

I am writing in opposition to the proposed plans for 807 Maine Avenue, SW. As a long term resident owner at the Town Square Towers Condominium (700 7<sup>th</sup> Street, SW), I have a great interest in how this site will be developed and its effects and benefits on the surrounding community including Jefferson Middle School Academy. I lived at TST when the current DAV Building was constructed.

My opposition to the current proposed plan for 807 Maine came about after a community presentation by the developer.

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 ft in height.**

**SW Small Area Plan has this lot zoned for low density at max 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 that 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 7<sup>th</sup> 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, who 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.**

**Unrealistic expectation that a pickup/drop off will work on Maine Ave. Did not work on 3<sup>rd</sup> Street SW, will not work on Maine Ave and 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.

**What is the Mill Creek plan to preserve the remaining trees?**

Retail Concerns.

**Our community 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 7<sup>th</sup> Street as their pickup geo fence. Also, alcohol sales are prohibited within 100 ft of a school. A neighborhood serving business such as Urgent Care, Doctor's Office, etc. are preferred alternatives as they would not be open in the evening. Mill Creek was proposing a small grocer like a Foxtrot-type of retailer. Foxtrot is very expensive, and their price-point would be exclusive of all SW residents. Alternative suggestions include looking at YesMarket or StreetsMarket, which are both more affordable.**

Concerns about Pet Waste

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