

637 E Street SE
Washington, DC 20003
September 8, 2020

Zoning Commission for the District of Columbia
441 4th street NW Suite 210-S
Washington, DC 20001

**RE: ZC Case No. 20-06:1333 M Street SE PUD Application
General Comments**

Dear Commission Members and Staff:

We are two long time Ward 6 residents who urge that you condition approval of of the 1333 M Street SE development proposal on the momentary contribution of \$250,000 for the creation of a much needed Adult Day Care and Memory Care Center in Ward 6.

You might ask what Adult Day and Memory Care has to do with this zoning issue. I believe that the thoughtful and comprehensive September 3 submission by the Capitol Hill Village fully addresses this question and establishes the immediate need for such a facility. We completely endorse and support their presentation, As residents and elders of the community we would like to provide some additional more personal perspective regarding this issue..

We have lived in the District since the 1970's and want to live here for the rest of our days. We are not unusual, for as the Capitol Hill Village so clearly explains, there are thousands of seniors and caregivers in Ward 6 and nearby neighborhoods who often have no option but to move away out of their cherished homes if they require day or memory care services, something that approximately half of us require now or in the near future..

As a layperson and citizen, I understand that zoning decisions are a fundamental and essential component of the creation and maintenance of viable, vibrant and welcoming cities. Of course, developers will be focused only on the short term bottom line, i.e.,how to market and sell properties for maximum profit. As citizens, we rely on you, the stewards of our precious land and resources to determine a course of development that best serves the long term improvement and viability of our community. This includes a commitment that new development includes necessary supportive services, which can further contribute to the retention of residents and the financial stability of the District

This developer seeks a number of concessions and accommodations from the zoning commission. The first choice would have been to include the community ADC within the development. Having denied this request, at the minimum, the developer should be required to contribute at least \$250,000 as a part of the approval process. The timeline and accountability for the expenditure of these funds is set forth in the Capitol Hill Village submission. (As an aside, I expect that if such an ADC is established in Ward 6, the developer will probably advertise the ADC as one of the development's nearby amenities.)

We appreciate your consideration of our comments.

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**ZONING COMMISSION
District of Columbia
CASE NO.20-06
EXHIBIT NO.43**