

September 17, 2018

**Opposition to Case Number 19751, Application of MED Developers LLC**

Dear BZA Members:

**This is to express my strong OPPOSITION to Case Number 19751, the application of MED Developers LLC to build a Memory Care Facility on a plot currently zoned for residential, single family dwelling.**

I live in the residential neighborhood in question and my house at 2604 36<sup>th</sup> Place NW backs onto the proposed new commercial development. *Case Number 19751 poses significant problems. Among them are:*

**Safety of Local Residents:** This area is zoned for single family residential dwellings for a reason. This is a peaceful, leafy area, where children walk to school and parents push baby strollers down the sidewalks. We walk to nearby churches and synagogues. The streets are narrow, and homes are serviced by a single lane alley. Children play in the alley and neighbors often share a conversation in the alley. *It is not feasible to place a multi-story dwelling with commercially serviced trash, laundry, and food facilities in the space in question.* Such a facility would also require regular deliveries of supplies, and medicines. Given the elderly nature of the proposed residents of the facility, ambulances and rescue vehicles would also arrive regularly. Doctors and other medical professionals would pay multiple daily visits to manage such a delicate and specialized elder population. *Servicing such a facility would effectively block access to our garage and rear entrances much of the day. It would also tower over local homes, posing privacy concerns.* The trucks and other commercial vehicles servicing the proposed facility would pose a safety risk to residents, especially our children. *The surrounding streets lack adequate parking spaces that would be needed for staff and visitors to such a facility.* The potential number of residents planned for the proposed development would be three times the size of all the current residents in the surrounding fifteen houses. *Our neighborhood is not designed for that level of density – nor the ensuring increase in rodent population and traffic.*

**Viability of Project:** The developer has stated his intention to build a small memory care living facility in this space. I am familiar, for family reasons, with Assisted Living/Memory Care facilities in the greater Washington DC area. The residents require extensive support services – medical, recreational, and around the clock nursing care as well as basic personal assistance such as bathing and getting dressed. There are already numerous Memory Care facilities in the Washington DC area, most operate as part of a larger Assisted Living Community, allowing residents to transition to Memory Care as they age and

their needs change. The developer has selected Guest Services (GSI), a company known for hospitality services, as the operator. GSI has only recently entered the Assisted Living market and has no experience operating a small, Memory Care only facility. In fact, GSI currently operates only one Assisted Living Facility (in Florida) which is a large resort-like senior community with only a very small (less than 20 person) Memory Care unit. In a recent meeting with neighborhood residents, neither GSI nor the developer were able to answer basic questions about the operation of the proposed facility or present an adequate building design suitable for a Memory Care facility.

**I urge you to take these considerations into account in considering the application of MED Developers LLC.**

Respectfully,

Kristie A. Kenney