

## Cochran, Patricia (DCOZ)

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**From:** Rachel Tardiff <racheltardiff@gmail.com>  
**Sent:** Wednesday, May 9, 2018 3:15 PM  
**To:** DCOZ - BZA Submissions (DCOZ)  
**Subject:** Comments in opposition to BZA Case 19377: The Boundary Companies and The Missionary Society

Dear Board Members,

I write to make the BZA aware of my concerns on how the development proposed by The Boundary Companies and The Missionary will adversely affect the existing infrastructure and thus surrounding community, particularly in reference to stormwater management. For the reasons below, I oppose the plan and urge you to reject the current application.

**1. The existing stormwater management system is already taxed and insufficient to handle the added impermeable surface that will be brought to the area.**

The 4th Street, NE corridor's stormwater management is insufficient at best. Heavy rain and stormwater runoff pool and overtax the capacity of existing infrastructure; the 4th Street drains (in between Lincoln Road/Franklin St. and Michigan Ave.) become overrun and cause flooding and pooling on 4th Street at the same elevation as the Paulist property, as well as contributing to the impacts south on 4th Street towards Rhode Island Avenue. The existing Paulist property has significant permeable surface to both absorb and slow runoff into the system, as well as additional BMPs such as a riprap installation and a drainage area which reduce the pooling and flooding on 4th street to some degree. Although there still tends to be pooled water on the site, it is on permeable surface, and not on concrete, giving it less impact on the surrounding road and MS4 infrastructure. However, even with these current strategies, the existing drain system gets overrun.

**2. The plans the developer has submitted do not demonstrate the ability to adequately manage stormwater and runoff from the property, neither during nor after construction.** The underground holding tanks and proposed installations for drainage are woefully insufficient to meet the current demand that would occur from removing almost all permeable surface/drainage options from the site. DC WASA's concern over the impermeable surface impact to the city's stormwater system is clear in its mandatory impermeable surface fee to property owners. These funds assist in dealing with the impact of the strain of impermeable surface added to the city's land areas and is needed to maintain and upgrade the overburdened stormwater management systems as it attempts to reduce damage, flooding, and overrun of systems. It would seem like an economical and practical option for the Board to consider a scaling back of the development, as well as additional use of green infrastructure stormwater management installations for any development that is approved. This added permeable surface might assist in easing the burden on an already taxed MS4 system, enhance the landscape, and mitigate the damage that may occur as a result of improper stormwater management resulting from poor design which overwhelms an already overburdened infrastructure.

I submit that we need more research, planning, and specific details on how the developer will address the "strain on the drain" issues brought on by the new homes, not only for when they are finished, but during the construction phase as well. Residents along the entire 4th Street NE corridor will feel the impacts of improper or inadequate stormwater management from the development as it currently is planned.

Very respectfully,  
Rachel Tardiff  
572 Regent Place, NE

Board of Zoning Adjustment  
District of Columbia  
CASE NO.19377  
EXHIBIT NO.177

