

Wisconsin Avenue  
Baptist Church



# WISCONSIN AVENUE BAPTIST CHURCH

## With SUNRISE SENIOR LIVING

**ANC 3E Presentation**



September 17<sup>th</sup> 2018

# Elevation from Alton Place



# Elevation from 39<sup>th</sup> Street

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# Elevation from Yuma Street



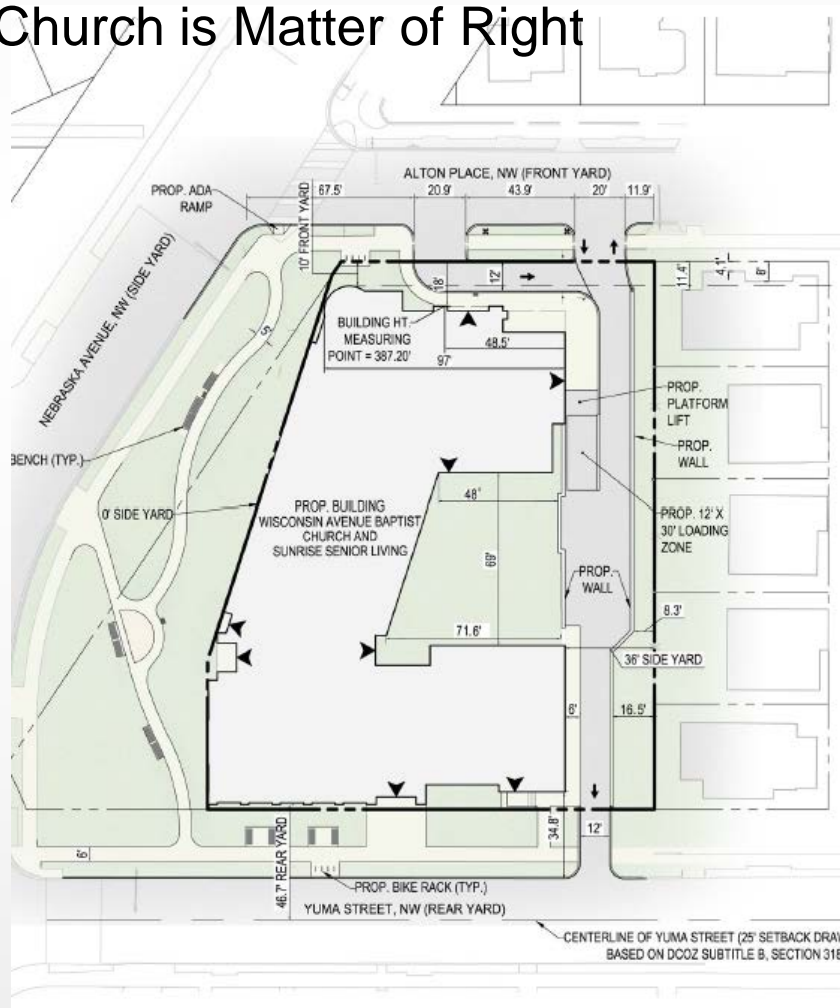
# Elevation from Tenley Circle

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# Recap: Zoning Relief Requested

1. 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
<b>USE</b>			
Religious CCRC	Permitted Special Exemption	250 Seat Church 86 Units	Special Exception
<b>SITE AREA</b>			
Site Area	5,000 sf	35,443 sf	
<b>LOT OCCUPANCY</b>			
Religious Other	21,265 sf (60%) 14,177 sf (40%)	Combined Religious / CCRC 20,389 sf (57%)	Variance
<b>BUILDING HEIGHT</b>			
Religious Other Number of Stories	60 ft 40 ft 3 Stories	40 ft 40 ft 4 Stories	Variance
<b>PENTHOUSE</b>			
Penthouse Height Penthouse Setback Penthouse Area	12 ft; 1 story 1:1 setback 1/3 roof area = 6,066 sf	12 ft; 1 story 1:1 setback 3,400 sf	
<b>SETBACKS</b>			
Rear Yard (Yuma St) Front Yard (Alton Pl) Side Yard (West) Side Yard (East)	25 ft Within Range of Existing 8 ft 8 ft	46.7 ft Complies 0 ft 36 ft	Variance
<b>PERVIOUS AREA</b>			
	50% of lot	50% of lot	
<b>COURTS</b>			
Open Court Width	2.5 in/ft height (6 ft min) = 10.4 ft	48 ft	
<b>AUTOMOBILE PARKING</b>			
CCRC Multi-Unit  Institutional, Religious  Total	1 per 2 units after 4 units (85 units = 41 spaces)  1 per 10 seats in sanctuary (250 seats = 25 spaces)  66 spaces	    66 spaces	
<b>BIKE PARKING</b>			
CCRC Multi-Unit  Institutional, Religious  Total	1 LT per 3 units (85 units = 28 LT spaces) 1 ST per 20 units (85 units = 4 ST spaces)  1 LT per 7500 sf (14,177 sf = 2 LT spaces) 1 ST per 2500 sf (8 min) (14,177 sf = 8 ST spaces)  30 LT and 12 ST	    30 LT and 12 ST	
<b>LOADING</b>			
CCRC Multi-Unit Residential	One berth (12 ft x 30 ft) with loading platform (100 sf and 8 ft wide) and one service delivery space (10 ft x 20 ft)	One berth (12 ft x 30 ft) with loading platform (100 sf and 8 ft wide) and one service delivery space (10 ft x 20 ft)	
<b>RETAINING WALL</b>			
Maximum Height	4 ft	13 ft	Special Exception



# Questions from Previous ANC Meetings

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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

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



# TRANSPORTATION IMPROVEMENTS

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- **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.

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