

BZA Hearing – Re. Application No. 19689

June 13, 2018

Good morning/afternoon,

My name is Steve McPeck.

I first moved to Washington, DC, over 35 years ago. I've been an owner at Meridian Crescent Condominium for 12 years and I represented our association on the community working group developing the MOUs.

I participated in 16 working group meetings since December, an open community meeting, a PZT meeting, and a meeting with DDOT. I also engaged with our association and board during this process.

In my observation, the developer and Meridian International Center acted in good faith while collaborating with neighbors to draft the MOUs to address community demands and to mitigate potential adverse impacts of the proposed development.

We understand the MOUs are now final and the Meridian Crescent Condominium Association Board has voted to sign them.

On behalf of our association, I'd like to provide the following statement:

Meridian Crescent Condominium neither supports nor objects to the new development at 2300 16th Street. Our building is situated on 17th Street between Belmont St. and Crescent Place, where 100% of our residences face the street across from the Meridian House. We have large windows of our living rooms and bedrooms, across the face of our building.

Our residents have raised concerns about adverse impacts of the development, especially increased traffic flow in front of our building and increased delays at the 16th St. and Crescent Place intersection. We also understand the importance of safety and unobstructed traffic flow at the 16th and Belmont intersection as that intersection is the gateway of our community.

The proposed building will sit directly on 16th St., a major thoroughfare. We strongly oppose diverting traffic through the quiet streets of the neighborhood including 17th St. We endorse the MOUs, as written, as they ensure that traffic flow will exit onto 16th St. in the most direct way. By having traffic enter the new development from Belmont and garage traffic exit onto Crescent, the overall adverse impact at both intersections should be less than previously considered alternatives.

The MOUs also contain numerous provisions to mitigate potential adverse impacts from Meridian operations, the construction of the building, and activities of the proposed condominium. Most importantly, they include a framework for accountability including penalties designed to enforce the provisions of the agreements. It is essential that Meridian and the developer abide by the obligations of these agreements and that the BZA or other appropriate body will help the neighbors enforce the MOUs if necessary.

Although we are in close proximity to Meridian House, we have not heard significant objections to Meridian's current operations from our residents. We trust that they will continue to act as good neighbors.

Thank you for the opportunity to present at this hearing.