

January 18, 2017

Zoning Commission for the
District of Columbia
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

Re: Z.C. Case Nos. 16-11 and 16-12: Park Morton Resident Council's Response

Dear Members of the Commission,

On behalf of the Park Morton Resident Council, which as a body represents the interests of the Park Morton residents, I am submitting this letter to the Zoning Commission to respond to the report filed by the Park Neighbors in Z.C. Case No. 16-11 and reiterate my support for the redevelopment of both Bruce Monroe and Park Morton (Z.C. Case Nos. 16-11 and 16-12, respectively).

The Park Morton residents continue to be supportive of the project and the opportunities it will have for our residents. In particular, we are supportive of the use of Bruce Monroe as the Build-First site, as this approach allows for appropriate phasing of residents and minimizes displacement of existing residents.

In Z.C. Case No. 16-11, the Park Neighbors have raised concerns around several issues, including the increased density proposed at the site and potential traffic and parking impacts, but their proposed solutions for less density at Bruce Monroe and adding more units to the Park Morton site are not valid solutions and will ultimately delay the production of new homes for Park Morton residents and potentially increase the risk of displacement. Putting a lot of large multifamily buildings at the Park Morton site (as recommended by the Park Neighbors) is out of context with the site's location and surrounding neighborhood fabric; higher density is more suitable along Georgia Avenue. Park Morton residents have waited long enough for new housing, and Bruce Monroe is the way to make this new housing possible faster.

The proposed development at Bruce Monroe in the current program as proposed by Park View Community Partners is critical to achieving Build-First because of the size (the site is large enough to yield substantial density) and the location (it is in close proximity to Park Morton, which allows current residents to have housing opportunities in the Park View neighborhood).

As the President of the Resident Council, I urge you to approve the applications for both Bruce Monroe and Park Morton so that this project can finally move forward and our families no longer have to wait for safe, clean, quality housing. I believe that, ultimately, these developments will be beneficial not just to the Park Morton residents, but also to the larger Park View community.

Sincerely,



Tamika White
President, Park Morton Resident Council
610 Park Road NW Unit 24
Washington DC 20010

ZONING COMMISSION
District of Columbia
CASE NO.16-11
EXHIBIT NO.241