

Cochran, Patricia (DCOZ)

From: Jane Farrington <jane.farrington@gmail.com>
Sent: Wednesday, May 9, 2018 8:50 AM
To: Myers, Allison E. (DCOZ)
Cc: Moy, Clifford (DCOZ); Cochran, Patricia (DCOZ); Shel Abramson
Subject: Re: BZA Case 19377: The Boundary Companies and The Missionary Society

Hello,

We have a follow up comment given that the BZA continued its hearing of this proposal to consider several specific issues. We have the following specific suggestions that will help to mitigate the negative impact the proposed development would have on the use and enjoyment of our home.

- **The BZA to reduce the density of the proposed development to no more than 30 homes.**
 - All of the issues raised at the hearing are exacerbated by the tremendous density of the project. Sixty homes and an institutional building are too much. We already struggle with parking and we know it will get worse when the school is fully occupied, traffic on 4th Street is going to get worse when the city narrows the roads to add bike lanes, the storm water facility already floods when it rains heavily, there are no local parks for the community other than this land, and so on. Adding 60 homes and a large building will result in a long construction period, a tremendous influx of people and vehicles, and doesn't leave enough undisturbed space for trees to survive. Limiting the number of homes to no more than 30 would reduce the negative impact of this new development on the use and enjoyment of our neighborhood.
- **The BZA should require long-term tree protection and 100% preservation of heritage trees.**
 - The tree survival rate shown by the applicant is wildly overstated, given the significant amount of regrading and underground work included in the plan and practical experience with construction. The testimony given by Barbara Deutsch, an experienced landscape architect, as well as our experience in Chancellor's Row where many trees have declined or died in the last few years, directly contradicts what the developer has promised. Tree root structures extend 2-3 times the size of a tree's crown, and the plan as shown does not limit construction enough to protect the existing trees. The BZA should require that the applicant structure the project to protect the long-term survival of 100% of the heritage trees (whose trunks are more than 100" in circumference) and to protect more trees overall.
- **The testimony of Casey Trees should be disregarded until they include heritage tree assessments and can fully address the impact of underground work.**
 - When questioned by the BZA members, the representative from Casey Trees admitted that they are not fully aware of the underground construction planned for the site. The applicant needs to provide Casey Trees with a full explanation of the significant regrading, utility line construction, and storm water management work that they intend to perform so that Casey Trees can provide a meaningful analysis. In the meantime, their testimony should be viewed as pending. Casey Trees also did not account for heritage trees on the site, which is a new DC requirement.
- **The BZA should require that the applicant cooperate with the surrounding community, and provide evidence of that cooperation.**
 - The applicant has not made sufficient effort to cooperate, as evidenced not only by the number of concerned neighbors at the hearing, but also by the lack of communication with the US Conference of Catholic Bishops. USCCB submitted a letter in opposition at the last minute once they realized the use of their private drive and storm water management system are part of the applicant's plan.
 - The developer gave the BZA a list of the meetings they supposedly held with the community. Most of those meetings were just presentations where the developer showed slides to the crowd, not discussions where they actually listened to the concerns being raised. Given the numerous issues identified during the hearing and how long this application has been pending, we suggest the BZA deny the current application and require the developers to work with the surrounding property owners to address all the relevant issues that have been identified before resubmitting their application.

Board of Zoning Adjustment
District of Columbia
CASE NO.19377
EXHIBIT NO.166

- Evidence of meaningful engagement with the surrounding communities (the CR HOA, the specific homeowners' party, the USCCB, and Building Hope schools) in the form of signed agreements should be provided in the developer's amended submission.

- **The BZA should protect Chancellor's Row's private streets.**

- Although the applicant's plan does not currently provide for vehicular through traffic on private CR streets, there is pressure from DDOT to connect 4th and 7th Streets through our neighborhood and to change the easements. We strongly oppose such use of our private streets, which were not designed for heavy traffic and are 100% maintained and paid for by our HOA. We request that the BZA prevent any efforts to connect the streets or increase the easements in place.

Thank you,

Jane Farrington & Shel Abramson
542 Regent PI NE
Washington, D.C; 20017
(509) 540-2719

On Wed, Apr 25, 2018 at 9:52 AM, Jane Farrington <jane.farrington@gmail.com> wrote:
Sure. Thank you.

*Sent from my iPhone. Please excuse errors.

On Apr 25, 2018, at 08:51, Myers, Allison E. (DCOZ) <allison.myers@dc.gov> wrote:

Good morning,

Your comments from March 30 were entered into the record as Exhibit 84 for the Board's review.

The bzasubmissions email account is a method for submitting documents to the record – as such, do you wish for your email from this morning to be uploaded to the public record? The submission deadline for cases to be heard today is 9 a.m.

Thank you,

Allison Myers

Zoning Specialist

DC Office of Zoning

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Tel: (202) 727-2806

allison.myers@dc.gov

From: Jane Farrington [<mailto:jane.farrington@gmail.com>]
Sent: Wednesday, April 25, 2018 8:47 AM
To: DCOZ - BZA Submissions (DCOZ) <DCOZ-BZASubmissions@dc.gov>
Cc: Shel Abramson <shelton.abramson@gmail.com>
Subject: Re: BZA Case 19377: The Boundary Companies and The Missionary Society

Hello,

I'm just following up on this email as the hearing is this morning. The proposed development is extremely close to our home, and the development and accompanying construction and destruction of green space will substantially impact our use and enjoyment of our home.

Best,

Jane Farrington and Shel Abramson

542 Regent Pl NE

Washington, D.C. 20017

On Fri, Mar 30, 2018 at 5:36 PM, Jane Farrington <jane.farrington@gmail.com> wrote:

Dear Board of Zoning Adjustment,

We wish to make the following comments opposing BZA Case 19377.

We live in Chancellor's Row, right next to the proposed development. Chancellor's Row residents have made repeated attempts to address a host of issues relating to this development with the developer, such as destruction of trees, traffic control, ground water, road easements, parking, construction vehicle access, and start/end times of construction. The developer has ignored these repeated requests and refused to work with us. While we are saddened at the loss of green space the proposed development would, we are not necessarily opposed to new construction on this site. However, we are

opposed to this particular development because the developer has failed to make any effort to work with existing residents to address the impact of the development on us. D.C. should be responsive to the concerns of its residents and should not condone the behavior of developers who fail to address the concerns of the local community.

Thank you,

Jane Farrington & Shel Abramson

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