

From: Jarice Risper <rade8em@gmail.com>
Sent: Sunday, December 04, 2016 7:48 PM
To: DCOZ - ZC Submissions (DCOZ)
Subject: Bruce Monroe Park

Hello,

I am writing to oppose the Planned Unit Development of Bruce Monroe ZC Case 16-11. 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.
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.
7. This is one of the last areas for people to enjoy being outside and getting exercise. If this area were to disappear the neighborhood children would have to walk to Banneker High School to have an area to exercise outside.

This is the last thing that this area needs, it will only add to congestion and not adequately address the needs of the neighborhood.

Thank you.

Jarice Risper
507 Kenyon Street NW

Washington, DC 20010

