

Cochran, Patricia (DCOZ)

From: jctsang@alum.mit.edu <jmscrלטsg@verizon.net>
Sent: Saturday, October 1, 2022 9:44 AM
To: DCOZ - ZC Submissions (DCOZ)
Subject: Opposition to Changing Existing Zoning Regulation re: Case # 22-06

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Some people who received this message don't often get email from jmscrלטsg@verizon.net. [Learn why this is important](#)

Dear Members of the Zoning Commission:

My name is **JAMES C TSANG** and my wife and I are homeowners at Capitol Square at the Waterfront (CSW). Our CSW community is located adjacent to the proposed development on 899 Maine Ave SW (ZC 22-06). We live at 610 9th St. SW and directly observe the traffic at the corner of 9th Street and G Street.

This proposed building will exacerbate the already chaotic traffic situation at the G St and 9th Street SW intersection 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 already 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 and to severe backups from the intersection when there are events on the Wharf, and the waterfront in general, including The Anthem and Nationals Park. 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, 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 a 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.

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 is 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.

We oppose the change in zoning regulation for case 22-0.

Thank you,

James C and Carol R Tsang
610 9th St. SW

Washington DC 20024