
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

Dear Zoning Commissioners:

We are writing as neighbors and property owners living in ANC 6C, on 3rd and K St. K Street between 2nd and 3rd Street and Parker Street NE between 2nd and 3rd Street NE in opposition of ZC 18-07. This is a planned zoning change for the properties located on the corner of K St NE and on 2nd Street NE from PDR-1 to MU-4 and MU-5 use.

We would like to draw attention to one of the key points in the ANC 6C Commission meeting from October 10, 2018. Our neighborhood is designated as a “Neighborhood Conservation Area” within the District of Columbia Comprehensive Plan. These areas are expected to retain the commercial mix of uses and to *conserve* and *enhance* our neighborhood. ***This comprehensive plan provides framework that states that development should not compromise the integrity of stable neighborhoods.*** This proposed rezoning does little for either.

The potential development of these properties is already in the works. This intensive development will not enhance our neighborhood but make life for the current residents on the block a lot more difficult and inconvenient. The current design, as we have seen in the schematic designs and renderings presented by the developer, will increase the amount of traffic in the neighborhood as well as the alley that residents use to access their properties, presenting further adverse consequences for residents already in place.

Our neighborhood understands the need for housing throughout the District of Columbia and that these residents need places to work, shop, eat and places dedicated to support their quality of life. The proposed zones for the area on 2nd and K St. NE opens the possibility of a further increase in the number of residents, disproportionate to the area’s capacity for traffic flow and parking.

Our opposition stem from concerns both about the property that is slated for development and our neighborhood. We want to go on record stating our concern with the action of the owner/developer, who proceeded with collecting signatures of support from residents living in NW, SE and other parts of the city and who will not be impacted by their proposed development. None of the 18 signatures collected for approval of the project own property in the block for which the development is being proposed. Every resident of the neighborhood that is immediately impacted finds these underhanded activities by the developer as hostile and predatory and we are legitimately questioning the motives of the developer.

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. 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 stem 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:

- 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 turnaround, 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.

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 that have never been honored. What we have experienced is more traffic, less parking spaces, and more stress in our dilapidated alleyway.

Further, the properties owned by the Council of American Islamic Relations (CAIR) on K St, 2nd St. NE and Parker St NE being considered for rezoning has not maintained the property. There has been for years overgrown grass, fallen trees and it is a haven for criminal activity. The overgrown trees, large tree branches and limbs lay in the yard for more than two years. Our inquiries and request have gone unmet. The property, often dark and desolate, provides cover for prostitutes to do their business and others seeking to hide from law enforcement.

We would love to see the property cleaned up and become a part of our wonderful neighborhood. We would not like to see the property enlarged or granted permission to make our neighborhood less than a habitable one for the residents currently residing here.

To recap, our specific issues to rezoning the area on 2nd Street NE between K and Parker St. NE

- The increase of 50 plus units to our neighborhood, congesting the streets around our block.
- Parking on the streets surrounding the area as this developer proposes to provide 13 parking spaces for a 50 unit residential building with commercial on lower levels. This parking area has a proposed car lift to jam up our alley with waiting cars.
- Increase of traffic in the alley from this new development's deliveries, trash trucks, drop off and pick up of residents, cars parking etc.
- The condition of the current area and its impact on the neighborhood
- Traffic congestion that increased zoning will create on 2nd, K, 3rd and Parker

In conclusion, we understand that the current zone will ultimately have to change but we would request that you do not allow this rezoning. We ask the Commission to deny this request until such time as a more suitable request is made. A request that will be better utilized to bridge the goals of the neighborhood and the development community these neighborhoods. Thank you for your attention to this matter. We hope to receive a favorable ruling from you and to working with you on a solution that is agreeable to all.

Sincerely,

Concerned Citizens of NOMA at K St/Parker St NE at 2nd and 3rd NE

Please find attached signatures from actual homeowners in opposition to the rezoning.

