

## Cochran, Patricia (DCOZ)

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**From:** Williams Vyas, Colleen <colleen.williamsVyas@FOXNEWS.COM>  
**Sent:** Friday, May 4, 2018 10:45 AM  
**To:** DCOZ - BZA Submissions (DCOZ)  
**Cc:** Williams Vyas, Colleen; 'colleenwilliams70@hotmail.com'  
**Subject:** "BZA Case 19377: The Boundary Companies and The Missionary Society"

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"Comments for Thoughtful Development"

To Whom it May Concern:

I provided written email testimony for April's hearing and am following up with the following:

I live in the second house in from the west side on the row that will face the proposed Paulist building on the south side of the proposed developed green space. I understand development is a healthy economic process for DC, yet I firmly believe it has to be thoughtful and balanced.

My concerns are the following:

- If a Paulist building must occur on the newly designated historical grounds, do place it at a sensible distance from our front doors. The proposed 75 feet boxes this row of houses in, we'll now be facing sleeping quarters, tree root systems will be permanently damaged and our housing values will decline. Reducing density may sensibly enable a balanced development plan.
- Retain as much green space as possible. The tree study is inconclusive and does no account for DC mandated heritage tree protection and long term dye off from underground root damage.
- If the Paulist cannot raise the necessary funds, there should be a clause that they cannot turn around and sell the land to another entity, particularly now that the land has an historic designation
- If they do build, then they should be limited as to what the building can be after they are done with it; ie, it cannot be a rehab center, dorms, an elementary school, etc.
- DC should not continue to grant developers the right to carve up neighborhoods and build separate entities which promotes a sense of segregation and separation with roads that don't connect, are "private" and DC residents not being allowed to park on DC public roads by denying parking zone permits. Furthermore, residents are not given the right to make that decision for themselves. These types of agreements are made by developers and local ANCs, but then future residents have to suffer the negative consequences. (If permits are denied, then tax credits should be granted to those who are denied zoning/parking entitlements). This fosters an environment of "us versus them" instead of encouraging neighborly cohesiveness. Furthermore, there is no long term plan on how to address the traffic impact on the surrounding area which is already congested and dangerous, with countless accidents (some fatal) at 4<sup>th</sup>/Lincoln/Franklin and 4<sup>th</sup> and Monroe Streets

Board of Zoning Adjustment  
District of Columbia  
CASE NO.19377  
EXHIBIT NO.146

Finally, there is still paint and survey marks from when the Lee Montisorri driveway was expanded. This is an example of neglecting the development process and not following up on long term items.

I greatly appreciate your serious, diligent and thoughtful consideration on this matter,

Colleen Williams Vyas

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