



ADVISORY NEIGHBORHOOD COMMISSION 3C
GOVERNMENT OF THE DISTRICT OF COLUMBIA
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P.O. Box 4966
Washington, DC 20008
Website <http://www.anc3c.org>
Email all@anc3c.org

July 31, 2018

Frederick Hill
Board of Zoning Adjustment
441 4th Street NW
Washington, DC 20001

Re: Case No. 19816 –2461 Wisconsin Ave NW

Dear Chairperson Hill and Members of the Board of Zoning Adjustment,

I write as the SMD Commissioner for ANC 3C08 whose district is adjacent to 2461 Wisconsin Ave NW, which is located in ANC 3B. I have worked closely with ANC 3B Commissioner Jackie Blumenthal to develop this project, including meeting with the applicant several times prior to filing. The applicant appeared before ANC 3C at our Planning and Zoning Committee meeting in June, but ANC 3C did not pass a Resolution on this project.

The building that is the subject of this application has long been an issue for our neighborhood. Since the Union moved its headquarters out of Washington, DC, the building has sat largely vacant. As the building is zoned residential and adjacent to a children's playground, it has been difficult to find the right fit. In general, the adjacent neighborhood, and particularly the residents of the condo building directly across the street, are in favor of the use of the building as a childcare center. There is an immense need for childcare, particularly infant care, which will be the focus of this center.

The concerns raised by neighbors and Commissioners relate exclusively to traffic and parking. In particular, neighbors on Observatory Circle NW are worried about additional traffic using Calvert/Observatory between Wisconsin Ave and Massachusetts Ave NW. At the Planning and Zoning meeting, the Applicant noted that the intent is for this to be a community-based center and that they would first and most heavily market to nearby areas, which should encourage patrons, who would walk, bike or use public transport. Additionally, the Applicant has made representations to the nearby community that if parking and traffic problems persist they will work together with neighbors to address them, including considering whether a traffic resource officer is needed to help assist with traffic flow during peak times.

I am grateful to applicant for their efforts to address neighborhood concerns and to ANC 3B for encouraging our involvement in the assessment of this project.

Very truly yours,

Malia N. Brink

Board of Zoning Adjustment
District of Columbia
CASE NO.19816
EXHIBIT NO.31