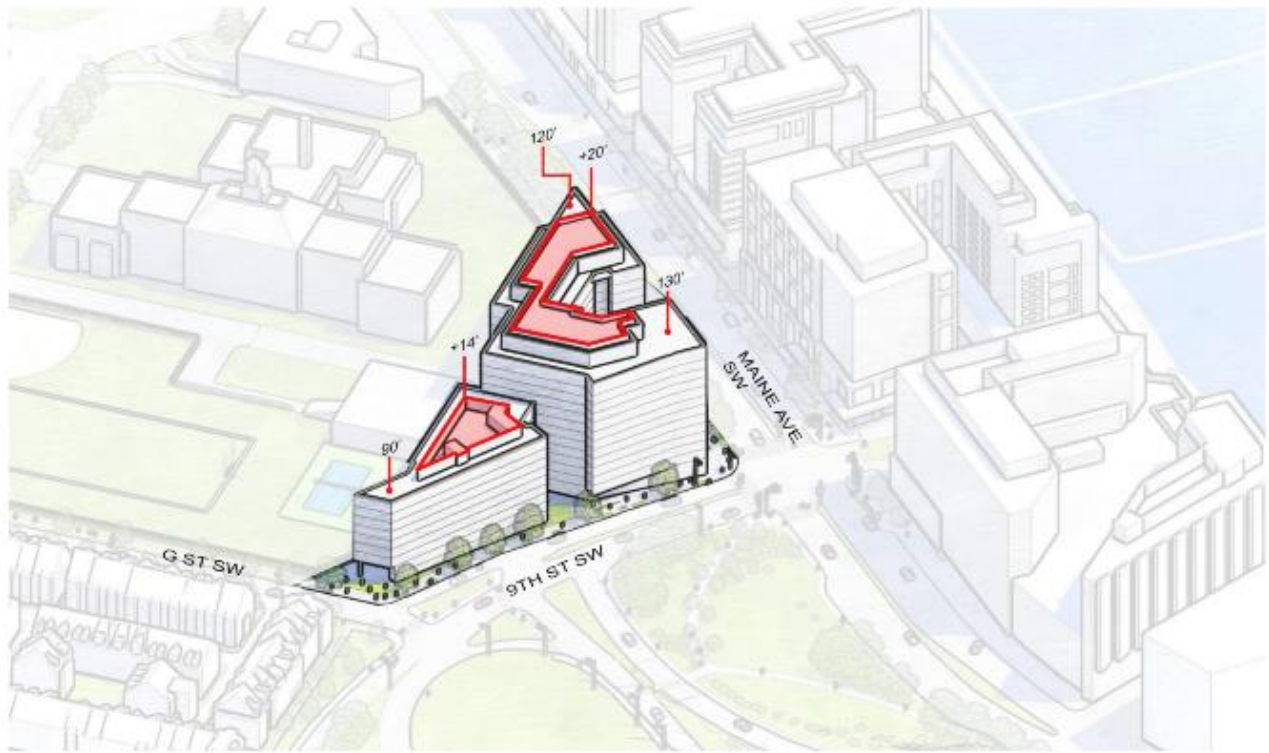


Witness testimony
Building Height and Shadow Study

899 Maine Ave SW
(Z.C Case No. 22-06)

My name is Patricia I am an architect and urban planner. I have 16 years' experience in design development, construction administration, 3D designs and project renderings. I'm part of the committee formed by the Capitol Square Place Homeowner's Association to assess the impact of the new development in the surrounding areas. All my comments on the project will be technical and I will use some images that are in the PUD plans to better illustrate my points. I'll start talking about the different heights of the building.

IMAGE 1 (proposed massing)



This is the proposed massing; they say maximum height will be 130 feet along Maine Avenue and 90 feet along G street SW, excluding penthouses.

