

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**Board of Zoning Adjustment**  
**Application No: 19694**

**Testimony of ANC 3D**  
**February 28, 2018**

Members of the Board of Zoning Adjustment.

I am Alma Gates, representing ANC 3D; and, the Single Member District Commissioner for 3D05, which includes the subject site. At its February 7, 2018 meeting, ANC 3D voted 9-0-0 to approve with conditions the special exception application of 5104 MacArthur LLC.

The ANC's letter is in the file at Exhibit 55 and includes five (5) Conditions of Approval. While ANC 3D agrees that it is impossible for the Applicant to provide the required off-street parking spaces, the Commission is sensitive to the current level of activity on this blockface of MacArthur Boulevard, including a condominium and an apartment building, the Brazilian Naval Attaché, a US Post Office, restaurants, additional commercial activities and the abutting low density residential areas. ANC 3D is also sensitive to the fact the proposed use will likely introduce new stresses on the immediate area.

MacArthur Boulevard, the location of the proposed child development center, is a divided four lane major thoroughfare which transects the community. The Boulevard is one of two main entry points into and out of the city in terms of commuter traffic and the location of several Mixed-Use Zones which support the needs of the community. It is also the route for the D-6 Metrobus and one of the stops is located proximate to the front of the proposed site. This is a good thing! I am not going to sit here and tell you the D-6 is the most reliable bus line in the city, because it is not, but it is one of the major carriers for the employees of Georgetown and Sibley Hospitals, so buses run about every 30 minutes.

Is the D-6 bus going to be the main source of transportation for the 11 staff members of the child development center? Probably not, and for that reason ANC 3D proposed that there be a DDOT-approved TDM Plan prior to BZA approval of Application No. 19694. Our concern is parking and traffic related to the child development center, not bicycle racks. The very brief TDM found at Exhibit No. 51 really offers little in the way of assurance to the community. A twenty-dollar

pre-loaded Metro Card is about a week's fare and there is no explanation offered for the proposed Commuter Benefits Savings Plan in the DDOT Report or elsewhere in the file.

With regard to the parking changes suggested by DDOT - it is not going to sit well with current businesses if any changes are made to parking on MacArthur Boulevard to accommodate the child development center pick-up and drop-off. The Child Development Center should not become an inconvenience to those residents and establishments which currently occupy space along this blockface of MacArthur Boulevard.

ANC 3D asks that the five proffered conditions in its letter of February 8, 2018 be incorporated into BZA Order 19694. Also, the Commission asks that the BZA limit the term of the Special Exception to a period of five years.

The proffered conditions were accepted by the Applicant at the February 7, 2018 ANC meeting.

In closing, ANC 3D asks that its findings be given the great weight to which they are entitled under DC Law. I am available to answer any questions the BZA may have.