CARTER BARRON EAST NEIGHBORHOOD ASSOCIATION

1337 Hamilton Street, NW, Washington, DC 20011 Phone: 202-723-6320

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OFFICE OF ZONING
DISTRICT OF COLUMBIA

April 13, 2000

Ms. Sheila Cross-Reid, Chairperson
Board of Zoning Adjustment
441 4th Street, NW, Suite 210
Washington, DC 20001

Re: Application #16569, World Plan Executive Council, 5000 14th Street, NW

Dear Ms. Cross-Reid:

The Carter Barron East Neighborhood Association (CBENA) is pleased to submit its position regarding application #16569.

CBENA endorses the application for special exceptions from the Board of Zoning Adjustment (BZA) in order for the Kingsbury Center to run a school at 5000 14th Street, NW, provided that certain conditions which are designed to minimize the impact of the proposed facility on our residential neighborhood are attached to the granting of the special exception.

We urge the BZA to add the following conditions to any order it issues granting the special exceptions that Kingsbury seeks:

1. Kingsbury shall manage and control all incoming and outgoing traffic to minimize any deleterious effects on the neighborhood. As the school grows in size and as experience teaches everyone concerned where problems with unacceptable traffic flow or congestion may occur, Kingsbury shall work with the community to try to adjust patterns to mitigate traffic impacts to the maximum extent practicable.

2. Kingsbury shall provide 124 parking spaces on site, as shown in the site plan. This plan shows the parking around the building, not on the perimeter of the property. In creating the driveway and parking spaces, Kingsbury shall preserve the trees and green space to the maximum extent possible and use environmentally-friendly material rather than asphalt. For any overflow parking, Kingsbury shall direct its clientele to park along 14th Street on its side of the street.

3. Kingsbury shall designate two persons to serve as liaisons to CBENA and a CBENA representative shall serve as liaison to the Kingsbury Board on behalf of CBENA. Any concerns that the residents of CBENA have regarding the operation of Kingsbury shall be discussed in a timely fashion, and every reasonable effort shall be made by Kingsbury to resolve problems for the residents created by their operation.

BZA
#31 Case No. 16569
Exhibit No. 31

Board of Zoning Adjustment
District of Columbia
CASE NO.16569
EXHIBIT NO.31

4. Kingsbury shall not exceed 300 students in the total enrollment in its school.

5. Kingsbury shall have the following hours of operation:

Monday - Friday: 8:30 am - 6:15 p.m.

Saturday: 8:30 am - 1:30 p.m., during several months of the year

Sunday: Closed

The Carter Barron East Neighborhood Association (CBENA) has represented this community for 30 years; we include over 500 households in the area bounded by Decatur Street to the south, 16th Street to the west, Longfellow Street to the north, and 13th Street to the east. The property in question is a large piece of land in the center of our community. The question of how this property is to be used in the future will have a significant effect on many of our members and residents.

CBENA has been involved in the question of the disposition of this property for a long time, including two previous applications to your Board in previous years, and since the time that the Kingsbury Center placed a contract on the property. We have met with the Kingsbury Center on three occasions and have established a good working relationship with them.

CBENA representatives will appear before the Board independently, rather than merely as a part of the case brought by the applicant.

If you have any questions, or if we need to submit further information, please contact me at 723-6320.

Sincerely,

Kathryn Ferger,
President