

## Cochran, Patricia (DCOZ)

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**From:** Andrew Horan <ahoran11@gmail.com>  
**Sent:** Tuesday, March 19, 2024 8:17 AM  
**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

**Follow Up Flag:** Follow up  
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To whom it may concern - I am writing asking you to block the proposed development on 1st and Kennedy St. NW, re: Case # 21103.

I am a Manor Park homeowner and resident on Kansas Ave NW. Over the past several years, I've witnessed development exploding on Kennedy St. However, none of it has been positive for retail and services for the residents of Manor Park. Kennedy St. NW is a mixed use commercial st, one of the few we have in upper NW that is a corridor spanning all the way from Georgia Ave and beyond to North Capitol St. NW.

DC government wants to promote all the climate change adaptation and mitigation activities they are doing, but how does that change anything when Ward 4 Manor Park and Brightwood residents have to get in our cars and drive to Takoma or Brookland for any real and meaningful services that we need, not just liquor stores. Kennedy St. needs smart development to entice a wide range of retail and services and should not allow new condos and apartments be built without 1st floor retail.

I urge you to take the following actions:

- **Block any development application lacking a retail ground floor component.**
- **Require any proposal to include bottom floor retail spaces.**
- **Advocate for the inclusion of three-bedroom units to address the housing needs of families.**
- **Apply pressure to the Board of Zoning Adjustment to support our concerns & objectives.**
- **Prevent any proposal from being accepted that doesn't focus on adding a retail space with an anchor business.**

Sincerely,

A Concerned Citizen who loves Kennedy Street

Board of Zoning Adjustment  
District of Columbia  
CASE NO.21103  
EXHIBIT NO.23