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KAREN HARRIS
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WASHINGTON, DC 20003-4410

2015 FEB -2 PM 2: 13

February 2, 2015

Zoning Commission for
The District of Columbia
441 Fourth Street, NW
Suite 210-S
Washington, DC 20001

RE: ZC Case No. 13-12 / 1333 M Street, SE LLC

Dear Chairman Hood and Members of the Commission:

The attached document is a summary of the requests from the Homeowners and Tenants of L Street, SE (hereafter referred to as the community) and the limited response we received from the developer represented by Holland and Knight.

The Commission has been generous in hearing the concerns of the community, allowing these concerns to be documented and included as a formal part of the record in this case. In addition, the commission both requested and encouraged communication between both parties.

While we, the community, have been very clear about the impact of this development on our quality of life, the developer has responded with limited concern. Most of our major requests (e.g., building height, construction hours) were promptly dismissed and we were forced to settle for limited peripheral concessions. One such example is a mere \$500 annual donation over 5 years to the Anacostia Watershed Society. Given the financial impact of this project, that limited amount is actually insulting. It should be no less than \$5,000 per year for 5 years.

Of greater concern is the mindset behind a development of 673 units with only 220 parking spaces and a bikeshare plan. This begs the question: for whom are these being built? Clearly not for families or anyone over age 40. It seems that you cannot have it both ways – the developer claims he is responding to a housing shortage in the District and boasting of setting aside a select number of 2 bedroom units for families (note: where there are children there is generally a need for a car). Yet the developer refuses to build any additional parking claiming this would incur an extraordinary expense per space, leaving the city to deal with the consequences of grossly inadequate parking in this new development.

ZC Case Number 13-12 1333 M Street SE, LLC
K. Harris & Homeowners 1300 block of L Street SE

Overall, the community is extremely disappointed with the insensitive and meager response it has received from the developer and discouraged about the resultant impact on the quality of life of residents in the neighborhood. However, we see no point in attempting to communicate further.

We thank you for your interest and concern and value the opportunity you provided us to express our concerns.

Respectfully submitted,

A handwritten signature in black ink that reads "Karen Harris". The signature is written in a cursive, flowing style.

Karen Harris on behalf of
Homeowners and Tenants
1300 Block of L Street, SE
Washington, DC 20003

Attachment

cc: Leila M. Jackson Batties, Holland & Knight LLP

Homeowners of 1300 block of L Street SE present

Proposed List of Actions to be taken 2015 FEB -2 PM 2: 13

By developer of 1333 M Street SE

submitted December 19, 2014 13-12

Status of requests updated January 30, 2015

- 1 **Height – All buildings no higher than 5 or 6 stories.**
Reply: No
- 2 **Condominiums not rentals.**
Reply: No
- 3 **Light – a more accurate Light Study to exactly include the maximum proposed height of the buildings inclusive of rooftop structures, trees, light poles, etc.**
Reply: None – not provided as requested.
- 4 **Add additional parking spaces in all 4 buildings. 673 units and only 220 spaces is not acceptable.**
Reply: No – additional parking spaces are too expensive.
- 5 **Ensure the developer does not seek Zone 6 parking for people who live in the 4 buildings.**
Reply: Yes - the residents of the 1333 M Street SE complex will not be eligible to apply to DDOT for Zone 6 residential parking permits because the development will be located on M Street SE, which will have metered parking and, as such, will not be part of DDOT's RPP inventory. Note: this is the current status and subject to DDOT policy change.
- 6 **Retail - no fast food vendors; no vendors attracting rambunctious audience.**
Reply: Yes - Banned businesses include pawnbrokers, night clubs, and fast-food chains. See item 18 on Developer's Final List of Proffered Benefits and Amenities and Draft Conditions dated January 29, 2015.

- 7 Access to complex swimming pool – just as residents will have guest passes.**

Reply: No – the property is for tenants use only.

- 8 Construction - construction should be limited to 8:00am – 5:00pm Monday through Friday and 9:00-5:00pm on Saturdays.**

Reply: No – Monday through Friday 7:00am – 7:00pm; Saturday 8:00am-7:00pm

- 9 Soil - there is great concern about the tainted soil that remains from the old Stuart Petroleum plants. Neighbors want to be reassured that the soil removed from the lot to build 1333 M Street SE is not returned as landfill for the SE/SW Boulevard project to bring that area up to grade level with L Street SE as presented in OP/DOT drawings.**

Reply: Yes - Soil removed will not be returned as landfill for SE/SW Boulevard Project. See item 35 on Developer's Final List of Proffered Benefits and Amenities and Draft Conditions dated January 29, 2015.

- 10 Ensure the building complex is not gated/fenced all the way around. The developer said there would be spaces between the buildings so that people could see to the water, but he did not say anything about being able to walk through those spaces. There should be a thoroughfare through the passages between the buildings at the same places where the pedestrian bridges are located. Neighborhood residents should not have to walk an extra block around the building complex in order to reach the water.**

Reply: No formal reply. However, the development concept is based on open space and any fencing would be contradictory to the design premise.

- 11 Assuming Option C of the SE/SW Boulevard plans from OP/DOT is selected, developer will build top quality athletic facilities such as basketball court, soccer field, tennis court on the allocated park property between 13th and 14th and between L & M Streets SE.**

Reply: No

12 Invest in the community:

- **Developer should contribute to funding the 11th Street Bridge Park project, a joint public and private money fundraiser. Perhaps give the campaign a healthy start on the \$40 million project. If funded, this project would be an enormous win for the Historic Anacostia, Capitol Hill community, and our city.**

Reply: No due to legal restraints.

- **Contribute funding and organize ongoing "Anacostia River Clean Up Days" to benefit the Anacostia River. The clean up is done at least twice per year for the life of the building (not a one time occurrence). Dedicated staff to host events, clean the river organize and / or supply cleaning supplies to those who wish to volunteer. The staff should also be responsible for organizing volunteers to be at the event.**

Reply: Yes. Donation to AWS of \$500 per year for 5 years. See item 34 on Developer's Final List of Proffered Benefits and Amenities and Draft Conditions dated January 29, 2015.

- **Host community park events on Friday nights on the newly established park, similar to the event held at Yards Park in the summer on Friday nights along the Anacostia river front.**

Reply: No

Respectfully submitted:

**Karen Harris
On behalf of Homeowners and Tenants
1300 Block of L Street, SE
Washington, DC 20003**