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From: Bardin, Sara (DCOZ)
Sent: Wednesday, September 14, 2022 2:29 PM
To: DCOZ - ZC Submissions (DCOZ)
Subject: FW: Opposition to Case 22-11

Sara

Sara Bardin
Director



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Sent: Wednesday, September 14, 2022 2:11 PM
To: ATD DCOZ <dcoz@dc.gov>
Cc: Planning <Planning@dc.gov>; ANC 6D Office (ANC 6D) <6D@anc.dc.gov>; Lightman, Marjorie (SMD 6D01) <6D01@anc.dc.gov>
Subject: Opposition to Case 22-11

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To Whom it May Concern,

As a resident in Southwest within 200 feet of this project, I am opposed to the planned development at 807 Maine Avenue, SW referenced in DC Zoning Commission Case Number 22-11.

Traffic

Traffic is already a major concern ahead of the opening of Phase 2 of the SW Wharf. Phase 2 brings 255 apartments, 96 condominiums, 131 hotel rooms, in addition to business and retail space. It would be advisable to monitor traffic congestion impacts after Phase 2 is fully occupied and operational. Street parking spaces are already hard to come by in the neighborhood. By adding an additional 200+ units with only approximately 70 parking spaces would cause an undue burden on current residents in the area. Southwest has no hospital and only one grocery store (Safeway) so driving is a must for most residents.

Traffic on 7th Street SW is already congested in the mornings and afternoon in front of Jefferson Middle School. The proposed design of the loading zone off of 7th Street SW and increases to ride share companies parking in front of the building would further this congestion. As with Phase 2, construction of this size is also a concern. Lane(s) of traffic and sidewalks will need to be blocked off for months (or longer) which will significantly impact bus route times (52 Line and DC Circulator: L'Enfant Plaza-Eastern Market) and general traffic heading from 7th St SW to Maine Ave SW (heading east and west).

Affordable Housing

The proposal has only reserved four units that are 3 bedrooms for affordable housing that could support a family and only 1% reserved for households earning up to 50% MFI. The total 15% suggested would only add a total of ~30 affordable units. A significant zoning change for this property should result in more total units of affordable housing rather than what is proposed.

Height

Increasing the current property zoned in MU-12 from 45 feet to 110 feet would change the general sight lines and character of this Southwest neighborhood. Additional amenities on the roof including a pool, penthouse residences, and maintenance room would add another 20 ft to the 110ft already proposed. By allowing this change, it would open the door for other developers to use the amendments as precedence to increase the max height for properties currently zoned as MU-12 and change them to MU-10.

Thank you,

Rishi Thakur