

Concerns

Concerns for 200 footers

- Height of building
- Reduced sunlight
- Reduced green space
- Increased light pollution at night
- Only rental units create a more transient community and limit homebuyer opportunity
- Increased safety hazards, especially for children and seniors, in existing alley if used as road to parking garage
- Increased traffic and parking issues all around proposed site
- Low occupancy rates
- Aesthetic of building
- Increased property taxes

Construction Concerns

- Health risks due to construction dust
- Noise during construction, especially for napping children and remote workers
- Construction causing damage to nearby homes
- Construction vehicle parking
- Reduction of wildlife corridors
- Hydrologic shifts - groundwater concerns
- Rodents emerging!

Requested Changes (not amenities)

- Reduce building height
- Increase setbacks
- Include a % of owners units
- Move greenspace to ground level and make accessible to public
- Perform traffic study to inform a realistic parking and traffic plan
- Move ingress/egress for the parking garage to Monroe Street

- Ingress/egress for the parking garage should not utilize existing alleyway
- Make residents sign agreement not to bring cars as part of their lease
- Provide residents with transit subsidies
- Do not permit residents to seek Zone 5 RPP
- Underground power lines

Amenities

Green Space

- Community greenspace at ground level usable by neighbors
- Significant coverage of large shade trees around the perimeter of the new building
- Dog park
- Playground
- Community garden

Building Amenities

- Gym/recreation accessible to neighbors
- Include restaurant/ retail space in building
- Include community space in building
- Include maker spaces in building

Other Amenities

- Provide neighbors with air purification systems during construction
- Yearly contributions to neighborhood nonprofits
- In local retail spaces, increase presence of community-oriented non-profits and local businesses that are not major chains

200-Footer Survey Results

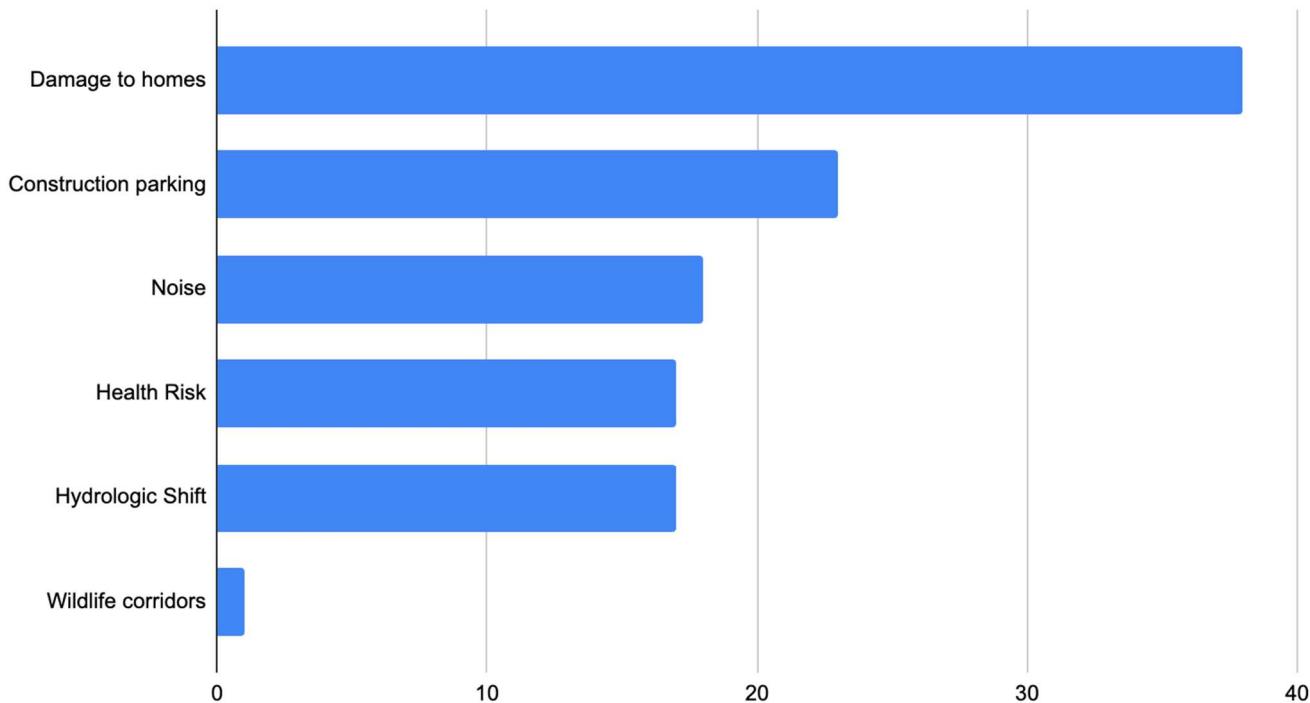
We sent out [a survey](#) to 200-footer neighbors, asking them to rank their top three priorities in the following categories. See results below.

