

Leach, Deonte (DCOZ)

From: Richard Capparell <richardcapparell@gmail.com>
Sent: Thursday, May 4, 2017 4:43 PM
To: DCOZ - ZC Submissions (DCOZ)
Subject: CASE NO. 16-20 – May 4 DC Zoning Commission Hearing

Dear Chairman Anthony Hood:

My name is Richard Capparell and I am a resident of Eads Street NE in the River Terrace neighborhood of Ward 7. I moved to River Terrace in March of 2016 after purchasing my first home. We are also a community that does not want to see this project move forward. I respectfully ask for no zoning changes from R-3 (residential 3) to MU-7 (mixed use 7) on the parcels designated by 3443 Benning, LLC/Neighborhood Development Company (NDC) for its 3450 Eads Street project.

The residents of River Terrace have many concerns regarding this project and I feel that NDC has not adequately answered many of the questions from the neighborhood. After attending many community meetings it is my opinion the community is losing trust in this company and the proposed project. The proposed building plan has consistently changed from 70+ units of 1, 2 and 3 bedrooms to 50 units and then to its current form of 70+ senior units. I am not confident in NDC's ability to fill this building with seniors and am nervous about how they would proceed to fill the remaining vacancies. The only consistent part of this building will be the income requirements of 50% AMI and below regardless of community feedback.

In addition, there are currently more than 2,000 units within 2 miles of River Terrace that are "affordable housing units." This does not include ongoing construction or other projects currently being planned. It seems that while market rate and luxury apartments are going up all around the city, including in the neighborhoods of Petworth, Columbia Heights and Shaw, some of which NDC itself has built, none of them are being planned for Ward 7. Studies have shown that concentrated poverty does not help a city or its people grow. According to the DC Fiscal Policy Institute, Ward 7 has the second highest poverty level in the city and yet corporations like NDC continue to use our neighborhoods as a dumping ground for subsidized apartments that only pad their bottom line.

I would ask that the Zoning Commission vote against the zoning changes proposed by 3443 Benning, LLC for the 3450 Eads Street NE project as this project has not been

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EXHIBIT NO.76

properly researched and does not demonstrate any value to the community around it. I stand with my neighbors, the River Terrace Community Organization and the ANC 7D Commission in opposing this project and I ask you to decline this zoning request.

Respectfully,

Richard Capparell

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