
Concerned Community of K and Parker St NE, at 2nd and 3rd

November 6, 2018

Community of K St/Parker St NE at 2nd and 3rd NE
Opposes - Case #18-07 (Lean Development, LLC - Zoning Map Amendment
@ Square 750, Lots 128 and 156 - 158)

Dear Zoning Commissioners:

We are writing as neighbors living in Ward 6, ANC6C, in the area of K St and Parker St NE between 2nd and 3rd St to oppose the planned zoning change for the properties located on the west end of our block, at the corner of K St NE, on 2nd Street NE and Parker St NE.

Our opposition stems from a number of concerns both about the property and our neighborhood. We would like to go on record stating our concern about the owner/developer collection of signatures of support from residents living in NW, SE and other parts of the city who will not be impacted by their proposed development. The 18 signatures from residents approving this project do not own property in the block for which the development is being proposed. Therefore, please accept our letter along with concerns stating our opposition along with signatures of those owning property in the area in question.

Over the last week, the owner's team has attempted to convene meetings to demonstrate to the ANC that they have the support of the community for their project. Yet, we the owners did not learn of these meeting until the night before one was to be held. In fact, letters about the meeting were then placed on our doors the next day while many of us were at work. Yet, over 20 owners showed up at the meeting to demonstrate our opposition to this rezoning and project.

Our opposition to rezoning of this area stems from a number of issues. Among them are rezoning this area will substantially increase the amount of traffic in this neighborhood. We have endured the construction of Loree Grand Phase 1 and, most recently for the last 2.5 years, the construction of Loree Grand Phase 2, which has completely taken out parking on K Street during the process. The impact to residents over this period has been:

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- Decreased number of available parking spaces on the surrounding streets around us
 - Increased level of traffic in our alleys
 - Quadrupled the number of residents in the neighborhood (all before this phase 2 has filled its walls with residents). However, these monstrous apartment buildings at least have multiple levels of garage parking below them for their residents if they decide to pay for the spaces.

Rezoning the area on 2nd and Parker/K St. NE will further impact the residents in this area and create more traffic in our single lane, dead end alley. Currently, trash trucks fold their mirrors when coming into the alley and have to reverse to exit it. The existing alley is so narrow, without a turn around, that it holds up traffic of residents leaving in the mornings for work and returning in the evenings from work.

Our houses are already within feet of the alley and by adding more trash trucks, deliveries, and cars that might need to park in any proposed structure that is permitted with rezoning, it creates an untenable situation. This is simply not doable as the one lane alley is constantly blocked with trash cans after the trash trucks come through, Comcast repair vans, Verizon crew trucks and food delivery and patrons to the restaurant at the entrance to the alley on 2nd and K St NE.

Instead of rezoning the area, we request a down zoning in this area so that any further development doesn't further negatively impact negatively the quality of life of the neighborhood, similar to what Lanier Heights did several years ago (Residents of Lanier Heights & ANC 1C – Case No. 15-09).

Over the past 8 years, several projects have come to the area (Loree Grand Phase 1 and 2 as mentioned and Pullman Place on the SW side of Parker street). As these projects were being considered, our community members were asked to meet with developers who offered agreements. These agreements included:

- Access to the buildings' rooftops, fitness centers and social rooms
- Shops and restaurants that would make the neighborhood more walkable and provide more options for us to purchase goods and services

None of these agreements have ever been honored. What we have experienced is more traffic, less parking spaces, and more stress in our dilapidated alleyway.

This signature represents the opposition to the rezoning of K St NE and Parker St NE between 2nd and 3rd St and is in agreement with the letter written by this community to the zoning commission:

Name: Mozeella Boyd Johnson, 10 W St. N.W.

Owner, Address: 209 "K" St. N.E.

Signature: Mozeella Boyd Johnson