- 1) [Construction Concerns](#)
- 2) [Development Concerns](#)
- 3) [Requested Changes](#)
- 4) [Desired Amenities](#)

We received 19 responses and weighted the responses - first choice received 3 points, second choice received 2 points, and the third choice received 1 point. All “other” responses are pasted below the graphs.

Construction Concerns

Construction Concerns

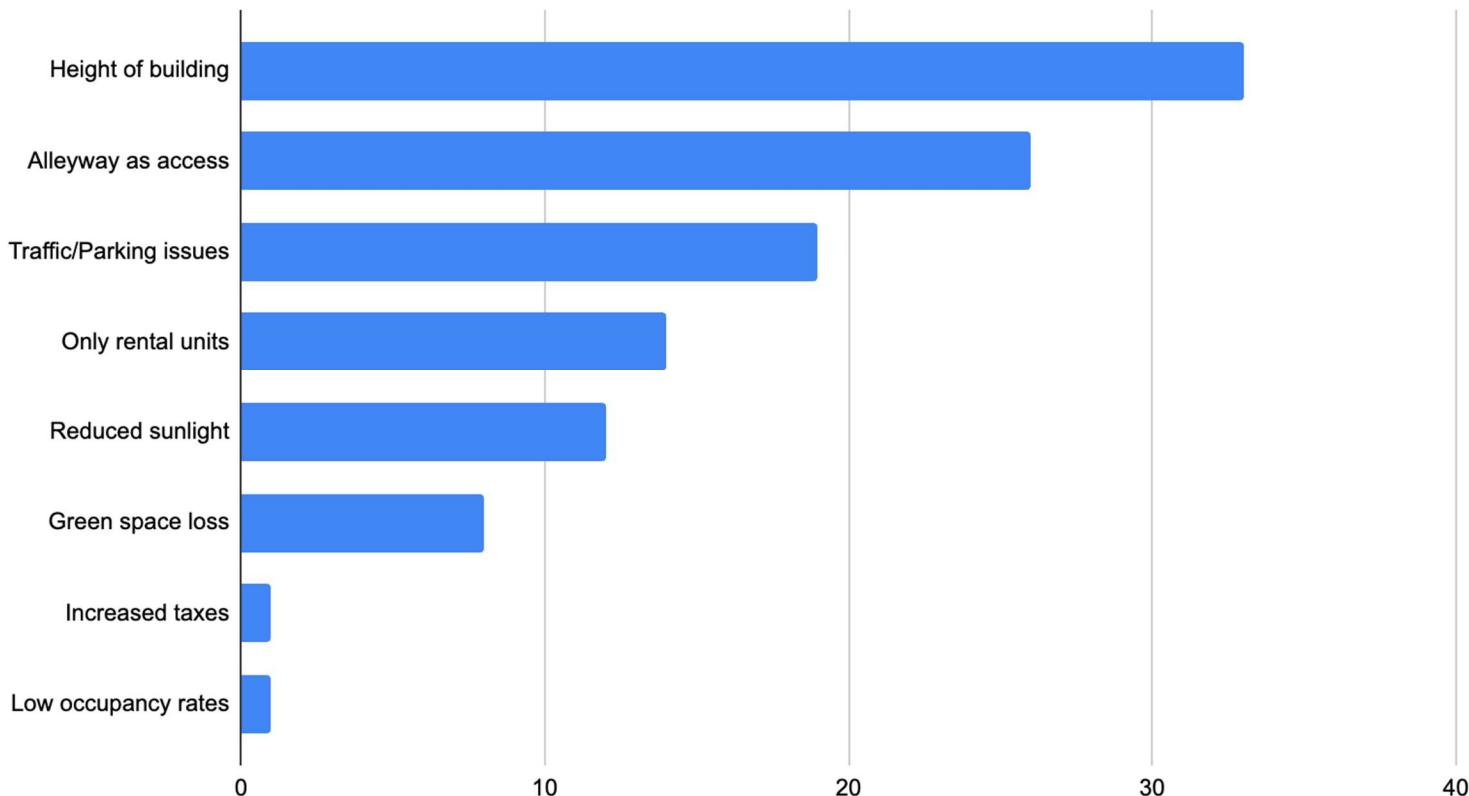


Other Construction Concerns:

