

Dear Zoning Commission,

This letter is to request Town House Management One Inc.(THM1) be allowed the opportunity to amend its application for Party Status. We ask for leave to amend our filing to give the Commission better information to rule on our status in an effort to comply with the required information for party status. We hope to participate in the zoning hearings as Party to the case.

Sincerely,

Josh Hurwitz President THM1
Behest of THM1

Form 140 – Party in this case: Additional Information:

Filed on behalf of Town House Management One Inc. (THM1)

Party Witness Information:

- 1) A list of witnesses who will testify on party's behalf:
 - a. Josh Hurwitz President THM1
 - b. Beverly Lamberson Treasure THM1
 - c. Betty Baker VP Parking THM1
- 2) Summary of testimony of each witness
 - a. Concerns of Height, density and parking location
 - b. How this zoning decision will affect other proposed developments
 - c. Ensure record reflects Town homes in 200 ft.
- 3) We will not be presenting expert witnesses
 - a. THM1 would like the opportunity to understand from DDOT why the parking garage entrance cannot be moved to 7th Street or Main Ave.
 - b. We would like to understand from the Office of Planning how a 9 story tower and 150+ rental units meets the *medium density residential* recommendation in the Small Area Plan
- 4) 30 minutes should be ample time to raise our concerns and ask our questions.

Party Status Criteria:

- 1) The requested zoning change will have a direct effect on the Townhome owners of THM1. We are located across the street. Our community consists of 26 homes along I Street, 6th Street and H Street SW. Several Townhomes are within 200 ft. 22 owners share a parking lot that is across from the proposed parking lot of Riverside Baptist. Owners have sunlight/shading concerns. Traffic concerns.
- 2) THM1 is an association of 26 townhomes that are each fee simple.
- 3) THM1 homes and shared parking lot is within 200 ft, across the street from the proposed development.
- 4) There are several social and possible economic impacts from a high rise building.
- 5) THM1 will be directly affected or aggrieved if action is approved/denied by the Commission. The height (shading issues), View, Density(number of new residents and pets), Parking location will all directly impact our 26 townhomes.
- 6) THM1 is uniquely affected by this proposed zoning action as the only townhome owners within 200ft.

Dear Zoning Commission,

Town House Management One Inc. (THM1) is writing to express our objections to the rezoning requested in Case Number 15-05 (P.N. Hoffman and Associates, Inc. & Riverside Baptist Church: Consolidated PUD and Related Map Amendment for Square 472, Lot 127) at 680 I Street SW. We are a Community of Town Homes located on H, 6th and I St. SW with several homes within 200 ft of the proposed project. Our shared parking lot is directly across the street from the proposed parking entrance for the development. In reading the PUD application there is mention of the large buildings that are our neighbors but no mention of our town homes.

While we do not oppose redevelopment of the site, and we welcome a redeveloped Church and PN Hoffman we object to the scale of this specific proposal and to the request to rezone the parcel as C-3-A. This proposed rezoning does not seem to be in accord with Southwest Neighborhood Plan, which was very recently adopted unanimously by the City Council. The proposed zoning is too great a leap in scale from the current designation of R-5-B and would negatively affect the neighborhood and the surroundings in many ways.

Our specific objections are set out below:

Zoning designation: The Southwest Neighborhood Plan specifically recommends that the site in question be rezoned to “*medium density residential/low density commercial*” (page 117). City zoning regulations (225.5 and 225.8) stipulate that medium density residential would normally be a zoning category of R-5-B or R-5-C, while low density commercial would generally be category C-1 or C-2-A. All of these zoning categories would limit a new structure to 60 feet high or less and its percentage of lot occupancy to 75 per cent or less. Such limits would result in a building on a scale much more appropriate for the site. The limits would also retain some green space on the plot, helping fulfill the SW Neighborhood Plan’s key concept of Southwest as a “Green Oasis” (page 85). This would also help fulfill the Plan’s recommendation that any development at this specific site should consider its “gateway quality” (page 117) between the new Wharf development and the much lower buildings elsewhere on I Street and Maine Avenue. The requested zoning of C-3-A, in contrast, is intended for “major retail and office uses” (DC Zoning Handbook, pp. 14-15) and is inappropriate for this site.

Setback: The proposed footprint of the new building not only eliminates virtually all green space and does not seem to meet minimum setback requirements; the building actually extends over the property line onto city land.

