

Dear Mayor Dyer and City Council Members,

On behalf of the Shore Drive Community Coalition (SDCC), we formally request that City Council **“DENY”** the subject request from Westminster Canterbury on Chesapeake Bay (WCCB) for a modification of conditions to build a 4 story parking garage with 22 story tower senior living facility and a 7 story memory unit facility connected by enclosed elevated pedestrian bridges over public roadways.

The SDCC is a 20 year old umbrella civic organization representing many neighborhood civic leagues, condo and homeowner associations along the Shore Drive corridor. At our February general meeting, we unanimously voted on the following motion regarding the current proposed WCCB development,

“The Shore Drive Community Coalition opposes the Westminster Canterbury expansion proposal as it is in violation of the Shore Drive Overlay density restrictions and the Business 901 height restrictions”

The proposed project defined as “Housing for seniors” violates the following City codes and plans.

- Shore Drive Corridor Overlay Section 1704- Density requirements of maximum 24 units per acre. The proposed 22 story tower lot size is 2.56 acres.

Density Design	Units/acre	% over code	Total Units
Shore Drive Overlay (24/acre)	24	0%	61
Other States Codes for Affordable Housing	28	+20%	73
Existing Westminster Canterbury Campus Density	50	+40%	86
Proposed 22 Story Tower	85	+255%	217

- Business District Section 901(a) – Senior housing building height restriction of 165 feet. The 22 story tower has a height of 250 feet. This City code requirement appears to have been created to allow safe evacuation of elderly residents in case of emergency.

The SDCC understands that Council will be using “City Code Section 235 – Housing for seniors and disabled persons” to approve random densities for these types of projects, however, this code also requires Council to evaluate the project with the following guideline.

The mass, or overall size, and height of the structure should be appropriate to the surroundings.

Based on numbers alone, it seems the proposed 22 story tower fails on height and mass.

The SDCC is also concerned that this project will set a harmful precedent for future development requests of high density taller tower structures in Business B2 and B4 zoning that would be incompatible with the surrounding residential and lower density multi-family dwellings that make the Shore Drive Corridor unique.

Thank you for your consideration in denying the subject application,

Todd Solomon – SDCC President