

Cochran, Patricia (DCOZ)

From: Wanda Nettles <wnettles1604@gmail.com>
Sent: Sunday, July 21, 2024 2:21 PM
To: DCOZ - ZC Submissions (DCOZ)
Subject: Z.C. Case No.96-13A; Case No. 23-29 Consolidated PUD and Related Zoning Map Amendment...

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I **AM STRONGLY OPPOSED to the size** of the proposed redevelopment.

Changing the development from 159 units to 821 units would not benefit the Bellevue community.

The project size creates an overcrowded and overpopulated area. Wouldn’t this proposed project size conflict with the zoning in place and current use of the area?

Furthermore, how can overcrowded, compacted living space be beneficial to the mental health of any person? What will be the increase of undesirable social conditions within the community? It’s difficult to find the value or benefits to the Bellevue community, based on the proposed development plan.

The proposed project maximum parking spaces of 273 spaces is inadequate for the proposed 821 units. The surrounding neighborhood cannot absorb the influx of the parking needs of a project this size.

The proposed development should be limited to number of units that match the allowable parking.

The traffic on MLK is already a problem with commuter congestion. This project would only add to existing conditions.

I am also opposed to the design. In keeping with the design of the community, variances should not be given changing the height the buildings. This community should remain one with low rise apartments and green spaces.

I have been in this community since August 1968
(56 years) and very familiar with what this community has experienced/ is experiencing.
I’ve attended the developers meetings and presented these concerns, but it’s been clear, they are not interested/or concerned with the people who live in this community.

Because it’s a necessity, I have a registered vehicle in DC when many of the apartment dwellers in this community drive vehicles not registered in DC. As such, people like me who are DC taxpayers in every since of the word, already have issues about parking. This project has the potential to exasperate the issue more.

This project would have direct impact on me and my immediate neighbors, for there will be no parking. We do not have the option of constructing parking at the rear of our properties due to topographical conditions. There are many homeowners in this community faced with this issue.

The proposed project’s size will have direct negative affect on the entire Bellevue community with overcrowding, negative social impact, and decrease in the quality of life for existing residents.

I’m respectfully asking the Zoning Commission to
NOT GRANT the requests of the proposed project.

The proposed project is not a fit for the Bellevue community.

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