

July 22, 2020

RE: 3400 Connecticut Partners LLC BZA Case 20266

To the Members of the Board of Zoning Adjustment:

I write in support of the Applicant in the above-referenced case for special exception relief from the parking requirements of the Zoning Regulations to advance redevelopment of an existing historic building's site with 17 residential units to be retained, plus 35 new residential units and supportive retail. The benefits of the project include additional housing, an upgrading of the retail streetscape along Connecticut Avenue, the closing of the curb cut on Connecticut Avenue, and the addition of a public plaza on the undeveloped portion of the current parking lot.

As a former member of ANC 3C, I am convinced that our efforts to bolster the retail district in which the project is located foundered because there is insufficient nearby housing to support neighborhood retail. New residents within walking distance would clearly help that situation.

As a member of the Washington Metropolitan Area Transit Authority's real estate and planning staff, I note that residents who choose to live on transit-rich corridors do so because they do not want the cost and hassle of owning an automobile. Many of Metro's Metrorail-adjacent mixed use projects during my tenure were built in the early 2000's with excessive parking that has not been used. Developers have ended up renting such spaces to transit patrons coming from farther away thus increasing local traffic. The current pandemic-resistance to use Metro is temporary though well-founded. However, even so, residents near transit have opted for other non-auto transportation during the temporary pandemic: bicycle and scooter among them.

The Applicant has stated that a census of current Macklin residents shows only one of seventeen-unit occupants owning a car. The leases for new residents will require that they may not apply for a Residential Parking Permit.

For these reasons, I urge that the provision of parking be waived. Thank you for your consideration.

Sincerely,

Rosalyn P. Doggett

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