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Sent: Tuesday, March 19, 2024 9:05 AM
To: DCOZ - BZA Submissions (DCOZ)
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Subject: 21103 RE1-LLC - Block proposal without commercial component.

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Hi there,

Hope you are well.

I'm writing with concern for a proposed development at 1st and Kennedy st NW. It's come to the attention of neighborhood residents that the initial proposed plan to include retail at this site has been changed and now only includes a residential use case. I believe when initially proposed the plan was to include a commercial component, which is what helped it gain support from the neighborhood. As it stands, residents would much prefer a retail footprint in conjunction with housing that allows for a vibrant and well trafficked community. The previous business located at the address (La Coop) was a clear use case that proved this works.

This seems to be a pattern of behavior by developers to initially propose something with widespread support and then pull a bait and switch on the community. The same thing was done at the property across the road at 33 Kennedy Street where the developers teased a potential "organic market" on the ground floor when they bought the property, and as its being developed now, there are no signs of such.

The good faith of the community is being taken for granted here, and we urge you to block any progress of proposals that do not include retail with a potential anchor business. We really would appreciate your support in halting any approvals until something that fits the needs of Manor Park families is on the table.

Thank you!
Quincey