

Cochran, Patricia (DCOZ)

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**From:** Bardin, Sara (DCOZ)  
**Sent:** Friday, September 20, 2024 10:21 AM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Cc:** fredericknelson@outlook.com  
**Subject:** Z.C. Case No. 23-29

**Date Submitted:** 9/20/2024 9:48:51 AM

**Name:** Frederick Nelson

**Phone:** 808-631-7727

**Email:** fredericknelson@outlook.com

**Subject:** Zoning Commission (ZC)

**Form:** Ask DCOZ

**Message:** Id like to submit my updates Regarding Z.C. Case No. 23-29 before the Sept 30th deadline. Thank you, have a good weekend. ----- Dear Zoning Commission Committee, The residents of Martin’s View and I oppose the zoning of this project due to the size and additional costs that have been obscured in several documents and presentations by the developer. Residents, homeowners, and community partners have united in opposition to this project. We have held public protests, including a block party, and gathered over 90 signatures on a petition. We have also conducted door-to-door campaigns and collected signed affidavits from homeowners. Additionally, we have engaged our ANC, who has submitted comments to the ZC expressing distress at the additional costs. The developer submitted a petition signed by 13 Martin’s View residents in support of the project (Exhibit No. 33, Case No. 23-29). This petition does not mention the increase in the cost of living due to utilities, parking, and third-party fees. While I do not expect the ZC to carefully comb through all the exhibits, I did. When residents are told ‘rent will be the same,’ we understand that to mean utilities and parking are included. Over the past several weeks, I have spoken to many signatories on this list, my neighbors, and they were unaware of these additional costs, as the developers presented the project as having great amenities at the same cost, which is not the case. While the developers have held numerous meetings and conducted outreach with our community, it was not clearly stated in these conversations that our cost of living would increase. Nor was the community honestly engaged in discussions about the added costs alone and asked if we were okay with that. Thankfully, the Zoning Committee instructed them to speak with us about our concerns. However, in post-July 22nd conversations with the developer, they admitted they are unable to keep our cost of living the same in perpetuity, as it is not financially feasible for them. Additionally, paths to transition us from renters to owners are not an option. We understand financial constraints well, but this is not the right project for them. A resident of 30 years who signed the petition, unaware of the additional costs, told me that if her costs increase, she will stick with what she has. Many residents have expressed that renovations to the current units would be sufficient. We are working-class people or on fixed incomes.