

Mission Helper Neighbors
Statement of Priorities

1. We believe that **existing zoning requirements should be enforced**, including the cap of 54 additional residents and using the land only as a continuing care facility.
 - The 54 residents are what remain from the agreed-upon overall Blakehurst population cap that resolved these same density / traffic disputes in 1988, and there is no good reason to abandon that formula now.
 - Questions remain whether the new units qualify as a continuing care facility.
2. We are willing to **negotiate a modification of zoning requirements** to allow more than 54 residents if alternative site plans that reduce the footprint and preserve open space and trees are considered. These alternatives might include:
 - Fewer buildings, e.g., three residential stories in buildings closer to Joppa
 - Eliminating the clubhouse or switching it with Building 1B
 - Utilizing garages space currently unused at Blakehurst
 - Other options developed by LCS
3. **Traffic** is a major concern. The project should be designed for egress through Blakehurst as much as possible. Possible ways to achieve this could include:
 - Making Mission Helper Drive one-way as much as possible to funnel outgoing traffic to Blakehurst's Joppa Road exit
 - Constructing or improving internal Blakehurst roads to facilitate use of Joppa Road exit
 - Installing a traffic light at Joppa (at Blakehurst or Chestnut Ave.)
 - Restricting parking outside of the complex on Chestnut or Trafalgar
4. Significant efforts to **mitigate the impact of construction** on the neighborhood must be undertaken, for example:
 - Dumpster placement, netting, work hour limits, and noise abatement
 - Advance notice to neighborhood of project phases and contact person