



July 26, 2022

Dear Madame Chair Pitman and fellow Commissioners,

I am pleased to present these comments on behalf of the Twinbrook Community Association regarding the 1800 and 1818 Chapman Avenue project (Project Plan Application PJT2022-00014).

We will address several topics we hope the Planning Commission will discuss and incorporate into its suggestions to the Mayor and Council.

With respect to the appearance, scale, and massing of the building, we request the applicant ensure the side of the building facing the railway receives the same level of design attention as the other sides of the building. The Wire Gill, LLP letter dated November 16, 2021 that accompanied the application mentions that the bottom two floors of this side of the building will be parking but is silent on the remaining floors. We respectfully request that the “track side” of the building be inviting and attractive for neighbors across the tracks.

We support the applicant’s request for a 28 percent parking reduction. TCA strongly believes reducing parking is one of the best ways to reduce future traffic, improve bicycle and pedestrian safety, and increase the attractiveness of the built environment. We are also mindful that building parking is expensive, displaces potential housing, and raises the cost of housing that is built. We especially support any reduction in parking requirements for projects within a half mile of Metro.

We request the Planning Commission consider the study of further improvements to pedestrian and bicycle safety and access at the intersection of Chapman Ave and Twinbrook Pkwy. Pedestrian activity is increasing along Chapman as more residences are built. Existing and future residents do and will continue to cross Twinbrook Parkway to access amenities south of the Twinbrook Metro station. To enhance the safety of future residents of Twinbrook Commons and adjacent properties, we urge consideration of the following:

1. Eliminating right on red at the intersection (all directions);
2. Eliminating the hot right at the north west corner of the intersection;
3. Updating the pedestrian crossing signals to pedestrian leading interval (PLI), if they are not already;
4. Shortening the crossing distance at the intersection, especially the east and west sides (crossing Twinbrook Parkway).

We would like the Planning Commission to discuss and the applicant to consider the following environmental-related suggestions:

1. Strive to achieve LEED certification to ensure long-term environmental and economic sustainability of the project.
2. Implement best management practices to minimize effects on migratory birds. (Lighting, native trees, window decals, etc.)

We also understand the city is working with the applicant and WMATA to incorporate a public plaza adjacent to the property on the Metro side. The entrances of both sides of Twinbrook Metro are dated, unappealing, and in some places falling apart. We support beautifying both sides of Twinbrook Metro so that it becomes a safer and more attractive amenity for current and future residents.

Thank you for your time and for the opportunity to provide feedback on the 1800-1818 Chapman Avenue development project.

Vincent Russo  
President, Twinbrook Community Association