



Comments in Support of Case Number 23-15

Dear Chairman Hood,

We write on behalf of the members of the Brookland Neighborhood Civic Association (BNCA) to offer the BNCA's qualified support for the application of Brookland Plaza Owner, LLC (case number 23-15).

The BNCA is an all-volunteer, non-profit association that exists to advocate for and improve the quality of life of the Brookland neighborhood. With roughly 200 members representing Brookland residents, local businesses, and property owners, we strive, in coordination with our local ANCs, to represent the views of the community's views on issues of common concern.

The BNCA generally supports the proposal Brookland Plaza Owner, LLC submitted for Voluntary Design Review. The proposed project includes transit-oriented residential and business development while preserving the historic Brookland Lanes building. As proposed, the development advances the Brookland Small Area Plan's goal of making Brookland an active pedestrian neighborhood with mixed-use development and a variety of housing types for all income levels and of bringing residential and commercial development to the area north of the metro. We are encouraged by UIP's engagement with the community and affected neighbors and trust that will continue throughout the duration of the planning and construction.

While the BNCA is broadly supportive of the Application, we are concerned that the relief the Applicant is requesting will adversely affect the development's immediate neighbors, exacerbate traffic issues, and hinder neighborhood access to the Turkey Thicket park and recreation center, particularly considering future development at the nearby Brookland/CUA Metro Station. We ask the Zoning Commission to consider the following:

1. **Parking Entrance on 10th Street:** We are concerned that placing the building entrance on 10th Street will worsen traffic on the road and create additional dangers for cyclists and pedestrians accessing Turkey Thicket. We request that the parking garage entrance be placed to Bunker Hill Road.
2. **Side and Rear Yard Requirements:** We request that proposed development conform to the existing requirements for the size of side and backyard to ensure sufficient buffers for existing residents.
3. **Parking and Park Access:** We are concerned that the Applicant's plan for 99 parking spaces will mean that residents, visitors, and retail customers will park in the

un-zoned area of 10th Street NE bordering Turkey Thicket and on nearby residential streets. Parking on nearby residential streets, such as Perry Place, should be for residents only and the city should ensure that residents of future apartments or condominiums at the site are not eligible for Residential Parking Permits.

Thank you for your consideration of the BNCA's feedback on this application.

Sincerely,

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