OF TREES TO BE REMOVED

(for Parking Lot Construction)

ITEM NO (See Map)	SPECIES	NO. OF TREES TO BE REMOVED
1, 70-73	London Plane/Platanus	5
10, 57-59, 62-65	Armstrong Maple/Acer freemanii	8
11-14, 36, 47-49, 53-55, 76, 78	White Pine/Pinus strobus	13
32-34, 60-61	White Dogwood/Cornus florida	5
35, 50-52	Red Maple/ Acer rubrum	4
37	Blue Spruce/Picea pungens	1
39-40, 42, 44-46, 77	Hemlock/Tsuga canadensi	7
41	Redcedar/Juniperus virgini	1
69, 79	Magnolia/Magnolia soulangeana	2
74	Holly/Illex x attenuate 'Fosteri'	1
TOTAL NO. OF TREES REMOVED		47

July 9, 2002

Mr. Geoffrey Griffis, Chairman
Board of Zoning Adjustment
One Judiciary Square
441 Fourth St. NW
Washington, DC

RE: BZA Application No. 16836 (Hearing on July 9, 2002)

Dear Mr. Griffis:

We live at 3517 Tilden St. NW near the Washington Home and have resided in this neighborhood for nearly 20 years. We have witnessed the increased traffic throughout the neighborhood over the past several years as the Washington Home has increased its capacity, the 4000 Wisconsin complex was constructed and the limited north-south transportation capacity on Wisconsin Ave. and 34th St. pushed traffic into our neighborhood. Any further incentive for increasing traffic is simply unacceptable. We oppose The Washington Home's (TWH) proposal to expand its parking lot to accommodate an additional 98 automobiles. We also question the vast building expansion proposed simply to accommodate four additional beds to the hospices.

We suggest internal modifications to add the four beds be explored rather than the major building additions proposed.

We particularly oppose the proposal for an expansion of 98 spaces would provide the wrong incentives. It would only serve to encourage more people to drive instead of using other, less polluting transportation alternatives. Over the past two decades, the city can be proud of its improved public transportation, including Metro's Red Line and a number of Metro bus routes. Provide incentives to use those services. Adding more parking spaces offers the wrong incentives.

First, we have not seen an adequate documentation of the need for the requested 98 spaces, especially since TWH apparently already has increased the number of parking spots on its existing lot over previously authorized levels. Even if the request for a four-room building expansion were to be accepted, a proportional increase of parking spaces would probably justify only a very small increased parking need, over the currently authorized spaces. Second, we believe the Board of Zoning Adjustment should reject the massive increase and urge or require the TWH to offer its employes a public transportation subsidy like Metrocheck to decrease the need for parking; promote carpooling and control the unauthorized use of its parking lot. Were it to do this, there actually might be the possibility of reducing the current use of the parking lot.

We also want to bring to the Board of Zoning Adjustment's attention the clear fact that in recent years rising levels of traffic are contributing to pollution, to deterioration in the quality of life and quite specifically adding to the risk to the safety of children in our neighborhood. The children who live in the neighborhood, including those attending both

Hearst and Sidwell Friends are placed at risk—as anyone can attest by witnessing the morning and afternoon arrivals and departures on 37th St. NW by the rush hour traffic moving into the neighborhood. Add another 98 spaces and that traffic logjam is even more serious.

We urge the Board to first determine for itself the adequacy of the documentation for the proposed building expansion, for ANY increase in parking, to press for greater use of alternatives, and only then determine if a modified and limited increase is justified.

Sincerely,

Mark and Susan Schneider
3517 Tilden St. NW
Washington, D.C. 20008