

Cochran, Patricia (DCOZ)

From: Stephanie Drahan <sldrahan@gmail.com>
Sent: Thursday, March 28, 2024 4:08 PM
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 Whom it May Concern:

As a condo owner at 31 Kennedy NW, directly adjacent to 71 Kennedy St NW, I am disappointed to learn that the new development proposal no longer allows for mixed-use space along the ground floor, particularly since neighborhood favorite and success story, La Coop has had to vacate their space due to prior mismanagement of this property and development plan.

Since buying my condo 4 years ago, I've seen the entirety of the block across from me be rebuilt -- and I've yet to see any retail be added to the street. With the influx of offices and housing, there will be more people in our neighborhood and we deserve more retail options, specifically things like restaurants, coffee shops, and grocery stores. I want to live in a neighborhood with walkability and services.

Additionally, adding more single-bedroom apartments further neglects the needs of families who have already been negatively impacted by commercial developers in our community. Removing commercial spaces and replacing them with housing creates residency areas that do not include shopping or mixed commercial spaces.

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

Section 11-G400. PURPOSE AND INTENT - 400.3 The MU-4 zone is intended to:

- (a) Permit moderate-density mixed-use development;
- (b) Provide facilities for shopping and business needs, housing, and mixed uses for large segments of the District of Columbia outside of the central core; and

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(c) Be located in low- and moderate-density residential areas with access to main roadways or rapid transit stops, and include office employment centers, shopping centers, and moderate bulk mixed-use centers.

The developer must follow mixed-use zoning rules by including commercial elements or selling to a compliant buyer. Non-compliance undermines zoning integrity and deprives the community of vital benefits. We urge the developer to partner with a commercial tenant or consider transferring ownership for compliance with our demands. We urge the businessescity to provide incentives for business to occupy these new spaces.

MU-4 Spaces are important for the following reasons:

- The mixing of commercial and residential spaces can boost economic activity, providing job opportunities and convenience for residents.
- Integrating commercial and residential areas fosters walkable neighborhoods, enhancing accessibility to amenities and public transportation.
- Mixed-use areas promote community engagement and cohesion, contributing to a stronger sense of belonging.
- Active mixed-use streets tend to be safer due to increased foot traffic, deterring crime and enhancing overall safety perceptions.

I urge you to:

- Block any development application lacking a retail ground floor component and require all proposals to include bottom floor retail spaces.
- Require the inclusion of three-bedroom units to address the housing needs of families in our community.

Thank you,

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Stephanie L. Drahan