

Testimony of Ann Haas, 1601-45th Street, N. W.
District of Columbia Board of Zoning Adjustment Case 18553
4529 MacArthur Boulevard, North West
May 21, 2013

My name is Ann Haas. I live up the street from 4529 Mac Arthur Boulevard. Like other neighbors, I was shocked to learn of the proposal to bulldoze this home on the Corner of MacArthur Boulevard and Que Street in favor of a four-unit apartment building.

A 4900-square foot lot is not a suitable site for an apartment building. Siting such a structure on a corner property that is a gateway to single-family homes would be out of character with the neighborhood and would add density that is already impacting the quality of life here.

Traffic and parking are an issue. The most recent study by the District of Columbia's Department of Transportation for the Palisades Area was in 2002, when DDOT reported that MacArthur Boulevard was carrying about 19,000 cars daily. Foxhall Road—just two blocks from this property—was carrying 18,000, and Canal Road was carrying about 20,000! Those numbers have increased in the past decade. This neighborhood has six private schools within a mile, including Georgetown Day School, directly across the street from 4529, with 575 students arriving daily. The others are the Lab School—right up the street, St. Patrick's, the Field School, Our Lady of Victory, and the River School.

Most recently 34 townhouses have added intensity to development on MacArthur Boulevard. Our closest public schools—Key, Horace Mann, and Stoddert—are already full. Projections are for school-aged children to increase. Parking is an issue, given the use of Hardy Field, with requests for permits outnumbering the ability of the Department of Parks and Recreation to fulfill.

The Board of Zoning Adjustment has the authority to grant requests like this one to change the use of a property from single family to multi-family. I would respectfully request that the Board add density in places that have the infrastructure to support it, keep open spaces open, and preserve low-density residential neighborhoods.

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