

Cochran, Patricia (DCOZ)

From: Justin Melnikoff <jmelnikoff@gmail.com>
Sent: Monday, April 23, 2018 3:56 PM
To: DCOZ - BZA Submissions (DCOZ)
Subject: BZA & Missionary Society - Paulists - New Development

Members of the Board of Zoning Adjustments,

I am writing to oppose the development proposed by the Boundary Companies and the Missionary Society (hereafter "the Paulists"). I object to the lack of communication and cooperation from the Paulists on issues effecting my community and private use and enjoyment of my home. More specifically, the lack of response to concerns related to: construction, traffic planning, and the failure to preserve green space in the proposed development, all of which will negatively affect my use and enjoyment of my home and neighborhood for many years to come.

I am a homeowner and resident of the neighborhood immediately adjacent to the proposed development site (Chancellors Row) - which also purchased land from the Paulists. Unfortunately, the Paulists have refused to work with my community to address any of the reasonable concerns or even to discuss them in an open and inclusive forum. The road that runs immediately next to and in front of my home is privately maintained by my home owners' association, but the Paulists have not agreed to prevent construction traffic and parking on our roads - thereby causing deterioration and costs that we as a private homeowner association will bear for their distinct benefit. They also have refused to limit weekend construction hours to permit for enjoyment of our present community spaces without the activities associated with construction. In fact, the Paulists have ignored every request made by the surrounding community. I encourage the BZA to require that the Paulists cooperate with Chancellors Row to ease the burden on our lives during and after the construction period.

I also find that the proposed development has an inadequate traffic plan and dedicated parking for the amount of students and residents being anticipated. The nearby charter school is not yet at full capacity, and already school and parent vehicles cause a tremendous amount of congestion in my neighborhood, enough so that DC Police now have two officers stationed everyday in my private neighborhood to patrol automobile and pedestrian traffic. This problem will only get worse when the school is being fully used. Also, the plan does not incorporate enough road ways or parking for the vastly increased residential density proposed by the Paulists and their development projects. If more parking is not added to the plan, and if the plan continues to show no new entrances to the development area that avoid the use of our private streets, without compensation or even permission, the density and scale of such new developments should be reduced.

Lastly, part of the enjoyment of my neighborhood comes from the open, green space and mature trees that surround us. The proposed development does not preserve enough trees, nor does it allow for enough undisturbed soil to protect the long-term health of the trees that may remain. I strongly encourage the BZA to increase the green space and preserve the root beds of more mature trees in the proposed plan. Keeping use of the public spaces for all residents in Brookland is something of value to all residents of Ward 5.

Thank you for your time and consideration of my letter.

Justin Melnikoff
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