

16 Ninth Street SE
Washington, DC 20003
September 7, 2020

To: Zoning Commission
Suite 210-S
414 4th Street NW
Washington, DC 20001

RE: 1333 M Street SE PUD Application; Zoning Commission Case 20-06

Dear Sirs:

Here are my GENERAL COMMENTS

In your consideration of the PUD for 1333 M Street SE, I want to urge your support for a critical public benefit for the Capitol Hill community that is currently lacking. Specifically, I call your attention to a proposal set forth on August 17th by Capitol Hill Village (CHV) to establish an Adult Day Center with Memory Care. I strongly believe that such a facility would ensure that our neighbors can successfully age in place and that the diversity of our community can be maintained. Equally important, this proposal in my view meets the requirements of a public benefit under the provisions of the Zoning Regulations.

At the outset, I want to acknowledge and commend the ANC6B commissioners and its Planning and Zoning Committee for their support of an Adult Day Center as a condition of the PUD for 1333 M Street SE. The proposal from CHV is based on a request to the developer of 1333 M Street SE for financial support of the Friends of Capitol Hill Adult Day Center proposal as a necessary public benefit in return for the opportunity to undertake a large mixed-use development in our community. In light of the significant “ask” the developer is requesting from the city and our neighborhood, I believe it is appropriate to include support of this Center as a condition for permitting the developer to undertake this exceptional project.

During consideration of the developer’s proposal by the ANC6B and its Planning and Zoning Committee, many community concerns were raised. I expect the report from ANC6B will include the numerous concerns and issues that surfaced from Commissioners and the public around the planned development at 1333 M Street SE. These matters have resulted in a much more robust discussion of the need to obtain significant community benefits from the developer in return for the approval of this project.

With respect to the need for an Adult Day Center with memory care on Capitol Hill, it is important to reiterate that there are no such facilities serving our community. At present there are approximately 11,000 seniors many of whom desire to remain in their homes as they age. This population is growing and it is likely that many would be unable to live independently without supports like an Adult Day Center. There is a critical need to support these individuals and their family members who are often the primary care givers.

It is widely recognized that Adult Day Centers are critical components of the infrastructure of long-term care resources. They provide a range of programs to improve health and ensure vital socialization for seniors facing isolation and depression. They are less costly alternatives to in-home care, assisted living, or nursing homes. They enable aging in place which has been shown to be the preference of most seniors. Remaining in the community with family and long-term friends can be a significant contribution to the quality of life for our older neighbors.

I hope the Zoning Commission will seek a stronger set of public benefits for our community. In my view, the proposed benefits proffered to date are insufficient. With regard to the proposed Adult Day Center, a more appropriate proffer should include, at a minimum, a contribution of \$250,000 to the Friends of Capitol Hill Adult Day Center. While this amount will not alone be sufficient to fund the Center, it would be an important incentive to encourage other contributions across our community.

I want to express my appreciation and thanks to you for the consideration of this proposal. As an over 40 year resident of Capitol Hill I can confidently say that the need and for this Center is great and the benefits can enrich the quality and diversity of our neighborhood.

Sincerely,
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