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From:  
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3815 Alton Place NW  
Washington, DC 20016  
November 2, 2018

To:  
Board of Zoning Adjustment  
Honorable Frederick L. Hill, Chairperson,  
Honorable Anthony J. Hood, Chairperson, Zoning Commission  
Honorable Lesyllee M. White  
Honorable Lorna John  
Honorable Carlton Hart, National Capital Planning Commission Designee  
441 4th Street, NW, Suite 200S  
Washington, DC 20001

Subject:  
BZA Case No. 19823  
Sunrise Senior Living and Wisconsin Avenue Baptist Church Project at 3920 Alton Place  
Hearing Date: November 14, 2018

Dear Chairperson Hill and Members of the Board

I am writing in strong support of the proposed Wisconsin Avenue Baptist Church/Sunrise Senior Living Project.

My husband and I live at 3815 Alton Place, three houses east of 39<sup>th</sup> Street and less than a block from the 3920 Alton Place site. We bought our house in 1987 and have known and been friends with many of our neighbors for decades. We have an annual late summer block party and a winter progressive dinner holiday party.

Dissention over this project, mostly brought about by those in opposition, has disturbed the peace of our neighborhood. On their website <https://www.sunrisewrongsite.com/> the opposition claims to have 200 supporters. In October 2017 their petition was signed by representatives from 87 households, sometimes multiple family members from the same household. Some of the signers of the petition live many blocks from the site.

At present only about 20 households seem to still be actively engaged in the opposition. This group has made ugly scenes at ANC 3E meetings and community meetings at the Baptist Church. Some of our neighbors, even though they may have signed the original petition, now support the project but haven't wanted to get involved in the conflict

The opposition argues on their website that the building will be occupied by 121 residents and 75 employees, plus visitors and a church congregation with as many as 250 members. They say there will be "at least 20 trucks weekly in a neighborhood that bans through trucks," and that

there will be “a 7-ton shuttle bus numerous times a day.” Below I will show that these claims regarding the number of residents and employees, automobile and truck traffic, and parking issues are greatly exaggerated.

- Sunrise will have 86 units. At 100% occupancy and typical room sharing the maximum number of residents would be approximately 107, but there could be far fewer as 100% occupancy is unlikely. This is not an independent living or assisted living facility. This is a continuing care facility, where the residents will be of advanced age, disabled, and/or suffering from dementia. They will not be driving cars and parking on neighborhood streets.
- There will be approximately 70 full-time employees at Sunrise, but they won't all be there at once. They will work in three shifts. At least some employees will take Metro, and those who drive will use the underground parking lot.
- The statement about the neighborhood banning through trucks is deceptive. Trucks of every size—even large moving vans--can and do travel into the neighborhood when they have business here. This has never been a problem. The trucks making deliveries to Sunrise will travel on designated truck routes on Wisconsin and Nebraska avenues, go a short distance on Alton Place, enter the loading dock to the underground garage, exit on Yuma Street, and go a short distance to Nebraska Avenue. This might inconvenience a few households directly across from the project, but trucks will not continue further into the neighborhood.
- The so-called “7-ton shuttle bus” is actually a small, 14-passanger vehicle, not much bigger than a pickup truck or a large SUV.

The opposition has devoted all of their energy to defeating the Baptist Church/Sunrise project. They don't appear to have considered what will happen if they win. The Reverend Lynn Bergfalk, pastor of the Baptist Church, has stated repeatedly that he and the congregation he represents intend to retain the site for religious use. The present church will be razed and the congregation will either partner with another church or sell the property outright to a church, synagogue, or mosque. This building can, by right, be larger than the proposed Sunrise project: 60 feet tall with an even taller spire/steeple, and can occupy 60% of the lot. A large, active congregation would generate significantly more traffic and parking problems than the Baptist Church/Sunrise project.

Thank you for your consideration,



Carolyn Long