Carol J. Mitten, Chair
Zoning Commission for
The District of Columbia
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Mozella Boyd Johnson
Opponent to

Case No. 01-28TE (PUD Modification and Time Extension – 200 K Street, NE)
November 16, 2005

I, Mozella Boyd Johnson, am the legal owner of property (229 "K" Street, NE) which sets 50 feet from 200 "K" Street, NE (Z.C. Case No. 01-28TE) proposed development. I have owned this property for over 20 years.

The impact that this property has brought to this community is devastation, neglect, trash dumping, illicit drugs, and mounds of dilapidated cars and danger.

Yes, we all agreed that something is needed for this site and that development, as well as true affordable housing is needed, but to what extent.

The Chair of the Zoning Commission stated that I couldn't receive Party Status because I stated that my property set 100 feet from the development, I was mistaken, but that shouldn't matter. I have lived in this property for over 20 years and have dealt with this property the entire time from the Heliport, to the Junk Impoundment Car lot to a dumping Area. The Developer doesn't live in this area so why should he be allowed 60 minutes to state his case? I, a citizen who pay taxes am only allowed 3 minutes.

ZONING COMMISSION
CASE NO. 01-28
EXHIBIT NO. 98

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I have tried to find out at the (October 3, 2005 Community Meeting as well as the ANC Full Commission Meeting, November 9, 2005) how much will these units costs especially the affordable units, to date, the Developer states that he doesn't know. This is his 4th Extension and this document should be correct with all questions and concerns addressed and answered.

If the law states that you should use up to 30% of your income in housing cost how will this Commission know how much the funds are being used toward lodging.

Are the units rental or for sale, again the Developer Cohen Group has not establish this and why not. Is the Condo fee included in the for sale units and if so, how much is the Condo Fee. Would a family of four-(4) making $40,000 dollars be able to afford a unit, plus Condo Fee and Parking space?

Should my property be over shadow by this development? The proposed buildings facing "K" Street, NE are too high, they should be similar or mandated to conform to height as the homes in my square (750).

Will the developer be taken his property down to grade and then proceed to build? If so, 80 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 this community. How far down below grade will the developer build for parking and other things that he will need to construct such a massive development?

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, m ounds of trash and unsecured buildings. (See Enclosures)

Has the Commission thought about the two homes (Mrs. Smallwood 1026 and The Green property at 1030) still remaining 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?

Has the Commission thought about the loss of parking spaces for the non-residents of the building, since they currently have to alternate when they can park on "K" Street, NE. Where will the existing residents park during and after development?

How will the construction trucks enter and exit the site, I hope that they stay off of 3rd Street, NE?

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

- ❖ Will the Commission request an Environmental Impact Statement to insure that the Cohen Development site is not contaminated from the mounds of trash dumped on the property and the oil and gas from the abandoned cars previously stored on the property;
- ❖ 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;
- ❖ The 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.

Thank you for allowing me to present my statement.

Respectfully submitted,

Mozella Boyd Johnson
Opponent

Cc: Chairperson Mark Dixon, ANC 6C
Councilmember Ambrose, Ward 6
Councilmember Fenty, Ward 4
Councilmember Orange, Ward 5
Chairman Cropp

pledged two years ago that his ad-

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

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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