

## Cochran, Patricia (DCOZ)

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**From:** beccarusselleinhorn@gmail.com  
**Sent:** Sunday, December 04, 2016 6:21 PM  
**To:** ATD EOM MIS; bnadeau@dccouncil.us; Evans, Jack (COUNCIL); Evans, Jack (COUNCIL); Cheh, Mary (COUNCIL); Todd, Brandon (COUNCIL); kmcduffie@dccouncil.us; Allen, Charles (COUNCIL); Alexander, Yvette (COUNCIL); lmay@dccouncil.us; vorange@dccouncil.us; abonds@dccouncil.us; dgrosso@dccouncil.us; esilverman@dccouncil.us; Mendelson, Phil (COUNCIL); DCOZ - ZC Submissions (DCOZ)  
**Cc:** Kenner, Brian (EOM); Shaw, Eric (OP); Stern, Tanya (OP); Trueblood, Andrew (EOM); Olpadwala, Sarosh (EOM); Willger, Colleen (OP); McPeek, Joaquin (EOM); tfazzini@dccouncil.us; tjackson@dccouncil.us; Grant, Schannette (COUNCIL); Werner, Ruth (COUNCIL); Willingham, Jonathan (COUNCIL); sneman@dccouncil.us; jmoble@dccouncil.us; rgulstone@dccouncil.us; lmarks@dccouncil.us; Lowery, Terese (Council); adavis@dccouncil.us; jbrown@dccouncil.us; dmeadows@dccouncil.us; ikang@dccouncil.us; dcalhoun@dccouncil.us; srosenamy@dccouncil.us; Moore, Brian (COUNCIL); Schellin, Sharon (DCOZ); Bergstein, Alan (OAG)  
**Subject:** Park Morton Development Too Big

Please postpone the decision to surplus and dispose of Bruce Monroe Park that was considered by the Council on November 29 and the Zoning Commission hearings set for this week. The proposed development at the property is far too large and has too much density for our neighborhood of two-story townhouses built nearly 100 years ago. I support affordable housing in our community, but not at the expense of a public park.

Had it been proposed that a 4-story building would be built on HALF the park, and it would house the Park Morton residents, I guarantee you that the community would be fine with it. 8 stories in our neighborhood is INSANE. And in the long run, as we watch Georgia Avenue develop, we will see less and less green space. You all owe it to us to think long term about our neighborhood. Not just short term.

Further, I am opposed to the Zoning Commission even entertaining this matter before the Council has had proper time to review this issue. Both ZC 16-11 and 16-12 fail the Comprehensive Plan across an array of policies and directives, namely saving public property for public use, preserving limited open space, proper consideration of the environmental impacts to our air, noise, quality of life, and displacement impacts, and negative recreation impacts, not to mention the increase in parking pressures and traffic impairing the emergency services and public utilities we currently use and enjoy.

The current Park Morton site is much larger than the Bruce Monroe Community Park site, yet the Bruce Monroe site is slated to have 273 residential units, while the Park Morton site would only have 126 residential units. This will more than triple the number of people who currently live on the 700-block of Irving and Columbia Road.

Our neighborhood already faces severe traffic and parking problems. Many houses do not have parking spaces or alley access, forcing residents to park on the street, sometimes blocks from home. While this is inconvenient for everyone, it is unworkable for elderly residents and persons with disabilities. Only one third of the 273 proposed units would have parking spaces.

It's hard to imagine a worse development for our neighborhood than the one the Council is being asked to approve by default when they approve the Mayor's resolution. Please start the planning process over and allow real involvement by the community, not an unreasonable project on top of a popular public park.

Please postpone making a decision about our park and encourage the community to weigh in on the best use of this important public space. Thank you for your assistance.

Rebecca AbuRakia-Einhorn

beccarusselleinhorn@gmail.com

3019389992

Ward: 1

Zip: 20001