

Cochran, Patricia (DCOZ)

From: Bardin, Sara (DCOZ)
Sent: Tuesday, October 26, 2021 7:37 AM
To: DCOZ - BZA Submissions (DCOZ)
Subject: Fwd: mcheh@dccouncil.us, planning@dc.gov, historic.preservation@dc.gov, "Cohen, Matthew (SMD 3E01)" <3E01@anc.dc.gov>, "McHugh, Jonathan (SMD 3E05)" <3e05@anc.dc.gov>,"

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From: Susanna Barnett <susannabarnett@gmail.com>
Sent: Monday, October 25, 2021 8:11:54 PM
To: ATD DCOZ <dcoz@dc.gov>
Subject: mcheh@dccouncil.us, planning@dc.gov, historic.preservation@dc.gov, "Cohen, Matthew (SMD 3E01)" <3E01@anc.dc.gov>, "McHugh, Jonathan (SMD 3E05)" <3e05@anc.dc.gov>,"

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Dear Chairman Hill,

We are writing to respectfully request that you deny BZA Case #20472, the application submitted by the River School for special zoning exceptions to the residential property at 4220 Nebraska Ave., NW, and support ANC3e's vote in opposition to the application.

We have lived in our home at 4312 43rd St., NW, which is just over a block from the property, since 2010. When we heard of the school's plan to move to the neighborhood, we began attending meetings to learn more. We have always been appreciative of the school's mission and know many satisfied families who have attend River.

However, we have concluded that the River School's ambitious plans to relocate to 4220 Nebraska Ave., NW would create additional, excessive traffic, congestion and safety challenges beyond those currently affecting the area and that our neighborhood would be overwhelmed.

The challenges facing this particular section of Tenleytown/American University Park have persisted for years despite DDOT and other city efforts to alleviate them with traffic-calming measures, such as the mini-circles on 42nd Street. In the years we walked our children across the Van Ness/ Nebraska/42nd intersection to school, we witnessed multiple car accidents and near accidents. Cars continue to speed on our streets and are dismissive of stop signs.

While the River School plan attempts to mitigate its additional traffic, our close review concludes it is not enough. The school's plan – which not only moves the school, but also adds three grades and a medical clinic – will exacerbate all of these problems by adding 350 students and additional teachers and staff commuting daily in addition to clinic visitors. The parcel of land is too small and will result in overflow and congestion. This will be in addition to traffic from the nearby development of CityRidge, which will add nearly 700 new apartments at City Ridge, Wegmans grocery store, a theater, restaurants, offices and a hotel, as well as other local projects.

We note with interest the enthusiastic support the River School has garnered from local respected medical institutions to build a hearing clinic facility and expand its classes. When the River School finds a property that is appropriate for the size and scope as well as the traffic for its expansion, we will join that chorus. But we cannot support its current plans to build and expand on the Buchanan Estate.

We therefore ask the BZA to consider the concerns of neighbors in this area and align with decision made by the commissioners from ANC3e.

Sincerely,

Jim and Susanna Barnett
4312 43rd St., NW
Washington, D.C. 20016