



## Comments in Opposition to ZC Case 16-11

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To: neighborsofparkview@gmail.com

Sun, Dec 4, 2016 at 12:10 PM

RE: ZC Case 16-11

I am writing in partial opposition to the Planned Unit Development of Bruce Monroe, as currently proposed. It is my belief that after a comprehensive review, the Commission will find that it is in the overall public interest of all residents to maintain the allowed height of the proposed structure, consistent with the property's current zoning. Maintaining the current height restriction on Bruce Monroe would have the corresponding effect of lowering the immediate project density (cars and residents), and materially address the following major problems at the Bruce Monroe site.

The proposed 9 story, 120 foot tall building far exceeds any other structure in the Georgia Avenue neighborhood vicinity. The existing zoning requirements for the Bruce Monroe property should, therefore, be maintained. Approval of the requested height waiver would be inconsistent with the architectural character and design of the existing 2-3 story neighborhood row houses, and would set a future precedent for other excessively tall buildings along Georgia Avenue. I sincerely urge this Commission not to begin the death of this richly cultural neighborhood with the first of a thousand cuts. Such action would be a lasting legacy that this Commission should avidly wish to avoid.

The current zoning requirements for the Bruce Monroe property are designed to ensure a resident density consistent with the existing neighborhood. Approval of the current proposal's height waiver would exceed this public mandate by allowing the construction of 273 new units, which would add approximately 700 new residents to the existing block, more than triple the current population. This massive increase in local resident density would create a number of negative consequences that would lower the quality of life for all residents, both existing and new. Some of these are:

Traffic: The project will exacerbate existing traffic issues on Columbia Rd., Irving St., Sherman Ave., and Georgia Ave., which are already severely congested. Further large increases in local resident density would significantly aggravate the current traffic problems, putting unacceptable stress on current and future neighborhood residents and families, whose children must navigate these already congested streets.

Furthermore, the proposal to construct a new interconnecting street/ally adjacent to the new building will not address this concern. It is highly possible that this new street could actually create incremental problems, given that cars would be entering and exiting in close proximity to the present intersections at Georgia Ave., Irving St., and Columbia Rd., thus interfering with associated car and pedestrian sidewalk traffic in the same areas. A smaller building with less density would mitigate this negative traffic impact.

Parking: The proposed plan fails to adequately address required parking for existing as well as future residents. The increased resident density caused by this project, and the numerous other developments being built in the immediate area, will significantly increase the current demand for street parking. Furthermore, DC Government has already proposed creating dedicated bus lanes for Irving St. and Columbia Road, which will eliminate half of

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the currently available parking on these adjacent neighborhood streets for existing residents. A smaller building with less density would mitigate these collective negative parking impacts.

Shading: The proposed building height of 120 feet would effectively create a shaded area that would cover a sizable portion of the existing blocks on Irving St. and Georgia Ave, as well as the proposed adjacent park. The park and those homes and businesses that are located in this massively shaded area will essentially lose their access to direct sunlight during all or major portions of the entire year. This will negatively effect their overall enjoyment, personal safety, related heating requirements, and gardening ability. A smaller building would significantly improve the quality of the park and reduce the number of adversely impacted neighborhood homes and businesses.

I strongly encourage the Commission to undertake a comprehensive review of all the potential and collective impacts associated with the current project scope proposed in ZC Case 16-11. Such a review will undoubtedly conclude that the current proposal would cause needless harm to both existing and new neighborhood residents, and find that limiting the height of the proposed building to the Bruce Monroe property's current zoning height restrictions would appreciably relieve these concerns. Furthermore, maintaining this height restriction on Bruce Monroe would not impair the project's overall economics, when done in conjunction with a corresponding increased height waiver at the Park Morton property.

Sincerely,

Peter W. Frost

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