MOZELLA BOYD JOHNSON
10 "W" Street, NW
Washington, DC 20001

November 21, 2002

RECEIVED
D.C. OFFICE OF ZONING
2002 NOV 22 PM 3:02

District of Columbia Zoning Commission
441 4th Street, N.W.
Room 220
Washington, D.C. 20001
Attn.: Carol Mitten, Chairperson

Re: Zoning Commission Case No. 01-28TE
(Consolidated PUD & Map Amendment - Time Extension and Modification @200 K Street, N.E.) - *Party Status Request (in Opposition) and Motion* for Postponement of Public Hearing

Dear Members of the Commission:

The letter is my request for party status in opposition to the Zoning Commission Case No. 01-28TE. I am the owner of the property located at 229 K Street, N.E. This property is directly across K Street from the PUD project. I do not intend to have an attorney represent me in this case.

Since my property is located directly across K Street from the PUD project, my interests are more significantly impacted by the project than other persons in the general public. I have been one of the driving forces in making the owner of the 200 K Street property maintain the property in an appropriate manner and be clean and free of abandoned cars and run-down houses. It has been a constant struggle with this property owner.

I have attached a notice of a walking tour with Mayor Williams that occurred on June 17, 2002, a letter to the Mayor (June 17, 2002) and another letter to the Mayor (August 2, 2002). All of my actions in these instances were necessary to get the 200 K Street property owner to take responsibility for the maintenance of his property. I have also attached pictures of the 200 K Street property to help the Zoning Commission understand the problem that we face in this neighborhood. I am including these materials to show that I have played an active role in helping minimize the negative environmental, economic and social impacts that the 200 K Street property has on my property as well as the surrounding neighborhood.

Zoning Commission
District of Columbia
Case 01-28TE
Exhibit 19

ZONING COMMISSION
District of Columbia
CASE NO.01-28
EXHIBIT NO.19

The modified PUD will have environmental, economic and social impacts that I believe have the potential to negatively impact my property at 229 K Street. I believe that my request for party status fully complies with the provisions of 11 DCMR § 3022.3, as required by the Notice of Hearing for this case.

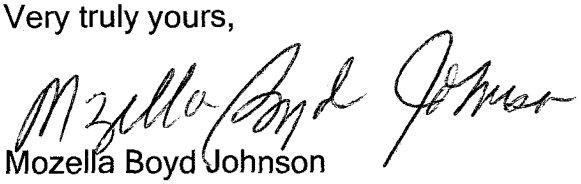
I believe that the Zoning Commission must postpone the public hearing on the modification request. I have attached a letter that I sent to the Office of Planning on November 9, 2002 about the concerns that many residents of Squares 749 and 750 have about the project. I do not feel that the 20 items listed in my letter have been fully discussed by the Office of Planning, the community and 200 K Street Limited Partnership.

Also, I think that other issues need to be addressed. Like whether affordable housing will be provided on the site? I do not know why the Office of Planning is not asking this question. Why is the modification request only about the residential portion of the PUD project and not also about the entire PUD and when this community is going to see the amenities that are supposed to happen because of the project? I also think that the Office of Planning needs to take a look at all of the projects that are happening in our neighborhood and make sure that this PUD still works for the neighborhood.

The 200 K Street Limited Partnership will be making another presentation to ANC 6A subcommittee on zoning and licensing on December 3rd because at the November 13th meeting they were not prepared to talk about the important issues to the community. There is not enough time between December 3rd and December 12 for the community to review the plans and discuss the case. I don't think that this schedule will allow the full ANC 6A to vote on this case. The ANC law says that the Zoning Commission needs to give great weight to the ANC's decision.

In order to have a proper discussion about all of these issues, it is necessary to postpone the December 12th public hearing until January or February of next year. Like I said in my letter to the Office of Planning, we don't trust the 200 K Street Limited Partnership, but we are willing to work with them. I hope that delay will allow the Office of Planning to work with the 200 K Street Limited Partnership and the community to fully discuss the impact that this project will have on the community.

Very truly yours,



Mozella Boyd Johnson

Enclosures

cc: ANC 6A
Councilmember Sharon Ambrose

Walking Tour on Monday, June 17, 2002
With Mayor Anthony Williams
At 5:00 pm SHARP at the Corner of 3rd & K Street, N.E.
in front of the Church

The Mayor will be meeting with the Residents affected by the abandon and vacant properties in this square bounded by 2nd, K, 3rd and L Street, N.E.

