

Ward3Vision Letter of Support for the Macklin

To the Members of the Board of Zoning Adjustment,

Ward3Vision writes in support of the Applicant in Case 20-266 “3400 Connecticut Partners LLC” for relief from parking requirements under DC Zoning Regulations. We are a group of residents advocating for better urban places through a more walkable, sustainable and vibrant built environment. We believe that granting this special exception is in the interest of furthering the goals of a walkable, transit oriented and vibrant Cleveland Park and allows for the addition of 35 new homes in one of our high opportunity and highest cost neighborhoods as well commercial and public space that will further enhance the neighborhood.

This special exception will allow the project to move forward as the Applicant has Survey data shows that these lines are well patronized by residents already living in this area, a plurality of who take transit to work where this development is located (tract 6), and an argued given the constraints of the site in Exhibit 4 (Page 6) that providing zoning compliant parking would not be possible. The DC Office of Planning has also noted in Exhibit 73 (Page 3) that this proposal will remove a nonconforming use under the NC-3 zoning regulations that prohibits surface parking and removes a curb cut along Connecticut Ave that would not be allowed today and currently creates a conflict for pedestrians.

This development is located within a quarter mile from transit stops on the Red Line as well as L1, L2 & H2, H3 + H4 bus lines that provide frequent service. There is also a Capital Bikeshare station located in front of the property that the developers have agreed to pay for to be relocated during construction and expanded from the current 10 docks to 18 as part of their TDM plan and commitment to sustainable transportation modes. American Community outright majority in the tract 13.02 across Connecticut Ave with a higher percentage of multifamily housing. Given this data we believe that it is reasonable that this development will attract largely car-free residents, especially given additional restrictions placed on residential parking permits passed by the Council of the District of Columbia recently that would apply to new residents in this development.

Given these high quality transit connections and the existing patterns of residents in this area we believe that granting a special exception is eminently reasonable. This site will also

provide significant benefits to the community through additional residents to patronize many of the neighborhood businesses and through the public space provided on what is currently a surface parking lot. These additions along with retail space fronting Connecticut Ave will enhance the pedestrian experience along this stretch and help bring the western side of the avenue into a more cohesive retail corridor while being respectful to the historic preservation of the existing Macklin building.

Additionally, this project will increase density in line with the Mayor's goals of providing more housing in general, and more affordable housing through Inclusionary Zoning, on sites that are transit oriented and in the Rock Creek West planning area. For these reasons Ward3Vision believes that this project will be an asset to Cleveland Park and strongly urges the Board of Zoning adjustment to approve this special exception.

Respectfully,