

Cochran, Patricia (DCOZ)

From: Community Action <noreply@123formbuilder.io>
Sent: Saturday, November 10, 2018 4:01 PM
To: DCOZ - BZA Submissions (DCOZ)
Subject: BZA Case No.19751

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Long text

BZA Case No. 19751 Petition

MED Developers and Guest Services Inc. is seeking numerous exceptions to the existing R1-B / residential (single-family) zoning for the Massachusetts Avenue Heights lot at 2619 Wisconsin Ave. I oppose this plan for the following reasons:

Unreasonable Parking Plan: The proposed 9 parking spaces are inadequate for a facility of this size and only half the required spaces for 18 staff + contractors + visitors. The developer's parking plan unrealistically relies on time-bound RPP parking several blocks away.

Negatively Affect the Neighborhood: The 5-level memory care facility at 52 feet will dominate the area and is not designed to fit/blend into the neighborhood. It will adversely affect neighbors with persistent noise, light, environmental and privacy issues. Guest Services also plans to route all fire & rescue, trucks, ambulances and commercial deliveries to a narrow, residential alley 24 hours a day.

No Experience: MED Developers and Guest Services Inc. have no clear experience running a memory care institution of this size. The facility is also being marketed as a "best practices" center for memory care but shares floor plans from a previous development plan and has no cited evidence-base for its design.

Bait and Switch: MED Developers does not own the lot. They previously tried and failed to have the city pay \$175,000/month in rent for another failed project on the same single family lot. Guest Services Inc. has not shown proof of any long term financial funding. If changing the use from a single family residential to a commercial facility proves unviable, MED Developers could then again seek an additional exception for a more extreme use.

We believe the current plan by Guest Services Inc. and MED Developers is the wrong plan for the lot. We need a better plan, one that will focus on the needs of seniors or the community it will serve.

First Name Ralph

Last Name Taylor

Board of Zoning Adjustment
District of Columbia
CASE NO.19751
EXHIBIT NO.446

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