

Cochran, Patricia (DCOZ)

From: Mai-Trang Dang <choofly@gmail.com>
Sent: Tuesday, April 17, 2018 1:18 PM
To: DCOZ - BZA Submissions (DCOZ)
Subject: BZA Case 19377: The Boundary Companies and The Missionary Society - letter in opposition of the developer's plan

Dear BZA members,

My name is Mai-Trang D. Dang, and my contact information is below. I write in opposition of the proposed development in the subject line: BZA Case 19377: The Boundary Companies and The Missionary Society - letter in opposition of the developer's plan.

The run-off from the proposed construction and the increased population will overwhelm the already overloaded systems in the area. In particular, the current plans inadequately plan for how to deal with significant storm water runoff (either in the construction phase or post construction), which will tax the already overwhelmed storm water system, especially along 4th street near the proposed construction. This area already experiences flooding during storms; but the developers have clearly not studied the system and will either leave it up to the community or the taxpayers to remediate the damage once it has already happened. The BZA should be concerned about how much in resources this development will draw from the already taxed systems and how the developer can mitigate the problems (or avoid them).

The development in question will greatly affect our community in other ways. The traffic and parking have already become a problem since the neighboring charter school opened. That school is not yet even at capacity, so traffic and parking will worsen. What's more, the homes surrounding the area to be developed are already very dense; the existing green area is one of the very few remaining there. This will inevitably worsen because the Paulists have refused any restrictions on their attached building, which will allow its sale for any purpose in the future. And importantly, the mature trees in the immediate area cannot be replaced. In addition to the loss of green space, these trees serve multiple functions in the urban ecosystem. Preserving them should be a priority.

The developer in this case has refused to maintain any dialog with the local community. In this case, working with the community is essential to smart growth. The BZA should ensure that's happening.

Regards,
Mai-Trang D. Dang

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