

Cochran, Patricia (DCOZ)

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Sent: Tuesday, December 17, 2024 9:29 AM
To: DCOZ - BZA Submissions (DCOZ)
Subject: written comments on application 21208

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These are written comments regarding Application 21208, proposed development at 2033 11th Street NW.

I do not approve any of the exceptions being proposed, nor the size of the proposed building and operation. This proposal should be rethought by the non-DC resident developers, with safety at top of mind, and the local community members' interests at heart. This is currently not happening. I respect the developers (non-DC residents and firms) interest in maximizing the value of the lot, but it's currently not in keeping with the local community interests, including the safety of residents.

The development is proposed for the corner of 10th and V Streets NW. V St is one way and one lane with a bicycle path. 10th Street is supposed to be two way, but generally only allows one car to pass at a time, due to narrowness. The proposal would be a large addition and pressure to already overwhelmed small streets. There are considerable existing safety risks with existing operations. This would increase significantly with this proposed development.

During weekday operation of the existing modest daycare operation in this location, there are considerable safety risks to children. Expanding and perpetuating these risks is unacceptable. Children routinely get away from their parents and daycare operators and run into the streets between parked cars. Speed bumps would not help when children jump between cars. There are also risks to bicyclists and pedestrians every day, as daycare and church patrons block the roads to drop off people, and to park illegally surrounding the property. Safety risks escalate, and this leads to arguing in the streets surrounding the existing operations. This often escalates, sometimes regarding childcare, attempted to carjacking, and parental disputes – sometimes requiring police presence. There are considerable safety risks with the existing property and operations.

Going beyond lot occupancy of 80% is absurd, if the current occupancy cannot be managed safely, and the existing population density challenges in this immediate area and future build out of nearby properties (that are not asking for exceptions).

Further lowering the green area in this area is unacceptable. Zone 1 has the least green space as a function of density and area in the city. The developers should be going beyond the rule to add green space, not asking for less. This disregards the community.

Suggesting a loading exception given the current safety issues is absurd. This property is currently clogging / traffic of these roads with each element of their existing operations, again causing safety risks, among other problems. The proposal would only increase safety risks to the community.

The suggested steep garage ramp exception will again increase clogging /traffic outside of the building, and increasing safety risks, among others.

Board of Zoning Adjustment
District of Columbia
CASE NO.21208
EXHIBIT NO.37

The suggested parking exception is also unacceptable. During the weekend, church operations, daycare operations, and street cleanings, community members living near this building are forced to park over one mile away. The developers should be going above the rule for including parking for the community, not adding additional stress to the community.

Misrepresentation of proposal:

The developers' presentation in the case report case documents on DC's website misrepresents the size of the building in visual renderings. See "presentation" slide, slides 18 – 20, show the existing church at half the size of the proposed building. Actually, they are proposing a building over 80 feet in height, and the church is about 20 feet tall. The developers have downplayed the proposed height. I believe this has confused the community up to this point. Developers are proposing an 8 story building (not 7), with services (HVAC) up to 9 stories. This is larger than anything on these small streets; moreover, the allowed development nearby has not nearly been built out, which would cause additional pressures in the future. Moreover, the adjacent school on the south east corner of 10th and V is currently not operating at capacity. When it was, safety issues were compounded with the daycare and church operations.

I've spoken with "abutting and confronting neighbors" about the proposal, and most are receiving confusing, poorly timed, information and misinformation about the proposal. Signage and updates have been patchy at best. The misrepresented visual renderings appear intentional. This all seems at odds with DC's process.

The existing property has neglected the safety and longevity of the existing historic structure on the property -- the church itself. If any decision is made by DC and or BZA on this property, it should be preceded by safe and historic restoration of the existing structure, for structural safety, including a plan to maintain the structure into the future. The paint on historic brick, birds living in the attic, jury-rigged HVAC system and moisture seem to be major problems for structural soundness.

Process issues from the past: ANC meeting agendas for this proposal have included misleading visual renderings with the community in past meetings, and presented the wrong plans to residents in lead up to ANC meetings about this project [e.g., July 11 meeting provided a URL link to an incorrect set of plans (2023 11 St NW, as opposed to 2033 11 St NW) twice. Those plans are for a much smaller building. This confused the community and deflected critical views and participants in ANC discussions.] The proposal would eclipse the immediately adjacent historic-designated Tab church (1.5 stories; same property), adjacent Garrett Patterson middle school (2 to 3 stories), caddy corner designated historic church at the Northeast corner of V and 10 (2 to 3 stories), and adjacent 1884 buildings on the north side of V between 11 and 10 streets (primarily 2 stories). DC's guidance indicates that new construction should adhere to immediately adjacent building heights, <https://planning.dc.gov/sites/default/files/dc/sites/op/publication/attachments/DC%20New%20Construction%20Reformatted.pdf>, but this was ignored in historic review.

Regards,

Zone 1 resident living near the property at 11th, 10th, and V Streets NW