Height: The proposed building height, in addition to exceeding the recommendations of the Southwest Neighborhood Plan, would result in winter shading of the townhouses located on I Street and the commons garden area space of our townhouse association.

The PUD mentions the 100 ft. buildings that are nearby. But there are strong distinction to Waterside Towers and 700 7th Street which are fully contained communities with ample green space, amenities and setbacks.

Traffic: The development would bring substantially increased traffic to the intersection of I Street and 7th Street, which would exacerbate the current congestion at the intersection, despite plans to reconfigure the intersection. Placing the building's vehicle entrance/exit on I Street, along the principal route used by children walking to Jefferson Middle School and Appletree Learning Center and directly across from a bus stop and the entrances to an existing parking lot and an existing garage entrance, would overwhelm the intersection's capacity and lead to a dangerous situation for pedestrians, bicyclists and vehicles. **The vehicle entrance should be placed on Maine Avenue or 7th Street.**

THM1 is also very concerned of the cumulative effect of development on I St. SW. All traffic being pushed onto I St. has already had a negative impact on 6th St., G St, I St. and all intersections with 4th St. SW. There are two more proposed developments on I street and all of this new development cannot be viewed separately. Please take special note of this concern as it will need to be addressed in future PUD's. We do not want the Commission to set any precedent for other SW development.

Tree canopy: It appears that the planned development would remove several large trees and thus interrupt the canopy of large oak trees that line I Street, 7h Street and the east side of Maine Avenue. Maintaining the tree canopy is another vision of the Southwest Neighborhood Plan.

Context: A particular danger of rapid development in Southwest is the demolition of our iconic and historic churches, which were a central element of the 1960s transformation of the community. Each church has a unique mid-century architectural design, surrounded by ample green space, which together form a defining characteristic of the neighborhood. Already two churches have been demolished to make way for new development, including St. Augustine's, just a block away at the corner of 6th and M Streets. Although the new developments will still accommodate churches, they largely eliminate green space and will be dominated by large apartment buildings. Two additional churches, on opposite corners of 4th and I Streets, are also contemplating or planning developments similar to what is being proposed in the Riverside Baptist plan. If Riverside is

permitted to exceed the recommendations of the Southwest Neighborhood Plan, we fear a domino effect which will effectively eliminate this cherished characteristic of Southwest.

In addition 501 I st. SW which abuts our town house association on the south side of I st. is also preparing for re-development. We are greatly concerned that if you allow Riverside Baptist to exceed the zoning proposed in the Small Area Plan that will embolden the owners of 501 I Street. We do not want traffic pushed through our town home community or to have a "tunnel" effect on I st. SW.

In conclusion, we ask that the Zoning Commission disapprove the proposed change in zoning to C-3-A and/or limit any zoning change to one consistent with the recommendation of the Southwest Neighborhood Plan, limiting height to 60 feet or less and maximum lot occupancy to 75 percent or less.

Other Context:

THM1 Inc. has met with the PN Hoffman team on several occasions. After expressing our concerns for height, density and traffic we narrowed our requests to two main elements. 1) Flip the building so the large apartment tower is on Maine Avenue and the Church on I St., This could have alleviate most of our concerns (Shadowing, I st. tunnel) and 2) Move the parking garage entrance to Maine Avenue or 7th Street. For various reasons PN Hoffman would/could not accommodate our requests.

Since then we have been discussing potential mitigation options with the team as we have legitimate concerns as to the impact of 170+ units being built across the street from our community. Our two main concerns 1) our parking lot being accessed by the new developments renters and guests. 2) That the shared Commons for our community will be used by tenants and guests as a dog park. Our Commons will be the closest open green space to the proposed redevelopment. In our conversations we have also asked them to build a dog run for their new pet friendly building. They have tentatively agreed to put the dog run on the roof as there is NO space on the ground for the dog run. This further illustrates the lack of green space planned for this new development.

Finally, we at THM1 look forward to remailing neighbors with Riverside Baptist church and welcome PN Hoffman. We are just very concerned with the height and density, shadowing of our homes on I st, and ingress and egress to our shared parking lot. Please note that if you allow an exception to this development we hope the zoning Commission will NOT allow exceptions to the next development on our street.

Thank you for your consideration.

THM1