Statement by Phil Kogan, ANC 3F01
Before the Board of Zoning Adjustment
Application 16836, The Washington Home
October 15, 2002

My name is Phil Kogan and I am the ANC Commissioner for SMD 3F01, the district in which The Washington Home is located. I will provide the Board an overview of ANC 3F's position on this application. Joining me today from ANC 3F are Commissioners Cathy Wiss and Karen Perry. Commissioner Wiss represents the Single Member District across Upton Street just north of the Washington Home. She will discuss concerns about tree preservation. Commissioner Perry is a member of Mayor Williams' Ward 3 Traffic Committee.

On June 17, 2002, ANC 3F voted unanimously, 7-0-0, to recommend that the Board reject The Washington Home's application. Our principal concern is with The Washington Home's request to build a 173 space parking lot in this R-1-B zone. If granted, this request would produce a 130 percent increase in the amount of parking allowed and would result in a paved parking lot of almost 1.5 acres. A parking lot of this size and scale is typical of suburban commercial locations and is not appropriate for an R-1-B district.

If approved, the proposed parking lot would have significant negative impacts on the community. A 173 space parking lot would likely encourage more drivers into an area which already experiences high volumes of commuter cut-thru traffic as well as high levels of local traffic generated by surrounding institutional and commercial uses. The visual impact of a parking lot of this size would cause a dramatic and unalterable change in the residential character of the neighborhood in part because of the removal of 50 trees and the endangerment of several more mature trees, and in part because these trees would be replaced with a very large expanse of asphalt.

Matters are made worse by the fact that this application lacks documentation justifying the amount of parking requested. The applicant's case rests on the assertion that it is necessary to provide parking for nurses and other health care service workers employed by the Home because of the high degree of competition for these employees. Yet the applicant's own data show that sufficient parking is available to accommodate nurses and health care service workers on the morning shift which begins at 7:00 a.m. The applicant's parking data also show that it is not until 8:30 a.m. when the administrative staff begin to arrive that parking begins a climb toward a peak usage of about 130 spaces.

The data strongly suggest that the administrative employees whose arrival begins at around 8:30 a.m. are creating a good deal of the demand that is pushing parking lot usage past authorized levels. It is this employee population we would ask the applicant to target for incentives that would encourage them to move from single occupancy vehicles to other means of transportation. We believe the Home can do much more than has been done to reduce the amount of parking

BZA
Case No. 16836
Exhibit No. 97

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Board of Zoning Adjustment
District of Columbia
CASE NO.16836
EXHIBIT NO.97

demand at its Upton Street location.

In arriving at a figure of 173 parking spaces the applicant's parking analysis makes several broad and unsubstantiated assumptions about actual parking needs. For example, the parking analysis begins with the assumption that a peak usage of about 130 vehicles is the correct base from which to begin estimating total parking needs. No rationale and no justification are provided for this starting point. In fact, the data show that peak usage is the rare exception which occurs only briefly during the day. No data is provided to show the composition of peak usage in terms of origin and purpose of vehicles parked. Nor is any data provided to show that the demand is coming from the Home itself and as opposed to vehicles which are not associated with the Home's activities. Such information could be useful in understanding the sources of parking demand and in managing this demand in ways that could reduce overall usage including peak usage. For the most part, the applicant has declined to provide the information that would clarify these issues.

The parking analysis "assumes" that one third of the 52 non-residential vehicles parked in the vicinity of The Washington Home, a total of 17 vehicles, are part of the Home's parking demand. No documentation is provided to show that these cars could be identified in any way that would lead to this conclusion or that drivers of these vehicles were observed leaving their vehicles and going to the Home. Yet 17 parking spaces are allocated based on this unsubstantiated assumption.

The parking analysis uses a "circulation" factor of ten percent to add 16 more parking spaces. It says this would "allow for efficient circulation of vehicles looking for empty spaces and . . . provide additional visitor parking." No basis is provided for a factor of ten percent and no explanation is given as to how these16 additional spaces would be used for both circulation and parking. In fact, these are 16 additional parking spaces and should be identified as such. The analysis also assumes that four parking spaces will be added for the four new beds that are requested as part of the application. This one for one ratio is far out of line with the existing ratio of approximately one parking space for each 2.7 beds.

We believe the faulty assumptions in the parking analysis generate faulty conclusions and that the Home's parking needs are, in fact, substantially less than 173 spaces. For this reason, it is strongly recommended that in the absence of sound documentation, there be no increase in the number of authorized spaces.

