



---

## Bruce Monroe Park Opposition Letter

---

Kyle Lucas <kyle@rightproperbrewing.com>  
To: neighborsofparkview@gmail.com

Mon, Dec 5, 2016 at 12:25 PM

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**. I strongly 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. Our neighborhood has a distinctive feel, and this would thoroughly disrupt that look.
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. I already have a very hard time finding parking after 4PM nightly. Any additional cars would be a nightmare.
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, and has no value to current residents.

Thank you

Sincerely,

Kyle Lucas  
710 Columbia Road NW, APT B

Kyle Lucas | Assistant General Manager

ZONING COMMISSION  
District of Columbia  
CASE NO.16-11  
EXHIBIT NO.227

Shaw Brewpub & Kitchen | 624 T St. NW

202.607.BEER (2337)