This signature, by property owner living in ANC 6C, on 3rd and K St. K St between 2nd and 3rd and Parker street NE between 2nd and 3rd St NE represents opposition to ZC 18-07, the planned zoning change for the properties located on the corner of K St NE and 2nd St NE from PDR-1 to MU-4 and MU-5 use. My signature represents opposition to this zone change and agreement with the letter written by this community to the zoning commission:

Earl Lewis, Owner 207 K St NE _____

Shadonna Logan, Owner 209 K St NE Shadonna C. Logan

Kelly Walsh, Owner 211 K St NE ATTACHED

Steve Ricks, Owner 213 K St NE Steve Ricks

Leika Tesfa, Owner 215 K St NE _____

Amanda Shipe, Owner 219 K St NE Amanda Shipe

Joe & Lauren McHale, Owner 914 3rd St NE Joe & Lauren McHale

Sheila & Shadonna Logan, Owners 225 K St NE Shadonna C. Logan

Mozella Johnson, Owner 229 Parker St NE _____

Genelle Betsey, Owner ²⁴²~~219~~ K St NE Genelle Betsey

Jesse & Emily Astbury, Owner 238 Parker St NE Jesse & Emily Astbury

Katie Griggs, Owner 221 K St NE ATTACHED

Andrew Lindner, Owner 223 K St NE ATTACHED

Bode & Betsy Adebayo, Owner 217 K St NE ATTACHED

MATTHEW CAMPOLONGO, Owner 226 PARKER St NE Matthew Campolongo

LISA Mueller, Owner 233 K ST St NE Lisa Mueller

_____, Owner _____ St NE _____

Gayle Johnston, Owner 911 2nd St NE

Alfonso

Alda Migoni, Owner 911 2nd St NE

Alfonso

Domish Tamara ^{business} Owner 243 K St. NE St NE

Alfonso

Patricia Baker (A) Owner 250 K St. NE St NE

Alfonso

_____, Owner _____ St NE

_____, Owner _____ St NE

_____, Owner _____ St NE

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_____, Owner _____ St NE

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_____, Owner _____ St NE

_____, Owner _____ St NE

_____, Owner _____ St NE

_____, Owner _____ St NE

_____, Owner _____ St NE



Amanda Shipe <amanda@mindyourbodyoasis.com>

NEED SIGNATURES: Letter of opposition to rezoning. Meeting Thursday 7 pm

Mrs. Betsy Adeboyejo <twounder2@gmail.com>
To: Amanda Shipe <amanda@mindyourbodyoasis.com>
Cc: Bode Adeboyejo <adeboyejob@yahoo.com>

Tue, Nov 6, 2018 at 4:35 PM

We did not get by there to sign.
if you can, please add..
Bode' and Betsy Adeboyejo, owner, 217 K --digital signature

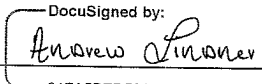
Thanks

[Quoted text hidden]

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: Andrew Lindner

Owner, Address: 223 K ST NE

Signature:  11/7/2018 6:34:51 AM PST
31FA5BED50AF4C8...

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: Kathryn Griggs Westlund

Owner, Address: 221 K St. NE

Signature: Kathryn G. Westlund

such time as a more suitable request is made. A request that will be better utilized to bridge the goals of the neighborhood and the development community these neighborhoods. Thank you for your attention to this matter. We hope to receive a favorable ruling from you and to working with you on a solution that is agreeable to all.

Sincerely,

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Name: LORENZO W. LEWIS

Owner, Address: 207 K. ST. N.E. WASH. DC 20002

Signature: Lorenzo W. Lewis

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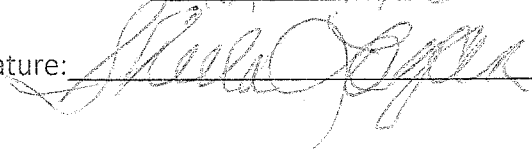
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Name: STHEILA A. KOKORN

Owner, Address: 0225 K ST NE DC 20002

Signature: 

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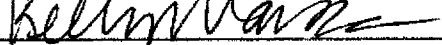
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Name: _____ Kelly Walsh o/b of TK Properties LLC _____

Owner, Address: _____ 211 K Street NE, Washington, D.C. 20002 _____

Signature:  _____

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: 229 "K" St. N.E.

Signature: Mozeella Boyd Johnson