

Anita Mitra Crabtree
2608 36th Place, NW, Washington, DC 20007

Board of Zoning Adjustment
441 4th Street, NW, Suite 200S
Washington, DC 20001

RE: Letter in Opposition to Case No. 19751 (Application of MED Developers, LLC)

Dear Chairman Hill and Honorable Members of the Board,

I live at 2608 36th Place, NW, directly behind the lots on which the proposed memory care facility would be built. My husband and I own our home and we live there with our two young children. For safety and logistical reasons, it is not possible for the residential alley behind our home, which measures 12.9 feet at each of the four (4) utility poles in the alley, to function as the sole means of access to the applicant's proposed institutional memory care facility.

Nevertheless, the applicant, MED Developers, LLC, is proposing that all traffic to and from the facility, including large, commercial delivery trucks, fire trucks, ambulances, etc. use only the alley to access the proposed facility. That is an irresponsible and reckless plan and, if permitted, would certainly rise to the level of negligence, if not gross negligence, by those who permit it. This is, in particular, the case because the applicant has not had any sort of traffic assessment done in order to review, assess and demonstrate how traffic would circulate and flow to and from the facility. I walk my children to and from school down and up this alley every day, as do other neighbors. We also walk to and from the Guy Mason playground and to and from the Glover Park strip via the alley, as do other neighbors. If the proposed facility were built, it would only be a matter of time before someone gets run over in the alley – perhaps even an Alzheimer's or dementia patient from the proposed facility, especially given the propensity by some memory care patients to wander.

In addition to residential traffic in the alley from neighbors going to and from their garages by car and to and from their back gates by bicycle or on foot (most neighbors access their homes via the back gates), there is already a good deal of commercial traffic in the alley. There are garbage and recycling trucks once per week, frequent visits by large Verizon and Pepco trucks, vehicles of gardening companies, home improvement companies, handymen, and trucks from the non-conforming building less than one block away, the Glover Park Hotel. The Glover Park Hotel was built in violation of zoning regulations in the early 1970s and, while hotel management makes a good faith effort to be a good neighbor, there are daily issues with delivery trucks because the hotel's vendors and drivers do not care about the neighborhood. Trucks from the Glover Park Hotel pull into one-way Davis Street, NW to make deliveries in the continuation of the alley behind the hotel and then, instead of turning left onto 36th Place, NW, they turn left into the alley and speed up it to get back onto Wisconsin Avenue more quickly. Often trucks are double parked on Davis Street, making it very difficult to enter or exit the alley from Davis Street, NW.

Below please find images which will illustrate for you how narrow the alley between Davis and Edmunds Streets, NW really is. These images show that this residential alley cannot safely: (1) accommodate the increased traffic the proposed facility would bring, (2) accommodate a parking lot off of it, or (3) accommodate a commercial loading dock off of it (to service a commercial

laundry facility, a commercial kitchen, a medical facility, etc.), and (4) become a thoroughfare for this proposed facility.

I request that you apply the requisite legal standard and find that the memory care facility's proposed use of the alley as the sole access to the proposed facility would adversely impact neighbors in a manner that cannot be mitigated and that the BZA, therefore, cannot grant the requested special exceptions.

Sincerely,

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While we are gravely concerned about the safety of all residents who live along the alley which the applicant proposes to co-opt as a private road for its institutional facility, we are especially concerned about the safety of these two and of their friends who live on the alley.



A normal day in our residential, narrow alley which measures 12.9 feet from the utility pole to other end (My husband and children (4 and 8 years old); taken on September 16, 2018 at 11:21 AM).



Our garage is set a little further back than the garages of some neighbors and the alley is still barely a car length wide (the alley is only 12.9 feet wide where there are utility poles, of which there are four (4) in the alley) (taken at the back of 2608 36th Place, NW on September 16, 2018 at 11:27 AM).



It will be difficult for residents of neighboring houses to get out of their garages when: (1) vehicles are pulling in and out of the proposed parking lot (the grassy area shown), (2) trucks are pulling in and out of the proposed loading dock (the brick and yellow garage), (3) the proposed facility's excursion van loads and unloads memory care residents/patients onto and off of the excursion van from the alley, and (4) any vehicle stands in the alley because the proposed small parking lot is full (taken at the back of 2608 36th Place, NW on September 16, 2018 at 11:31 AM).



Children walk up and down the alley all the time, including to walk to and from school every day (the white garage door on the right is where the proposed loading dock will be) (taken at the back of 2608 and 2606 36th Place, NW on September 16, 2018 at 11:32 AM).



Gardeners and other contractors often park at the back of our garages because (1) there is no parking on 36th Place, NW (there is only parking on one side of the street), (2) they stay longer than two (2) hours and there is only RPP parking available, and (3) they have to move equipment to and from their vehicles into the houses and/or backyards, which are right on the alley.



This is how narrow it is driving by the pick-up truck tucked into the garage nook (both pictures on this page were taken at the back of 2610 and 2608 36th Place, NW on September 15, 2018 at 12:20 PM).



If there is one commercial vehicle in the 12.9 foot wide alley, it is **BLOCKED** (taken behind 2606 36th Place, NW (on right) and 2617 Wisconsin Avenue, NW (on left) on September 14, 2018 at 10:43 AM).



Verizon and Pepco work in the alley on a regular basis; here are two Verizon trucks (picture taken with permission of the guys who thought it was crazy that anyone would even suggest using this narrow alley as a thoroughfare for cars and trucks to a commercial facility – and they would know a thing or two about moving large vehicles and navigating tight spaces) (taken on September 14, 2018).



The alley is not, as the applicant has stated, “a buffer” between the proposed institutional facility and the neighboring homes; in fact, the alley will bring many adverse impacts of the proposed facility directly into neighbors’ backyards and their homes in the form of noise and air pollution from all the added vehicular traffic generated by delivery trucks, Fed Ex, UPS, USPS and Amazon trucks, vendors, employees, visitors, ambulances, fire trucks, etc. (Verizon truck at the back of 2606 36th Place, NW; taken September 14, 2018 at 10:44 AM).



The brick and yellow garage pictured to the right would be the loading dock, so that I and my neighbors, especially the neighbors who own and live at 2617 Wisconsin Avenue, NW would no longer have quiet enjoyment of their property (taken behind 2617 Wisconsin Avenue, NW on September 14, 2018 at 10:44 AM).



If there is one vehicle in the alley, the alley is blocked and that may prevent residents from existing and entering their garages. It is not possible for two vehicles, whether small passenger cars or otherwise, to pass one another in the alley unless one car pulls into a private garage (Taken on September 14, 2018 from Davis Street, NW at 11:00 AM).



A delivery truck from the Glover Park Hotel, which made a delivery on Davis Street, NW zoomed up the alley as I was going to make a left turn into the alley from Edmunds Street, NW. The Glover Park Hotel genuinely makes a good faith effort to be a good neighbor, but the vendors and vendors' drivers do not. These delivery trucks take up almost the entire width of the alley and I and my children have almost been run over on several occasions. (Taken at the corner of the alley and Edmunds Street, NW on September 4, 2018 at 5:59 PM).



Another truck zooming up the alley after having made a delivery to the Glover Park Hotel at the side of the hotel on Davis Street, NW; we have been dealing with this issue for years now (taken on October 17, 2016 at 9 AM).

