

July 31, 2015
(SUBMITTED VIA EMAIL)

Stephen Mordfin
Development Review Specialist
District of Columbia Office of Planning
1100 4th Street SW Suite E650
Washington DC 20024

RE: Large Tract Review Application No. 2015-01

Dear Mr. Mordfin:

I submit these comments on behalf of the members of the Brookland Neighborhood Civic Association (BNCA) in opposition to the proposed four-story, above-ground parking garage for the property at Square 3643, Lot 822.

BNCA's mission is to provide a forum for considering and advancing the interests of Brookland residents, property owners and business owners related to issues affecting our Northeast DC community.

BNCA is concerned about the following impacts that are likely to result from the proposed 1500-space parking garage:

- **Traffic:** The intersections surrounding the proposed project (particularly Michigan Avenue and 10th Street NE) have significant traffic congestion during the morning and evening rush hour, as identified most recently by the District's Ward 5 Livability Study. The traffic is expected to increase with the opening of the new Brookland Middle School in September 2015. The proposed parking garage will put significantly more pressure on this intersection, and it is inconceivable how such volume would be mitigated. In addition, this increased traffic congestion is likely to have an impact on the effectiveness of the WMATA bus operations coming to and from the nearby Brookland Station, including conflicts between the hospital shuttles and the WMATA buses. Also, when the garage reaches capacity, it is likely that vehicles unable to secure a parking space in the garage will look for parking spaces on residential streets, negatively impacting residents.
- **Air and environmental quality:** It is likely that this project will result in negative impacts to air quality due to the increase in daily vehicle trips, plus the idling of shuttles and vehicles in the garage. This threatens health of Brookland residents, including vulnerable individuals such as children (like those attending nearby Brookland Middle School or playing on the newly renovated Turkey Thicket playground) and seniors. Moreover, those who use the track and fitness equipment at Turkey Thicket are likely to be negatively impacted by the poor air quality. In addition, this large-scale parking garage is likely to create significant water runoff from the project, which is discouraged by the Sustainable DC Plan.
- **Safety and Quality of Life:** The intersections near the proposed project currently pose a safety challenge for pedestrians trying to cross major roadways. Pedestrians are particularly at risk when trying to travel through crosswalks that are blocked by traffic gridlock. In addition, there is concern that the parking garage will lead to an increase of property crime and theft from vehicles. Furthermore, the parking garage

project will not provide any benefit to the Brookland residents, it will only serve to benefit an institution that is located outside the community.

We are in agreement with the concerns and perspectives expressed by Advisory Neighborhood Commission 5B and neighbors at Perry Place NE concerning this project.

The BNCA urges the Office of Planning and other DC government agencies (District Department of Transportation, and District Department of the Environment, in particular) to review this project carefully for the serious impacts to the community that have been raised in this letter. We request that these agencies work with the Children's Hospital to identify how to accommodate the need for additional parking for the hospital in a location more reasonable and proximate to the hospital. Moreover, we urge the Office of Planning and other government agencies to use the large tract review to recommend that the applicant consider a different project, one that enhances the Brookland community and brings real benefits to Brookland residents, as envisioned in the Brookland Small Area Plan.

If you have any questions about the views expressed in this letter, please feel free to contact me.

Sincerely,

Anita Hairston
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CC: DC Councilmember Kenyan McDuffie
ANC 5B
Dr. Kurt Newman, Children's National Medical Center
Michael J. Williams Children's National Medical Center Board of Directors Mayor
Muriel Bowser



Brookland Neighborhood Civic Association
www.brooklandcivic.org