

## Myers, Allison E. (DCOZ)

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**From:** william brownfield <brownfieldwr@hotmail.com>  
**Sent:** Monday, September 17, 2018 3:39 PM  
**To:** DCOZ - BZA Submissions (DCOZ)  
**Subject:** Opposition to Case Number 19751, Application of MED Developers LLC

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17 September 2018

Opposition to Case Number 19751, Application of MED Developers LLC

Dear BZA Members:

My name is Bill Brownfield. I live in and own the house at 2604 36<sup>th</sup> PL, NW, directly across the alley from the southeast corner of the proposed project by MED Developers, LLC. **I oppose the application and project.** I believe it alters the entire character of a neighborhood of single family homes, produces unreasonable traffic congestion, offers unrealistic parking expectations, fails to demonstrate its technical or commercial viability, places at risk the safety of 20 neighborhood children, and ignores a viable alternatives to this project.

When we purchased our home in 2010, we were aware of and specifically asked about the empty lot across the alley. We investigated, learned that the lot was zoned single family unit R-1-B, along with the entire east side of Wisconsin Avenue from Calvert Street to Massachusetts Avenue, and made our decision to purchase based on that zoning category.

I agree with concerns expressed by my neighbors as to the five story size and commercial nature of the proposed building and its impact on a family neighborhood. I agree with concerns as to the technical viability of a small, single purpose memory care facility that, unlike all other assisted living facilities in the District, is not part of a larger, multi-purpose facility. I agree with concerns that, if the memory care facility proves commercially non-viable, the BZA and the ANC 3C Commission are left with the unpalatable options of allowing an unoccupied structure to remain, ordering its removal, or approving its use for purposes even more harmful to the neighborhood.

### **THE ALLEY, CONGESTION, PARKING**

As one of the neighbors most affected, I will focus on the project's inevitable impact on the alley behind the proposed structure. MED Developers' plan envisions **ALL** deliveries, pick-up, service support, emergency medical vehicles, and on-site parking to be accessed by the alley. They project up to 36 residents, 18 employees, daily visitors, and daily medical and technical personnel. They plan to offer full meal service, fitness center, medical services, emergency medical vehicle access, and family visitors on site. They plan to accommodate them and their delivery requirements through nine parking spaces and a small loading dock along the alley. That plan is hopelessly unrealistic.

The alley currently supports ten occupied homes and 28 residents on Wisconsin Ave and 36<sup>th</sup> Place, half the number of occupants projected in MED Developers' plan. The alley is 12.75 feet wide, somewhat less than the width of a single lane of traffic. If a vehicle stops in the alley, the alley is blocked. If a vehicle parks, even partially, in the alley, the alley is

blocked. When a delivery or work crew is operating in the alley, the alley is blocked. The alley is the ONLY access for the ten contiguous homes to their garages, back doors, and garbage cans. When the alley is blocked, they are trapped.

MED Developers' plan projects one weekly trash pick-up and biweekly food delivery. With all respect, that is a huge underestimate. The nearby and non zoning compliant Glover Park Hotel a block away has roughly the same number of guests and employees that MED Developers expects for its facility. The hotel averages four deliveries daily, trash collection every two days, recycling pick-up twice a week, and a steady stream of visitors to its dining facility. The hotel's real world numbers are approximately 1000% more than MED Developers' estimate of demand upon the 12 foot wide alley.

MED projects nine parking spaces to accommodate 18 employees, daily visits by doctors, physical therapists, and other medical personnel, commercial visitors, and family visitors. They believe that the inevitable overflow for parking spaces will drive through the neighborhood in search of legal parking. Is that realistic to expect from everyone who have already pulled into the alley in search of one of the nine parking spaces behind the MED facility? It requires only one car parked partially in the alley to block the alley. For two years, the neighborhood has urged MED Developers to incorporate underground parking in its plan, like the hotel and five apartments on the other side of Wisconsin Avenue. MED Developers have not done so.

### **REASONABLE ALTERNATIVES**

The neighborhood has been in communication with MED Developers on this project for more than two years. There are neighborhood supported alternatives to accommodate the developer. (1) A union hall located two blocks down Wisconsin Avenue has been unoccupied and available for sale for nearly five years. It is part of the same ANC neighborhood, already zoned commercial, on a lot of roughly the same size, contiguous to an attractive playground and ballpark, and requiring the same demolition of an existing building as the current proposed project. MED Developers has not pursued that option. (2) In 2016, the neighborhood offered to support a plan to develop and build up to eight single family condos on the large lot at Wisconsin and Edmunds. The project would not have required a zoning exception for commercial use, and would have enjoyed the support of the neighborhood. MED Developers elected to continue to press for its commercial project in a residential zoned neighborhood.

It is my belief that the exceptions sought in Case Number 19751 would generate major traffic, congestion, parking, child safety, technical, and long term viability difficulties for the entire neighborhood. The developer has not pursued neighborhood supported alternatives. I urge the Commissioners to oppose the application in Case No. 19751.

William R. Brownfield

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