

October 2, 2022

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Washington, DC 20024

DC Office of Zoning  
441 4<sup>th</sup> St NW  
Washington, DC 20001

RE: Statement in Opposition of 801 Maine Development, Z.C. Case No 22-06

To whom it may concern:

I am writing to oppose the proposed development in DC ZC 22-06. The current plans for the development are inconsistent with the SW Small Area Plan and ruin the look and feel of our carefully planned, closely knit Southwest Waterfront community. Jair Lynch, the developer for the proposed property, is proposing a building that is too large, too tall, and too dense for the site size and the community it is in. The proposed building is more than twice the existing height of my community, Capitol Square at the Waterfront, a group of 93 individually owned townhomes adjacent to the proposed development. One of our homeowners is an architect and conducted an independent shadow study and found that the developer's shadow study to be in error. It under-stated the shadow effects on our townhome community and the adjacent sports field of Jefferson Middle School in the winter. We are seeking a more reasonable design with the building height of 60 feet for the buildings facing our townhome community.

My house faces the one-way segment of G St SW, between 7<sup>th</sup> St SW and 9<sup>th</sup> St SW. Even now, without the proposed high-density development at 801 Maine Ave SW, I have witnessed several accidents and dangerous traffic issues on this street. This includes accidents from cars driving the wrong way on the one-way, bumper to bumper traffic, I-395 exit ramp back-ups, accidents from illegally parked cars, haphazard speeding and turns, and driveway blockages from traffic and illegal parking. These issues occur at all hours of the day and night and are especially common when there is a Nats game, a concert at the Anthem, or a Wharf-sponsored event. The developers proposal to have the main ingress and egress to their property on the one-way G Street area just spells disaster. I, along with several homeowners, have questioned the developer about their plans to mitigate the certain increased traffic issues stemming from the development and have received vague, cursory responses lacking any substance. We have requested meetings with the developer to get our critical concerns discussed and addressed, and at each of these meetings, the developer, their counsel, and their contractors fill the time presenting what is already publicly posted and available and cut off and limit the time for us to discuss our items of concern, including the ongoing traffic and site design issues.

Sincerely,  
Savin Ven Johnson