
Concerned Community of K and Parker St NE, at 2nd and 3rd

November 6, 2018

Community of K St/Parker St NE at 2nd and 3rd NE

Oppose – Case #18-07 (Lean Development, LLC – Zoning Map Amendment @ Square 750, Lots 128 and 156 – 158)

Dear Zoning Commissioners:

We are writing as neighbors and property owners living in ANC 6C, on 3rd and K St. K Street between 2nd and 3rd Street and Parker Street NE between 2nd and 3rd Street NE in opposition of ZC 18-07. This is a planned zoning change for the properties located on the corner of K St NE and on 2nd Street NE from PDR-1 to MU-4 and MU-5 use.

We would like to draw attention to one of the key points in the ANC 6C Commission meeting from October 10, 2018. Our neighborhood is designated as a “Neighborhood Conservation Area” within the District of Columbia Comprehensive Plan. These areas are expected to retain the commercial mix of uses and to *conserve* and *enhance* our neighborhood. This comprehensive plan provides framework that states that development should not compromise the integrity of stable neighborhoods. This proposed rezoning does little for either and is not consistent with the character.

The potential development of these properties is already in the works. This intensive development will not enhance our neighborhood. It will increase the amount of traffic and present further adverse consequences for residents already in place.

Our neighborhood understands the need for housing throughout the District of Columbia and that these residents need places to work, places to shop, places to eat and places dedicated to support their quality of life. The proposed zones for the area on 2nd and K St. NE open the possibility of further increasing the number of residents disproportionately to the area.

Our opposition stem from concerns both about the property and our neighborhood. We would like to go on record stating our concern about the owner/developer collecting signatures of support from residents living in NW, SE and other parts of the city who will not be impacted by their proposed development. The 18 signatures from residents approving this project do not own property in the block for which the development is being proposed. Therefore, please accept our letter along with concerns stating our opposition with signatures of those owning property in the area in question.

Over the last week, the owner's team has attempted to convene meetings to demonstrate to the ANC that they have the support of the community for their project. We the owners did not learn of these meeting until the night before one was to be held. In fact, letters about the meeting were then placed on our doors the next day while many of us were at work. Yet, over 20 owners showed up at the meeting to demonstrate our opposition to this rezoning and project.

Our opposition to rezoning of this area stem from a number of issues. Among them are rezoning this area will substantially increase the amount of traffic in this neighborhood. We have endured the construction of Loree Grand Phase 1 and, most recently for the last 2.5 years, the construction of Loree Grand Phase 2, which has completely taken out parking on K Street during the process. The impact to residents over this period has been:

- Decreased number of available parking spaces on the surrounding streets around us
- Increased level of traffic in our alleys
- Quadrupled the number of residents in the neighborhood (all before this phase 2 has filled its walls with residents). However, these monstrous apartment buildings at least have multiple levels of garage parking below them for their residents if they decide to pay for the spaces.

Rezoning the area on 2nd and Parker/K St. NE will further impact the residents in this area and create more traffic in our single lane, dead end alley. Currently, trash trucks fold their mirrors when coming into the alley and have to reverse to exit it. The existing alley is so narrow, without a turnaround, that it holds up traffic of residents leaving in the mornings for work and returning in the evenings from work.

Our houses are already within feet of the alley and by adding more trash trucks, deliveries, and cars that might need to park in any proposed structure that is permitted with rezoning, it creates

an untenable situation. This is simply not doable as the one lane alley is constantly blocked with trash cans after the trash trucks come through, Comcast repair vans, Verizon crew trucks and food delivery and patrons to the restaurant at the entrance to the alley on 2nd and K St NE.

Over the past 8 years, several projects have come to the area (Loree Grand Phase 1 and 2 as mentioned and Pullman Place on the SW side of Parker street). As these projects were being considered, our community members were asked to meet with developers who offered agreements that have never been honored. What we have experienced is more traffic, less parking spaces, and more stress in our dilapidated alleyway.

Further, the properties owned by the Council of American Islamic Relations (CAIR) on K St, 2nd St. NE and Parker St NE being considered for rezoning has not maintained the property. There has been for years overgrown grass, fallen trees and it is a haven for criminal activity. The overgrown trees, large tree branches and limbs lay in the yard for more than two years. Our inquiries and request have gone unmet. The property, often dark and desolate, provides cover for prostitutes to do their business and others seeking to hide from law enforcement.

We would love to see the property cleaned up and become a part of our wonderful neighborhood. We would not like to see the property enlarged or granted permission to make our neighborhood less than a habitable one for the residents currently residing here.

To recap, our specific issues to rezoning the area on 2nd Street NE between K and Parker St. NE

- The increase of 50 plus units to our neighborhood, congesting the streets around our block.
- Parking on the streets surrounding the area as this developer proposes to provide 13 parking spaces for a 50 unit residential building with commercial on lower levels. This parking area has a proposed car lift to jam up our alley with waiting cars.
- Increase of traffic in the alley from this new development's deliveries, trash trucks, drop off and pick up of residents, residential move-in/move-out, cars parking etc.
- The condition of the current area and its impact on the neighborhood
- Traffic congestion that increased zoning will create on 2nd, K, 3rd and Parker

In conclusion, we understand that the current zone will ultimately have to change but we would request that you do not allow this rezoning. We ask the Commission to deny this request until

such time as a more suitable request is made. A request that will be better utilized to bridge the goals of the neighborhood and the development community these neighborhoods. Thank you for your attention to this matter. We hope to receive a favorable ruling from you and to working with you on a solution that is agreeable to all.

Sincerely,

Concerned Citizens of NOMA at K St/Parker St NE at 2nd and 3rd NE

This signature, by property owner living in ANC 6C, on 3rd and K St. K St between 2nd and 3rd and Parker street NE between 2nd and 3rd St NE represents opposition to ZC 18-07, the planned zoning change for the properties located on the corner of K St NE and 2nd St NE from PDR-1 to MU-4 and MU-5 use. My signature represents opposition to this zone change and agreement with the letter written by this community to the zoning commission:

Name: Sheila A. KOLOAN

Owner, Address: 025 K ST NE DC 20005

Signature: Sheila Kolon