

Witness Statement regarding Parcel 11 Zoning in SW Waterfront Development

Witnesses: Steve and Nancy Norton, 460 M Street, SW, Tiber Island

We are writing to express our grave concern regarding the zoning designation of Parcel 11 and its impact to our property value and the neighborhood dynamics. We purchased our home in this neighborhood because of the lovely street fronts of the townhouses and inviting hometown feel of the sidewalks and treescapes. We also enjoy our views of the water and beautiful Washington skies.

We have been closely following the development of the neighborhood and were led to believe that the building being built on parcel 11 would not exceed 4 stories. It is now our understanding that the building will be over 4 stories and directly impact our view and exposure to the sky. We are also concerned about the proposed traffic circle along Main Avenue in front of Arena Stage. Due to traffic coming in from Maryland in the morning, M Street and Main Avenue are heavily used in the mornings and evenings during the work week. Addition, during the National's Baseball Team home games, M Street and Main Avenue in this vicinity are "bumper to bumper". We are extremely concerned about the impact of a traffic circle in this area and our ability to access our home and parking.

We are very supportive of the development initiatives within our neighborhood and understand that healthy growth and expansion make for viable, livable cities but are concerned that proper zoning designations have not been adhered to.

We are greatly appreciative of your consideration of our views and hope that an acceptable agreement can be reached for the future of our neighborhood and our home.

Stephen R. Norton
21 July 11

Nancy T. Norton
21 Jul 11

ZONING COMMISSION
District of Columbia
CASE NO. 11-83
EXHIBIT NO. 94