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3121 7th St. NE  
Washington, DC 20017

October 29, 2015

DC Zoning Commission  
District of Columbia  
CASE NO.15-02

My fiancé and I live directly across from the proposed MHI-Brookland, LLC development located at Square 3645, Lots 802 and 804, Square 3648, Lot 804, and Parcel 132/89 in the Edgewood neighborhood. While the developers modifications to the proposed project are appreciated, there are a number of concerns that we would appreciate be considered be the zoning commission. There are as follows:

1. Park at Corner of Jackson and 7<sup>th</sup> St. NE (Brookland Park)
  - a. The drawings indicate from the shape of the park that in the future this park can easily be converted into a dog park. We request that the approval of the development prohibit the creation of a dog park anywhere on the property. Dog parks have impacts that must be properly abated and often privately developed dog parks are not built with these abatements. In addition, the site is in close proximity to numerous homes that would be impacted by the noise and odors of a dog park at this location.
  - b. Maintenance of the park and surrounding landscaping is also a concern. We ask that the maintenance and replacement of capital assets at the park be the responsibility of the HOA for the proposed homes and that it be clearly states and be required as part of the approval.
  - c. We request that it be stated that no other use (beyond park/recreation use) of the Brookland Park area should be permitted and no additional structure allowed.
2. Height of Homes on Jackson St. NE
  - a. The current proposed height of 41', far exceeds surrounding properties and is not offset similar to the Chandlers row development where the 4<sup>th</sup> floor is partially hidden from the street (see exhibit A). This is concerning because it is somewhat out of context when compared to the neighborhood. Our house (Exhibit B) is roughly 24' in height and the proposed properties are near double the height. A maximum of three

stories would be fitting with the surrounding neighborhood and existing units.

- b. The height is especially concerning with the end lot on Jackson St., Lot 01, which is to be in line with the attached proposed units and has a platform above the street level of about 5'. This increases the total height of the unit to roughly 46' which is very much not in context with the surrounding neighborhood. We ask that the total height of the end unit be reduced and the entrance be at street level.

**EXHIBIT A**



**EXHIBIT B**