- Disruption of utilities and internet
- Not blocking the alley during work hours
- Blocked walking routes to metro
- If our houses get damaged by all the construction, will you be responsible for the repairs?
- A "Construction Management Agreement" (CMA) is needed to cover All aspects of construction issues. Including Insurance Claims and Pest Control.
- Lack of responsiveness to neighbors once construction starts (as things come up). We have not seen a strong demonstration (historically) by the developers that they are striving to be good neighbors--and eager to understand what that means in this community. This evokes concern that if new concerns or problems arise during construction, the new "neighbors" will not be conscientious.
- Cranes overhanging existing buildings
- Staging of materials during construction takes up room. Where will materials be staged?
- Also concerned about access to home/street during construction, heavy equipment damage to public spaces (streets, sidewalks, etc).
- Where will your sewage lines be?
- Foundation of the house (old home).
- Concerns about the dust, chemicals, lead etc - weekly dust analysis needed
- Just ran out of choices but health concerns due to debris and trucks running all day

Development Concerns

Development Concerns



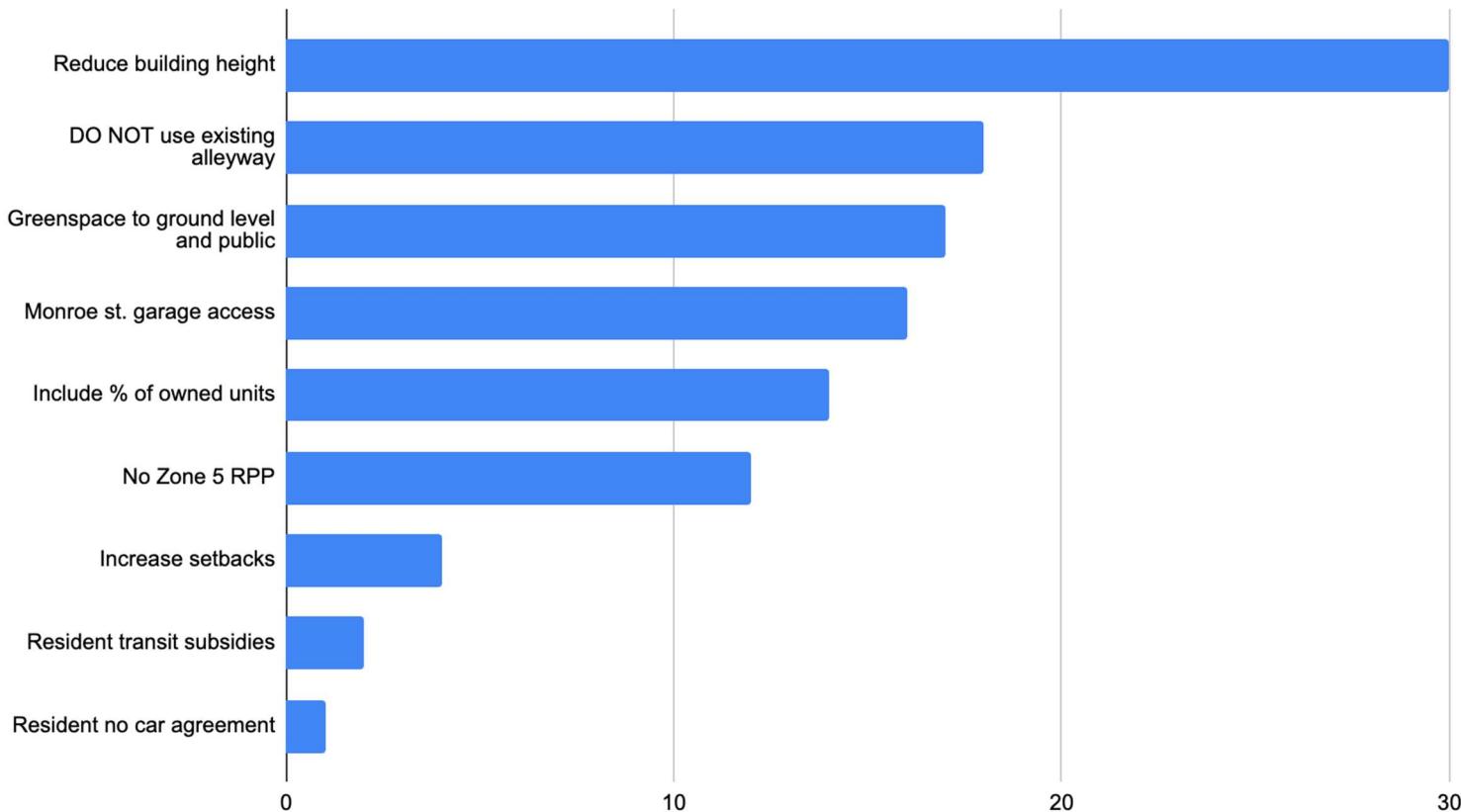
Other Development Concerns:

- Missed opportunities for home ownership (project is rental property - % of homeowner is insufficient; land should be prioritized for ownership)
- Will there be Security in the building, I am noticing the theft in the area lately?
- A "Construction Management Agreement" (CMA) is needed to cover All aspects of construction issues. Including Insurance Claims and Pest Control.
- The design is not of the highest quality.
- Concerned about combined low occupancy on both sides of metro, and lack of any retail/etc on this side of tracks -- potential impacts if building isn't commercially viable (compared to individual homes/etc)
- We definitely do not want to lose our alley, it is very important to us.
- My home is already low light. This will block out most of the light that we do get.
- We don't have a driveway and frequently get back late at night and are concerned about safety of parking further out with increased demand. During the day people already take up most to all of the parking in our street for metro and adding more people will make this a challenge.
- Rodent control - once the ground is dug up rats will be everywhere.
- Concerned also about increased property taxes on our property

- Height of building/Reduced Sunlight/Reduced green space for me are all intertwined here (the height/3-dimensional footprint of the building being the cause of lost views of trees and loss of sunlight).
- This building does nothing to address access to home ownership.
- Reduced sunlight related to the houses that have solar panels having their generation access cut by 50% or more

Requested Changes

Requested Changes



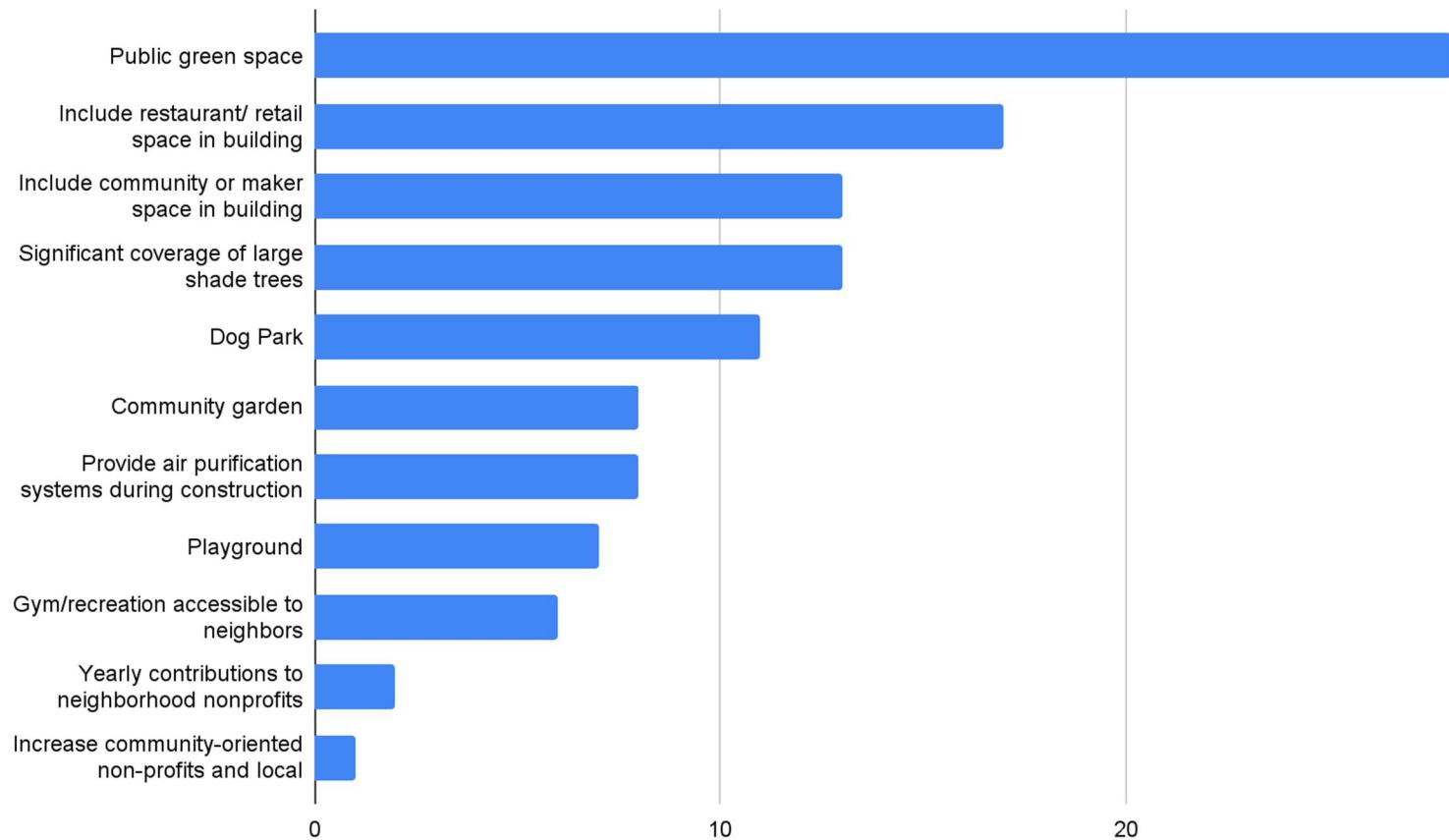
Other Requested Changes:

