

Dear Members of the Zoning Commission:

I write this letter in opposition of the PUD request for 807 Maine Ave SW, Washington, DC (Zoning Case 22-11).

As a concerned citizen and President of the Capitol Square at the Waterfront's Homeowners Association, a community of 93 townhomes two blocks north of the development, I oppose the re-zoning and the rebuilding of 807 Maine Ave SW as currently proposed by MCRT Investments (Mill Creek). This development, as currently proposed, would cause major hardships to the residential neighborhoods like mine in the Southwest Waterfront area.

My concerns about the building proposed include (but are not limited to):

- Height proposed and proposed density are too high and completely ignore both the Southwest Small Area Plan and Future Land Use Map, both in the Council's approval of the Comprehensive Plan. Additionally, the developer's proposal to have 87% lot occupancy vs. 80% lot occupancy for that parcel's space, which will eliminate any potential green or open space that is currently there.
- Traffic and congestion mitigation plans are not sufficient. The redevelopment would bring additional traffic and noise to an already heavily congested and problematic Wharf traffic infrastructure and pattern. My neighborhood regularly sees traffic cut through our narrow private streets circling for street parking, often speeding. The hundreds of additional residents and their visitors coming and going from this redevelopment will further exacerbate the parking issue and traffic issue, even if on-site parking is available. My community can provide pictures and videos of such traffic upon request.
- There is no information on what the developer plans for addressing the pet waste from their residents. No matter the final approved building size, Mill Creek must be able to manage pet waste so that residents are not walking their dogs and allowing them to defecate on grassy areas in/around Jefferson Middle School or our property nearby. I suggest including a pest waste area within their property.
- Currently proposed percent affordable units are insufficient, and the percent of median family incomes is too high. It is true that the block does not currently have ANY housing, let alone affordable, but we can do better than what is proposed. If the building is to have value to the community, it must increase the amount of affordable housing to at least 25% with more deeply affordable rates (50% MFI) as suggested by the Office of Planning. There is a lot of market rate rental housing already in the area, we need more affordable and family-sized units.

Furthermore, as the President of an HOA nearby, I was disheartened to see the August 30, 2022 letter from Holland & Knight representing Mill Creek in matters related to Zoning Case 22-11 challenging the Party Status Application of Town Square Towers. As one of the closest residential communities to the 807 Maine Ave. SW property, Town Square Towers must be granted party status to Zoning Case 22-11. The multi-year plan of demolition, construction and final building as proposed would greatly impact their community, of which a good portion of their common area owned by the HOA is within 200 feet, in addition to the many units that would fall into that zone. The DC Zoning Commission must require developers to listen to the concerns of those directly impacted by their projects, such as adjacent condominium buildings, townhouse communities governed by homeowner's associations, and school communities. Party status will give those entities a voice in this process that Mill Creek cannot ignore.

Thank you kindly for your consideration,

Erin Berg, President, Capitol Square Homeowners Association

819 Capitol Square PI SW

Washington, DC 20024

[eringberg@gmail.com](mailto:eringberg@gmail.com)