

**From:** [Rebecca Jones](#)  
**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  
**Date:** Thursday, March 21, 2024 9:50:51 PM

---

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Some people who received this message don't often get email from [rebjon@gmail.com](mailto:rebjon@gmail.com). [Learn why this is important](#)

Hello,

When I purchased my home on Madison St NW in 2020, I discovered a vibrant, diverse, and family oriented community that is craving walkable services and spaces that promote community and commerce. Kennedy Street has incredible potential - the layout of the street is perfect for a mixed use business district that promotes a local economy and builds community. And yet all I see are more and more condos that erode the street's potential. I just recently learned that a development on Kennedy and first street had been modified to eliminate ground floor retail potential. This is a huge mistake that is short sighted. There is an entire neighborhood that is dying to frequent services, restaurants, businesses, etc that they can walk to, rather than boarded up businesses and single unit condos.

RE1 LLC has announced a modified proposal which no longer includes mixed use development, a necessary component of the communities' initial support.

The new proposal states: "*The Applicant proposes to raze the existing buildings and construct a four-story residential building with a compliant penthouse,*". This is dramatically different from what the community initially agreed to.

Adding more single-bedroom apartments further neglects the needs of families who have already been negatively impacted by commercial developers.

This property is clearly delegated for mixed use (MU-4) in the District of Columbia Comprehensive Plan Future Land Use Map.

I urge you to consider the wishes of long term residents in planning and zoning our community.

Thank you

Rebecca Jones

Sent from my iPhone