

## Cochran, Patricia (DCOZ)

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**From:** Charles Ellis <chasellis3@gmail.com>  
**Sent:** Monday, October 18, 2021 2:33 PM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Cc:** bnadeau@dccouncil.us  
**Subject:** Please say No on 9-story Park View apartment

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Members of the Zoning Commission:

As a resident and citizen of the District, I would like you to know, and heed, my views on the idea that the Bruce Monroe Community Park is to be replaced by a 9-story-plus penthouse tower (ZC case 16-11).

The District's new Comprehensive Plan requires a thorough impact analysis to ensure that negative impacts of a proposed project on neighborhoods, transportation, environmental quality, and other matters are assessed and adequately mitigated. The D.C. Court of Appeals has made clear that this analysis was not adequately done.

The Park View neighborhood in Ward 1 is a neighborhood of mixed residential and commercial uses, narrow streets, and public uses including Bruce-Monroe and Tubman Elementary Schools and small public parks and recreation areas. Bus lines run on 11<sup>th</sup> and 13<sup>th</sup> Streets NW as well as nearby Georgia Avenue NW. The neighborhood includes decent tree coverage along streets and in private and public yards. Curb parking is tight; alleys and private parking are not plentiful.

Construction and use of a 9-story apartment building with a penthouse would bring extensive disruption to the area during a difficult construction period along with continuing impacts during the use and life of the building. The use of tight city streets by large trucks and other construction equipment would create continuing safety hazards to pedestrians and motor vehicles, as well as hazards to street pavements. The underpinning of such a building would necessitate significant removal of soils and possible threats to underground aquifers and utilities. Permanent negative effects of such a building in such a neighborhood would include continued and growing motor vehicle congestion, loss of shade and consequent discomfort from heat in the summer, as well as additional stormwater runoff and its threats to streets, sidewalks, and yards from a warming climate.

So far as I know, nothing is on public record or in public media about whether the 9-story building would alleviate the city's housing woes. That is something that should be on everyone's mind in this city. The provision of a penthouse suggests the apartment would be a luxury residence of some sort. How many of its units would be priced so that people in the 30% to 50% of Area Median Income ranges could afford them? What, in general, would be the impact of a large apartment building on local real estate values and prices and rents?

I don't believe that the proposed building would be beneficial to anyone except the owners of the building and the owners of the companies whose employees would have to prepare the ground, build the building, and maintain it.

Accordingly, I strongly recommend that you **disallow** the proposed apartment building in Park View.

Thank you for considering my views.

Charles H. Ellis III

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