

Cochran, Patricia (DCOZ)

From: Shawn Edwards <shawnedwardsindc@gmail.com>
Sent: Tuesday, April 24, 2018 9:17 PM
To: DCOZ - BZA Submissions (DCOZ)
Subject: Fwd: BZA Case 19377: The Boundary Companies and The Missionary Society: General Comments

Dear Members of the Board:

Thank you for taking your valuable time to address issues of smart growth across the city, and within our community. We know well that deciding cases such as BZA Case 19377 are never easy and clear cut. We therefore are submitting general comments community members with the believe that the Boundary Companies, the Paulists, tenant schools, and Chancellors' Row residents are all acting with their best interests at heart... and they should.

We, as parents of two children attending Lee Montessori Public Charter School and a third scheduled to attend in the Fall would like to flag a few concerns as the proposed development unfolds. We are not against smart development in the city, Ward 5, or in the Edgewood neighborhood. We realize what a unique community the greater Edgewood/Brookland area are, and have made Ward 5 our home for the last 11 years.

We are a one-car family that commutes daily for pickup and drop off at Lee Montessori. We are often the first to drop off at 7am and see the Chancellor's Row neighbors enjoying the front lawn for their morning dog walkers.

As you consider the development opportunities and reality, we want to flag a few key issues:

1) Challenge of single entry/exit: We are not blind to the current transportation challenges of a drop off street that fits 1.5 cars at a time, serves as an entry and exit point, and becomes choked as cars tear around the Lincoln to 4th Street corner. We can't imagine a worse situation, but the proposed single-point of entry for the new development seems to be just that. We have been present when fire trucks literally can't make the turn into the driveway, and once in are "stuck" for a 15 minute backup.

2) Encouraging a pedestrian friendly campus on both the eastern and western sides: The proposed DDOT alternative appears to eliminate any sidewalk or pedestrian requirement, a grave safety concern. We ask, at minimum, that the community include 6 foot sidewalks on both the 4th street AND the 8th Street entry points. These sidewalks should and must be public access, and that access should be administered in a fair way that does not discriminate against any group or individual. In a city that is benefiting greatly from smart growth, it simply doesn't make sense to require pedestrians to use 4th Street as the only entry and exit point, when 8th Street is contiguous to the Brookland Metro and service by the G8 busline. This scenario creates an avoidable unsafe situation.

3) Preservation of the greatest possible amount of green space, including mature trees: The Paulist campus is a treasure for Ward 5. We are not unique in that our children often stay after school to run, play, climb trees, and explore for treasure on the front lawn after pickup. We taught our children how to ride bikes in the Paulist circle. We planted the herbs and flowers and took pictures under the cherry trees in the Spring. We have city kids with a school campus that allows chickens to experience all these things in a safe environment!. That is a gift that we cherish as to the rest of the families that attend Lee. To eliminate green space other than an ambiguously "public" pocket park

would be a travesty to the neighborhood, particularly as we are looking at the proposed Armed Force Retirement Home redevelopment, the pending Redemptionist, Josephite and Howard University Divinity School developments, and the proposed hotel and mixed-use site being developed at Michigan and Irving Street NE.

We share and amplify the concerns many other neighbors and Lee school community members have voiced, and appreciate your thoughtful deliberation of this case.

Thank you.

Respectfully,

Shawn and Susann Edwards

[62 Rhode Island Avenue NW](#)

202-361-7435

shawnedwardsindc@gmail.com