



GOVERNMENT OF THE DISTRICT OF COLUMBIA

Executive Office of the Mayor

Office of the Deputy Mayor for Planning and Economic Development



October 13, 2021

District of Columbia Zoning Commission
Attn: Members of the Commission
441 4th Street, NW, Suite 200S
Washington, DC 20001

Re: District of Columbia Zoning Commission (the “Commission”) Case No. 16-11: Bruce Monroe Site

Dear Members of the Commission:

I am pleased to offer this letter of support on behalf of the Office of the Deputy Mayor for Planning and Economic Development (“DMPED”) to again reiterate our support of the Planned Unit Development (PUD) for Bruce Monroe. The proposed PUD will help to achieve the following: 1) Satisfying key tenets of the District’s New Communities Initiative (“NCI”); 2) Attainment of the Mayor’s goal of creating 36,000 housing units by 2025; and 3) Capturing important District land use policies contained in the Comprehensive Plan with respect to the creation of new and affordable housing, and the use of publicly owned land.

DMPED and Park View Community Partners, LLC have partnered to develop Bruce Monroe site, which is envisioned to contain approximately 273 residential units, with 189 units in the apartment house, 76 senior housing units and 8 townhomes (“Bruce Monroe Redevelopment”). Of the 273 total residential units, 90 units shall be public housing replacement units, 111 shall be workforce affordable units, and 72 shall be market rate units. The Bruce Monroe redevelopment will also include 4,500 s. f. of commercial space that will serve the surrounding neighborhood, large courtyards and a one-acre park.

The Bruce Monroe development is a critical component of the overall Park Morton redevelopment plan. Park Morton is a public housing property operated by DCHA that is in close proximity to the Bruce Monroe site. Park Morton currently encompasses 12 buildings housing a total of 147 garden-style, two-bedroom units, and it will be redeveloped in two phases. Phase I will be developed into a five-story apartment building containing 142 units along with 4 townhomes/flats containing 6 units. Phase II will include 47 townhomes and flats that will offer affordable and market rate homeownership opportunities. Phases I and II will contain a combined total of 57 public housing replacement units with 43 in Phase I and 14 in Phase II, respectively. The Bruce Monroe site will include the remainder of the replacement units necessary to

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Deputy Mayor

satisfy the one-for-one replacement unit requirement. In total, there will be 147 replacement units between Bruce Monroe and Park Morton.

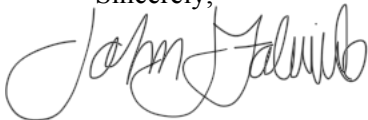
NCI is a program designed to revitalize communities plagued with severely distressed housing, poverty, high crime and economic segregation. Bruce Monroe is a critical component to the overall Park Morton redevelopment plan and is designed to fulfill key tenets of NCI—development of a vibrant mixed income community and a one-for-one replacement of public housing demolished with a new affordable housing unit. Mixed income housing dictates an appropriate integration of housing types, and price points so that replacement public housing, workforce, and market rate residents each have appropriate emphasis within the redeveloped community. The Bruce Monroe site remains an integral component to providing replacement units for Park Morton residents in a mixed-income community.

Lastly, the Bruce Monroe site is located along Georgia Avenue where the Comprehensive Plan supports a higher density zoning designation.

In summary, the approval of the PUD will permit the maximized usage of the Bruce Monroe site while serving the community, furthering the public interests, and significantly contributing to the Mayor's affordable housing goals. The redevelopment of the Bruce Monroe site will continue to expand the neighborhood revitalization, which will be transformative to both the surrounding community and Ward 2. Most importantly, the approval of the proposed PUD will assist with advancing this long-stalled development and put residents one step closer to returning home to the Park Morton community.

I appreciate your consideration of my comments and request that the Commission approve the text amendment and map amendment.

Sincerely,



John Falcicchio
Deputy Mayor

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