
Case NO. 13-14E Concerns Regarding Proposed Changes to Approved Development Plan

From Alex Hecht <alexander.michael.hecht@gmail.com>

Date Mon 5/12/2025 10:39 PM

To DCOZ - ZC Submissions (DCOZ) <DCOZ-ZCSubmissions@dc.gov>

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Some people who received this message don't often get email from alexander.michael.hecht@gmail.com. [Learn why this is important](#)

Dear Members of the Zoning Commission,

I'm writing to express serious concerns about the proposed changes to the approved development plan for our neighborhood.

The current grocery store footprint of just 10,000 square feet falls far short of what's needed for a true full-service grocer. We were promised a store that could meet the needs of the entire community—this proposal simply doesn't deliver on that commitment.

Additionally, the reduction in retail space is troubling. Retail provides essential neighborhood amenities—places to shop, dine, and gather—and its loss diminishes the quality of life for current and future residents. The proposal to convert planned retail into additional residential units suggests a shift away from community-focused development toward maximizing profits.

Equally concerning is the separation of affordable and market-rate housing. This undermines principles of inclusive design and risks creating inequitable access to amenities and shared spaces.

The plan also includes a reduction in parking minimums, which may lead to access issues down the line—particularly for seniors, families, and others who rely on vehicles.

Another major disappointment is the removal of the pedestrian bridge. It was originally included to foster walkability and better connect the development. Its elimination feels like a step backward in creating a cohesive, accessible neighborhood.

We ask the Zoning Commission to hold the developers to their original promises: a mixed-use, community-first plan that serves the needs of all residents. These changes represent a departure from that vision and raise real concerns about the long-term livability and inclusivity of the development.

Thank you for your attention to this matter.

Sincerely,

ZONING COMMISSION
District of Columbia
CASE NO.13-14E
EXHIBIT NO.16

Alex Hecht
20 Channing NW