

Cochran, Patricia (DCOZ)

From: Kathryn Gaab <gaabke88@gmail.com>
Sent: Monday, December 05, 2016 2:16 PM
To: DCOZ - ZC Submissions (DCOZ)
Subject: Regarding Bruce Monroe ZC Case 16-11

As a neighbor who frequents the Bruce Monroe park, I am writing to oppose the Planned Unit Development of Bruce Monroe ZC Case 16-11.

Just last weekend when I was at the park, I noticed a handful of people get off the 70 bus to come play basketball and enjoy the park. I was using the swings when two little boys came over and started talking with me and my friend. Over the course of an hour, my friend and I quickly made friends with these two boys and used the swing set, playground and tennis courts with them. That interaction made our day and we all agreed how nice it was to meet and play with others at the park. Taking away this park would limit the possibilities of meeting people who are not on the same block, steal away vital opportunities for young children to stay active and play, and turn an already congested intersection into a driver's nightmare.

Above all, I'd like to point out that this park doesn't benefit the residents of surrounding blocks alone. It provides those coming from surrounding neighborhoods a space that doesn't exist where they are. There are plots of land all up and down Georgia Avenue that could be bought and built on. Why take away something that benefits a community when other options are available?

Furthermore, I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. **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.
3. **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.
4. **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.

5. 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. As a car owner, I already have trouble finding a spot, especially before Irving St. returns to a two-lane parking street.

6. Inadequate Benefits Package: The list of “public” benefits the developer is required to offer is insufficient, not to the benefit of the entire public, 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.

Thank you.

Katie Gaab
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