

February 23, 2018

Mr. Frederick L. Hill, Chairman
D.C. Board of Zoning Adjustment
441 Fourth Street N.W., Suite 200S
Washington, D.C. 20001

2018 FEB 23 11:59

Re: BZA Case No. 19377 – Lot 1067, Square 3648 – Townhouse and New Paulist Father Location at 3015 4th Street, NE

Dear Chairman Hill and Members of the Board:

I'm writing to express my strong support for the BZA application for the proposed project feature new townhouses and the new Paulist Father building on Lot 1067 in Square 3648. I am a citizen active in the Brookland community. As such, I have been informed about the BZA application by a Paulist who is both a friend and colleague.

The development at 3015 4th Street NE will provide several benefits to our community and the District of Columbia. Most importantly, the project is a sensitively designed enhancement to the site that will create new residential opportunities in an area that is ideally situated for families. No residents are displaced as the result of this project. On the contrary, the project will allow families to remain in the area and remain in the District.

I have also been pleased to hear that the Paulist have revised this project in response to community outreach and concerns, including greatly reducing the proposed number of townhouses, retaining a greater number of trees on site, enlarging certain open space elements throughout the site and other significant concessions. They have also incorporated feedback made by individual property owners to alter smaller site elements such as driveway locations in an attempt to be as all-inclusive as possible.

I am also happy to see that this project allows the Paulist Fathers to remain in the neighborhood. The Fathers have been important members in our local fabric for generations. They have been consistently open to the wider community and remain so to this day. The Paulist Fathers are active members of our community and I see great value in them remaining in such capacity.

The project also incorporates a high degree of open space and greenery into the concept design, laying the new townhouses and future Paulist Building into the landscape rather than projecting the new buildings into the landscape. The resulting design is one that sensitively co-exists with the natural environment rather than one that imposes a residential community onto its site. In addition, the applicant has gone to great lengths to save a great deal of trees on the property, at the cost of removing several townhouses.

I believe that this project is a wise move for this Property and benefits the wider Brookland community. This type of investment in our neighborhood increases the value of our community and enhances the area for everybody. Thank you for taking the time to receive my input on this important project.

Sincerely,



Cynthia M. A. Morris

Board of Zoning Adjustment
District of Columbia
CASE NO.19377
EXHIBIT NO.67