

## Cochran, Patricia (DCOZ)

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**From:** C.M. Vandervoort <cat.voort@gmail.com>  
**Sent:** Tuesday, May 8, 2018 7:03 AM  
**To:** DCOZ - BZA Submissions (DCOZ)  
**Subject:** BZA Case 19377 - The Boundary Companies and The Missionary Society

Catharina Vandervoort (owner)  
2901 Chancellor's Way NE  
Washington, DC 20017

Comments in Opposition

I am writing in opposition to the proposed plans to build on the Paulist Monastery site at Chancellors Way and 4th street NE. I feel that the builder has not adequately addressed a number of issues and that the project will destroy coveted green space in our community.

My concerns include but are not limited to the following;

- **Urge the BZA to reduce the density of the proposed development to no more than 30 homes.** The density of the project is a real concern for parking, the loss of old growth trees and green space, surface water management, traffic, school safety, and more. Sixty homes and an institutional building crammed into this space with all they will bring in terms of pressure on local systems and the neighborhood are simply too much. We already struggle with parking and we know it will get worse when the school is fully occupied, traffic on 4th Street is going to get worse when the city narrows the roads to add bike lanes, the storm water facility already floods when it rains heavily, there are no local parks for the community other than this land, and so on. Adding 60 homes and a large building will result in a long construction period, a tremendous influx of people and vehicles, and doesn't leave enough undisturbed space for trees to survive. Limiting the number of homes to no more than 30 would reduce the negative impact of this new development on the use and enjoyment of our neighborhood.
- **The BZA should require that the applicant cooperate with the surrounding community, and provide evidence of that cooperation.** Frankly, the applicant has not made sufficient effort to cooperate with the community, as evidenced not only by the number of concerned neighbors at the hearing, but also by the lack of communication with the US Conference of Catholic Bishops. USCCB submitted a letter in opposition at the last minute once they realized the use of their private drive and storm water management system are part of the applicant's plan. The developer needs to do more to address these concerns and demonstrate that those efforts have been undertaken in a way that acknowledges the existing landowners. Anything less diminishes the value our laws and more place on property rights and does not demonstrate what they claim is commitment to the community.
- **The BZA should protect our private streets.** This is a big deal. Parking and traffic are already an issue in the neighborhood with insufficient parking and school traffic. Construction and the influx of sixty new homes

with 100 or more cars in and out daily will only exacerbate this issue. It will also endanger the children from the schools housed at the old Paulist Monastery, since many of them walk from nearby homes and bus stops and, by necessity walk in the streets, thus endangering these young people and all residents of Chancellors Row, more so during construction. Moreover, these streets are privately maintained by the Chancellors Row HOA. It is simply not fair, legally or otherwise, to add more traffic, parking, maintenance cost and risk to our private road, certainly not without seriously demonstrating committed effort to address community concerns and negotiate resolution of them.

- **The BZA should consider the simple historic beauty of the space.** The area around the Paulist Monastery is an oasis in this city. The peace of the historic place will undoubtedly be destroyed by construction noise and traffic and so many more residents. Also, DC is quickly becoming devoid of green space. The destruction of the current meadow, including many old growth trees is an unnecessary and brutal attack on a limited resource that is used regularly by many to find a small space of nature and respite from the city. It deserves to be preserved. Water runoff is also a problem. The current meadow serves to absorb storm water which, if this project goes through, will stream over concrete and be deposited in the city sewers.

As a resident of the area I am greatly concerned about over building and ruining what is now a beautiful part of our city. This builder has been uncooperative in addressing these issues and should not be allowed to proceed with this project.

Respectfully, C Vandervoort