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**BZA Case 19377: The Boundary Companies and The Missionary Society**

1 message

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**Marcos DaCruz** <mvdacruz2014@gmail.com>  
To: bzasubmissions@dc.gov

Sat, Mar 10, 2018 at 2:50 PM

To the Board of Zoning Adjustment:

As a Brookland resident for more than 10 years, I am writing to inform you of my **opposition** regarding BZA Case #19377- Boundary Companies/St. Paul's College-3025 4th St, NE.

My concerns with this development are related to (1) increase in traffic, (2) irreversible destruction of green space, (3) proximity of the new development to existing Chancellor's Row residences, and (4) lack of parking space.

***Increase in traffic***

Pedestrian and traffic demands will increase substantially given the new residents of the 62 proposed townhomes, plus 800 students, teachers, and other tenants of the building recently sold by the Paulists for such use, situated in between Chancellor's Row and the new development. The residents of the new townhomes and the parents of the students will not be allowed to use Chancellor's Row's private streets. However, given the traffic congestion that will ensue as residents of the new townhomes and parents of students use a shared drive, these same individuals will inevitably resort to using Chancellor's Row's adjacent private streets during the height of traffic when students are being dropped off or picked up, and when residents of both townhome communities are simultaneously leaving for or coming back from work, creating an adversarial relationship between these communities.

**irreversible destruction of green space**

- During the December 14, 2016 meeting to obtain community feedback to amend DC's Comprehensive Plan, Brookland residents have expressed the concern with losing green space. Existing mature trees and green space will be irreversibly destroyed as a result of this project. The community will be severely affected by the lack of access to green spaces.

**Proximity of the new development to existing Chancellor's Row residences**

- During the development of the Chancellor's Row development, the city made several concessions including allowing EYA to build townhomes at a greater density than permitted by right. The new proposed development will place the new townhomes in very close proximity to Chancellor's Row residences, not contemplated by the city's original approval of the Chancellor's Row community.

**Lack of parking space**

- The proposed development will eliminate an existing parking lot used by the Washington Leadership Academy and by the Montessori school. In order to replace this parking lot, the current proposal will be developing a space in front of these schools that is much smaller than the current one. In addition, the current proposal does not add any parking for the new residents outside of their garages. The residents of the new townhomes and the teachers of the schools will not be allowed to park their vehicles on Chancellor's Row's private streets. However, given the increase of demand they will inevitably attempt to use Chancellor's Row's already crowded private streets to park their vehicles, creating an adversarial relationship between the communities.

Thanks,

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Board of Zoning Adjustment  
District of Columbia  
CASE NO.19377  
EXHIBIT NO.75

