

Cochran, Patricia (DCOZ)

From: Carl LeVan <acarllevan@gmail.com>
Sent: Monday, December 05, 2016 11:04 AM
To: DCOZ - ZC Submissions (DCOZ)
Subject: very concerned about Bruce Monroe Park plans

Dear Zoning Commission,

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.

I look forward to your response.

Carl

A. Carl LeVan, PhD
3913 13th Street NW
Washington, DC 20011