

## Cochran, Patricia (DCOZ)

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**From:** Stefan Hock <stefan.g.hock@gmail.com>  
**Sent:** Monday, March 18, 2024 9:17 PM  
**To:** DCOZ - BZA Submissions (DCOZ)  
**Cc:** jlewisgeorge@dccouncil.gov; Brooks, Alison (SMD 4B08); Johnson, Tiffani (SMD 4B06)  
**Subject:** 21103 RE1-LLC - Block proposal without commercial component

Good evening,

I'm writing to express my opposition to a development application on 1st and Kennedy Streets NW that do not have a retail ground floor component. I live a block away from Kennedy Street - near the corner of Jefferson and Kansas. While I love the neighborhood and support building more housing along Kennedy, I believe that it's a great disservice to the area if we don't have retail at that part of Kennedy. We're losing La Coop to 7th and Kennedy and without a space that's zoned for retail, that area of Kennedy - which is about a block away from me! - will suffer from a lack of businesses. Just to be clear again: this is not NIMBYism. I support building housing very, very close to my backyard. But I believe also that we should be giving people a reason to want to live here; we've seen great progress on the block of Kennedy between 7th and 8th, and I'd very much like to have the beginnings of a similar block closer to my house. So I would respectfully ask the relevant stakeholders to block any construction plan that does not include retail space on the ground floor. Please feel free to contact me if you have any questions or comments or would like additional information.

Best,  
Stefan Hock