

Dear Chairman Hood and fellow Commissioners:

I am writing to **OPPOSE** the *Planned Unit Development of Bruce Monroe (ZC Case 16-11)*, and object to the following aspects of the proposed development:

Scale: At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.

Density: The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.

Architectural Character and Design: The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.

Traffic: The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.

Parking: The plan fails to adequately address the predictable parking challenges created by the increased density from this project, and the numerous other developments being built in our area that will increase the population by almost 2,000 residents. In addition, the city has proposed dedicated bus lanes for Irving St. and Columbia Road, which will eliminate half of the currently available street parking.

Inadequate Benefits Package: The list of "public" benefits the developer is required to offer is insufficient, not to the benefit of the *entire* public, required to mitigate issue caused by the development project, or of little to no value. (i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.)

As the record reflects, since 2008 the residents of Park Morton have been engaged in a robust process with City officials regarding the redevelopment of the Park Morton site; **HOWEVER**, the same opportunity for meaningful dialogue and input was *not* afforded to those living near the Bruce Monroe Community Park, including those living within 200 feet of the proposed development who will be most directly impacted and were surprised to learn that the park, which is public land, would be included in the redevelopment of another, unrelated property.

Additionally, the recusal of ANC1A10 Commissioner Rashida Brown who represents the area where Bruce Monroe Community Park is actually located, left the so-called "200 footers" with no formal voice or representation in this unnecessarily expedited process -- a fact that we hope you will give due consideration to when determining whether to give "great weight" to the ANC Report of Submission, as is customary.

This lack of timely and meaningful engagement has resulted in a development plan that clearly favors the Park Morton site where there is less density, appropriately scaled buildings, ample parking, and boasts of a design that is in keeping with the architectural character of the surrounding neighborhood and existing homes -- even though the site at Park Morton is substantially larger. To accommodate the Park Morton "preferred plan", *density* was shifted to the Bruce Monroe site, necessitating taller, more massive buildings which are *inappropriate in scale*; elements which needlessly require flexibility and zoning map amendments from this Commission. The current Council-approved Park Morton "Master Plan", which contains 477 residential units is proof that the Park Morton site can support greater density and additional mass.

And while I fully support the long overdue redevelopment of Park Morton, *and* increasing affordable housing stock in our area, this project is objectionable for a multitude of reasons which are outlined in a detailed document that was submitted for the record, to the District Council during the November 28, 2016 hearing on the Mayor's resolutions to surplus and dispose of the Bruce Monroe Community Park (a copy of which will be provided to the Commissioners during the hearing on December 5). Most relevant to these proceedings are the numerous inconsistencies of the proposed project with the District's Comprehensive Plan.

Accordingly, I respectfully ask that the Zoning Commission reject the PUD and supporting zoning map amendments, as submitted, and require the developers to work with the entire community to produce a proposal that meets the requirements for special consideration in a consolidate PUD process, and the addresses the needs of ALL of the residents of our area.

Thank you.

Tonya Williams

Submitted on 12/4/2016 by:
Tonya Williams

ZONING COMMISSION
District of Columbia
CASE NO.16-11
EXHIBIT NO.149

775 Columbia Rd NW