

## Cochran, Patricia (DCOZ)

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**From:** Rick Gersten <rick@peakgersten.com>  
**Sent:** Tuesday, November 13, 2018 11:39 AM  
**To:** DCOZ - BZA Submissions (DCOZ)  
**Subject:** RE: LETTER OF OPPOSITION IN CASE # 19751 (MED DEVELOPERS)

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Dear BZA Commissioners:

I have lived in the Massachusetts Avenue Heights neighborhood since 2006. My family and I live on Edmunds Street, a few blocks from the proposed development site, and we deeply oppose MED's application.

This is a neighborhood of single family homes created by R-1-B zoning.

We do not want a "special exception" granted for the proposed 4-story, institutional-looking structure within our small, residential zone known as MAHCA. Not only would it not fit within our neighborhood of single-family homes, although it would not. The main reason is that the proposed facility does not even pass the "smell test" for being able to meet the needs of any Alzheimers or dementia residents. The operator, Guest Services, has little to no experience in the space, and is a concessionaire company that runs park services and restaurants, not dementia facilities.

This project is being "sold" to the District and the BZA as a way of serving the needs of Alzheimers and dementia patients, when in fact, the developer (MED) has few if any similar projects in its current portfolio.

Upon opinion and belief, MED holds a long term option on the single family home assemblage of Property from the third generation Sellers who have little if any sophisticated real estate experience. I am speculating the plan is to obtain special exception approval from the BZA, build the project, stabilize revenue, then "flip" it to another entity. Whether or not it remains a dementia and Alzheimer facility at all, at that point, will no longer be MED's concern.

If, because of its scale and poor design, MED's proposed facility is not financially viable, eventually the MAHCA neighborhood will be left with a non-conforming monstrosity of a building in its residential neighborhood.

Board of Zoning Adjustment  
District of Columbia  
CASE NO.19751  
EXHIBIT NO.457

I ask you not to let this developer profit on the back of this neighborhood under the guise that this project is truly designed to serve those with Alzheimers and dementia. It is not. From the poor design of the facility, to its plan to co-opt a public alley for its private use, to its insufficient number of parking spaces to accommodate its own proposed staffing needs, this project has one goal: create profit for the developer. The Alzheimer and dementia angle is being used to sell this project to the BZA.

Sincerely,

Rick Gersten  
3526 Edmunds Street, NW  
Wash, DC 20007