

## Cochran, Patricia (DCOZ)

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**Sent:** Monday, October 25, 2021 2:47 PM  
**To:** ATD DCOZ; DCOZ - BZA Submissions (DCOZ)  
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**Subject:** Case #20472 River School Proposal - Opposition

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Dear Chairman Hill and Members of the Board of Zoning Adjustment,

I have been a resident of DC since 2010 and I live at 4322 42<sup>nd</sup> Street, NW.

I write to ask you to deny the River School request for zoning exceptions, Case #20472, and to oppose the purchase, relocation, and significant expansion of the school to 4220 Nebraska Ave., NW.

I concur with the judgment of the ANC 3E to oppose the River School plan. My opposition stems from 4 major concerns.

1. The size, scope, and density of the proposed project is simply too large for the site and would be a jarring intrusion to the current residential zone.
2. Traffic congestion is already a serious concern in this neighborhood, with several key intersections near the proposed site rated by DDOT as Failing. The amount of traffic that would be generated by the River School is unacceptable and raises major concerns about safety, as detailed in the Resolution of the ANC.
3. The ANC has raised these and other concerns with the River School but they have generally been nonresponsive and have not agreed to any of the serious mitigation plans that have been discussed with them. This level of noncooperation is alarming, especially as it comes prior to their receiving the necessary approvals. One can only imagine their level of "cooperation" if their plan should be approved.
4. In the initial meetings with neighbors the River School billed the project as a relocation of the school. Clearly it is far more ambitious than that and their expansion plans include a large, albeit ill-defined, clinic and institute. The true scope of the River School plan has not been revealed and that creates further stress on the site that is far too small and inappropriate for even their initial proposal.

I ask that you do not approve BZA Case #20472, the proposal by the River School to purchase, relocate, and expand their enterprise to 4220 Nebraska Ave, NW. Although the scope of their proposed plan is still not entirely transparent it is clear that it is too large and ambitious for the site. Moreover, it is not in harmony with the current, and appropriate, residential zoning of the site and it would add unnecessarily to the traffic and safety issues that are already a significant challenge to our neighborhood.

Respectfully,

Board of Zoning Adjustment  
District of Columbia  
CASE NO.20472  
EXHIBIT NO.126

