

**M. Grace Fuller
700 7th Street, SW
Unit 732
Washington, DC 20024**

September 14, 2022

Advisory Neighborhood Commission
1101 4th Street SW
Suite #W130
Washington, DC 20024

Dear Commissioners,

RE: Written Testimony Opposing the Project at 807 Maine Avenue

I am a Co-owner/ Resident of Town Square Towers Condominium (TST). I am authorized by the Town Square Towers Board of Directors to provide this testimony on our opposition to the current plans for **807 Maine Avenue SW**.

The TST Board voted to oppose the project for the following reasons and concerns –

- Height and density are too high and completely ignore both the Southwest Small Area Plan and FLUM, both in the Council's approval of the Comprehensive Plan.
 - **Mill Creek's project is proposing 110 feet in height.**
 - **SW Small Area Plan has this lot zoned for low density at maximum height of 45 ft.**
 - **The FLUM zones this parcel at medium mixed commercial, which has a maximum height of 90 ft.**
 - **Mill Creek's project is proposing 87% lot occupancy vs. 80% lot occupancy for that parcel's space. This eliminates any potential green or open space that is currently there.**
- The % of affordable units and MFI breakdown is not sufficient.
 - **While 17% is better than the IZ requirement, the unit breakdown of only one unit at 50% MFI and the remaining 33 units at 60% and 80%, does not meet the racial equity lens approved by the Council and incorporated into the Comp Plan.**

- With this project literally on top of Jefferson Middle School, the MFI breakdown should be closer to the affordability of teachers, staff, aides who work at the school. More units need to be at the 50% MFI.
- Traffic and congestion mitigation plan is not sufficient.
 - Moving the entrance to the parking garage is okay ONLY IF Mill Creek requires a right turn in/right turn out of all traffic to/from their parking garage. Cars, Fed Ex/UPS trucks, moving trucks will not be able to successfully navigate a left turn out of their private drive WITHOUT entering the path of oncoming bicycles from I Street, or buses/cars/bicyclist/scooters coming down 7th Street.
 - Their claim that transportation improvements, bike lanes and bus stop installation is a community benefit is INCORRECT. Transportation improvements and bike lanes are MITIGATIONS AND have NOTHING TO DO WITH COMMUNITY BENEFITS. The Bus Stop may be considered a CBA; however, Mill Creek has no control over the installation of a Bus Stop. That is WMATA's responsibility, which looks at ridership to determine if a shelter is necessary. With only the #52 bus at that stop, and a bus shelter only a few feet north in front of the school, it is highly UNLIKELY WMATA will agree to install one.
 - It is an unrealistic expectation that a pickup/drop off will work on Maine Avenue. It did not work on 3rd Street SW, will not work on Maine Avenue, and would only cause more congestion as Uber/Lyft try to use it and cars parked in it.
- Concerns for the Heritage trees located on the property. DDOT has been unsuccessful in sustaining the life of Heritage trees on other development properties. Mill Creek has already admitted that 2 trees will be lost. **TST wants to see how Mill Creek plans to preserve the remaining trees.**
- Retail Concerns.
 - TST does not want any establishment that will sell alcohol or be open until 1am/2am. The north side of Maine Avenue is a residential area and we DO NOT want a restaurant in the retail space. There is enough spillover from the Wharf, and Uber/Lyft uses the 800 block of 7th Street as their pickup geo fence. Also, alcohol sales are prohibited within 100 feet of a school. TST wants NEIGHBORHOOD

SERVING ENTITIES SUCH AS URGENT CARE, DOCTOR OFFICE, ETC – any establishment that would not be open in the evening.

o **Mill Creek was proposing a small grocer like a Foxtrot-type of retailer. TST opposes a Foxtrot as they are very expensive, and their price-point would be exclusive of all SW residents. TST proposes, if they pursue this, to look at YES Market or Streets Market, which are both more affordable.**

- **Concerns about Pet Waste**

o **TST needs Mill Creek to be able to manage pet waste so that residents are not walking their dogs and allowing them to poop on grassy areas in/around the school. We suggest including a pet waste area within their property.**

I trust the above will be given serious consideration.

Thank you,
M. Grace Fuller
TST, Unit 732