

Cochran, Patricia (DCOZ)

From: Bardin, Sara (DCOZ)
Sent: Wednesday, October 13, 2021 11:06 AM
To: DCOZ - BZA Submissions (DCOZ)
Subject: FW: Case No: 20472 - River School Purchase of Buchanan Estate/Under Oak – 4220 Nebraska Ave NW
Attachments: PastedGraphic-1.tiff; Mail - Cohen, Matthew (SMD 3E01) - Outlook (dragged).pdf
Follow Up Flag: Follow up
Flag Status: Completed

Sara

Sara Bardin
Director



Office of Zoning | District of Columbia Government
www.dcoz.dc.gov | sara.bardin@dc.gov

441 4th Street, NW | Suite 200-S | Washington, DC 20001
(202) 727-5372 (office) | (202) 727-6072 (fax)

From: Michelle Miller <michellemiller20010@gmail.com>
Sent: Wednesday, October 13, 2021 10:56 AM
To: ATD DCOZ <dcoz@dc.gov>
Cc: aprince.goulstonstorrs.com <aprince@goulstonstorrs.com>
Subject: Case No: 20472 - River School Purchase of Buchanan Estate/Under Oak – 4220 Nebraska Ave NW

Some people who received this message don't often get email from michellemiller20010@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Mr. Hill,

I would like to note that in my letter below of 10/3/21, I incorrectly read TRS's statement regarding current students that live in 20016 to be of its total current student population of 201 and not its DC students. 48 of the 108 DC students is in fact 44%. 44 of 201 total current student population is 24%. I was trying to reconcile to its response to question 17 of its May 10th, 2021 to Concerned Citizens and Tenleytown

Board of Zoning Adjustment
District of Columbia
CASE NO.20472
EXHIBIT NO.59

Preservation Association letter as follows which was more in line with the number of children that live within walking distance to 20016:

<https://anc3e.org/wp-content/uploads/Responses-to-04.26.2021-questions-from-concerned-citizens-of-tenleytown-05.10.2021.pdf>

17:

15. *20016 is a large zip code. How many current River families live up to 8 blocks of the proposed location at 4220 Nebraska?*

We anticipate the location demographics of our families will change following the relocation to the Nebraska Avenue campus, and several families already live within walking and biking distance of the campus. None of our current families live in residences within 8 blocks of 4220 Nebraska Avenue.

While I don't doubt the River Schools's demographics will change over time and that in fact over time families within 8 blocks of 4220 Nebraska could attend The River School, I believe the \$40K tuition at the River School is a barrier for the substantial majority of families living in AU/Tenleytown. It is my understanding that the public schools in AU/Tenleytown, Janney, Alice Deal, and Wilson are currently facing over-enrollment concerns due to facility capacity issues. Families live in AU/Tenleytown in part due to the access to public schools with the substantial majority attending these schools. If families could easily afford the cost of private schools, it would seem over-enrollment and crowding issues at the public schools would naturally be resolved which is not the case. And finally, considering the age of its current and expected student population as well as the uphill sidewalk/street routes to 4220 Nebraska, regularly walking or biking to school does not appear to be a plausible assumption.

Best regards,
Michelle & Michael Miller
4210 42nd Street, NW
Washington, DC 20016

Begin forwarded message:

From: Michelle Miller <michellemiller20010@gmail.com>
Subject: Case No: 20472 - River School Purchase of Buchanan Estate/Under Oak – 4220 Nebraska Ave NW
Date: October 3, 2021 at 5:14:59 PM EDT
To: dcoz@dc.gov

Dear Mr. Fredrick Hill, \$

We live directly behind the Buchanan Estate at 4220 Nebraska Ave, site of the proposed River School Relocation. We

greatly admire The River School (TRS) which by all counts is an impressive institution not only for its educational program but also for its accomplished distinction of supporting children and the community who suffer from hearing loss. We don't have an issue with a school relocating to the property per se but we do have the following concerns:

We have attended most of the public meetings, presentations and reviewed documents submitted as part of its BZA application. While TRS has attempted to be responsive to neighborhood concerns we note the following:

First,

- Nebraska Ave is a major transit artery in Ward 3 and Tenleytown;
- The only entrance to the property is south bound on Nebraska;
- Based on demographic information provided by TRS to Matt Cohen on 2/22/21 by Sherry Rutherford of Equity Real Estate, the majority of students live south of the proposed relocation which will require vehicles to travel north, up and around Tenley-circle in order to change directions south to arrive at the property; or
- If vehicles want to avoid Tenleycircle, vehicles will travel up through AU/Tenleytown neighborhood, most likely Van Ness, Warren or Yuma to 42nd/Warren to take a right on Nebraska, the only other access point other than Tenleycircle to access the entrance southbound on Nebraska; and
- 42nd Street from both Van Ness and Yuma to Warren are not straight through-puts and include curves and mini traffic

circles which impedes a constant flow of vehicles.

