

## Cochran, Patricia (DCOZ)

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**From:** Devin McIntire <devin.mcintire@gmail.com>  
**Sent:** Thursday, March 28, 2024 10:25 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

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To all concerned parties,

As a resident of 9th and Jefferson for the past 6 years I am strongly in favor of requiring retail space for new development on Kennedy street. The Brightwood park and Manor park neighborhoods are fully capable of supporting local commercial properties and it would be shortsighted to prevent new establishments from existing in the future.

Additionally, having spent multiple years working with BIDs and local businesses, it is clear that rental rates for mixed use property are one of the biggest barriers to success for local economies. If we don't ensure supply of commercial space on a corridor that is zoned for it we will compound the challenges our city faces with vacant commercial spaces.

Thank you.

Devin McIntire