IMAGE 2 (West Elevation on 9th Street)

MATERIALS SUMMARY:

1. MASONRY 1
 2. MASONRY 2
 3. MASONRY 3
 4. COMPOSITE METAL PANEL
- NOTE: ASSUME 40-45% GLAZING AT OCCUPIED AREAS OF PENTHOUSE
5. GLAZING SYSTEM
 6. GLASS BALCONY RAILINGS

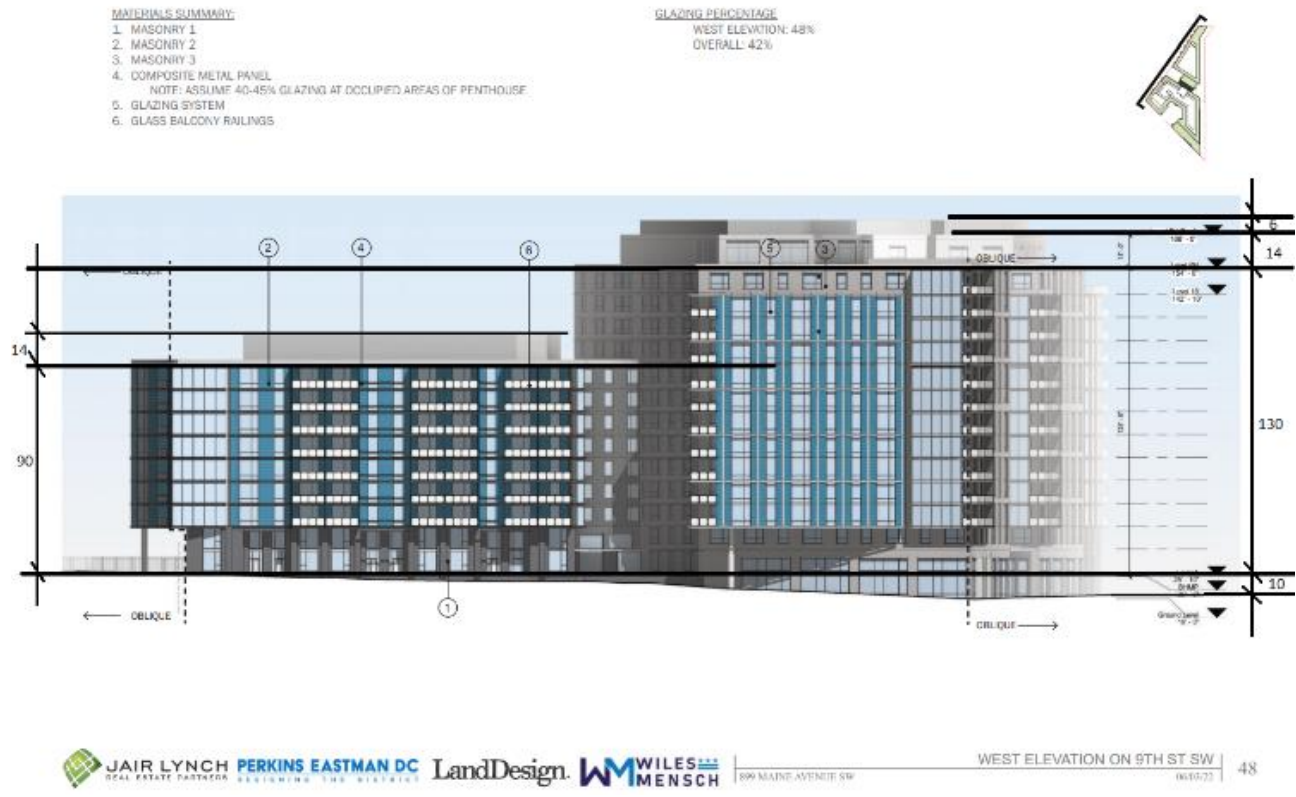
GLAZING PERCENTAGE:

WEST ELEVATION: 48%
OVERALL: 42%



This is the west elevation on 9th street. An elevation drawing is a view of a building seen from one side and this is the 9th street side. Left side is G street and right side is Maine Avenue. As you can see, G street is at a higher level than Maine Avenue, and if you draw a line from G street to Maine Avenue you will see the height difference.

