

Ackerman, Ella (DCOZ)

From: Emily Mooney <emilyjoymooney@gmail.com>
Sent: Friday, September 30, 2022 3:59 PM
To: DCOZ - ZC Submissions (DCOZ)
Subject: Opposition to Changing Existing Zoning Regulation re: Case # 22-06

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Dear Members of the Zoning Commission:

My name is Emily Mooney. My husband Henry and I are homeowners at Capitol Square at the Waterfront (CSW). Our CSW community is located adjacent to and in close proximity of the proposed development on 899 Maine Ave SW (ZC 22-06). This project envisages a mixed-use building consisting of two towers, with heights ranging from 90 to 130ft, excluding penthouses. This is almost triple the height limit of 45 feet allowed under the existing MU-12 zoning. The development would also have an approximate floor area ratio (FAR) of 7.92, which is more than triple the maximum FAR of 2.5 under the existing MU-12 zoning.

This high-rise and high-density development, which far exceeds what is allowed under current zoning regulations and inconsistent with the SW Neighborhood Plan and DC Small Area Plan, is inappropriate to the current and intended character of our community. It is adjacent to Jefferson Field and Jefferson Middle School, and is expected to take away sunlight from the park, tennis and pickleball courts, and other neighboring areas, including our CSW community.

This building is also expected to exacerbate the already chaotic traffic situation on G St SW and surrounding streets. The location of the project is particularly problematic due to its proximity with the intersection of 9th St SW, G St SW, and the I-395 off-ramp. That area is prone to traffic accidents caused by cars coming off the tunnel on 9th St SW, and cars exiting I-395 and trying to enter G St SW. In addition, the project's proposed curb cut location on G St SW is almost directly across the street from our CSW community private driveway. We strongly oppose the location of the curb cut location, which will lead to outside vehicles cutting through our CSW community for convenient access to the building and/or to avoid traffic on 9th St SW or G St SW. The increased traffic of outside vehicles in our community is cause of great concern to CSW residents, as they are often not mindful of speed limits within the private driveways, posing a safety risk to residents, particularly children and pets.

I oppose the change in zoning regulation for case 22-06.

Thank you,

Emily and Henry Mooney
812 Capitol Square Place SW, DC