Additionally, in terms of traffic mitigation, we don't understand how a left hand traffic signal eastbound at Nebraska/Van Ness which will then result in northbound traffic on Nebraska or eliminating parking westbound on Van Ness between 41st and Nebraska will mitigate consequential and or TRS traffic as proposed.

The factors above, and that 46% of TRS students reside in VA & MD and 30% in zip codes other than 20016, makes us concerned with the viability to its CTR.

Second,

While is not uncommon for data to be refined and updated over the course of a project, as noted above, on 2/22/21 Sherry Rutherford of Equity Real Estate responded to a request from Matt Cohen as to the demographics of TRS for the following was provided:

However the TRS website currently

https://riverschool.net/wp-content/uploads/2021/05/The-River-School-Project-Summary_5.04.2021.pdf

discloses that 44% of its current students live in the 20016 zip code. 48/201= 24% not 44%. While this appears to be a typo, this mistake and the lack of public disclosure of student demographic detail gives us pause, considering also its statements that its DC students will regularly be walking and biking considering the the young age of its student population and current zip codes.

It is also unclear how current student enrollment by zip code as provided above reconciles to the Comprehensive Transportation Report (CTR) filed with the BZA on 9/15/21. Figure 11B -

Student Zip Code Locations, Page A-31 of the CTR discloses 20016 with 33 out to a grand total of 144. It would be helpful to understand how the CTR student enrollment/zip code locations reconciles to its current enrollment.

And finally, given the size of the proposed development, demographics of the student population, low walkability and use of public transportation (primarily due to the age of the children and addresses) for the majority of the student population and challenging exiting traffic issues on Nebraska/Van Ness & 42nd Street make it very difficult to support.

We appreciate your interest and consideration.

Best Regards,
Michael and Michelle Miller
4210 42nd Street NW

Follow-up question re The River School

srutherford@requityrealestate.com <srutherford@requityrealestate.com>

Mon 2/22/2021 4:00 PM

To: Cohen, Matthew (SMD 3E01) <3E01@anc.dc.gov>

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Commissioner Cohen,

I am writing in response to your e-mail to Allison Prince regarding the River School. With respect to student enrollment, 108 (54%) of the 201 currently-enrolled students reside in the District of Columbia. Of those 108 children, 48 (44%) live in zip code 20016, 28 (26%) live in 20007, 8 (7%) live in 20008, and 7 (6%) live in 20015. Of the remaining enrolled students who are not DC residents, 48 (24%) reside in Maryland and 45 (22%) reside in Virginia.

As noted at the ANC meeting, the River School's inclusive program is made up of approximately 18% children with hearing loss, and 42% of River School's student body are children from diverse backgrounds. In addition, 24% of students receive financial assistance.

Our team is currently working to address the other issues raised at last week's meeting, and we look forward to sharing that information with you shortly. In the meantime, if you have any additional questions, please let us know.

Thanks very much,
Sherry Rutherford

Sherry K. Rutherford

Principal



MOBILE | 202.957.8420

Begin forwarded message:

From: "Cohen, Matthew (SMD 3E01)" <3E01@anc.dc.gov>

Date: February 21, 2021 at 2:18:16 PM EST

To: "Prince, Allison C." <APrince@goulstonstorrs.com>

Subject: Follow-up question re The River School

Dear Ms. Prince:

I hope that you are well. Thank you for attending last month's ANC3E meeting with your client.

You will recall that at the meeting, I asked for a rough breakdown of residences (by state) of the student body currently attending The River School. To be frank, I was quite surprised that Ms. Mellon could not answer the question, or even provide some ballpark figures to the Commission. I believe that the answer was that the majority of students reside within the District, as opposed to Virginia or Maryland.

I am following up on that question, and respectfully request that an answer be provided as soon as possible. Thank you for your attention and consideration.

Washington, DC | Códigos Postales/ZIP Codes

 This map was made with Google My Maps. [Create your own.](#)