This site has been a problem for the residents for over 12 years and the Mayor and his Core Team Members have been trying to make a difference. We would like to thank the Mayor and his staff for some of the accomplishments made in this area. However, additional improvements/enforcement are needed to ensure that Ronald Cohen, the Property owner takes care of his properties. If a Property owner refuses to be responsible, we are asking that the Mayor include the properties in the Vacant and Abandoned Property Initiative, which is being implementing on Wylie Street, N.E. and other section in N.E. No one should be allowed to blemish a community like Cohen's properties.

If you have any questions or concerns please call me at (202) 462-2347.

Again, thank you for all of your support in caring about your community.

Mozella Boyd
Concern Citizen

June 17, 2002

Honorable Anthony Williams
Mayor
District of Columbia
1350 Pennsylvania Avenue, N.W.
Washington, DC 20004

RE: Square 749 Bounded by K, 2nd, L & 3rd Street, N.E.

Dear Mayor Williams:

This community will always be grateful to you and your Core Team in improving the conditions of the Square 749, Ronald Cohen Investment Group site, as well as, the other buildings that he owns in our neighborhood. We are especially thankful for your commitment to a small group of community residents that wanted to see improvements in their neighborhood.

We appreciate you taking time from your busy schedule to meet and walk this site with us on two occasions. We now understand that you do take the time to listen to our concerns and that you do care about what is going on in our community. While, the Cohen site is still in need of continue monitoring and improvements we appreciate what your Ward Six-Core Team has accomplished thus far. We are grateful for Mr. Leo Pinson, Ward 6 Neighborhood Services Coordinator, Mrs. Shirley Bowie, Ward 6 Representative for Consumer & Regulatory Affairs, and lastly, but truly not least, Mr. William Wright, Community Outreach Coordinator for Ward 6. These three individuals along with many others have worked with us for almost two-year to resolve many of the problems in Square 749.

Mayor Williams, while Square 749 is not 100% improved we would like to bring to your attention some of the improvements:

- The alleys on the property have now been open (the City has gain possession of the alleys)
- The abandoned trailer has been removed from the site;
- The fence has been push back to the owner property line (no longer in the public space);
- The large deteriorated tree has been removed;
- The deteriorated house at 3rd & L has been razed by the city.

The following items are needed to bring Cohen Investment property up to code and remove the blight from this Community. If Mr. Cohen is unwilling, then the District should proceed in taking the Square 749 and include his property into the **Vacant and Abandoned Property Initiative,** which you introduced in March of 2002:

- Keep the six (6) alleys open from trash, blight and debris on the vacant lot;
- Monitor the number of cars stored on the K & 2nd Street lot;
- Maintaining the up keep of this properties;
- Keep the grass cut in the front and rear and secure the properties (vacate houses) on 3rd Street, N.E according to DCRA regulation;

Again, Mayor Williams this Community appreciates everything that you and your staff has done to assist us with this 12-year old eye sore.

Sincerely,
Residents of the 1000 Block of 3rd St. N.E. & Vicinity

Gladys Daniel

Peggy Reed

Mozella Boyd

August 2, 2001

Honorable Anthony Williams
Mayor
District of Columbia
441 4th Street, N.W,
Washington, DC. 20001

RE: Walking Tour with Residents of the 200 Block of K Street, NE. & Vicinity

Dear Mayor Williams:

The **residents** of the 200 of K Street NE and the vicinity would like to thank you for agreeing to meet with us on Saturday, August 18, 2001, at 8:30 am. The residents have been trying for over ten (10) years to have the owner, Ronald Cohen, Investment Group to maintain his property, located at 200 K (the entire square), in a proper manner. While we understand that the site bounded by K, 2nd, L and 3rd Street, N.E. is zoned C-M, Commercial and Light Manufacturing we the residents have lived here for more than 30 years raising our families, going to church and enjoying our community as much as we can.

We have disagreed with the zoning of this square because there should have been some allowance for the homeowners who have occupied this area for sometime. We as residents and homeowners should have been **GRAND FATHERED** in to allow for residential use. In the absence of that, the Office of Planning should be able to find a way for a peaceful co-existence of the residents and commercial property owners. One business or property owner should not be allowed to disrespect the majority of the residents, as in this case.

The Residents of this area would like to propose the following to improve this site immediately:

1. Cover the fencing so that the unsightly state of the property is not visible;
2. Have the owner clean, cut and maintain the high standing grass, the over grown tree branches protruding onto the sidewalk;
3. Keep the adjacent alley cleaned and clear of debris;
4. Is the site storage lot or a junkyard? If it is a junkyard, this use is not permitted and is in violation of the Zoning for this area.
5. DCRA needs to monitor this site on a bi-weekly basis.

