

## Cochran, Patricia (DCOZ)

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**Sent:** Sunday, October 24, 2021 5:28 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,

Me, Jose Cuesta, and my wife, Fabiola Lopez, have been residents in DC since 2005. We have lived at 4246 Warren St, NW (across the street to the project site) since 2011.

We write to ask you to oppose the River School application for zoning exceptions, Case #20472, and to oppose the purchase, relocation and significant expansion of the school to 4220 Nebraska Avenue, NW.

We oppose the application of the River School because the reassignment of a residential zone into a commercial zone resulting from the zone exemption will have an impact on the economic value of the properties directly affected in the near surroundings of the community. In the short run, if I needed to sell my house, the resale value of my property could be impacted during the construction period--which remains uncertain how long it will last. In the long run, if the school sells its property, it could sell it to any business, which might impact even further the values of the properties in addition to the environmental and noise impacts. Like any other business, the River School's legitimate ambition to grow might mean that this new location at Nebraska Avenue could be quickly outgrown and the property being sold to another business without the current safeguards. Would it not make more sense for the River School to look for a more appropriate commercial site big enough to deliver its mission on their children?

We understand the novel school mission benefiting the lives of their children but the benefit for that community comes at a higher cost for the lives of the community already established for many years in this area. Without a doubt, the relocation of the River School to my community will affect our quality of life.

We therefore oppose the River School application for these reasons in addition to those presented by fellow neighbors such as being a massive project on a small plot; the substantive increase in traffic and

safety issues, CO2 emissions and noise pollution; lack of DDOT mitigation plans for safety and traffic issues in Nebraska Avenue; the addition of a research institute that is neither part of the school or childcare related activities; and the lack of completely secured funding from River School to complete this project.

Respectfully,  
Jose Cuesta and Fabiola Lopez