

Nyarku, John (DCOZ)

From: Lisa DeRoo <lderoo@gmail.com>
Sent: Tuesday, May 08, 2018 3:26 PM
To: DCOZ - BZA Submissions (DCOZ)
Subject: BZA Case 19377: The Boundary Companies and The Missionary Society

Comments in Opposition

Re: BZA Application No. 19377: The Boundary Companies and The Missionary Society

To Members of the Board of Zoning Adjustment:

We are writing to oppose the Application for Variance/Special Exception submitted by The Boundary Companies and The Missionary Society for the development of 60 row houses and a 23,000 square foot Paulist building. We have grave concerns about the high density of the planned development, particularly because it will be adjacent to an already dense development (Chancellor's Row) in which we reside. As homeowners in Chancellor's Row, we can attest to the fact that it is not ideal to live without back yards and suitable space around homes. Our community is livable in part due to the adjacent green space, including a grove of mature trees, that is mostly slated for elimination in the current development plans. This green space is one of the defining characteristics of our community and the reason many of us chose to live here. It is enjoyed by neighborhood residents and students attending the two public charter schools located on the property. Its loss would be deeply felt by people both in the local Edgewood and Brookland neighborhoods and those residing throughout the city who attend the schools, and it would change the special nature of the surrounding community and the schools, which are characterized by this beautiful setting.

We are also concerned about the lack of an adequate traffic plan and dedicated parking to accommodate new residents and the schools when they reach full capacity. We strongly oppose the "springing easement" suggested by DDOT to connect 4th and 7th streets via Regent Place. If a connecting road were built, it would further reduce the enjoyment of our home and reduce our property values. Chancellor's Row has smaller, private roads that homeowners are required to maintain with home ownership association fees. Our roadways were never intended to accommodate a larger volume of traffic. (We inherited this situation, the result of decisions made before our houses were built or purchased.) A connecting road would likely become a popular shortcut between 7th and 4th streets, and the increased traffic and likely speeding would make the streets unsafe for pedestrians and children at play and increase air pollution. We therefore request that the BZA prevent any efforts to connect the streets or increase the easements that are in place. Additional concerns include the lack of adequate storm water plans (the current storm water facility already floods when it rains heavily) and the long construction period (and the accompanying noise, dirt, and inconvenience) necessary for constructing 60 townhomes and a large building.

As currently proposed, the Boundary Companies and The Missionary Society's plans will negatively affect the enjoyment of our home and neighborhood for years to come. If allowed to move forward, we propose that the development plans be reduced in density and scope to reduce the negative impact on the surrounding community and schools. For example, limit development to 20 homes and the Paulist building on no more than 30

homes without the building. While the impact would still be felt, this would allow the preservation of more of the green space and trees and help mitigate the effects of increased traffic and parking needs and create a better setting for the future residents moving into the new development. Thank you for your time and consideration.

Sincerely,

Lisa DeRoo & Andres Villaveces

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