

Cochran, Patricia (DCOZ)

From: Peggy Pacy <peggypacy11@gmail.com>
Sent: Monday, March 21, 2022 1:33 AM
To: DCOZ - ZC Submissions (DCOZ); ANC 4C Office (ANC 4C); Botstein, Clara (SMD 4C08); Campbell, Ulysses E. (SMD 4C03); Rubio, Vanessa (SMD 4C01); Barry, Maria (ANC 4C02); Johnson, Paul (SMD 4C07); Mansaray, Namatie (SMD 4C06); Duckett, Audrey (SMD 4C05)
Cc: 16th Street Neighborhood Association
Subject: I submit my vehement opposition to the HELOES Development on 14th St.

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Dear all. My name is Margaret Pacy and I have owned my home at 1526 Buchanan St, NW for getting close to 23 years.

Before I state my three main objections to the proposed development in it's present form, I want to say that I would so welcome a similar, properly sized project with a heavy emphasis on affordable housing.

These are my objections to the HELEOS project.

1. The proposed behemoth will irrevocably and detrimentally impact the **quality of life** for blocks and blocks of my neighbors, robbing them of solar power, natural light, and privacy.

2. IT'S TOO BIG.

I hope the city will say no to changing the zoning for a nearly 80 foot tall building, one block deep and almost as wide, looming over countless homes.

I requested a permit to build a garage in my sizable back yard. The city said no. I requested a permit to add a screened in back porch to my home. The city denied that request as well. It appears that my property is built out as far as the zoning commission can picture. If adding a small structure that affects no one can't happen, I implore you not to allow this developer to fill his pockets by forcing so many of my neighbors to walk out their back door, and within 10 to 15 feet, be nose to nose with a nearly 80 foot tall building.

3. The proposed 101 unit apartment building should be SMALLER, and there is no reason why our elected officials will be denied the opportunity to stump speech that they created affordable housing, if it is a reasonable size that fits into, instead of overwhelms the community.

In the many, many meetings that have been held by our ANC, we, as a community have been belittled, sidelined and often literally silenced, while the developer opines on the kindness of his generous plan to crush 101 units into this space that was not zoned for such a use, for a very good reason. When he was asked what would happen to the 7 small businesses that will be closed, he said, " they can find plenty of places to go".

We don't want them to go. We love our local businesses.

We have asked in many ways, many times, for compromise. The developer explains that if he can't have his way, the plan is not financially viable. Further, he has often stated that he is saving our neighborhood from a homeless shelter on that sight. I for one, would prefer a homeless shelter to this monstrosity.

Please deny HELEOS the change in zoning they are requesting. I'm sure they can sell this property to a smarter developer who can makes tons of money without harming so many home owners, and still participate in the incentives our great city provides to create much needed affordable housing.

Thank you for your consideration.

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Peggy Pacy
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