

**Case No. 05-36 (First Stage and Consolidated PUD & Related
Map Amendment – 200 K Street, NE)
January 5, 2006**

Good evening members of the Zoning Commission, my name is Mozella Boyd Johnson, I am the legal owner of property (229 “K” Street, NE) which sets 50 feet from 200 “K” Street, NE (Z.C. Case No. 05-36) proposed development. I have owned this property for over 20 years.

Before I present my statement I would like to thank Mr. Parson a member of Zoning Commission for finally showing that this development is a brand new case because of all of the significant changes that the developer continues to make under the impression that they are minor revisions. I thank you again.

The impact that this property has brought to this community is neglect, hurt, harm and danger. Yes, we all agreed that something is needed for this site and that development is long over due, but to what cost. Should my property be over shadow by this development? The proposed buildings facing “K” Street, NE will be too high and enormous, they should be similar or mandated to conform to height as the homes in my square. Will the developer be taken his property down to grade and then proceed to build? If so, 90 feet is more than enough, but if he is going to build over top of the garage/parking spaces, then it will be too massive for these existing 2-story homes. How far down below grade will the developer be building, for parking and other things that he will need to construct such a massive development?

**ZONING COMMISSION
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EXHIBIT NO.22

The Cohn Development has been allowed, until just recently (June 2005) to run havoc on our community and there is countless articles regarding how he has allowed this site to exist with debris, mounds of trash and unsecured buildings. (See Exhibits)

Has the Commission thought about the two homes (Mrs. Smallwood and Rev. Green) still remains on the site at 3rd and L Street, NE? How will their interest and rights be protected by this development? Who looks out for them? Is any one concerned about how their homes will deteriorate with all of the construction, digging and demolition?

Since this Community has been suffering with this development for over 15 years, don't forget The Cohn Development started out with a proposed Heliport for this site. Now 15 years late, 5 Extension later he wants this Commission to provide him with another 2-year extension. He states that he is providing the most affordable housing that any developer has every given to a project at 80% AMI.

If Cohen really wanted to give something back to the community why didn't he start at 30%, 50% or 60% of the Area Median Income (AMI)? To ensure that someone from the Community could afford to purchase a unit at the site. The income limits for a family of 4 (Very Low Income is \$44,650, Lower Income is \$72,450 and Moderate Income is \$98,250). With the entire subsidy that the government has to offer will any of these families be able to afford a unit in this development. Since the Cohen Development has yet to show how much the units are selling for (see page 19, of his 9/13/05

document) and will a family of four (4) be able fit in the units since the largest units range in size at 1,106-1,206 sf.

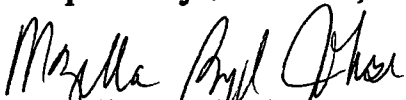
- ❖ Our tax dollars, my tax dollars, have paid for 15-years of clean up for this site.
- ❖ Cohn Development is currently seeking to close four (4) alleys within this square; which translate into money and space for the Developer.
- ❖ The site was changed from M to C-3-C again, allowing increased benefits for Cohn Development
- ❖ If the Cohn Development is allowed the increase height, then ever additional floor calculates into additional revenue for the developer
- ❖ Ronald Cohen will damage the aesthetic environment of the community with this massive development.
- ❖ Cohn Development is again requesting another extension for an additional 2 years, furthering damaging the community.
- ❖ The community has lived in peril for 15 years due to Cohn Development's derelict properties, which has contributed to this community's vulnerability because of excessive vermin, trash, and human renegade population.
- ❖ Once construction begins, what legal assurances will residents be given that homes adjacent to the construction site will be reinforced or guarded from damages?

For the above reasons and many more, I am opposed to this project and hope that my issues and concerns are seriously taken into account; and

- ❖ That Cohen Development not be allowed another extension;
- ❖ That the Zoning Commission enforce height restrictions and request that Cohen Development decrease the height at this site;
- ❖ Cohen Development continues to state that the height was approved in 1995 against the residents wishes, but all of this should be reconsidered since the Cohen group continues to make changes and strings this community along with extension after extension. When is enough, enough?
- ❖ That you request that the Area Median Income start at 30%, 50% or 60% which would allow true affordability.

Also, please be mindful that this immediate Community will have three additional developers requesting for PUD if not already, 3rd and I (Old Corner Bakery), Old Cab Station at 3rd and L and the development across from the old cab station and the Children Museum currently being developed. We 2-story homeowner will be boxed-in and towered over by these development without them (Developer) bring any true amenities (real affordable homes that cost \$250,000 for the additional height and subsidy) to the Community.

Respectfully submitted,



Mozella Boyd Johnson

Opponent

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■ **Update on last year's eyesores, Page 12**

See **CLEANUP, Page 13**

**1270 and
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1020, 1022 and 1028 Third St. NE: Three abandoned properties in the Eckington neighborhood mar an otherwise tidy block. DCRA says 1020 and 1022 may not be attractive vacant properties but are secure, as required by city codes. Last October, DCRA referred 1028 to the Board of Condemnation for possible demolition.

PHOTOS BY TOM ALLEN — THE WASHINGTON POST

NOTICE OF DETERMINATION OF INCOME LIMITS

The D. C. Department of Housing and Community Development, pursuant to the authority in Chapter 25, Title 14, DCMR, Section 2510 of the rules for the Home Purchase Assistance Program (HPAP), hereby gives notice that it has established the following income limits for participation of very low income, lower income and moderate income households in the HPAP Program.

INCOME LIMITS BY PERSONS IN HOUSEHOLDS

<u>Eligibility Category</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8 or more</u>
Very Low Income	31,250	35,700	40,200	44,650	48,200	51,800	55,350	58,950
Lower Income	50,000	57,200	64,300	71,450	75,900	80,400	84,850	89,300
Moderate Income	68,750	78,650	88,400	98,250	104,350	104,350	104,350	104,350

These income limits have been determined based on the median family income of \$89,300 established by the Secretary of the U.S. Department of Housing and Urban Development for 2005, for the Washington Metropolitan Statistical Area. The amounts determined above have been calculated based on Section 2510 of the HPAP Program rules. These income limits shall be effective upon publication of this Notice in the D. C. Register.