ANC 3F believes strongly that before consideration is given to increasing parking, The Washington Home must do more to reduce parking demand at its facility. Currently, no financial incentives are available to encourage employees to use mass transit. Yet the Home's location makes it ripe for such a program. It is within walking distance of two Red Line Metro stations, Van Ness and Tenley Town; six major bus lines on Wisconsin Avenue are within one block of the Home; and two cross town bus routes stop within a block or two of the Home. These cross town routes run east to west and provide connections to three major bus lines on Connecticut Avenue as well as the Van Ness Metro station. In sum, The Washington Home is situated in a

mass transportation hub. It should take advantage of this location by providing transit subsidies and other incentives to reduce parking demand.

Mass transit is one alternative to automobile use at the Upton Street facility. Others include shuttle bus service to the Metro such as that provided by FNMA; car pools including car pools with neighboring commercial and institutional activities such as FNMA, Broadcast House, and the USPS Friendship Station; and use of satellite parking including possible use of the National Presbyterian Church at Van Ness Street and Nebraska Avenue. These opportunities should be exhausted before consideration is given to enlarging the existing parking facility.

Neighbors are very concerned that a 173 space parking facility will act as an incentive for bringing more vehicles into an area that is already overburdened with non-local traffic. This section of North Cleveland Park experiences high amounts of cut-thru traffic. During the morning rush hour commuters traveling south on Nebraska Avenue use 38th Street and Upton Street to by pass Tenley Circle and enter south bound Wisconsin Avenue. During the evening rush hour, Upton Street between Reno Road and Wisconsin Avenue is heavily used as a cut-thru by north bound commuters on Reno who want to avoid the left turn signal at Van Ness Street. Van Ness is a designated cross-town street and is designed to handle higher volumes of traffic while Upton Street is not.

The traffic situation on Upton Street, 37th Street and 38th Street is exacerbated by commercial development in the 4000 and 4200 blocks of Wisconsin Avenue that has increased the amount of traffic on these local streets. The proximity of several large institutions including The Washington Home, Sidwell Friends School, the US Postal Service Friendship Station, and the Hearst School adds significantly to the traffic load on local streets. These conditions make it all the more important that The Washington Home examine alternatives to creating an oversized parking lot that will act as a traffic magnet in a residential zone.

The Washington Home also needs to look at how it operates the parking lot with an eye toward maximizing the amount of space currently available. Currently, the Home operates an uncontrolled parking lot with very lax, if any, enforcement measures to ensure that vehicles using the lot actually have business at the Home. In fact, even the Home admits that it is likely that non-Home vehicles are parking in this lot.

In addition, observational data suggests that the existing parking lot is striped for more than the authorized 75 vehicles and in its submission the Home admits that its lot often accommodates more than 75 vehicles. Given these numbers, consideration should be given to maximizing use of the existing parking lot before expansion is considered. For example, use of supervised parking or valet parking could increase the capacity of the existing lot without increasing its size. It is also possible that re-striping could increase capacity.

In sum, The Washington Home has not provided documentation to support its request for 173 parking spaces. Nor has the Home implemented incentives or considered management changes that would reduce the amount of parking demand and increase the efficiency of the existing

facility. Given these shortcomings and the incompatibility of the proposed parking lot in this R-1-B zone, it is strongly recommended that the Board deny this application.

Thank you for the opportunity to present the views of ANC 3F today.

ANC 3F RESOLUTION CONCERNING THE BOARD OF ZONING ADJUSTMENT, CASE NUMBER 16263,

WHEREAS, The Washington Home has filed an application with the Board of Zoning Adjustment seeking special exception relief in order to increase the bed capacity of the health care facility by 12, increasing the total number of beds from 189 to 201; and

WHEREAS, ANC 3F has considered this application at a public meeting, and has given notice to the community of the Commission's intention to consider the Home's application; and

WHEREAS, the Home's proposal does not involve either exterior modification or expansion of the facility; and

WHEREAS, it does not appear that the interior expansion of 12 beds will result in undue parking burdens or increased traffic congestion upon or in the immediate neighborhood; and

WHEREAS, representatives of The Washington Home have stated that if the Home's parking lot proves inadequate, that additional parking for transient contract personnel and visotors would be provided by the Home at nearby commercial lots; and

WHEREAS, representatives of The Washington Home have represented that they have discussed this matter with affected residents in the immediate area and that they have not been presented with any objections to the plans; therefore

BE IT RESOLVED BY ANC 3F that ANC 3F supports the application of The Washington Home for approval of the special exception sought in Docket No.16263, and

BE IT FURTHER RESOLVED BY ANC 3F that ANC 3F supports the request of The Washington Home for an expedited hearing on this matter; and

BE IT FURTHER RESOLVED BY ANC 3F that ANC 3F supports the appeal of The Washington Home with respect to the filing fee associated with the requested special exception.

ADVISORY NEIGHBORHOOD COMMISSION 3F
PUBLIC MEETING MAY 19, 1997

MINUTES

The meeting was called to order by Chairman Strauss at 7:50 p.m. In attendance were Commissioners Perry, Saccocio, Schumacher, Malcom, and Collins.

