

Jordan Cox
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Dear Zoning Commissioners,

I appreciate you asking the developers to come and speak with our building. I believe our community appreciated the opportunity to voice concerns and ask questions about the project, which many residents had not had before. While I appreciated the developers coming to meet with our building, I still have significant concerns, and do not believe the developer made a substantial commitment to being a good neighbor. The meeting was well attended, with nearly 40 residents attending. At the meeting, residents expressed concerns about lighting and construction noise. Specifically, some residents had concerns about light being emitted by 80 M ST at night. Some residents said the building has a poor track record of turning off office lights at night, even on floors that are not occupied. The representative of Columbia Property Trust, from what I recall, essentially said it wasn't their responsibility, and that it was up to their tenants to turn off the lights. I asked the architects if they gave any consideration as to the type or brightness of lights being installed in the proposed additional floors, and their impact on the nearby residential units in our building less than 100 feet away, and they answered no, that had not been taken into consideration when designing the proposed additional floors. Relatedly, I wonder if the environmental impact of the lights potentially being left on at night at 80 M ST has been considered. The architects also said the privacy of the residential units hadn't been considered when designing the glass wall facade of the building. Additionally, at the meeting, I don't believe the developer made any substantial commitments to being a good neighbor during construction. Regarding construction, from what I recall, the developer said they were planning on doing construction from 7am to 7pm Monday through Sunday for at least a year and a half. I am surprised by this, as it's my understanding having looked into this issue after the meeting, that DCRA does not allow construction on Sundays unless a special permit is granted. I also imagine that 12 hours of construction starting at 7am on Saturdays would negatively impact our quality of life. Residents also expressed concerns about how the construction of the additional floors would impact traffic, particularly with regards to the potential use of a crane that may be over our building and the developer's need to ask DDOT to shut down Cushing Place, a road that is immediately south of our building's garage, for the construction. I believe these are real concerns that have not been adequately addressed. Particularly with regards to the lights used in the proposed additional floors, I believe some of these issues could have been addressed at an earlier time. In closing, while the developer was cordial at the meeting, I do not believe they were willing to make any substantial efforts at addressing our concerns or mitigate the impact the proposed project will have on our building. I thank the Commission for their time and consideration.

Best,



Jordan Cox