

November 11, 2017

D.C. Board of Zoning Adjustment
441 4th Street, N.W., Suite 200S
Washington, DC 20001
bzsubmissions@dc.gov

Re: BZA Case No. 19581 – LAMB PCS at 5000 14th Street NW

Dear Members of the Board:

I am the ANC SMD 4C01 representative. The proposed location is adjacent to my SMD. I am writing this letter as a nearby resident in support of LAMB's application.

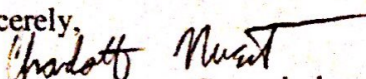
LAMB has worked closely with ANC 4C throughout its community engagement process for this application. LAMB has engaged many residents, West Elementary School, and the ANC to ensure that the school will be an asset to the community and that any harmful impacts will be mitigated. LAMB hosted many community meetings, met with individual neighbors, listened to community concerns, and worked collaboratively with residents to find solutions to their concerns. LAMB has proven to be responsive and committed to being a good neighbor.

I believe that the establishment of LAMB at the site, both while the Kingsbury Center is present and after it leaves, will not adversely affect neighboring properties. In particular, traffic and parking have been the greatest concerns to nearby residents, and LAMB has provided supporting information and mitigation strategies to address these concerns. Based on LAMB's comprehensive transportation review, transportation demand management plan, commitment to mitigation measures and performance monitoring, and ample on-site parking and queuing space, I expect that LAMB will not create problematic traffic or parking conditions in the community.

I believe that LAMB will be a good neighbor and will work with the community for as long as it is present at the site. While I agree with the conditions of approval proposed by ANC 4C (which includes those proposed by LAMB, DDOT, and OP), I do not agree with the condition that LAMB must return to the BZA in the future. I believe that LAMB has been extraordinarily responsive to the community's concerns by agreeing to so many conditions. Having to return to the BZA would be extraordinarily detrimental to the LAMB's ability to locate at the site due to financing requirements. Therefore, I support approval of LAMB's application without the condition that LAMB must return to the BZA in the future.

I believe that, on balance, the establishment of LAMB will benefit the community and will not be harmful, so it is unnecessary to burden LAMB with the obligation to return to the BZA. Accordingly, I request that the Board approve the application without the condition that it return to the BZA.

Sincerely,


Charlotte Nugent, Commissioner, ANC 4C01

4813-7923-9250.1

Board of Zoning Adjustment
District of Columbia
CASE NO.19581
EXHIBIT NO.70

Scanned by CamScanner