

## Cochran, Patricia (DCOZ)

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**From:** Madeline Daniels Benderev <madelinebenderev@gmail.com>  
**Sent:** Monday, March 18, 2024 1:39 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 - Opposition to Residential-Only Development Proposal

**Follow Up Flag:** Follow up  
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Dear Zoning Board Members,

I am a homeowner and resident of 56 Longfellow St. NW (Square 3389, Lot 118) within the 200 ft. radius of the proposed development at 71 Kennedy St. NW (Square 3389, Lot 138). I am writing to express my strong opposition to the modified proposal by RE1, LLC. Our community's support for this project is contingent upon the promise of a mixed-use building with essential ground-floor commercial spaces. Unfortunately, subsequent actions by the city and developers have led to an erosion of community trust and livability through the displacement of local businesses, neglect of property maintenance, and disregard for community concerns.

I am proud to live with my family, including my toddler son, in a vibrant and connected neighborhood. We chose to put our roots down in South Manor Park because of the existing businesses like CVS and Jackie Lee's, and have been proud to welcome and support La Coop Coffee and Lula Maes Gardin. I strongly support the building of additional housing—I would love new neighbors! But I think the trade-off of promised retail space for a single housing unit gives short shrift to those of us who live and work nearby.

The shift to a purely residential project contradicts and ignores the MU-4 zoning designation intended for the moderate-density mixed-use development that I believe is vital to Kennedy Street and the economic vibrancy, walkability, safety, and community cohesion of our neighborhood.

Therefore, I urge you to:

- Hear our concerns and support community objectives.
- Block any development applications that exclude a retail ground floor component.
- Advocate for residential units that cater to families, such as three-bedroom options.
- Ensure affordable housing options in any development plan.

Our neighborhood deserves development that is consistent with the MU-4 zoning and meets the needs of our neighbors. Please do not allow short-term gains for developers to override the long-term planning and livability of our community.

Sincerely,

Madeline Daniels Benderev

Board of Zoning Adjustment  
District of Columbia  
CASE NO.21103  
EXHIBIT NO.21