TESTIMONY OF ROSALYN P. DOGGETT, AICP
OFFICE OF PROPERTY DEVELOPMENT AND MANAGEMENT
WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA)
RE: BZA APPLICATION 17304
OFFICE BUILDING AT BENNING ROAD METRORAIL STATION
APRIL 19, 2005

MR. CHAIRMAN, MEMBERS OF THE BOARD

MY NAME IS ROSALYN DOGGETT, AND I AM THE WMATA PROJECT MANAGER FOR THE PROPOSED OFFICE BUILDING DEVELOPMENT AT THE BENNING ROAD METRORAIL STATION. THANK YOU FOR THE OPPORTUNITY TO EXPRESS WMATA'S SUPPORT FOR THIS COMMERCIAL PROJECT, WHICH INCLUDES WMATA'S BENNING ROAD METRORAIL STATION ENTRANCE. THE PROJECT WILL BE BUILT ON LAND THAT WMATA IS SELLING TO BENNING 45 LLC. IT WILL HELP REALIZE WMATA'S GOAL OF PROMOTING TRANSIT ORIENTED DEVELOPMENT THAT PROVIDES SERVICES TO LOCAL NEIGHBORHOODS; ENCOURAGES TRANSIT RIDERSHIP; AND PROVIDES TAXES TO LOCAL JURISDICTIONS LIKE THE DISTRICT OF COLUMBIA.

AS APPLICANT, I WOULD LIKE TO UNDERSCORE THE FACT THAT WMATA'S FACILITIES ON THE SITE PRESENT SIGNIFICANT DESIGN CHALLENGES TO THE DEVELOPER. THE SITE IS LESS THAN AN ACRE. YET, IT INCLUDES THE FOLLOWING, LARGELY SEPARATE WMATA FACILITIES OR RESTRICTIONS: ESCALATORS AND AN ELEVATOR WITH EASEMENTS TO ALLOW EASY ACCESS TO BOTH; AN UNDERGROUND CHILLED WATER LINE WHICH MUST BE SPANNED; A CHILLED WATER PLANT THAT AIR CONDITIONS THE STATION; ON-SITE KISS AND RIDE AND HANDICAPPED PARKING WHICH MUST BE MAINTAINED; SEVERAL LARGE VENT SHAFTS WHICH MUST REMAIN UNENCUMBERED; AND EASEMENTS TO ALLOW WMATA PERSONNEL ACCESS TO REPAIR ON-SITE FACILITIES. TOGETHER, THESE IMPEDE OPTIMUM DEVELOPMENT OF THE SITE AND PRECLUDE CONSTRUCTION OF UNDERGROUND PARKING .

NEVERTHELESS, AS WMATA BEGAN TO EMPHASIZE TRANSIT ORIENTED DEVELOPMENT ON ITS PROPERTIES, THE AUTHORITY DID OFFER THIS SITE COMPETITIVELY FOR DEVELOPMENT IN 2000. NO PROPOSALS WERE RECEIVED. IN LATE 2003, BENNING 45 LLC SUBMITTED AN UNSOLICITED PROPOSAL FOR AN INVENTIVE USE OF THE SITE GIVEN THE DEVELOPMENT OBSTACLES.

THE PRINCIPALS OF BENNING 45 LLC CURRENTLY OPERATE TWO OTHER COMMERCIAL PROJECTS UNDER AGREEMENT WITH WMATA AT THE COURT HOUSE STATION IN ARLINGTON AND AT THE U STREET-CARDOZO STATION IN THE DISTRICT. THEY HAVE THE EXPERTISE TO BRING ON LINE A PROJECT THAT WILL HELP REVIVE THE COMMERCIAL AREA AT THE BENNING ROAD STATION AND HELP WMATA AND THE DISTRICT OF COLUMBIA CAPITALIZE ON THEIR LARGE INVESTMENT IN METRORAIL. THEREFORE, THIS IS A HIGH PRIORITY PROJECT FOR WMATA, AND THE AUTHORITY URGES BZA APPROVAL OF THE SPECIAL EXCEPTION REQUESTS.

Case No. 17304
Exhibit No. 34

Washington Metropolitan Area Transit Authority

600 Fifth Street, NW
Washington, DC 20001
202/962-1234

By Metrorail:
Judiciary Square—Red Line
Gallery Place-Chinatown—
Red, Green and
Yellow Lines
By Metrobus:
Routes D1, D3, D6, P6,
70, 71, 80, X2

A District of Columbia, Maryland and Virginia Transit Partnership

Board of Zoning Adjustment
District of Columbia
CASE NO. 17304
EXHIBIT NO. 34