

Wisconsin Avenue
Baptist Church



WISCONSIN AVENUE BAPTIST CHURCH

With SUNRISE SENIOR LIVING

ANC 3E Presentation



September 17th 2018

Elevation from Alton Place



Elevation from 39th Street



Elevation from Yuma Street



Elevation from Tenley Circle



Questions from Previous ANC Meetings

1. **Do you meet the 50% pervious/impervious calculation test? Yes**
2. **What % of the building is dedicated to the church.**
 - a) The church is approximately 14.5% of the above grade area.
3. **Will you agree to RPP (residential parking permit) restrictions? Yes**
4. **How much noise will be generated by the mechanical equipment and emergency generator?**
 - a) Noise levels fall below nighttime limit of 55 dBA for residential districts.
 - b) The generator is expected to operate at 47 dBA at the WABC/Sunrise property line
 - c) Closed Circuit Cooler and two OAU's will range between 25 to 27 dBA of sound.
 - d) Two other OAU's will be generate 7 to 9 dBA of sound.
5. **Who will maintain the landscaping on NPS property ?**
 - a) Sunrise will maintain the landscaping as part of a maintenance agreement with NPS. The circle landscaping will be maintained by NPS.
6. **What input has WABC/Sunrise received from NPS?**
 - a) WABC/Sunrise had several meetings with NPS staff. In August, NPS was satisfied with the plans and authorized proceeding through the approval process with NPS. The plans will require review/approval from the Commission of Fine Arts and NCPC.
7. **Will you abide by the commercial stormwater management requirements? Yes**
8. **What discussions have you had with WMATA?**
 - a) Yes. We submitted our preliminary engineering and design to WMATA. They notified us the project is within their zone of influence. Our engineering and construction will be designed to meet all standards as required by WMATA. WMATA will need to review and approve these designs prior to construction, as is typical of other projects within their zone of influence.
9. **Will you seek LEED-certification?**
 - a) The building will be designed to the LEED certified level.
10. **How many employees will there be and what are their shifts?**
 - a) Approx. 70 FTE jobs spanning three shifts. (staff levels change based on care needs of resident population)
 - i. 6:30AM – 2:30PM (approx. 30 employees based on a stabilized 93% occupancy)
 - ii. 2:30PM – 11:30PM (approx. 25 employees based on a stabilized 93% occupancy. Reducing by approximately 25% after dinner and then another 25% after 9:00pm)
 - iii. 11:30PM – 6:30 PM (approx. 6 employees based on a stabilized 93% occupancy)
11. **How many residents will be in the building?**
 - a) 103 at 100% occupancy (see schedule on the following page)
12. **Are you willing to offer additional transportation improvements?**
 - a) Yes. (see schedule on following pages)

Sunrise Unit / Resident Capacity Analysis

	Total # of Units	Sunrise Budgeted Resident Capacity	Max Licensed Beds	Licensed Bed/Max Bed Ratio	Max Bed Count	Bed/Unit Ratio
Connecticut Ave	100	110	120	0.75	160.0	1.60
Friendship Heights	132	132	154	0.76	202.0	1.53
McLean	88	100	120	0.86	140.0	1.59
Fox Hill	83	95	105	0.95	110.0	1.33
Average				0.83		1.51
WABC / Sunrise Budget	86	103	115	0.95	121.0	1.41

TRANSPORTATION IMPROVEMENTS

- **Applicant is willing to fund the following improvements with the support of the community and DDOT:**
 - the implementation of an all-way-stop control at the intersection of 39th Street NW and Alton Place NW;
 - increasing pedestrian crossing time at Nebraska Avenue NW east of the Site; and
 - the addition of “Do Not Block Intersection” markings and signs at the intersection of Nebraska Avenue NW and Alton Place NW.

Thank You.
