

Cochran, Patricia (DCOZ)

From: Sarah DeWitt <sarahldewitt@gmail.com>
Sent: Monday, March 25, 2024 9:54 PM
To: DCOZ - BZA Submissions (DCOZ)
Cc: jlewisgeorge@dccouncil.gov; Brooks, Alison (SMD 4B08); Johnson, Tiffani (SMD 4B06); Reid, Robert (DCOZ)
Subject: 21103 RE1-LLC - Block proposal without commercial component

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We are writing today to seek action regarding the development of a 47-unit apartment building on the corner of 1st and Kennedy St NW. In 2018, developers proposed a mixed-use building with ground floor commercial spaces. This proposal was approved by our community; however, over the past six years, the city has allowed the developer(s) to engage in misconduct which has permanently eroded our community through persistent business closures and lack of services. The city and developers need to be held accountable for:

- Forcing departure of the existing business tenants, including those who built their business with DC grant funding.
- Leaving the buildings vacant and unmaintained.
- Ignoring community complaints about rodents and trash.
- Creating an environment of diminished safety caused by vacancy and neglect.
- Neglecting the community by refusing to address concerns raised by ANCs & Council.

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

We 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.

Board of Zoning Adjustment
District of Columbia
CASE NO.21103
EXHIBIT NO.40

- 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,

Concerned Citizens who love Kennedy Street