



CITIZENS ASSOCIATION
of GEORGETOWN

April 10, 2015

Re: BZA Case No. 18977 , Application of Weaver Prospect LLC for 3220
Prospect Street, NW

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Dear Mr. Chairman and Members of the Board,

This letter is written to express the concerns of the Citizens Association of Georgetown (CAG) about ensuring adequate truck loading and unloading for this project proposed for 3220 Prospect Street, NW. by Weaver Prospect LLC. CAG represents over 1200 residents of Historic Georgetown and it reviews projects such as this one carefully not only for compatibility with the historic fabric of the neighborhood but also for compatibility with traffic and parking requirements of the community.

CAG is generally supportive of the proposed project because it should help to bolster Georgetown's reputation as an important shopping center for the City as well as the residents of Georgetown and because the developer has committed to retain the important capacity of the existing parking lot in an underground garage. Street parking is in limited supply for shoppers and patrons of nearby restaurants and stores and this project will add to the existing demand. The lack of parking is an oft-cited reason for people not to shop in Georgetown so preserving existing parking capacity is vital.

However, we are concerned about the impact on traffic of having no onsite truck loading bays in this project. We understand from the developer that installing loading bays in the underground garage would result in a loss of about 46 parking spaces in the 96 space garage. There are also serious concerns that many delivery trucks would not use the underground bays and instead seek to park, or double park, on Prospect Street while loading and unloading. We proposed as an alternative pull in loading bays at street level such as are found elsewhere in Georgetown but were advised by the developer that DDOT would not approve such bays in new construction. Accordingly the only alternative appears to be street side loading space.

Board of Zoning Adjustment
District of Columbia
CASE NO.18977
EXHIBIT NO.38

Parking for commercial vehicles in this block is inadequate at the present time because of deliveries to the several restaurants on the north side of the block which face this proposed building. One lane of this two lane street is often blocked by trucks and cars during the day, especially during morning deliveries to the restaurants on the north side of this block. See attached photograph provided to us by Weaver Prospect LLC.

There is only one short commercial loading space on this block and it is located on the south end of Prospect Street where it joins Wisconsin Ave. The principal occupants of this space are illegally parked cars, the owners of which perhaps consider themselves to be 'loading' at nearby stores. The proposed loading entrance for this project is next to the garage, one half block away, so even if this one space were available it does not address the mid-block demand for loading and unloading for this project and the nearby restaurants. It is also completely inadequate for the number of trucks currently loading and unloading on this block which is why they park illegally on the north side of this block.

While CAG supports the use of street side loading and unloading for this project it has to be adequate and it has to be near the loading entrance for this structure. We do not believe a single truck space would be adequate to service the needs of this building. The planned soft retail use is likely to require daily truck stops by multiple trucks and deliveries that may overlap with restaurant food delivery. A long commercial loading space (along with better enforcement) might also encourage the trucks which park illegally across the street from blocking traffic on this relatively narrow two lane street.