The Agenda was amended to include the Friends of Connecticut Avenue, and the ANC3F office fax machine. The amended agenda was adopted with a vote of 6-0-0.

Chairman Strauss announced again that Commissioner Schumacher would be resigning effective May 31, and that petitions would be availaable June 16; the deadline for filing is July 7. Commissioner Schumacher is also resigning as Treasurer, and in the interim, Chairman Strauss after having read the regulation of authority given to the Chairman to appoint interim officers, appointed Commissioner Saccocio to perform interim Treasurer functions until the position of Treasurer can be voted on by the Commission.

Commissioner Collins announced that she was following through with getting the dead tree stump removed from the bus stop area in front of CVS pharmacy on Connecticut Avenue..

Chairman Strauss announced that the monthly agendas for the public meetings would continue to be published in the N.W. Current newspaper on.

OPEN FORUM: Marjorie Rachlin of Brandywine Street, and of the Friends of Connecticut Avenue, and of the Forest Hills Citizens Association discussed the success of the Conn. Ave. cleanup, and that the volunteers are effective in removing debris from Conn. Ave. She also announced that there is a new Playground Committee, Chaired by Alexandra Kahn, and that the Chesapeake Playground is being repaired and cared for. Chairman Strauss verified ANC3F's involvement with the Forest Hills Association. This agreement had been made in years past, but had not been reaffirmed each year hence. Commissioner Malcom suggested that ANC 3F reaffirm support for the Friends of Connecticut Avenue Association, but noted that funds from ANC3F were not available. Commissioner Malcom made a motion to amend the agenda to include the item of reaffirming ANC3F support,

seconded by Chairman Strauss, and the vote was carried 6-0-0 to be added to the agenda immediately after the first item under Regular Business.

Former Commissioner Rachlin also discussed the proposed BZA amendment known as Case 97-2. The amendment is to provide relief for variance applications and hardship special exceptions. Ms. Rachlin asked that the Commission review the materials and hoped for a vote on the issue at the next meeting.

An official from the Mayor's Office of the Udmbudsman announced that bulk trash removal would be reinstated by the City.

Commissioner Malcom announced that the issue of trash at a house on Tilden Street in the ANC3C jurisdiction was being handled by that Commission.

REGULAR BUSINESS:

THE WASHINGTON HOME: Officials of The Washington Home, along with their legal counsel, made a presentation to the Commission regarding their application for an expedited hearing on their request for approval by the BZA for a hardship special exception for an interior renovation that will allow the addition of 12 beds. The Washington Home is protesting the $4,000 filing fee. The fee is for the total number of beds. The Washington Home already paid the fees for the original 189 beds, and therefore, appealing the fee on the grounds that the fee should be applied only to the 12 new beds.

Resident Charles Braun initiated a discussion regarding whether or not the internal construction and addition of 12 beds would take away from public space within the facility. The Washington Home assured the Commission that the community or public space would remain in excess of the requirements, and that most of the construction would be taken from existing nursing stations. Mr. Braun further questioned whether residents had been given sufficient notice of the issue by the ANC. The Washington Home had direct contact with residents regarding the construction, and specifically mentioned Ms. Frazier of Upton Street. The Home encountered no substantial concerns by residents outside questions regarding possible increased traffic and parking needs. It was also noted that this ANC had posted notices in the neighborhood surrounding The Home; and that

ANC3C had also been in direct contact with residents of Upton Street.

Commissioner Perry brought up the past issues of The Washington Home and their need for additional parking. The Washington Home assured the Commission that if any additional parking became necessary (for example, if the Home hires contract employees) it would be provided off-site by The Washington Home.

Commissioner Perry noted that the Zoning Board is required to notify the affected residents of the construction, and that she felt there was no need to vote on the merits of the application at this time. She noted that the need for an expedited hearing should be the only issue voted on at this time. Commissioner Malcom noted that since there would be no change in the footprint (emphasizing that there would not be any external changes whatsoever), there was no need to keep delaying the process and causing the Washington Home to appear again before the Commission to vote on the merits of the application. Commissioner Malcom made a motion that a Resolution be voted upon to include all the issues involved.

After discussion from the public, and assurances from The Washington Home that additional parking would be provided if needed; after noting that the neighborhood had been notified by The Washington Home, notices had been posted by ANC3F and published in the NW Current; and after noting that no residents of the immediate area had appeared at the meeting to voice any objections; that any residents still have ample opportunity to voice opinions or objections at the BZA hearing when it is scheduled, Chairman Strauss read a proposed Resolution regarding the docket #16263 (attached). The Resolution was carried with a vote of 5-1-0, objection by Commissioner Perry.

