



Email of testimony; although I will try to attend in person

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The shortsightedness of our local elected officials in the case of the proposed development of Bruce-Monroe park is staggering. I am a native Washingtonian and have lived in Ward 1 all of my life. Development is coming to the Pleasant Plains area, and the Georgia Ave. corridor. This give-away is completely unnecessary. In an age where many cities are scrambling to create green space, DC is ready to give ours away, and who benefits? The developers. The city has done a terrible job with the residents of the Park Morton housing project, and if the city planners and the developers hadn't been so lazy, they should have and could have (and still could) buy and use some of the many dilapidated storefronts and lots on Georgia Ave to create beautiful mixed income, public, and low-income housing along Georgia Avenue that wouldn't upset the neighborhood and would have seamlessly blended in with our neighborhood.

I use the park on a daily basis (walking through it to get to and from the Bikeshare station, walking my dog, taking my infant son to the park and garden, playing basketball), as do hundreds of neighbors. If you walk around our neighborhood now, there are "Save the Park" signs for a 5 block radius surrounding the plot. The city would not dream of pulling this stunt in Wards 3 or 4. Ward 1 is the most densely populated Ward in the city, and Columbia Heights the most densely populated neighborhood. Our little block simply cannot take the influx of thousands of new people. This would be a terrible and short-sighted move for the city to make.

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

ZONING COMMISSION
District of Columbia
CASE NO.16-11
EXHIBIT NO.225

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.

Thank you.

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