

To: Zoning Commission

Regarding: Letter in opposition to ZC No. 24-15

Resident Address: Tony and Olivia Johnson, 3426 9th st NE, Washington, DC 20017

This home has been in the family for over 30 years.

While we are not opposed to there being a project that benefits the community and fits the feel of the neighborhood, there are several concerns that we do not believe are addressed with the project and that would cause significant challenges to both our experience in our home as well as our well-being.

This letter includes concerns and personal impacts that are highly likely from the project, requested potential amenities/remedies, and relevant pictures.

Concern #1: Parking Availability

We do not have access to an alley or driveway for parking, our families, communities, and job require at least one vehicle to maintain connection. We are frequently coming and going late at night and it is important to have access, particularly at night, for safety purposes, to be close to the house. Only 3 cars “live” on this part of the block, however 9th st parking between Monroe and Lawrence is taken up completely during most days.

With the project and the number of residents coming in (and a relatively small amount of parking spaces in the building), even a small number of people choosing to get a street parking permit rather than parking in the building, or having guests parking on the street, will quickly take up the surrounding parking.

- **Proposed Amenity/Remedy:** Provide additional parking in the building sufficient to support the amount of residents housed there. Have the parking on 9th st and surrounding streets be the smallest parking limits and ensure rental agreements don't allow for the residential parking permit. Alternatively, provide designated parking spaces within the building that we can utilize for us and guest.
- **Supporting Pictures:** 9th st between Monroe and Lawrence during a normal day



Concern #2: Elimination of Natural Light

Our bottom floor has minimal light right now, and the top floor has some, but not much. It will be blocked out entirely now on the bottom and likely top too, particularly on the front side (though the back side of the house does not get much light either). The height of the building and its proximity to our house mean that the little natural light we have will be reduced or eliminated as the building will be between the sun and our house. We do not do well mentally in darkness, and

are very concerned about the mental well-being impact as well as enjoyment of our home from this impact.

- **Proposed Amenity/Remedy:** Reduce the height of the building, especially on any street with residents, increase the setback so the building shadow will not have impact, light study before moving forward with building design to see how to minimize impact
- **Supporting Pictures: Bottom floor lighting (side facing 9th) during the day**



Concern #3: Removal of Greenspace

The greenspace in the current property has been of immense value for mental well-being and peace. The proposed project will remove it and the proposed greenspace it plans to add is elevated and therefore not something that can be enjoyed by the surrounding community physically or even visually. This is another area where the addition of a building and manmade materials over natural greenspace takes away from mental well-being and even takes away from the overall air quality.

- **Proposed Amenity/Remedy:** Provide greenspace that is visually and physically accessible to surrounding neighbors - place to sit and enjoy green trees, beautiful space to think, enjoy something natural

Concern #4: Air Quality/Ventilation

Construction will reduce the quality of the air outside, but also with the proximity to the house, it will reduce the indoor air quality, potentially causing health impacts to our family.

- **Proposed Amenity/Remedy:** Provide high quality air purification system during construction. Utilize construction equipment and materials that minimize impact on the air quality. Have a construction plan in place to prevent dust and construction debris from going into nearby homes

Concern #5: Impact on structural integrity

We are concerned the shaking and drilling so close to the home will cause structural impact to our older house.

- **Proposed Amenity/Remedy:** Project does impact study (pre-inspection and post-inspection) and pays for any structural damage caused by the construction

Concern #6: Increased property taxes

Adding the project will likely increase the assessment of the home and therefore increase the property taxes, making the home less affordable.

- **Proposed Amenity/Remedy:** Grandfather in the current assessment value and tax rate of the surrounding properties for current owners and their descendants

Additional amenities that can make the project an added value to us as local neighbors:

- Usage of the pool and other building amenities
- Access to host in / utilize event and public gathering spaces in the building

As a whole, this project has not considered the impact or interests of the surrounding neighbors and community and presently appears to take away from their (our) quality of life without seeking to make this a project where we can look forward to what's coming after the challenges of construction. We would love to see this be a mutually beneficial project where neighbors (current residents and future) can come together and have the ability to gather, meet, and enjoy both natural outdoor and indoor space. We'd love to see this project value and incorporate what's important to those around it who are directly impacted now and for as long as they're in the area.

Thank you,

Tony and Olivia Johnson
3426 9th St NE
Washington, DC 20017