

Cochran, Patricia (DCOZ)

From: Judith Kennedy <jatkennedy@aol.com>
Sent: Wednesday, July 22, 2020 3:02 PM
To: DCOZ - BZA Submissions (DCOZ)
Subject: In strong opposition, BZA Case #20266, 3400 Connecticut Partners

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To: Mr. Frederick Hill, Chairman, Board of Zoning Adjustment
From: Judith Kennedy and Donald Tuttle, 3038 Newark Street NW

We live just up the hill from the Macklin and must strongly oppose the special exception requested by the developer of 3400 Connecticut Avenue NW, the Macklin, for relief from ANY parking space requirements. Section 901 of the zoning regulations permit the BZA to grant the exception if and only if the relief will still be in harmony with the general purpose and intent of the zoning regulations, if it will not tend to adversely affect the use of neighboring properties, and most significantly, if the applicant has met its full burden to prove that there will be no adverse impacts. That is not the case here.

This developer proposes to:

- triple the number of Macklin residences on Newark Street's small corner from 17 to 51;
- double the number of retail tenants;
- eliminate the existing 15 parking spaces fronting Connecticut Avenue;
- and provide NO PARKING for the entire development.

If permitted, the relief will adversely effect the use, character and livability of Newark Street and the adjacent commercial strip.

This development may boast a Connecticut Avenue address but the reality is that it is shoehorned into a 19th century, narrow, meandering, hillside lane that follows the contours of the land as landscape architect Frederick Law Olmsted planned. The developer's own traffic consultant told the ANC that "let's just admit that there's no available parking spaces" from his December analysis. Stress on parking is already extreme, and the pandemic has greatly increased the likelihood of more cars on the street, given the months' long metro shutdown and the further loss of 28 parking spaces in the retail service road that some argue should be made permanent. Where are the cars of current retail customers and 50 plus new residents supposed to go?

Newark Street currently has approximately 65 residences in the 2900 through the 3400 blocks, some of which have no offstreet parking and others that have only shared, very narrow driveways. Macklin's proposed 51 residences without any parking represent a 70% increase in residences on an already busy residential street that has such a narrow sidewalk on just one side of the street that pedestrians, including those pushing strollers, have to walk in the street. For decades, parking has been restricted to one side only of the first 3 blocks, leaving 2 extremely narrow driving lanes with blind spots from the meandering curves close to the Macklin that pose dangers for both pedestrians and drivers.

Connecticut Avenue businesses rank parking as their number one problem. Eliminating the existing 15 parking spaces beside the Macklin retail while adding several new retail shops in the development will not only worsen the parking problem for retail customers but also send more shoppers up Newark Street in the futile search for a parking spot. Even more cars will turn up the Newark Street hill, fail to find a space, and try to u-turn in the two narrow winding lanes. The special exception is a recipe for disaster.

Please vote NO on the developer's special exception request.

Judith Kennedy and Donald Tuttle

Board of Zoning Adjustment
District of Columbia
CASE NO.20266
EXHIBIT NO.104