

**TO:** District of Columbia Board of Zoning Adjustment  
**FROM:** Brian & Adriana Wrenn  
**DATE:** 20-March-2018  
**SUBJECT:** BZA Case Number 19377 - 3015 4th Street NE (St. Paul the Apostle Townhomes)

We submit this letter to raise objections to aspects of the development plans contained within this application for the purpose of maintaining a wellbeing of ourselves and our surrounding community members. We wish to address the concerns of overcrowding, transportation, green space, and guarantees for the Chancellor's Row Home Owners Association.

The currently proposed plan does not address impacts upon transportation concerns that will arrive with the addition of new homes and the population residing within them. This site has already absorbed the opening of two charter schools, each of which will have increases in student population over the coming years. The present school population has already increased vehicular traffic on 4th Street NE, and the forthcoming residential and student population will only increase traffic further. Some changes to current plan can greatly alleviate and even improve traffic flow.



In reference to the above embedded image, the applicant should remove the entrance/exit denoted at #1 and reroute traffic by connecting the driveways within the townhome community to the existing driveway that connects with 4th Street as shown at #2.

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Furthermore, to support the increased volume the applicant should secure a commitment and plans from DDOT to widen 4th Street NE from four lanes to five lanes, as noted in #3 where a middle lane runs in the southbound direction and serves for left hand turning vehicular traffic only.

I have read another testimony submitted by DDOT mentioning future plans for a reduction of lanes on this section of 4th St. NE. Such a change would make traffic in our neighborhood far worse than its current state and is completely undesirable.

Until the addition of the fifth, designated turning lane, signage should prevent left hand turns when egressing from the townhomes community at #2 during busy traffic times. Such signage already exists at #4 and works well to prevent long backups along its respective driveway.

The applicant's development plans leave very little green space and do very little to either preserve existing trees or plant new ones. Their plans should provide more in those respects.

Lastly, the Chancellor's Row HOA should receive a commitment from the applicant that states what limits we can expect on the affects to our homes. Issues such as construction traffic through our privately maintained roadways, noise, dust, and water runoff can not only affect our quality of life, but our values of our properties as well. We want some guarantees as to what limits the applicant will adhere and what the applicant would do should their breaking of said limits negatively impact members of our association.

To make ourselves clear, we don't mean to voice opposition to the construction of these homes entirely. The Catholic church sold their privately owned land to the applicant, and the applicant has the right to develop on their land that they bought. However, their development plans should do more to mitigate the affects on the community that already exists here.

Thank you for considering our concerns.

Sincerely,  
Brian & Adriana Wrenn