

Cochran, Patricia (DCOZ)

From: Sarah Kim <sarahki.kim@gmail.com>
Sent: Monday, March 12, 2018 2:00 PM
To: DCOZ - BZA Submissions (DCOZ)
Subject: BZA Case 19377: The Boundary Companies and The Missionary Society

<Comments in Opposition>

Dear whom it may concern,

I am writing this email to oppose the proposed development of St. Paul's.

My husband and I bought a house in Chancellor's Row in summer 2016 for our growing family. We chose this neighborhood specifically for the residential-feel of the neighborhood and its quietness and remoteness from the rest of DC, which we considered to be the most important factors for our young family. Unlike other parts of NE, the constructions in the community were already finished, and that is why we were fine with paying the already-substantially hiked price for the house.

However, the developments and changes that we have been seeing since summer 2016 have left us feeling extremely regretful of our move to the neighborhood. Please see below for why I oppose the proposed development of St Paul's.

Why I oppose the proposed development of St Paul's

1. Traffic and parking on our privately maintained streets and neighboring streets from construction vehicles, the school (which is not yet at full capacity) and new residents

Our streets are private streets, so we already do not receive benefits of living on public streets. For example, we have to pay for our own trash pick-up and parking enforcement through HOA fees. However, since the occupancy of Washington Leadership Academy and the commencement of the DC Water Works in vicinity, we have already seen a huge increase in traffic and it is already extremely difficult for residents to look for a space to park on the street. With the proposed development of St Paul's, we will see construction vehicles during the development stage and cars from new residents once the development is finished. This can only mean that our traffic and parking problems will only be exacerbated, and these problems will have to be addressed by us as we live on private streets. Construction or development companies may provide temporary solutions for a short period of time to appease the neighbors. However, once they are gone or once the short period of time is over, we will be left alone to address the traffic and parking problems on our own.

2. Safety issues from construction vehicles and increased traffic

Since the occupancy of Washington Leadership Academy and the commencement of the DC Water Works in vicinity, we have already seen a huge increase in traffic and we have already experienced safety concerns with the increased automobile and foot traffic that led our community to install stop signs, using our own HOA fees. However, our community's safety concerns are not fully addressed by the erection of the stop signs alone and we are still trying to address the safety concerns. One example of many safety issues that we are facing is the entrance of large construction trucks into our neighborhood – we are already seeing many large construction trucks in our neighborhood for the DC Water Works project and there could only be more if the proposed development goes ahead. As these trucks are too big to make simple turns, they need to turn, reverse and go forward a few times before they can make the turns. There are many toddlers and children in our neighborhood and such maneuvers of large trucks can be very dangerous for these little people. We all know that even when parents and caregivers are very careful, sometimes these little people can just run off. We do not want accidents or scare attacks happening in our own residential neighborhood where they should feel safe.

Board of Zoning Adjustment
District of Columbia
CASE NO.19377
EXHIBIT NO.77

With the proposed development of St Paul's, our safety problems will only be exacerbated and our private streets will become more dangerous for young families who make up the biggest group of residents in our community.

3. Noises, dust, dirt and debris from the construction

When the DC Water Works started, our baby started having problems with her naps. She constantly got woken up by loud construction noises, and the days when the construction is going on can be extremely tough for her, and, therefore, the whole family. However, since this is only going to be a temporary issue, we are putting up with it. The proposed development of St Paul's will, however, not be a temporary project that will be over shortly. Also, as we have a young baby, we want to ensure that she can breathe in clean air. With the proposed development of St Paul's, expected noises, dust, dirt and debris from the construction can only be harmful to the neighbors (especially little ones) and it will greatly affect our well-being.

Please let me know if you have any questions or comments.

Kind regards,

Sarah Kim
(2923 Chancellors Way NE, Washington DC; 202 281 4697; sarahki.kim@gmail.com)