

Cochran, Patricia (DCOZ)

From: 705 Irving The Ashford <705irving@gmail.com>
Sent: Monday, October 18, 2021 4:02 PM
To: DCOZ - ZC Submissions (DCOZ)
Subject: Our condo association opposes 16-11. Here's why

Follow Up Flag: Follow up
Flag Status: Completed

Some people who received this message don't often get email from 705irving@gmail.com. [Learn why this is important](#)

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).

On behalf of the Home Owner's Association at 705 Irving Street, NW (8 units), we oppose the construction of project 16-11.

The city's newly-proposed Comprehensive Plan requires a series of thorough impact assessments. It calls for the character of neighborhoods to be preserved as much as possible and for negative impacts to be mitigated as much as possible. The DC Appeals court made clear this was not thoroughly done, we agree, and we ask you to agree as well.

To us, this issue boils down to one word: Community.

We support affordable housing in our community. And we appreciate growth and development within our neighborhood that are done in the spirit and character of the community. Replacing a well-used and beloved community park with a giant 9-story-plus-penthouse tower is the opposite of smart growth -- and the opposite of community preservation.

Our neighbors at Park Morton public housing publicly oppose this proposed tower. Their opposition signals that it's limited number of small cramped affordable units -- and its larger penthouses and family-appropriate homes that would be available for higher prices -- does not represent an enlightened approach to affordable housing for families who deserve to live with dignity.

Our building is comprised of first-time home owners. Like many of our neighbors on surrounding streets, we made an active choice to live in the Park View Community -- near a park, near sunlight and open space, near townhouses and garden homes, near small bodegas and corner shops and community stores. We did not choose to live near the chain stores and big buildings on 14th Street in Columbia Heights or up Georgia Avenue near the Petworth metro where some big buildings and chain stores have started to chip away at community feel.

In addition to the lack of impact assessment, we are aware of the many issues flagged by the Court of Appeals -- ranging from the impropriety of 90-foot buildings in a Neighborhood Conservation Area to the impropriety of 60-foot or higher buildings in a designated moderate-density area.

In their 8/6/20 and 10/12/21 responses, Applicants basically asked you to ignore the rules. They say that DC laws are squishy and urge you to use a very lenient interpretation (and misinterpretation) to deem that their plans pass muster.

But again, our main position boils down to community. The reason that there is such a thing as Neighborhood Conservation Area and moderate-density areas is that the District cares about preserving community and is depending on you to enforce the rules.

We are too. Please stand up for community and smart growth over developer giveaways by rejecting proposed 9-story-plus-penthouse tower at 16-11.

-- The Home Owners Association at 705 Irving Street.
(Representing us in verbal testimony will be Board member Adam Green)

ADDENDUM:

1) We applied for party status, as part of a proposed New Neighbors. This was rejected and we continue to believe new residents deserve to have party status.

2) In their response to the Court order on the issue of moderate-density, ANC1A admits error, but calls this a “red herring,” despite the Court identifying it as one of the 6 most important aspects of the case. It’s rationale for calling this a “trivial issue” is that “the commercially zoned property along the Georgia Avenue corridor between Columbia Road (south) and Shepherd (north) is zoned for taller buildings” and therefore the proposed 9-story-plus-penthouse tower would blend right in as “common.” Below are photos of what people coming out of the tower would see as they turn left on the exact corridor described, starting at Irving and Georgia. There is no credible argument that a 9-story-plus-penthouse tower blends right in -- it would be a complete contradiction to the surrounding community.





