

Charter School Incubator Initiative

April 20, 2018

Mr. Frederick L. Hill, Chairman
D.C. Board of Zoning Adjustment
441 Fourth Street N.W., Suite 200S
Washington, D.C. 20001

**Re: BZA Case No. 19377 – Lots 1070 and 1071 (formerly Lot 1067), Square 3648
– Townhouse and New Paulist Father Location at 3015 4th Street, NE (the
“Property”)**

Dear Chairman Hill and Members of the Board:

On behalf of St. Paul on Fourth Street, Inc., I'm writing to express our strong support for the BZA application for the proposed project featuring new townhouses and the new Paulist Father building on Lots 1070 and 1071 in Square 3648.

I am the representative of St. Paul on Fourth Street, Inc., the owner of the school building directly adjacent to the Property. We have reviewed the BZA application with great interest and have been involved in discussions with the applicant. It is important to us that the Brookland area maintains its unique blend of institutional and residential uses with appropriate density.

Generally, we are pleased with the project at the Property. The development will provide several benefits to our community and the District of Columbia. Most importantly, the project is a sensitively designed enhancement to the site that will create new residential opportunities in an area that is ideally situated for families. No residents are displaced as the result of this project. On the contrary, the project will allow families to remain in the area and remain in the District. We are pleased with the responsiveness of the applicant to comments from neighbors, including our own, and appreciate the revisions that have been made to the project.

We are also happy to see that this project allows the Paulist Fathers, as an institution in this community, to remain in the neighborhood. The Fathers have been important members in the local fabric for generations. They have been consistently open to the wider community and remain so to this day. The Paulist Fathers are active members of our community and we see great value in them remaining in such capacity. Maintaining the existing institutional uses and providing opportunities for nearby relocation where necessary is an important aspect of Brookland's evolution.


The project also incorporates a high degree of open space and greenery into the concept design, sensitively situating the new townhouses and future Paulist Building into the landscape and topography rather than forcing the new buildings into these surroundings. The resulting design is one that sensitively co-exists with the natural environment rather than one that imposes a residential community onto its site. In addition, the applicant has gone to great lengths to save numerous trees on the property, at the cost of removing several townhouses and redesigning many more. Similarly, the new buildings are situated to allow for a great deal of open space

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between our building and those of our neighbors. It is clear that the applicant has been focused on allowing for such open space in consideration of the neighbors.

We believe that this project is a wise move for this Property and benefits the wider Brookland community. This is the type of investment in our neighborhood that increases the value of our community and enhances the area for everybody. Thank you for taking the time to receive our input on this important project.

Sincerely,


Ana Harvey
President
Charter school Incubator Initiative