Suggestions to think about to assist the Homeowners:

1. Give the affective homeowners a moratorium on their property taxes until they decide to move or sell their property. This should also include any immediate family member who inherits the property.
2. Give the affective homeowners a $20,000 grant to improve their property if and when the developer is granted permission to develop the site.
3. Ensure that the developer builds houses on the K Street side of its property and ensure that the development resembles the current structures, as far as height, materials, etc.

Developers have a tendency to receive a number of special incentives such as real property tax abatement, 10 year Real Property Tax Abatement, etc., if they develop in a HUD Zones, Brownsfields, Target Areas, etc. This community should be afforded the same privilege since we have gone without development, agency assistance such as DPW, etc. for more than 20 years. We have endured a Transfer Station at 3rd and M, Taxicab Station at 3rd & L, car lots, Homeless Shelters, vacant Hayes School and others, but we remained because these are our homes.

We pay our property taxes. No one should have to live across the street from something like this (picture enclosed) and think it is ok.

Mr. Mayor you have recently inacted several programs (Clean City Initiative and others) that should have fixed this problem, but some how this problem is more prevalent than ever.

Again, we thank you for taking time from your busy schedule to come out to tour our neighborhood on Saturday, August 18.

If you need any additional information prior to the upcoming meeting, I can be reached at (202) 442-7274 during the day and (202) 462-2347 in the evening.

Sincerely,

Mozella Boyd Johnson
Concerned Citizen

Enclosures



Rear of 1024 - 3Rd ST, NE



Rear of 1020 - 3Rd ST, NE/ Side View



A View Shot From The West Side of Property



A View Shot From The Northeast Side of Property



A View of Alley Running North



A Shot of trash Left Standing Over Several Months



Rear of Building Used As An Office/West Side



South Side of Building Used As An Office



East side of Property



Southwest Side of Building Used As An Office



A View of Alley Running South



A View of Alley Running East



Front of 1012 - 3Rd ST, NE



Front of 1012 & 1014 3Rd ST, NE



West side of Property



Rear of 1022 - 3rd ST, NE



Rear of 1020 - 3rd ST, NE
Straight Shot

November 9, 2002

Mr. Art Rodgers
Project Manager/Planner
For the Office of Planning
801 North Capitol Street, N.E., 4th Floor
Washington, DC 20002

Re: Community Meeting on November 4, 2002 – 200 K Street, Project

Dear Mr. Rodgers:

The Community representing Square 749 & 750 would like to thank you and Karina for attending our meeting to here our concerns and to receive insight on this Project. While we don not trust the 200 K Street Limited Partnership because they have not been good neighbors we are willing to work with them. Listed below are some of the concerns that we have with this project:

1. Mr. Cohen and the 200 K Street Partnership does not have full site control of all properties that he is proposing to build (3rd Street N.E. 1000 block);
2. We need to review a map of the entire Square 749 and what is owned by the 200 K Street Partnership;
3. 200 K, must have viable commitments from banking institutions before a 3rd Extension is granted;
4. 200 K, must commit to build by 2004;
5. 200 K, must build the residential structure on the K Street, like his prior plans;
6. 200 K, must enter into an mediation agreement with the residents, homeowners Square 749 & 750 as well as the community to ensure that these terms are work out;
7. His plan have change drastic the site is now proposed to be a 130 feet for the entire square. The proposed site is too massive and it does not fit in with the current row structures.
8. The proposed structure will present a shadow for the two existing homes at the corner of 3rd & L Street, N.E.
9. PUD must have amenities, currently all of the amenities are in the office building this building is not being proposed at this time only the residential. There should be amenities in the residential structure: daycare center, training facilities, retail cleaners, coffee shop, etc.
10. The entire project needs to be stepped back lack the 2nd Extension (previously submitted)
11. 200 K, should in corporate car sharing or use the zip card to decrease the over crowding of parking;
12. A number of the parking spaces should be available for the community residents residing in Square 749 & 750;
13. 200 K, needs to provide a plan of what is going to occur on the section the office building is proposed and that they are not ready to build; landscaping; securing, lighting, etc.
14. 200 K, needs to provide a time line of when will the westside be built;

15. 50% of the units need to be presold;
16. 10% of the units need to be set aside for low income residents ($50,000.00) and below.
17. **Check the PUD, the PUD calls for 200 units to be built, 200 K plans have changed to only 163 is this allowed?**
18. The site contains 4 alleys we want to know when Alley Closing occur this is a public space and the Community should have a say so.
19. Will 200 K need any alleys closed?
20. Do we really want the plaza as an amenity?
21.