

## Cochran, Patricia (DCOZ)

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**From:** Marcos DaCruz <mvdacruz2014@gmail.com>  
**Sent:** Wednesday, May 2, 2018 4:38 PM  
**To:** DCOZ - BZA Submissions (DCOZ)  
**Subject:** BZA Case 19377: The Boundary Companies and The Missionary Society  
**Attachments:** ANC5E01 Community Feedback on BZA 19377 - ANC5E01 - 2017.04.07.pdf

To the Board of Zoning Adjustment:

As a resident of Chancellor's Row. I am writing in opposition to the Boundary's Companies proposal.

During the Board of Zoning Adjustment hearing conducted on April 25, 2018 regarding BZA Case #19377-Boundary Companies/St. Paul's College-3025 4th St, NE at time 03:45, Commissioner Ed Garnett mentioned that he conducted several meetings with the community.

One of the community meetings was on March 18, 2017. During this meeting, Commissioner Ed Garnett conducted an ANC5E-01 Community Feedback survey on the proposed BZA. During this feedback session, Mr. Garnett collected several important concerns from Brookland residents (see copy attached).

Among the findings, Mr. Garnett identified that 69% of the Brookland respondents disagree with the Boundary Companies proposal.

Thanks,  
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# ≡ ANC5E01: Brookland and Edgewood

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## ANC5E01 Community Feedback on BZA 19377

POSTED BY EDWARD GARNETT 80.40SC ON APRIL 05, 2017

### ANC5E01 Community Feedback on BZA 19377

On March 18, we held an ANC5E01 Single Member District Meeting at the Edgewood Arts Building. The topic was the [development at 3025 4th St NE](#) proposed by Boundary Companies and Elm Street Development in coordination with the Missionary Society of Saint Paul the Apostle, better known as the Paulist Fathers.

I received the below responses to the survey from people who attended the meeting, who participated online, and who I reached during an in-person canvass the neighborhood.

The results below reflect the serious concerns of the ANC5E01 community with the proposed project, particularly the loss of green space and the location of the proposed new Paulist Fathers' building.

These concerns came from residents located in the Chancellor's Row community as well as residents living on 4<sup>th</sup>, 5<sup>th</sup>, and 6<sup>th</sup> Streets NE. Several longtime residents of ANC5E01 indicated that the Chancellor's Row project and the two new charter schools have negatively impacted traffic and parking in the area and that this project has the potential to exacerbate those issues.

While only 1/33 of respondents indicated support for the current plan, 21/32 respondents indicated they would support a plan that reflected additional green space and a different location for the Paulist building.

I appreciate Boundary Companies and Elm Street Development's willingness to meet with community and take feedback. I am hopeful that an improved plan can continue to provide needed housing (including affordable housing) in a metro-accessible and vibrant neighborhood while reflecting community input and preserving as much useful green space as possible.

I look forward to providing additional feedback in the lead up to the April 18 ANC5E meeting. Please feel free to reach out to me with responses that I can provide to the community.

Commissioner Eddie Garnett

## ANC5E01

**Survey Results****Specific comments received:**

- Establish clear traffic pattern for pedestrian and vehicular access to Lee Montessori and Washington Leadership Academy.
- Establish clear construction management plan for school traffic.
- Designate playing space for schools.
- Preserve old growth trees and green space.
- Shift houses farther away from Chancellors Row homes.
- Shift new Paulist building away from Chancellors Row homes.
- Clarify relationship between new development and Chancellors Row with respect to private road maintenance and stormwater management.
- Allow community access to green spaces in development.
- Use southern park area to establish community dog park.
- Explain why Board of Zoning Adjustment (BZA) process instead of Planned Unit Development (PUD) process is being used.
- Clarify if the Zoning Commission approved the original Chancellor's PUD based on the current green space remaining vacant.

## What is the most important issue to you in thinking about development in Edgewood?

response Answer

6% 2	A) Affordable housing
58% 21	B) Green space
17% 6	C) Preserving neighborhood character
3% 1	D) Neighborhood amenities
14% 5	E) Traffic and parking
3% 1	<i>skipped</i>

## What is your level of support for the current plan?

response Answer

39% 13 A) 1 - Strongly oppose

30% 10 B) 2 - Oppose

27% 9 C) 3 - Neutral

3% 1 D) 4 - Support

0% 0 E) 5 - Strongly support

0% 0 *skipped*

## How would you improve the current plan?

response Answer

6% 2 A) Reduce number of houses

3% 1 B) Add affordable housing

58% 19 C) Preserve more green space

18% 6 D) Reduce size / change location of new Paulist building

0% 0 E) Add community benefits package

12% 4 F) Something else (please write below)

3% 1 *skipped*

## If the changes you suggest were made, what would be your level of support?

response Answer

9% 3 A) 1 - Strongly oppose

3% 1 B) 2 - Oppose

19% 6 C) 3 - Neutral

66% 21 D) 4 - Support

3% 1 E) 5 - Strongly support

0% 0 *skipped*

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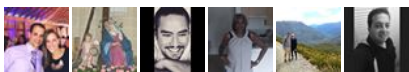
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