Wisconsin Avenue Baplist Church



WISCONSIN AVENUE BAPTIST CHURCH

With SUNRISE SENIOR LIVING

ANC 3E Presentation



Elevation from Alton Place



Elevation from 39th Street



Elevation from Yuma Street



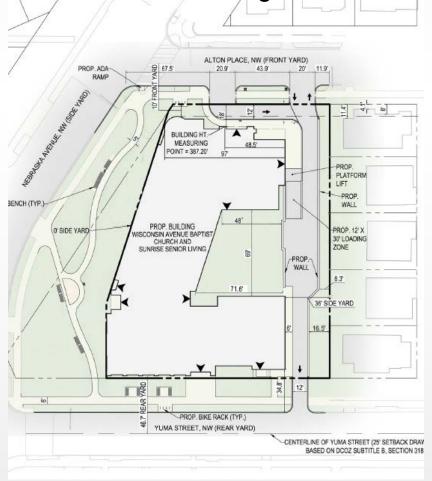
Elevation from Tenley Circle



Recap: Zoning Relief Requested

- CCRC Use (special exception)
- 2. Number of stories (variance)
- 3. Lot occupancy (variance)
- 4. Side yard (variance)
- 5. Retaining wall height (special exception)

6. Church is Matter of Right



	REQUIRED/ALLOWED	PROVIDED	RELIEF REQ'D
USE			
Religious	Permitted	250 Seat Church	
CCRC	Special Exception	86 Units	Special Exception
SITE AREA	F 000 - 4	25.4426	
Site Area	5,000 sf	35,443 sf	
LOT OCCUPANCY			
Religious	21,265 sf (60%)	Combined Religious / CCRC	
Other	14,177 sf (40%)	20,389 sf (57%)	Variance
Other	14,177 31 (4076)	20,368 81 (37 %)	Vallation
BUILDING HEIGHT			
Religious	60 ft	40 ft	
Other	40 ft	40 ft	
Number of Stories	3 Stories	4 Stories	Variance
PENTHOUSE			
Penthouse Height	12 ft; 1 story	12 ft; 1 story	
Penthouse Setback	1:1 setback	1:1 setback	
Penthouse Area	1/3 roof area = 6,066 sf	3,400 sf	
SETBACKS			
Rear Yard (Yuma St)	25 ft	46.7 ft	
Front Yard (Alton PI)	Within Range of Existing	Complies	
Side Yard (West)	8 ft	O ft	Variance
Side Yard (East)	8 ft	36 ft	
DEDUICUE ADEA			
PERVIOUS AREA	50% of lot	50% of lot	
	30% OF IOL	50 % OF IOL	
COURTS			
	2.5 in/ft height (6 ft min)		
Open Court Width	= 10.4 ft	48 ft	
AUTOMOBILE PARKING			
	1 per 2 units after 4 units		
CCRC Multi-Unit	(85 units = 41 spaces)		
Institutional, Religious	1 per 10 seats in sanctuary (250 seats = 25 spaces)		
	(200 seats - 25 spaces)		
Total	66 spaces	66 spaces	
BIKE PARKING	417		
	1 LT per 3 units		
CCRC Multi-Unit	(85 units = 28 LT spaces)		
	1 ST per 20 units		
	(85 units = 4 ST spaces)		
	1 LT per 7500 sf		
Institutional, Religious	(14,177 sf = 2 LT spaces)		
msiliulional, Religious	1 ST per 2500 sf (8 min)		
	(14,177 sf = 8 ST spaces)		
Total	30 LT and 12 ST	30 LT and 12 ST	
1000			
LOADING			
	One houth (42 5 - 22 5) - 12	One heath (42.5 - 20.5)	
CCBC Mark Hall	One berth (12 ft x 30 ft) with	One berth (12 ft x 30 ft) with	
CCRC Multi-Unit Residential	loading platform (100 sf and 8 ft wide) and one service	loading platform (100 sf and 8 ft wide) and one service delivery	
Neoruerrudi	delivery space (10 ft x 20 ft)	space (10 ft x 20 ft)	
	Gonvery apace (10 it x 20 it)	Space (10 it x 20 it)	
RETAINING WALL			
Maximum Height	4 ft	13 ft	Special Exception
maximum neight	411.	1011	Special Exception

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 OAUs will range between 25 to 27 dBA of sound.
	d)	Two other OAUs 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
Friendhship 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.