

Cochran, Patricia (DCOZ)

From: Jane Crumpler <jane.crumpler@gmail.com>
Sent: Tuesday, April 24, 2018 5:23 PM
To: DCOZ - BZA Submissions (DCOZ)
Subject: BZA Case 19377: The Boundary Companies and The Missionary Society

Comments in Opposition to this Proposed Development

Dear 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 both the developer and the Paulists on issues affecting my community and private use and enjoyment of my neighborhood. More specifically, the lack of response to concerns related to 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. 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. The children who attend the charter school will have to walk through a construction site for several years. Additionally, there is a ground water management facility right in the middle of the proposed development. What happens to the ground water? Does our neighborhood become like Petworth, *flooding every time it rains*? The ground water management plan needs to be much more robust. **Preserving more green space is an important part of successful ground water management.**

Also, the current proposed 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. The Paulists are also trying to build their own building in front of existing homes on 4th St, blocking their view and taking up more space but haven't committed to their long-term plan of use for this proposed building and I fear that they will turn around and sell it in a few years for future condo usage, further increasing density issues I am already concerned about.

Lastly, part of the enjoyment of my neighborhood comes from the open, green space and many mature trees that surround us. One of the hills currently in place is a perfect spot for sledding in the winter. The snow storm on March 21st brought out over 2 dozen neighborhood children for active winter fun (something children do not get enough of already) and the proposed development would eliminate that entirely. Memories of that fun day will be just that--and we'll have to find a new place to walk to for sledding.

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 of opposition.

A very concerned citizen,

Jane Crumpler

Board of Zoning Adjustment
District of Columbia
CASE NO.19377
EXHIBIT NO.126

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