

May 22, 2018

Mr. John Wilkinson  
Mr. Stephen M. Horne  
Boundary/Elm Fourth Street, LLC

RE: BZA Case No. 19377 / Boundary/Elm Fourth Street, LLC Letter of Commitments

By email to: Steve Horne, [shorne@elmstreetdev.com](mailto:shorne@elmstreetdev.com); John Wilkinson, [jwilkinson@boundaryco.com](mailto:jwilkinson@boundaryco.com)  
CC: District of Columbia Board of Zoning Adjustment, [bzasubmissions@dc.gov](mailto:bzasubmissions@dc.gov)

Dear Mr. Wilkinson and Mr. Horne,

Thank you for the latest update to your letter of commitments, which provides a summary of the important quality of life issues the Boundary/Elm Fourth Street, LLC team has agreed to address during the entire construction process of your proposed development. We appreciate you adding back into the list of homes that would be power washed during the construction process and receive pre- and post-construction surveys (with any identified construction-related damages paid for by you as the developer) all the homes along the perimeter of the proposed development.

Enclosed with this letter is a copy of your latest version of the letter of commitments, with signatures of several Chancellor's Row homeowners who were interested in signing on at this time. The purpose of the counter-signatures, as we understand it, is to demonstrate this letter was developed in collaboration with representatives of Chancellor's Row. However, it is understood the signatories to this letter do not speak for the Homeowners Association or others in the community.

While we truly appreciate the Boundary/Elm Fourth Street, LLC team's efforts to address some of the quality of life concerns and impacts that this proposed project will have on the immediate community, as noted in both the written and oral testimony presented to District of Columbia Board of Zoning Adjustment (BZA) there are other broader and larger issues and concerns that remain to be addressed as this proposed project will impact not only the residents of the Chancellor's Row neighborhood, but the greater Edgewood and Brookland neighborhoods, as well as all of the families currently enrolled in the public charter schools in the former St. Paul's College building now owned by Building Hope, and the U.S. Conference of Catholic Bishops for years to come.

While we are all signing this document in good faith, in recognition of the Boundary/Elm Fourth Street, LLC team's efforts to address some of the important quality of life issues we have identified, please note that our support does not extend beyond this letter and should not be characterized to the BZA or any other body as an indication of support for the proposed development. As we have stated from the outset, we reserve our rights to continue to voice our concerns about this case to the BZA and our signing onto this letter, as you have previously acknowledged in writing, is not intended to restrict or otherwise bind us from expressing our views to any body of the Government of the District of Columbia or any other individuals or organizations.

Board of Zoning Adjustment  
District of Columbia  
CASE NO.19377  
EXHIBIT NO.183

Thank you again for your efforts, and we look to seeing you at the continuation of the BZA hearing on Wednesday, May 23rd.

Sincerely,

A handwritten signature in blue ink, appearing to read "J.M. Anderson", with a long horizontal flourish extending to the right.

Mr. John M. Anderson, Jr.  
Representative, St. Paul's College Neighbors for Thoughtful Development