

Brookland Neighborhood Civic Association:
Requests to 901 Monroe Street, LLC

I. Height/Proposed Map Amendment

- Request for Map Amendment to C-2-B Zone district is unacceptable.
- Is out of scale with the surrounding neighborhood
- Sets an unacceptable precedent for Brookland development
- Is contrary to and inconsistent with the Comprehensive Plan/Brookland-CUA Metro Station Small Area Plan and, hence, is contrary to and inconsistent with PUD regulations.

II. Commitment to Quality Rental Experience (to avoid student “ghetto”)

III. Commitment to Superior Building Design

E.g., Commitment to 1) 15-foot setback from exterior property lines; 2) setback provided for those portions of the structure higher than 50 feet

IV. Mitigating Adverse Impacts of Construction Phase

Request: Construction management agreement with all adjacent property owners to address such things as construction and worker vehicle traffic and parking, protecting adjacent businesses and residences from construction activities, protecting underground and overhead utility connections to adjacent businesses and residents, etc.

V. Retail

Request: 1) Small/medium-sized independent businesses to occupy retail space.

2) At least one of the retail spaces should be built to code to accommodate cooking and other requirements of a sit-down restaurant to replace the one that will be lost.

3) Consultation with BNCA, ANC and community before retail tenants are selected.

VI. Underground Utility Lines Surrounding the Project

--Overhead utility lines are unsightly and will undermine the aesthetic quality of the project

--Overhead utility lines will interfere with the growth of tall, healthy tree canopy and undermine the ability of trees surrounding the project to provide privacy and to soften the visual impact of the project on adjacent properties

--Comprehensive Plan/Brookland-CUA Small Area Plan recommends pursuing the undergrounding of utility lines in conjunction with new development and as a potential community benefit

VII. Brookland Green

Request: 1) Support BNCA and community efforts to protect and preserve the Brookland Green as a public park/commons.

2) Fund and perform an appraisal of the current value of the Brookland Green property.

VIII. Colonel Brooks Mansion and Property

Request: Provide financial or professional support for improvements

IX. Turkey Thicket Recreation Center

Request: Provide financial or professional support for improvements