



Date: October 30, 2020

D.C. Board of Zoning Adjustment
441 4th Street, N.W.
Suite 200S
Washington, D.C. 20001

RE: BZA Application No. 20308 – CCRC Use at 4865 MacArthur Blvd., N.W. Applicant's Prehearing Submission

Dear Members of the Board:

The Palisades Community Association (PCA) is formally withdrawing our request to be party in opposition to BZA Application No 20308. PCA is now in support of the application by 4865 MacArthur Blvd Landlord, LLC (Applicant). The Applicant actively engaged with our community and we successfully assisted in negotiating a Memorandum of Agreement (MOA) and a Construction Management Agreement (CMA) with the Applicant. The MOA was executed between Advisory Neighborhood Commission 3D and the Applicant on October . The CMA was executed between the PCA and the Applicant on October 27th.

On October 18th our community concluded an online vote to support this application once the MOA and CMA were executed by all parties. The final vote tally was 363 in support of the project and 33 votes against. This is over 90% of the votes in support of this project.

The huge support for this project comes from the many benefits our community will receive, and assurances of limited impact, during construction and upon completion of this project. A few of these benefits and assurances are as follows:

1. Building massing – with this zoning adjustment the developer has agreed to decrease the mass of their building along our main street, MacArthur Blvd.
2. Retail – guaranteed 5,000 square feet of retail, likely a grocer tenant
3. Public Space – developer has committed to preserving public space for our weekly Farmer's Market and providing room to expand the market.
4. Sidewalks – the developer is building new sidewalks, crosswalks, and stop signs (with DDOT's approval) around the site area and beyond prior to construction to ensure pedestrian safety;
5. Parking and Traffic Control – the developer has agreed to parking performance standards and other measures to ensure the project is traffic neutral in the neighborhood;

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6. Landscaping – the developer has engaged with the PCA to determine what the community’s desires are and matching their public space improvements to those desires;
7. Construction Management Agreement – the Applicant has signed an agreement with the PCA that preserves as much as possible the Farmer’s Market in the community; surveys neighboring homes, businesses, and church and indemnifies them in the event of damages; sets the standards for communication between the construction firm and the community.

Given all of these concessions by the Applicant, the PCA fully endorses the approval of this application, and asks that the provisions of the CMA, as appropriate, be incorporated into any order approving the special exception issued by this Board.

Palisades Community Association

Sincerely,

Tricia Duncan
President