

Cochran, Patricia (DCOZ)

From: Caroline Wells <caroline.l.wells@gmail.com>
Sent: Sunday, March 17, 2024 8:07 PM
To: DCOZ - BZA Submissions (DCOZ)
Cc: manorparkgroup@gmail.com; jlewisgeorge@dccouncil.gov; Brooks, Alison (SMD 4B08); Johnson, Tiffani (SMD 4B06); Reid, Robert (DCOZ)
Subject: 21103 RE1-LLC - Block proposal without commercial component

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Dear Members of the Board of Zoning Adjustments and Councilwoman Lewis-George,

My name is Caroline Wells and I live on the Unit Block of Madison Street NW. My husband and I have lived here for almost 10 years and we have a young daughter who is growing up in Manor Park. We love living in this community and we actively use the services on Kennedy Street - coffee at LaCoop (while it still existed at 1st and Kennedy), drinks at Jackie Lees, manicures at Wondernailz.

I am writing to **strongly oppose any development on Kennedy Street that does not include a retail ground component**. It is imperative that we foster a healthy commercial community on Kennedy Street to ensure the health of the neighborhood and the ability for its residents to have easy access to services. Continuing to approve monster condominium projects with 1-bedroom and studio apartments with no retail space included will turn Manor Park and Kennedy Street into a lifeless stretch of generic urban development. The mixing of commercial and residential spaces can boost economic activity, providing job opportunities and convenience for residents. We need this type of development to continue to make Kennedy Street a place where families can thrive.

I urge the zoning board to require any development of Kennedy Street to include bottom floor retail spaces and to prevent any proposal from being accepted that doesn't focus on adding a retail space with an anchor business.

Furthermore, you should know that RE1 LLC is a dirty landlord and developer who forced the departure of the existing beloved Kennedy Street business tenants, including those who built their business with DC grant funding, have left the buildings vacant and unmaintained, ignore community complaints about rodents and trash, and create an environment of diminished safety caused by vacancy and neglect. Is this who we want developing our community?

Please take the concerns of the citizens of Kennedy Street seriously and take your responsibility to foster healthy development of DC seriously. Thank you for your time and consideration.

Respectfully,
Caroline Wells

Board of Zoning Adjustment
District of Columbia
CASE NO.21103
EXHIBIT NO.19