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Sent: Monday, October 25, 2021 10:39 AM
To: ATD DCOZ; DCOZ - BZA Submissions (DCOZ)
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Subject: Case #20472 River School Proposal - Opposition

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Dear Chairman Hill and Members of the Board of Zoning Adjustment,

I have been a resident of DC since 2010 and I live at 4322 42nd Street NW.

I write to ask you to deny the River School request for zoning exceptions, Case #20472, and to oppose the purchase, relocation, and expansion of the school to 4220 Nebraska Avenue NW.

Although I support bringing smart, stable development to the neighborhood, the River School Plan includes a very large footprint on a small parcel of land in a location that is already stressed by traffic and safety issues. A plan like this should not be approved without thoughtful evaluation of these issues and implementation of appropriate steps to minimize problems. At the present time DDOT has no specific plans to mitigate already existing issues with relevant intersections. These safety concerns would only be exacerbated with the addition of an entity the size of the River School. The increased density of both motor vehicles and people make this plan untenable at the proposed location.

On October 14, 2021, ANC 3E voted 4-1 to oppose the River School Plan given the long-term traffic and safety impacts that the River School plan would have on the community. I support this decision by the ANC.

In some ways the addition of the River School could be viewed as a positive addition to our neighborhood, but the positive impact would be far outweighed by safety issues and the lack of detail with regard to some important areas of concern in the current proposal. In addition, there are still many unknowns evident in the River School application and some estimates are skewed to present a picture that is unrealistic.

As an example, the River School's BZA application for zoning exception does not include any discussion of the National Center for Hearing Innovation that was included in early documents provided to neighbors. This Center of approximately 10,000 square feet is not a school or childcare related activity and therefore should have been included as an additional zoning exception request. There have been no details provided about the planned size and scope of this Center recently.

As another example, more than half of the River School population is age 3 or younger. At these ages children cannot be easily bussed to school, so the River School transportation plan would be virtually impossible to implement.

The River School has said that they will work with the community to develop transportation mitigation strategies in the area surrounding 4220 Nebraska Ave NW. However, at the present time this is no more than a

“trust me” statement. Specifics of these strategies need to be ironed out before exception applications can be evaluated or approvals can be granted.

In sum, the River School proposal is much too large and dense for the zoning and size of the property. This plan will bring more traffic and safety issues to an area that is already struggling to contend with these problems.

For the reasons outlined above, I ask that you do not approve BZA Case # 20472.

Sincerely,

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c:

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