

**Cochran, Patricia (DCOZ)**

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**From:** Kristen Riley <knriley@gmail.com>  
**Sent:** Sunday, May 6, 2018 9:23 PM  
**To:** DCOZ - BZA Submissions (DCOZ)  
**Subject:** BZA Case 19377: The Boundary Companies and The Missionary Society

May 6, 2018

DC Office of Planning  
1100 4th Street, S.W.  
Suite E650  
Washington, DC 20024

RE: BZA Case 19377: The Boundary Companies and The Missionary Society"  
Letter in Opposition

Dear District of Columbia Board of Zoning Adjustment,

We are writing a letter in response to the concerns raised at the BZA hearing on April 25, 2018 and in opposition of BZA Case 19377: The Boundary Companies and The Missionary Society. Our family home sits along the driveway to the historic Paulist building that is now home to Lee Montessori and Washington Leadership Academy. Our contact information is included below.

We recommend the BZA reject the current proposal and instruct the developer to prepare new plans and submit a new application that addresses all of the various concerns raised by Chancellors Row residents, the schools, Conference of Catholic Bishops, and broader Edgewood/Brookland community.

In order to prevent negative impacts to the neighboring properties please:

- Require the Paulist Building be moved out of the historic view shed and reduce the density of the town home development to 30 units or less. By doing this, the view shed, additional trees, and the unique campus like atmosphere of the property will be preserved. The reduction in the size and density of the proposed development, would also allow the developer to design roads that are wide enough to distribute the school traffic safely and reduce the impact on and burden of traffic flow onto 4<sup>th</sup>street, particularly when the city narrows 4<sup>th</sup>street for the inclusion of bike lanes.
- Require the developer work together with the neighboring community to address concerns. As someone that has attended all community meetings with the

Meeting with the  
District of Columbia  
CASE NO.19377  
EXHIBIT NO.151

developer, we ask that the BZA reject the notion that the developer has spent adequate time working with neighbors to address concerns. These presentations were exclusively presentations with very little chance for feedback. The changes that were made were in response to the Office of Planning feedback, not the community. Evidence of meaningful engagement with Chancellor's Row and the surrounding communities, specifically the homeowners' party, the US Conference of Catholic Bishops, and Building Hope in the form of signed agreements should be required in the developers amended submission. Additionally, the unsigned agreement previously submitted to the BZA should be put into context; this agreement was developed with less than a handful of neighbors and needs to be viewed as such.

- Require a working plan to address concerns for all the land parcels/owners and easements prior to approval, especially given that all the land will be subdivided into private property. When the Paulists sold the building to Building Hope, they introduced a second private entity that our neighborhood association has been in constant contact with to resolve issues and concerns due to easements and close proximity. Before allowing the remaining land to be subdivided into two additional parcels, the BZA should require solid plans that address neighborhood concerns in the first place. Furthermore, the US Conference of Catholic Bishops should have an opportunity to be part of this planning process.
- The BZA should require pre/post surveying of all homes that abut the new development, including our row of homes along the new site of the Paulist building. The developer redlined this agreement item less than 12 hours before the hearing and did not give adequate time for review.
- The BZA should protect private streets. While the applicant's current plan does not require vehicular traffic to be routed through Chancellor's Row, the concern remains with the increase in school traffic and pressure from the Department of Transportation. The BZA should directly address this with the developer by requiring them to make their new roads big enough for two-way traffic and giving the school an additional way to route and disburse their traffic onto 4<sup>th</sup> street. We strongly oppose such use of Chancellor's Row private streets, which were not designed for heavy traffic and are 100% maintained and paid for by our HOA. We request that the BZA prevent any efforts to connect the streets or increase the easements in place.
- Require that the Paulist return to the BZA for any change in use/purpose of their final building. . Furthermore, please take action to consider what will happen to the land and building approval if the Paulists priests do not raise the capital to build this building. While we understand that this building has gained approval to be built on land designated as historic, we believe the Paulist connection to the land and their old building played a huge part in this decision. In the event the Paulist priests do not build the building, their case and historic approval should be dismissed and they should have to go through an entirely new approval process.

Sincerely,

Timothy & Kristen Powell

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