

## Cochran, Patricia (DCOZ)

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**From:** Kaetochi Okemgbo <kaetochi@gmail.com>  
**Sent:** Thursday, March 28, 2024 4:18 PM  
**To:** DCOZ - BZA Submissions (DCOZ)  
**Subject:** 21103 RE1-LLC - Block proposal without commercial component

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Hi,

I am a homeowner at 5424 2nd St NW, and I am writing because I am concerned with the development proposal at 1st and Kennedy St NW. It is true that constructing more housing is necessary to address DC's housing crisis. But urban spaces are best served by mixed use spaces that can provide both housing and business services, like restaurants and stores. This neighborhood has limited options for convenient access to restaurants and other services. This encourages residents to drive, rather than walk, which is counter to the District's goal for carbon neutrality. Thus, I implore that you require the new development include retail spaces in addition to housing. Further, the new housing should include larger bedroom units (3+ bedrooms) to support families who cannot afford to live in a townhouse.

Thank you for your consideration.

Sincerely,  
Kaetochi Okemgbo