

Mozella Boyd Johnson – 10 “W” Street, NW, --- Washington, DC 20001 – June 7, 2013

Sara Benjamin Bardin
Director of the District of Columbia Office of Zoning
Suite 200-S
441 4th Street, NW
Washington, DC 20001

RE: **OPPOSED** -Case #05—36C (CASCO, INC. & K Street Developers, LLC –
Modification of Previously –Approved PUD and Related Zoning Map Amendment @
Square 749 - Hearing for the Case is Schedule for Thursday, June 27, 2013 – 6:30 pm
@ 441 4th Street, NW, Suite 220

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Dear Ms. Bardin:

I, Mozella Boyd Johnson, property owner at 229 “K” Street, NE am **OPPOSED** to Case# 05-36C and **would like to testify on Thursday, June 27, 2013 at 6:30 pm** (CASCO, Inc. & K Street Developers, LLC-Modification of Previously Approved PUD and Related Zoning Map Amendments @ Square 749) for the following reasons:

- ☐ This phase of the development is proposing **no parking** in the building and that is a mistake. There is nowhere to park on the street currently and any massive development, which will encompass an entire city block should include parking. The parking should be subsidized because of all of the amenities that CASCO has received from the District, such as height, alley closing, setbacks, etc.
- ☐ ANC 6C has been diligently sending suggestions to Councilmember Wells and the Department of Transportation as to how the parking should be enforced for the current residents. Any new development in particular CASCO, Inc. must come with affordable parking for its tenants.
- ☐ The first site (the Loree Grand) promised to have retail development at the site currently there is no retail development on the property. The Loree Grand has been open since 2010 or 2011 and the retail space is vacant with no tenants, no restaurant, and no cleaners, just empty space.
- ☐ There should be a Memorandum of Understanding that, if approved, this site must have contracts in hand for the Day Care Center and the Retail Business. If the Developer fails to provide these services, then the Developer needs to give funds back to the District for the cost of not living up to its agreement and having retail space within the building. It is not fair to the Community and the District Government to continue to work with the Developer in good faith and the Community, Residents and the District continues comes up short without receiving what was promise to the Community (Retail Space).
- ☐ The modification of the PUD, flexibility for not meeting the rear yard setback requirement should not be granted. We the residents and the District should stop giving and granting the Developers everything they want and not making sure the Community receives what was proposed to us in this PUD the “amenities”.

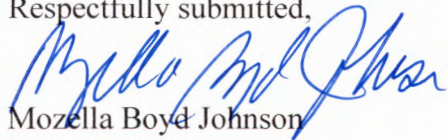
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I thank you for your time and attention to my concerns and **Opposition to Z.C. Case No. 05-36C** or to enforce CASCO to include the parking on the property whatever the allowable percentage. Also, there should be signed leases for the retail development; if no lease within six (6) months that they open then the developer CASCO needs to begin reimbursing the District government for not keeping its commitment to the community for retail.

Respectfully submitted,



Mozella Boyd Johnson

Property Owner

Cc: Tommy Wells, Ward 6 Councilmember
Vincent Gray, Mayor
Jack Evans, Ward 2 Councilmember
Muriel Bowser, Ward 4 Councilmember
ANC 6C