- Space should be homeowner focused only. Period. Condos or townhomes. That is in line with city's goals of housing crisis need and neighborhood desire. I don't believe it is a DC or building practice to do "mixed rent/owned housing" (renting only comes from condo owner renting out their individual unit) therefore this is either rent or owned, and therefore push owned only, not rent/owned mixed. Rent/owned mix might be a red herring and not realistic.
- Entire space should be used for ownership opportunities or retail/restaurants/etc
- Is there anything else besides apartment living, you can build, like maybe a nice sitting area, dog park?
- A "Construction Management Agreement" (CMA) is needed to cover All aspects of construction issues. Including Insurance Claims and Pest Control.
- Top concern: traffic study (not seeing in drop-down) to inform realistic traffic and parking plan (in place of first building height)
- Can I add a 4th?? **Include a % of owner-units
- Move tenant auto access to someplace other than Lawrence Street and move where they access the parking spaces to somewhere other than the existing alley that is used for garbage service

- Height of building will likely impact solar generation on multiple properties in the area, including ours -- should require a survey and builders need to compensate those who lose generation capability due to height of building
- A "Construction Management Agreement" (CMA) is needed to cover All aspects of construction issues. Including Insurance Claims and Pest Control.
- If the zone 5 rpp doesn't solve the potential parking issue, shifting the allowable parking to residents only for a small area would be helpful.
- The design should pay some acknowledgment that the 9th Street side of the metro has always been smaller institution (not CUA bldgs) and residential focused and the design should also reflect the history of the neighborhood. Two of the oldest buildings in the neighborhood are within 200 feet of the site. I don't think we can ask them not to use an existing public alley for garbage pickup.

Desired Amenities

Desired Amenities



Other Amenities

- Prefer affordable units over amenities
- PAY DIFFERENCE IN INCREASED Property Taxes for 200 Footers
- A deeper setback into the lot so that the residents of the new building have some feeling of privacy.
- Combined lack of ownership, retail/restaurant and amenities provides zero value to local community outside renters -- adding rental housing where rental occupancy rates are low doesn't help bring people to the neighborhood, and makes them transient. Revoking renter ability to get parking permits, own a car, or other "normal" things forces those individuals to pay the price for poor development and planning decisions.
- Remove Snow and Leaves from Entire Block Sidewalks and not just your Sidewalks and remove snow and leaves from entire alley and not block residents.
- Noting that I see "include community or maker space" and "Include non-chains community non-profit orgs or businesses" as potentially similar and overlapping concerns for me.

- Any amenities have to benefit the immediate few blocks first and be confined between Monroe and ???? 9th and ????