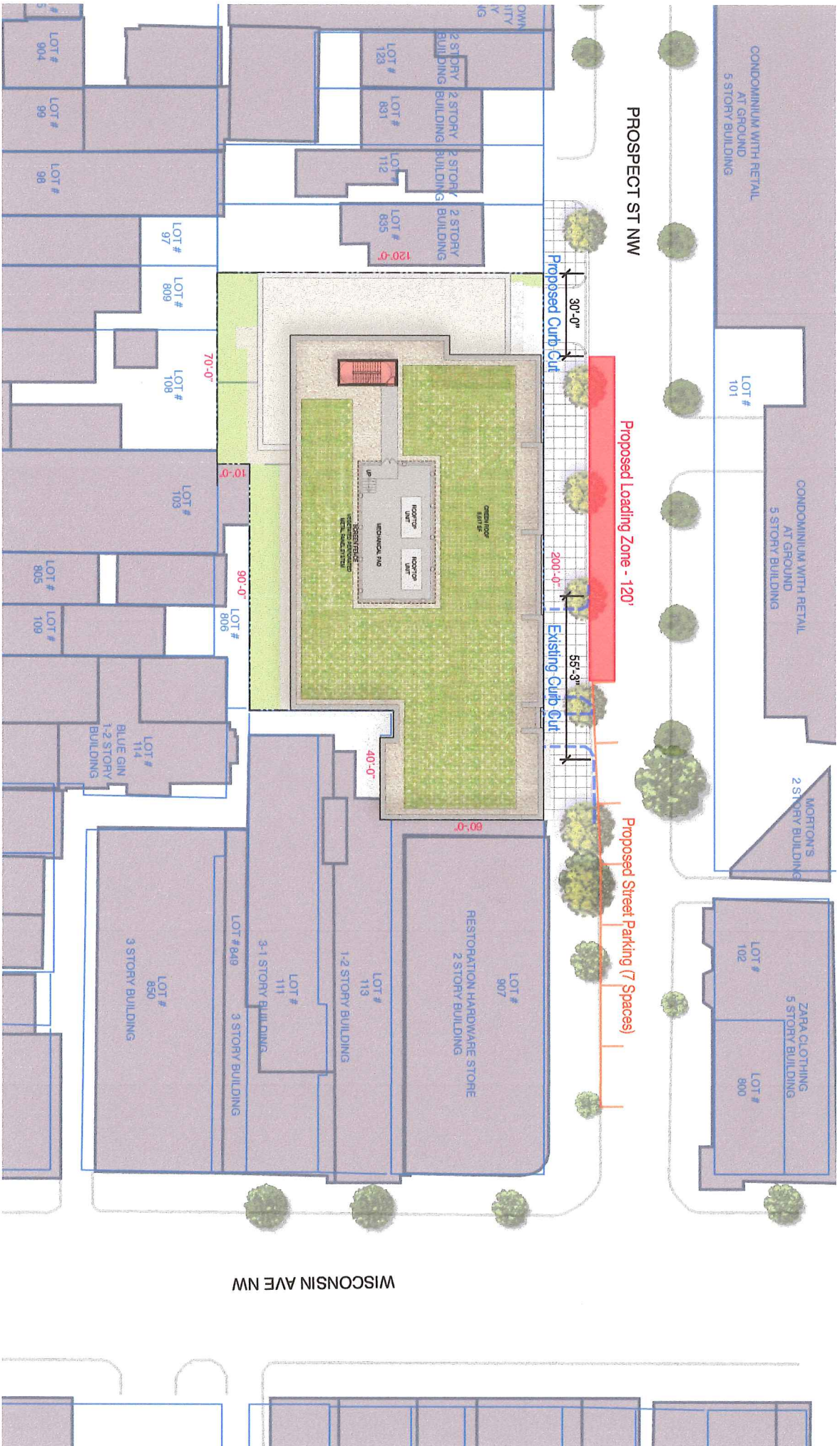
We have therefore urged DDOT in writing to eliminate the underutilized commercial parking space at the end of the block and provide a commercial loading zone 120' long for the use of this project and surrounding businesses. ANC 2E has by resolution dated April 13, 2015 endorsed this proposal by CAG. The response the ANC and CAG have received to date is that all these details will be worked out with the developer after this Board approves the project without on-site parking. We do not believe that is a satisfactory solution since this Board and the public should have an opportunity to review and comment on any plan to substitute on street side parking for the required truck parking bays.

Thank you for your consideration of our comments.



Pamla Moore, President
Victoria Rixey, Chair, Historic Preservation and Zoning Committee
Richard Hinds, Legal Counsel





3220 Prospect Street

McCAFFERY Interests

ANTUNOVICH ASSOCIATES
ARCHITECTURE - PLANNING - INTERIOR DESIGN



Proposed Loading Plan - 120' w/ Additional Parking