Advisory Neighborhood Commission 7C
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D.C. OFFICE OF ZONING
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20 September 2004

Director
Office of Zoning 441 4th Street, NW
Suite 210
Washington, DC 20001

Re Case No. 04-04 (Consolidated PUD & Related Map Amendment - G W Carver Senior Housing)

Dear Director

I am pleased to submit the following comments on behalf of Advisory Neighborhood Commission 7C (ANC) While the ANC is not opposed to the subject venture i e , George Washington Carver Senior Housing, there are a number of very serious issues and concerns. We are taking this opportunity to present them to the Office of Zoning for consideration prior to your hearing on the matter which is scheduled for **October 7, 2004.**

In general we are opposed to the size of the proposed structure, the proposed general appearance of the finished structure, proposed accommodations for the physically challenged/disabled, proposed accommodations for resident/visitor/staff parking (including concerns related to increased traffic volume), proposals for maintenance staffing and management, and proposals for the storage and disposal of trash and garbage at the proposed site. Related specific comments follow

1 We are opposed to erecting a four (4) story structure accommodating 104 living units A building of that size would be outrageously incongruent with other structures in the selected community, which is predominantly a community of single family and/or duplex homes. Homeowners who presently live in the area have expressed grave concerns about the size of the proposed structure, noting that a structure of that size would block/obscure the views from their windows and porches, and encroach upon their personal comfort zone and sense of personal space. Unlike the apartment buildings which are directly across East Capitol Street (to the south), the proposed structure will not have the luxury of sizable, sweeping, grassy plots to set it apart, rather gracefully, from the surrounding buildings

2. We are opposed to the current proposal to finish the structure in brick veneer and vinyl siding. The majority of homes in this community are brick structures and present

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home owners are committed to maintaining community conformity, consistency of appearance and, consequently, home values

3 Our review of plans for the proposed structure does not reveal specific provisions for the full and complete accommodation of physically handicapped/challenged persons within the proposed structure In addition to the need to be fully compliant with provisions of the Americans with Disabilities Act, there are health and safety concerns, i.e., fire and other emergencies, as well as accessibility issues that we believe must be addressed before moving ahead with plans for the proposed structure We are referring to such things as conveniently located ramps, elevators, rapid egress features, as well as, to the width of corridors, doorways, slip/skid-free walking surfaces, safety designs for kitchens and bathrooms, and so forth

4. The steadily increasing volume of traffic in our community is an ongoing concern. As things stand currently, vehicular traffic races through our neighborhoods as if the streets were interstate connectors and MPD seems unable to control it. In general, we cannot support any proposals which will increase this burden A concomitant concern is parking Our neighborhood streets are currently inundated on a daily basis with parked vehicles that do not belong to residents but, rather seem to belong to commuters who use our conveniently located MetroBus and MetroRail services. Our information indicates the proposed structure will provide set-aside parking for up to 15 vehicles. This hardly seems sufficient for a structure that proposes to house an unspecified number of individuals in 100+ apartments While we understand that seniors, in general, do not have automobiles, some do, as do visitors – both short- and long term, to say nothing of staff needs. We insist that this concern be subjected to more extensive/intensive investigation, analysis, and planning

5. Provisions for the storage and disposal of trash and garbage are of the utmost concern to this community Plans for the proposed structure do not appear to have adequately addressed this issue A few trash cans or even inadequate dumpsters sitting in a parking lot will not satisfy the need/demand to have secure, impermeable storage facilities for the proposed structure. A building of the size proposed, or even a somewhat smaller facility, will generate an enormous amount of trash and garbage and must be handled appropriately to insure that the area does not attract rats, rodents, and other animals, to say nothing of the critical need to prevent odors from developing and accumulating. At the very least, a secure building which is easy to maintain and clean on a routine basis, devoted to this purpose would be highly desirable.

6 The area cited above naturally links to an overall question of maintenance and security for the proposed building A building of the size proposed will require an appropriate plan and staffing for both the interior and exterior maintenance of the space and to ensure the security of the residents on a 24 hour basis. The fact that the population to be accommodated will be "seniors" only serves to heighten the need for solid planning and implementation as regards maintenance and security.

In closing, I would like to thank the George Washington Carver Tenant Association for taking time to meet with the ANC, engaging in open discussions, and freely sharing information concerning the proposed structure with us. Their contribution was invaluable in our review process

Thank you for your time and consideration in a matter which is of critical importance to the homeowners and residents of ANC 7C and 7D We do plan to have representation at the hearing concerning the George Washington Carver Senior Housing project on October 7, 2004

Sincerely,

Catherine A. Woods
Commissioner, ANC 7C

Subscribed and sworn to before me, in my presence, this 20 day of September, 2004, a Notary Public in and for the District of Columbia.

Notary Public

My commission expires January 1, 2009