



ADVISORY NEIGHBORHOOD COMMISSION 3E

TENLEYTOWN AMERICAN UNIVERSITY PARK FRIENDSHIP HEIGHTS
c/o Lisner-Louise-Dickson-Hurt Home 5425 Western Avenue, NW Washington, DC 20015
www.anc3e.org

Resolution Supporting Wisconsin Avenue Baptist Church and Sunrise Senior Living Proposed Development of the site at 3920 Alton Place NW

Whereas, Wisconsin Avenue Baptist Church (“WABC”) and Sunrise Senior Living (“Sunrise”) (collectively, “Applicant” or “the Applicant”), has proposed to build single building for zoning purposes to accommodate an 86-unit continuing care retirement community (CCRC) and a church with a 250-seat sanctuary (“Project”), at 3920 Alton Place NW, that is underutilized in ANC 3E (BZA Application No. 199823),

Whereas, the Applicant has filed an application with the D.C. Board of Zoning Adjustment in Case No. 19823 for several special exceptions and variances in order to develop a mixed-use building on the Site, which is located in the R-1-B District;

Whereas, the specific relief requested in BZA Application No. 19823 is as follows: (i) 57% lot occupancy where 60% is permitted for a church and 40% is permitted for all other uses (variance); (ii) 4 stories within the permitted height of 40 feet for non-religious buildings, where only 3 stories are permitted (variance); (iii) no side yard to the west along parkland, but a 36-foot wide side yard to the east adjacent to residential properties, where only 8 feet is required (variance); (iv) a retaining wall 13 feet in height at its tallest point along a garage ramp, where a maximum of 4 feet is permitted (special exception); and (v) establishment of the CCRC use (special exception);

Whereas, the Applicant has agreed to ensure that the project will not create any objectionable conditions and otherwise be in harmony with the zone map and zoning regulations through the provision of certain community mitigations and ameliorations in exchange for support by the ANC of the special exceptions and variances requested;

Whereas, the Applicant has made changes to the design of the structure in both its massing and siting in order to mitigate the effects the structure will have on the surrounding structures, in particular the Applicant reduced the height of the entire structure, save the design elements identifying it as a church, to the 40 feet described by the R-1-B zoning code as well as moving the siting of the structure as far away from the eastern neighbors as it could but also incurring the side yard special exception on the western boundary of the property. We view this as an acceptable compromise in order to mitigate the effects of the structure on those neighbors;

Whereas, vehicular traffic under the Applicant’s proposal is estimated to be less than the traffic generated by the current uses of the facilities and in fact are low enough that DDOT thresholds don’t require further study of them;

Whereas, the proposed mitigations and ameliorations include several improvements to the surrounding traffic and pedestrian infrastructure including: 1) installation of a four-way stop sign at 39th Street NW and Alton Place NW; 2) Curb extensions on all four corners of the surrounding streets; 3) No Parking on Sundays signs on North side of Yuma Street; and 4) “Do Not Block Intersection” markings and signs at the intersection of Nebraska Avenue NW and Alton Place NW;

Whereas, the Applicant proposes to meet the ZR16 requirements for total parking and in fact exceed the total estimated demand for spaces during both the weekday and weekend time frames. Applicant further agrees to several constraints on its onsite parking as detailed in the accompanying MOU intended to ensure users of facility park onsite and not on surrounding streets;

Whereas, the Applicant agrees to implement a detailed Transportation Demand Management (“TDM”) in order to minimize vehicular traffic and encourage multi-modal transportation options. Applicant further agrees to meet ZR16 Zoning requirements for bicycle parking and to offer subsidized transit benefits via the WMATA SmartBenefits program;

Whereas, the Applicant agrees to implement several traffic mitigation plans in order to ameliorate the impact of building operations on surrounding neighbors as detailed in the MOU, including restrictions on times and frequencies deliveries and pickups can occur and limiting the sizes of vehicles;

Whereas, the Applicant agrees to limit the amount of noise that may emanate from the property and mitigate its effects as much as possible, conducting sound studies to confirm sound levels do not exceed those permitted those permitted by D.C. Regulations including limiting the use of the proposed rooftop terrace;

Whereas, the Applicant agrees to limit the intensity of use of the building by agreeing to not seek Special Exceptions for Child Development Use or For-Profit Entity Use in the church portion of the Project;

Whereas, the Applicant agrees to create a Community Outreach Fund once Certificate of Occupancy is obtained in order to facilitate community events and projects and enhance the surrounding community as well as work with area schools to establish intergenerational programs and activities;

Whereas, the Applicant agrees to implement a detailed Construction Plan including limits and monitoring of construction vibration;

Whereas, the Applicant agrees to all the above as well as the detailed MOU, taken together they sufficiently mitigate and ameliorate the cumulative effects of the variances and special exceptions requested. Additionally, the creation of facilities for assisted living and memory care of senior citizens for the neighborhood, the preservation of a neighborhood church, while ensuring the effects of the facilities are mitigated so they do not cause undue adverse impacts to the surrounding neighbors, warrants the ANCs approval;

Whereas, the Applicant has embodied the foregoing promises and others in a Memorandum of Understanding (MOU) executed contemporaneously with this resolution (attached hereto), and has agreed to ask the BZA to embody the terms of the MOU in any BZA order regarding this matter;

Now therefore be it resolved,

1. In reliance on the promises contained in the attached MOU and materials submitted in connection with the above-referenced application, ANC 3E supports the application, and respectfully joins the Applicant in asking the BZA to incorporate each and every provision in the MOU in any order issued in connection with the above-referenced application.
2. ANC 3E authorizes Commissioners Jonathan McHugh and Greg Ehrhardt to testify for the ANC at any proceedings connected to the above-referenced application.
3. ANC 3E requests the BZA to waive its rules under Subtitle Y-§ 406.3 to accept this report less than seven days in advance of the hearing on this matter scheduled for November 14, 2018.

The resolution passed by a vote of 3 – 1 – 0 at a properly noticed meeting held on November 8th, 2018, at which a quorum was present, with Commissioners Bender, McHugh, Hall, and Quinn in attendance.


ANC 3E
By Jonathan McHugh, Vice-Chairperson

11/12/18