

Mary S. Rosenbaum  
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Washington, DC 20008

September 28, 2018

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

Re: **Letter of Opposition for Case No. 19751** (Application of MED Developers)

Dear Members of the Board of Zoning Adjustment:

My home is close to the proposed project by MED Developers and Guest Services for a CCRC/memory care facility at 2619-2623 Wisconsin Ave NW. I am writing in opposition to this project.

I start with a general comment.

- Our neighborhood is small. Bounded by Calvert Street on the south, Observatory Circle on the east – both of which provide clear breaks with the neighborhood’s residential setting – and Wisconsin Avenue on the west and Massachusetts Avenue on the north (both of which are major thoroughfares) – we are less than 150 houses and have a population of about 400 people.
- Those boundaries create a triangle-shaped neighborhood that is only four blocks north-south and four blocks east-west at its maximum; none of the houses in our neighborhood is more than two full blocks from the boundaries to which I refer.
- In other words, we have a considerable degree of exposure to changes along the boundaries; a larger neighborhood would not.
- Consequently, if we are to protect our neighborhood and maintain its integrity as a distinct area, we must be attentive to changes at its boundaries. There is value in an intact neighborhood that goes beyond our individual interests as residents and property owners.
- The proposed memory facility would be a significant change in use and density, and completely inconsistent with a small residential neighborhood of single-family homes.

I join many of my neighbors in several specific objections.

The facility fails to meet three of the special requirements for a CCRC facility:

**#4 The use and related facilities shall provide sufficient off-street parking spaces for employees, residents, and visitors;**

Please be advised that parking in the neighborhood is already overburdened with traffic from the Glover Park Hotel and apartment buildings on the west side of Wisconsin Ave.

**#5 Noise, traffic, or other objectionable conditions;**

The plans will route all traffic including emergency, ambulances, deliveries through the community and not Wisconsin Ave.

**#6 The Board of Zoning Adjustment may require special treatment in the way of design;**

The size of the facility is massive and there has been no attempt by MED Developers to adapt the facility to the neighborhood.

Finally, and critically, Guest Services Inc. is a company that has no expertise running a dedicated memory care facility.

I agree with ANC 3C and many of our neighbors and oppose this project.

Sincerely,

Mary S. Rosenbaum