

## Cochran, Patricia (DCOZ)

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**From:** Carrie Seltzer <carrieseltzer@gmail.com>  
**Sent:** Tuesday, April 24, 2018 12:37 PM  
**To:** DCOZ - BZA Submissions (DCOZ)  
**Subject:** BZA Case 19377: The Boundary Companies and The Missionary Society

Comments in opposition to the application

Dear Members of the Board,

I, as a parent of a child attending Lee Montessori Public Charter School, would like to express my concerns and priorities regarding the proposed development. The consequences of developing additional private streets is a serious concern because of the resulting heightened sense of protection by residents due to their clear financial stake in the maintenance. Broadly, I think this practice should be avoided in developments in the District because it does not promote a collective sense of community ownership and shared responsibility.

More specifically, my concerns as a parent are as follows:

1. **Pedestrian access to Lee Montessori and Washington Leadership Academy.** There need to be safe sidewalks allowing pedestrian access from 4th (at minimum), also taking into account those who arrive/depart via Metro. We are concerned about limiting pedestrian access due to "private sidewalks" that makes it inconvenient to access the schools.
2. **Pedestrian access unrestricted by racial or other profiling,** by neighbors or police. It is imperative to the school community that pedestrians be treated equally.
3. **Safe vehicle access from 4th Street for school traffic,** including a driveway entrance that is wide enough fit two cars across (unlike the current narrow driveway entrance).
4. Clear and sufficient **plan for vehicle flow** during the busy drop off and pick up times, based on a traffic study and taking into account the planned growth of the schools.
5. Sufficient **curb space for drop off and pick up** at the schools (not reduced or complicated by changing parking configurations).
6. Sufficient **parking for the schools** to accommodate the expected growth in school staff that comes with growing the student population, as well as occasional school events.
7. **Preservation of green space,** especially near the school. Once developed, green space is not easily reclaimed. Mature trees are not quickly replaced. The loss of green space must be considered in the broader context and trends of the neighborhoods, ward, and city as a whole (further detailed in Jen Renner's letter). A publicly accessible natural play area/nature playground would be an attractive feature for both school families and resident families.
8. Clear and sufficient plans to **minimize and mitigate construction-related disturbance** for students, such as dust and noise.
9. Clear and sufficient plans to accommodate **school access throughout the construction process,** both on foot and by vehicle.

I understand the demand for new housing, but want to reiterate the importance of the above concerns in the plans for development.

Best regards,  
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