

Cochran, Patricia (DCOZ)

From: Eric Rubin <ericsethrubin@gmail.com>
Sent: Thursday, July 23, 2020 7:45 PM
To: DCOZ - BZA Submissions (DCOZ)
Subject: Letter to Mr. Frederick Hill, Chairman, BZA re: BZA 20266

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Dear Mr. Hill,

I am writing to request your consideration of my concerns about BZA 20266, the proposed Macklin development on Newark St. NW.

My wife Nicole Simmons and I have lived at 2930 Newark St. NW, directly across the street from the new development proposed by 3400 Connecticut Avenue Partners LLC, since 1996. In our 24 years here, we have seen demand for parking grow year by year, to the point where there are rarely available spaces on our block despite the requirement for residential parking stickers.

The developer is proposing to triple the number of residential units in the Macklin from 17 to 51, and to eliminate the 15 commercial spots now available in front of the Xfinity store at 3400 Connecticut.

We have no commercial parking in our neighborhood, aside from the inordinately expensive Park & Shop lot that is only open during business hours. We have recently lost 21 spaces due to the closure of the Connecticut Avenue service lane. And now we face this developer's proposal to add 34 residential units and additional retail/shopping space, while taking away the 15 existing commercial spaces.

The developer has indicated that he could include underground parking in the project if he is required to. He just would rather not pay for it. I am asking that you support our neighborhood's insistence that parking be included in the development.

If not, we face a real mess when this project is completed (not to mention the mess that will result from construction on a narrow residential street with only traffic lane). We already have to deal with parkers illegally blocking our driveway, and I fear that could get worse if parking is not included in the Macklin project.

Thank you for your consideration.

Eric Rubin
2930 Newark St. NW