

Cochran, Patricia (DCOZ)

From: Anna H <dandylion85@gmail.com>
Sent: Monday, September 30, 2024 4:15 PM
To: Schellin, Sharon (DCOZ)
Cc: DCOZ - ZC Submissions (DCOZ); Ackerman, Ella (DCOZ); Cochran, Patricia (DCOZ)
Subject: Re: Good Afternoon!

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September 30, 2024

Dear Office of the Zoning, Chairman Hood and fellow Commissioners,

Throughout the past few weeks, there has still been a consistent lack of communication and community engagement from the ANC. Two weeks ago, I was a part of a community meeting with two of our ANC commissioners (Williams and Yates). When asked who voted in favor of the Martin's View proposal, one commissioner dismissed the question, stating, "That doesn't matter." This response was both problematic and disrespectful to the community they are supposed to serve.

They held only one public meeting in February and, since then, have provided little follow-up engagement, despite repeated community requests. I have personally reached out to Wendy Hamilton both in person and email about this issue, and she undoubtedly failed our community by ignoring calls for additional meetings with just the community. As you all know, no ANC members attended the critical July 22nd zoning hearing, no valid reason was given as to why they were absent. Despite learning that the developer has no intention of negotiating on the project's size or costs to existing residents, which could lead to displacement, the ANC continues to support this proposal.

During the September 26th, 2024, ANC meeting, the commissioners voted publicly on two separate letters of support for similar projects. The vote for the Martin's View project was held during a "planning session" in June. The also tried to clarify the selection of the organizations, it was announced that the developer made a one-time donation of \$200,000 to select community organizations. However, only \$175,000 could be accounted for, where did the remaining \$25,000 go. The selected organizations are not from the districts most affected (8D06 & 8D07), it was stated by a government employee that "organizations should be within a mile and half of impacted districts". The problem is the community was not included in the process of these decisions and its falling on deaf ears. The ANC also gave the community only 15 minutes before the building closed to address the Community Benefits Agreement (CBA) they submitted. This rushed approach left us with many unanswered questions and concerns, especially around the breakdown of the donations and the lack of meaningful protections, for homeowners within 200 feet of the project.

Jason and Alex have met with community members and groups consistently, the outcome of those meetings has been disappointing. The tenants gave them a draft CBA about two weeks ago and still have not sent the redlines. Until Saturday September 28th, they have been unwilling to negotiate on key items that would prevent displacement.

Now they are willing to include utilities for seniors. They also plan to charge for onsite parking, which is currently free for residents. This parking will cost upwards of \$100 per month or more, they offered a 50% discount. These additional costs still put residents at risk of displacement due to rising living costs and more.

There are similar stories in DC: <https://www.nbcwashington.com/news/local/residents-of-new-dc-luxury-apartment-building-complain-of-flooding-rising-fees/3701808/>

They publicly claimed that the project will not negatively impact public parking. However, homeowners within 200 feet of the project have been advised by the Office of the ANC general counsel to apply for subzone residential parking permits. If this project truly won't impact public parking, then why would this be necessary?

I've also asked that homeowners within 200ft, especially those facing the property, be compensated for the inconveniences that the construction will bring and parking issues that we will experience during the duration of this project. This has happened in other single member districts in DC.

Sadly, the Bellevue Neighborhood Civic Association (BNCA) has only added to the confusion by failing to act in good faith during this process. Their priorities have not aligned with those of the Martin's View residents or the broader Bellevue community. I have been trying to work with Sheila Bunn prior to the July hearing, but it wasn't until the hearing itself that I learned she was representing the BNCA. That information would have been

extremely relevant during the times I spoke with Sheila at community meetings, especially at the June ANC meeting. In the developer's post-hearing statement (exhibit 89, page 3), as well as in subsequent meetings, it was noted that the BNCA never raised concerns about the project's size or the impact on tenants, despite publicly claiming otherwise. BNCA only included the community after the developer rejected their \$9 million dollar request. This inconsistency calls into question the BNCA's involvement. I hope that, moving forward, the needs of *all* Bellevue residents can be our top priority.

We have gathered 96 signatures on a petition opposing the current proposal. We worked with the BNCA to obtain affidavits from homeowners within 200ft who did not receive the July 22nd zone hearing notice.

I do not support this redevelopment as is. It will displace many Martin's View residents and homeowners in the future.

Anna Hamilton

September 30, 2024

On Mon, Sep 30, 2024 at 4:00 PM Schellin, Sharon (DCOZ) <sharon.schellin@dc.gov> wrote:

Ms. Hamilton,

Only your letter will be allowed into the record. The Commission only left the record open for you to report on the results of the meeting with the Applicant. We cannot allow the attachments.

Thank you,

Sharon

Sharon S. Schellin

Secretary to the Zoning Commission

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From: Anna H <dandylion85@gmail.com>
Sent: Monday, September 30, 2024 2:04 PM
To: DCOZ - ZC Submissions (DCOZ) <DCOZ-ZCSubmissions@dc.gov>; Schellin, Sharon (DCOZ) <sharon.schellin@dc.gov>; Bardin, Sara (DCOZ) <sara.bardin@dc.gov>; Ackerman, Ella (DCOZ) <ella.ackerman@dc.gov>
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Here's my letter to update the commission on post-hearing talks. See attached

Thank you!

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