FRIENDS OF CONNECTICUT AVENUE: Commissioner Malcom proposed a Resolution to reaffirm ANC3F support of Friends of Connecticut Avenue Association and their Clean-up Days. The resolution passed with a vote of 6-0-0 (attached).

UPPER CONNECTICUT AVENUE PARTNERSHIP CHARTER: Chairman Strauss distributed copies of a proposed Charter for the formation of the Upper Connecticut Avenue Partnership which had been approved unanimously in 1996, and stated that former Commissioner Lapine would chair the Partnership. Chairman Strauss explained that the role of the Partnership

is to address the deterioration of Connecticut Avenue, and the loss of business enterprises along the strip, and that possible solutions be identified and brought before the ANC for consideration. Chairman Strauss read the Charter.

Commissioner Perry noted that restrictions should be placed on the Partnership as to what actions could be taken. Commissioners Malcom, Schumacher and Saccocio felt that the Charter should not place restrictions on the Partnership. It was agreed that both long- and short-term provisions be made in the Charter, and that recommendations will be presented to the Commission in writing prior to any action being taken.

After public discussion, the Charter was carried with a vote of 6-0-0, (attached).

THE LEVINE SCHOOL: Commissioner Saccocio gave a report on the first meeting of the Levine School Neighborhood Liaison Committee, which met on April 24. The reported that much of the discussion at the meeting centered around the issue of parking spaces. She explained that while the BSA ruling had authorized 118 parking spaces, the current plan the school is constructing provides only 82 spaces. At the liaison meeting representatives from the school explained that the 118 spaces will not be needed at the present time because the Performing Arts Center is not being built for several more years. The school presented a parking use study of the students and staff at the school which concluded that the maximum number of spaces needed at peak usage is 80 spaces. Commissioner Saccocio reported that some members of the liaison committee who represent residential neighbors of the school objected to the school building anything less than the 118 spaces call for by the BZA order, as parking had been a contentious issue from the start of the negotiations with the neighborhood. Commissioner Saccocio reported that the parking space issue was not resolved at the first meeting, and that the committee had agreed to hold a second meeting on May 29 to discuss the issue.

Commissioner Saccocio also mentioned that there was disagreement over wiether to open the liaison committee meetings to the public. She stated that some of the committee members were opposed to opening the meeting at least until the committee gets organized internally. Commissioner Strauss stated his view that the meetings should be open to the public.

MURCH SCHOOL - Commissioner Saccocio reported that she had been contacted by some of the parents of Murch Elementary School students concerning the need for additional parking signs in front of the school on 36th Street. Currently, there are no signs in front of the school limiting parking. This makes drop off and pick up of students difficult. The parents would like signs, similar to the ones present on Ellicott and Davenport Streets (on the north and south sides of Murch) which limit parking to 15 minutes during school hours.

Commissioner Strauss noted that a letter requesting these same signs was sent to the D.C. Office of Parking Enforcement by the ANC in 1996, but nothing had happened to date. It was agreed that the Commission would draft a letter for the June meeting to send to the D.C. Office of Parking Enforcement.

TAX REFORM BILL: Commissioner Malcom read a proposed Resolution in support of Eleanor Holmes Norton's proposed tax reform bill. The Resolution was carried with a vote of 4-0-1. Commissioner Schumacher left the meeting prior to this vote, and Commissioner Perry was temporarily absent at the time of the vote. (The Resolution is attached.)

CRIME: Commissioner Collins read a proposed Resolution calling for a public referendum by District of Columbia voters on the issue of imposing the death penalty for persons convicted of killing a D.C. police officer. The Resolution was passed with a vote of 5-0-0 (attached).

TREASURER'S REPORT: Commissioner Saccocio and temporary Acting Treasurer read the expenditures report for the month of April. The report was accepted with a vote of 5-0-0.

Commissioner Saccocio also read the Auditor's Report for the Jan.,Feb.,Mar. quarter, and the report was accepted with a vote of 5-0-0.

SECRETARY'S REPORT: Commissioner Saccocio, having read the Minutes of the April meeting, recommended approval. The minutes were approved with a vote of 4-0-1. Commissioner Malcom abstained.

ANC OFFICE FAX MACHINE: Commissioner Malcom brought up the matter of the ANC malfunctioning Fax machine, and made a

motion to approve that the Office Director have a budget of not more than $300 to replace the fax machine. The motion was seconded and carried with a vote of 5-0-0.

FUTURE MEETINGS: The next public meeting has been scheduled for June 16, at 7:45, at the Capital Memorial Church. Chairman Strauss noted the intended "Back to School" night planned for early September, and that a letter of invitation would be sent to General Becton to attend as the guest speaker. Chairman Strauss also announced that there would not be public meetings held during the months of July and August.

ADJOURNMENT