

## Cochran, Patricia (DCOZ)

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**From:** Joanne Pozzo <jfp47bb@gmail.com>  
**Sent:** Thursday, January 9, 2020 12:33 AM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Cc:** Forgie, Anna (SMD 6D02); Charles Marr; Bryan Burke  
**Subject:** Testimony for Jan 9th Hearing, Case No. 19-23

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To Zoning Commission Officials,

We are residents and unit owners at the Velocity Condominium at 1025 First St SE, adjacent to the property at 80 M St SE, whose developer is requesting renovation approval from the DC Zoning Commission. (Case 19-23).

We are unable to attend the public hearing on this matter to be held on January 9, 2020 and are, therefore, submitting our concerns in writing in advance of the hearing.

Our concerns range from timing and purpose to access to environmental and are as follows:

During Construction:

What are the expected dates, from start and completion, of this project?

What will be the effects on the access via L Street SE to the Velocity Condominium garage, loading dock and rear exit door?

How will the proposed construction effect fire and emergency access and egress at the Velocity Condominium?

Have appropriate foundation studies been conducted and made public which detail the proposed weight load of the renovation and the ability of the foundation to bear the proposed load without putting at risk (i.e. of collapse) the adjacent buildings? What protection to adjacent buildings will be provided?

What environmental studies have been conducted and made public that provide details on asbestos removal and other hazardous material abatement that may be required? What protection will be provided to adjacent buildings and its residents/occupants during such abatement efforts?

Noise abatement? What efforts will be made to minimize noise, as well as dust and hazardous materials from harming the exterior of our adjacent building?

Long term Effects:

What is the purpose of the proposed renovation? Will the proposed new stories/penthouse be used for commercial purposes? Retail? Residential?

Will the proposed new stories house a hotel space? Nightclub, and its attendant noise, lights and increased traffic on L and First Streets?

Given the (now unknown) purpose of the proposed new space, what will be the effect of on public safety, increased foot and street traffic, security and police protection?

Have traffic patterns and the need for traffic lights, crosswalks etc been considered and the effects on DPW costs?

How will the proposed additional stories effect light reaching the Velocity Condominium? In fact, one study shows significant and permanent loss of light. A serious quality of life concern for Velocity residents.

The obstruction of views from the many multi-windowed units at the Velocity Condominium as well as it's rooftop pool and recreational space is also expected as an outcome of the proposed renovation. Again, a quality of life and potential health concern for Velocity residents.

When constructed, the Velocity Condominium was designed to "fit" into the existing location without negatively effecting adjacent structures (one of which was the current building at 80 M Street), while distinguishing itself as an appealing, contemporary living environment for its many residents.

Unfortunately, given the information publicly available, the same cannot be said of the proposed renovation at 80 M Street, SE which seems to be contemplated without regard to its compatibility and appropriateness for the existing, developed neighborhood that it inhabits.

Rather than enhance the quality of life and value of our property at the Velocity Condominium, the proposed renovation of 80 M Street SE seems likely to harm the quality of life and devalue our property.

Therefore, as property owners at the Velocity Condominium, we are opposed to the proposed renovation at 80 M St SE at least unless and until efforts are made to inform and involve the adjacent community and to address the many issues raised in our comments and those of others that may be submitted for this case.

Respectfully submitted,  
Joanne Pozzo and Susan Farr  
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Joanne Pozzo