

Cochran, Patricia (DCOZ)

From: Amy Levin <girlbuilt@gmail.com>
Sent: Tuesday, November 13, 2018 9:00 PM
To: DCOZ - BZA Submissions (DCOZ)
Subject: Opposition Letter in Case No. 19751

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To whom it may concern:

We are submitting these comments in opposition to the proposed application for a memory care clinic at 2619 Wisconsin Ave NW.

As neighbors at 2606 36th St NW, we **strongly oppose** the proposed application for the following reasons:

- **The current plans do not provide adequate parking for the proposed facility.**

- The proposed application includes 9 parking spaces for 18 staff (the max number on site at one time according to GSI) and visitors. The neighborhood only provides limited short-term (2 hour), on-street parking due to residential permit and rush hour restrictions. It's not reasonable to expect staff to be able to park throughout their entire shift in the neighborhood and it's not reasonable to expect that the 9 available parking spaces will be sufficient for both staff and visitors (who may themselves have limited mobility).

- As a DC native, 20 year veteran real estate agent and 15 year real state development business owner, I've been rejected for parking exception requests on multiple occasions after having attempted to permit a handful of projects that would have provided a substantial number of affordable housing units to so many residents in need. The fact that this developer is somehow able to circumvent the same standards to which I and so many others have been held accountable is, frankly, OFFENSIVE.

- **This community shouldn't have to suffer the consequences of a business experiment.**

- Guest Services Inc. (GSI) has no clear experience running a memory clinic of this size or in this region.

- Their two examples are 100+ unit facilities over several acres in Florida, one of which is currently under construction and not open yet.

- GSI told the community during our meeting that national assisted living providers "wouldn't touch" a project smaller than 50-60 units and that they themselves weren't interested in the project at first.

- MED Developers also has no experience with assisted living or memory care projects as their focus has been on multi-family residential apartments and condominiums.

- **This large institutional facility on a small residential block will most certainly have an adverse impact on the neighborhood due to traffic, noise, operations, light, etc.**

Board of Zoning Adjustment
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The proposed loading dock is immediately next to the back yard of good neighbors and in the middle of the alley with regular deliveries where trucks have to "parallel park" (according to GSI) to access the service entry. This would cause a disturbing level of noise on a regular basis, truck pollution, damage to the narrow alley where there's currently only traffic from personal vehicles, and essentially transform the small alley into a commercial road.

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The extremely large 5-story building with the mechanical "penthouse" will tower over the other homes on the block. This would block sunlight during the day, add additional light pollution in the evenings, cause intense water runoff to the neighboring yards due to the near complete coverage of the land in cement, increase rodents due to the institutional trash needs, and add exhaust into the neighboring yards from a commercial kitchen and laundry facility.

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The current plans keeps changing, which does not instill confidence in the neighborhood that the developer is interested in being a good partner to the community.

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The developer continue to make changes to the plans for this site. Initially, he told the community it would be a senior living residence and they changed to a memory care facility, which requires a higher level of staffing, clinical services, and on-site institutional facilities.

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The rendering and plans for the building continue to change because they "forgot" to add things or are making adjustments due to the evolving use of the building, but the changes to the plans do not reflect any of the feedback from the community.

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The developer and the contracted service provider will not disclose any of the details of the business relationship, which makes the neighborhood wary of further unknown consequences.

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As a developer myself, this plans looks like a classic bait and switch marketing pitch. Permit it as one thing then turn it into something else later or sell off to someone who wants to use for another purpose. There is no plan to hold these folks accountable for bringing to fruition the plan they're attempting to muscle through. If this horrible plan is approved for some reason, I think at a minimum, the developer should be required to post some sort of sizable bond to ensure the facility will be used for its currently intended purpose for at least 20 years. If they don't adhere to the intended use, they lose a lot of money.

Thank you for taking the time to review and consider our concerns. **I hope you will not support this application.**

Sincerely,

Amy Levin & Lindsay Mullen