

From: [Thomas Wright](#)
To: [DCOZ - BZA Submissions \(DCOZ\)](#)
Cc: [Alison Brooks](#); [Wright, Paula \(NSD\)](#)
Subject: 21103 RE1-LLC - Block proposal without commercial component
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Hello Everyone

I write this notice as my objection to a commercial component to the property designed for 1st and Kennedy Streets NW. Unless I'm mistaken, I believe our ANC representative Alison Brooks had a discussion in a South Manor neighborhood meeting regarding the construction.

As I understand, the proposed apartment building is slated for 47 apartments and 17 parking spaces placed underground. There is much concern that the first-floor level of the property will not house commercial space and that appears to be the objection. However, I am asking that no commercial establishment be placed there especially since the neighborhood residents have no say in what is placed. (If I am wrong, then please provide a correction.) And the very last thing I want to see is an establishment that services alcohol of any kind or a fast-food restaurant. Here are my reasons.

We have enough locations or places that sell alcohol. They add no value to the neighborhood and from what I have seen as a native Washingtonian, they only bring loitering, drunkenness, and trash. We also object to a fast-food establishment as well because once the food is consumed the trash is dropped or discarded where the person finishes with the food. I've cleaned up more than enough styrofoam containers, plastic utensils and plastic bags from the area around our home. Again, if it can be guaranteed that neither of those types of business will occupy the space then I'd withdraw my objections. I have no money tied up in this project so my voice may have very little clout, but I offer it anyway.

Board of Zoning Adjustment
District of Columbia
CASE NO.21103
EXHIBIT NO.34

Finally, I've seen nor heard anything of redeeming value to the construction of the building. For instance, there are quite a few young men and women in this area and a great idea would be to provide an apprentice component to the project. Master plumbers, carpenters, electricians, and the like can offer remedial training to those who seek it. Such training can be a starting point to employment opportunities to those in need, especially the chronic unemployable. And while such an opportunity may not turn the heads of all who could benefit it may be just the break a few can use. Certainly, I know such an idea may not be feasible, but it is something that must be asked. What if the city or zoning commission "*strongly suggest*" that as a condition of the building permit? I'm just saying.

To reiterate, we (my family) vote against any commercial occupancy of the new apartment construction that consist of alcohol or fast-food sale or walk-away consumption. Outdoor seating that accommodates food consumption is different. Moreover, I ask that an addendum to any approved zoning permit be equipped with a rider or language that states some type of remedial training of local residents is offered.

I appreciate your attention to this missive.

Thomas G. Wright