

## Cochran, Patricia (DCOZ)

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**From:** Bardin, Sara (DCOZ)  
**Sent:** Monday, October 25, 2021 9:37 AM  
**To:** DCOZ - BZA Submissions (DCOZ)  
**Subject:** FW: CASE #20472 Opposition to River School Application for Special Exemption

Sara

**Sara Bardin**  
Director



**Office of Zoning** | District of Columbia Government  
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**From:** Betty Arbuckle <[arbuckle@erols.com](mailto:arbuckle@erols.com)>  
**Sent:** Sunday, October 24, 2021 9:07 PM  
**To:** ATD DCOZ <[dcoz@dc.gov](mailto:dcoz@dc.gov)>  
**Subject:** CASE #20472 Opposition to River School Application for Special Exemption

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Dear Chairman Hill,

I am writing out of my concern about traffic in our neighborhood in the surrounding two blocks of the proposed site for The River School. (the Buchanan estate at 4220 Nebraska Avenue NW. ) I live at 4348 Verplanck Place NW, 1 block west of this site. This is a small plot of land (2.7 acres) to accommodate 440 students and faculty. Since the students are under age and cannot take public transportation, they will be driven to this school from Virginia, Maryland, and other neighborhoods in DC. Studies have determined that it could generate 1400 car trips a day. **It will definitely not be a neighborhood school.** It will be another expensive private school to add to the numerous private schools within a mile or two of this site. The double intersection of Nebraska Ave., an already busy street, Van Ness, and 42th street is congested in the mornings, evenings, and many times during the day. Because most cars trying to leave the neighborhood are turning left, cars back up down Van Ness, west, toward Mass Ave. Cars driving west on Van Ness often turn an immediate right on 42<sup>nd</sup> Street which causes delays from all directions. It is a complicated intersection currently, without adding River School traffic congestion.

Board of Zoning Adjustment  
District of Columbia  
CASE NO.20472  
EXHIBIT NO.108

Our local streets will be congested with lines of cars waiting to drop off and pick up students. Our streets are not very wide and the lines of waiting cars will cause congestion for neighborhood residents coming and going to Nebraska Ave. and Wisconsin Ave.

After months of negotiations about possible solutions to these issues with The River School, the ANC3e voted to oppose the application on October 14, 2021. It is very important for the integrity of our neighborhood that you deny the River School's application for a special exemption.

I appreciate your consideration of these concerns and those of the whole neighborhood.

Sincerely,

Betty Arbuckle

4348 Verplanck Place NW.