

Cochran, Patricia (DCOZ)

From: Jessica Jones Capparell <jj.jessicajones@gmail.com>
Sent: Wednesday, May 03, 2017 11:07 PM
To: DCOZ - ZC Submissions (DCOZ)
Subject: CASE NO. 16-20 – May 4 DC Zoning Commission Hearing

CASE NO. 16-20

Chairman Anthony Hood

D.C. Zoning Commission

441 4th Street NW

Suite 200 South

Washington, DC 20001

CASE NO. 16-20 (3443 Benning, LLC – Consolidated PUD Application and Related Zoning Map Amendment @ Square 5017, Lots 839, 840, 841, 842 and a portion of the public alley abutting Lots 839 and 840)

Dear Chairman Anthony Hood:

My name is Jessica Jones 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. In the little more than a year that I have lived there I have come to love my neighborhood and respect my neighbors. Ours is a close-knit community that always has a friendly wave or a warm hello. We are also a community that does not want to see this project move forward. And I can assure you that if I had known there were plans to build a multi-resident building just a few doors down from me, I would not have so enthusiastically purchased my new home.

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 that include parking concerns, the size of the project and the effects it could have on our neighbors and property.

The size and story level of the building has changed over the course of the presentation. As a community, River Terrace is an area of two story row houses and these homes are zoned as residential (R-3). Exceptions to this zoning are the two story retail establishments on Benning Road (MU-4) and the three story apartment buildings along Kenilworth Avenue/East Capitol corridor (RA-1). The proposed NDC building would nearly triple the total number of housing units along the street and add 70 to 140 people to the population of Eads Street, NE. Adding a five story building to a residential street of two story buildings would change the entire character of the other residences' height and current zoning for this community. Parking would also become difficult adding 20-50 additional cars to compete with for on street parking that is already in high demand. NDC has failed to complete a current Comprehensive Transportation Analysis for River Terrace and it certainly cannot show that such a project will not adversely affect the River Terrace Community.

I feel that NDC has not addressed or adequately answered many of the concerns of the neighborhood. Throughout this process I have attended many community meetings and I believe 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.

Finally, I'd like to point out that there are over 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. Statistics show 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 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.

Thank you.

Respectfully,

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