

Cochran, Patricia (DCOZ)

From: Stephanie Holloway <sholloway23@hotmail.com>
Sent: Monday, May 7, 2018 4:10 PM
To: DCOZ - BZA Submissions (DCOZ)
Subject: Opposition to Case 19377, The Boundary Companies and The Missionary Society of St. Paul the Apostle (the "Applicant") Special exception and Variance for 3015 4th Street N.E.

By email to: bzasubmissions@dc.gov
District of Columbia Board of Zoning Adjustment
441 4th Street NW, suite 200S
Washington, D.C. 20001

Re: Opposition to Case 19377, The Boundary Companies and The Missionary Society of St. Paul the Apostle (the "Applicant") Special exception and Variance for 3015 4th Street N.E.

Dear Members of the Board,

I am writing maintain opposition to BZA case 19377: The Boundary Companies and The Missionary Society of St. Paul the Apostle. I submitted a previous letter dated May 22, 2017 that I do not see in the record.

I was encourage by the hearing that took place on April 25, 2018 and believe that you have the best interests of the city in mind by your hesitancy to approve this massive project. You have analyzed the project extensively and I share your concerns with traffic, safety, aesthetics (community), and environmental damage. I also share sympathy with the United States Conference of Catholic Bishops and DC public schools that now occupy the former Paulist building.

1. Traffic: The traffic on 4th Street is already very bad. During rush hour it backs up past the schools from the light at 4th and Michigan. The addition of the so many townhomes will certainly increase this amount of traffic. Allowing a housing development and its increased traffic will make a bad traffic situation worse. It is also irresponsible and uneducated to do when the maximum school size has not yet been realized as the schools will be increasing tremendously in size over the coming years.
2. Safety: Related to the traffic issue, I have a colleague who works at the USCCB on 4th street and she indicated that there are often accidents on that road as staff pull out. Having additional traffic pull out onto 4th will create a very dangerous situation for both motorists and pedestrians. Students walk along 4th street from WLA to get to multiple bus lines on Michigan Avenue. This is a dangerous environment for children to be walking.

The layout of the plan also creates a serious safety hazard as it will be difficult for emergency vehicles to navigate the plan's streets to get to both the new townhomes and the schools.

3. Aesthetics: WLA has made a great name for itself already and has been nationally recognized as a winner of the XQ Super School Project and featured on CBS This Morning. It is a great symbol for the emphasis on quality education in an underserved city. WLA is worthy of the beautiful building that it occupies and the view shed and front open space is part of that beauty. This open area is also a stunning area to view as one drives up 4th street approaching the Basilica upon the hill.

4. Environmental Damage: This open area is home to some of the oldest and most beautiful trees in the city. Building these townhomes will destroy them. The current townhouse plan attempts to save some of them, however, the trees' large root systems will not survive and the trees will ultimately die as has happened in the other new community, Chancellor's Row. In addition to the trees and other plant systems, wildlife thrives in the open area. A fox, many birds, squirrels, bats and owls live in this area. You are taking their home away from them. Similarly, this open area is a community gathering place where ward 5 residents can socialize and interact with each other as well as the students. This is beneficial to both residents and students. I have actually been approached by disgruntled students during time when I know that they are supposed to be in class and instead of causing trouble and acting out, they ask me about my dogs and we walk back to school together. Again, students and residents benefit from these interactions.

Brookland/Edgewood is a rapidly growing and changing area. I am proud to call it home but the quaintness and culture of the community is at risk. I hope you will not continue this trend that has destroyed much of this city.

Thank you for your time,

Stephanie Holloway

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