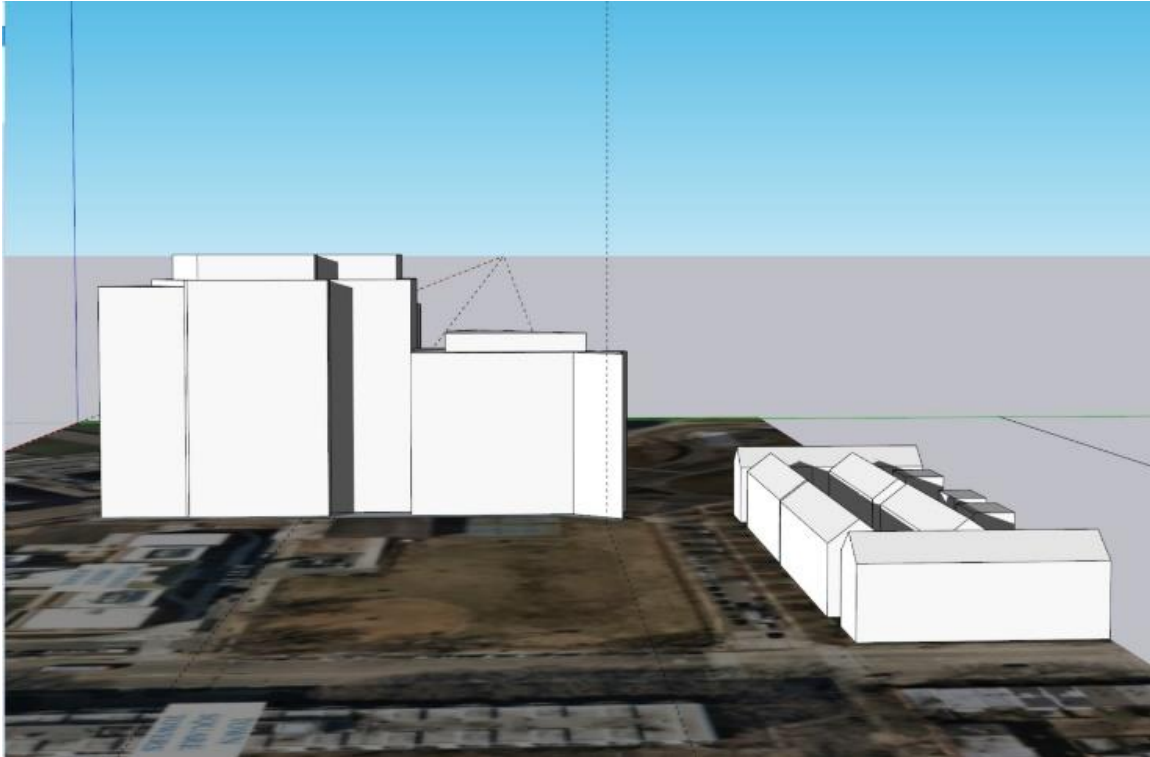
IMAGE 3 (West Elevation on 9th Street with lines)



They mention in the PUD materials that the maximum height of the building will be 130 feet, but it is important to note that they are using G St as the measuring point, not Maine Ave. If the building height is measured using Maine Ave as the measuring point, the height will actually be 140 feet, excluding penthouses. If we add penthouses the total height will be more than 160 feet on Maine Ave SW. Given the height of about 130 ft of the Wharf buildings across the street, this will effectively create a corridor, or a “tunnel effect”, on Maine Ave, with high rise buildings on both sides of the avenue.

My second point is:

IMAGE 4 (My massing image)



Following initial discussions with the developer they have lowered the height on the side of the building facing G St from 100 to 90 ft to “step down” to where the PUD Site confronts the townhomes on the northside of G St, but even after lowering the proposed height by 10 ft, the building height is still almost twice as high as Capitol Square Place townhouses, and twice as high as the maximum height under current MU-12 zoning.

We still don't agree with the proposed new height, and we think the "step down" is not even close to an acceptable height transition. In this image made by me using all the information in the PUD plans you can see how massive this proposed massing is. Do we want a building like that surrounding a public school and a park? Please also bear in mind that this image is not showing Jefferson Middle School, which would be right in front of the taller side of the building.

The last point that I want to make is that their shadow study provides an incomplete picture of the impact in terms of shadow from the proposed new buildings. The shadow study included in the PUD only shows the static image of the shadow in 3 different times of the day and the year. In order to have a complete picture of the true shadow impact of the building on the surrounding areas, I put together a video showing an animation of the shadow trajectory throughout the day during Winter Solstice.

(PLEASE SEE ATTACHED POWERPOINT, SLIDE NUMBER 6)

As you can see the shadow impact will be quite significant during wintertime, and we can expect to lose sunlight in the surrounding areas for most of the afternoon during that period. This is very unfortunate since it is precisely during the cold winter that we need more sunlight.

Thank you.