

DC Office of Zoning:

We're writing with serious concerns about the proposed six-story building at 2255 Martin Luther King Avenue SE by Four Points LLC. As we understand it, Four Points LLC proposes to construct 71 rental apartment units, 80 percent of which will be very-low to low-income units. There will be no retail space, and this would be the first of a series of buildings along MLK that will eventually block the view to the city from various points of the neighborhood.

We are all in favor of additional development in Anacostia. However, that development needs to be thoughtful and must be sensitive to the over-saturation of low-income housing the community already bears. Unfortunately, our neighborhood is often not considered for retail space because those owners point to our lower-than-average median income levels as the reason for not investing in our area. Martin Luther King Avenue SE and Good Hope Road SE are the main thoroughfares of Anacostia. As such and much like other areas of the city, those streets need vibrant retail and pedestrian-friendly access.

We are not opposed to Four Points LLC construction in our neighborhood. However, their development must take several things into consideration.

We request that Four Points LLC includes retail, improves the walking experience along MLK Ave, clarifies what the public benefits and amenities are, and does not increase the building height. We also ask Four Points LLC to clarify what their plans are for the rest of the eight acres, and to create a website to publically share their plans.

Sincerely,

Fred and Terra Miller

Submitted on 11/27/2014 by:

Fred and Terra Miller

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