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December 5, 2022

VIA IZIS

Zoning Commission
for the District of Columbia
441 4th Street, NW, Suite 210S
Washington, DC 20001

**Re: Z.C. Case No. 22-06
Applicant's Supplemental Response to Capitol Square Place HOA's Traffic
Concerns and Requested Mitigations**

Dear Members of the Commission:

This statement is submitted on behalf of 801 Maine SW PJV, LLC (the "Applicant") in response to the most recent correspondence by Capitol Square Place Homeowners Association (the "HOA") seeking funds, beyond the \$100,000 proffered by the applicant, for the maintenance of improvements within their private community. The Applicant has thoughtfully considered the HOA's request.

The Applicant appreciates that the Capitol Square Place townhome development currently experiences high levels of cut-through traffic. The HOA and the Applicant agree that one strategy to address this issue involves the installation of gates that restrict traffic into the community. According to the HOA, the cost of installing two gates is approximately \$67,000. The Applicant is willing to contribute \$100,000 to the HOA, which can be used for the installation of gates, further studies, or additional mitigation measures. *See* Ex. [119](#) at p. 2.

The Applicant finds the HOA's request for additional funds to support ongoing maintenance of the gates or other improvements within their private community unjustified because the Applicant has taken adequate measures to mitigate the potential of traffic cutting through Capitol Square Place to get to the PUD. Specific to the potential traffic generated by the PUD, we reiterate the following:


- The Applicant proposes to shift the G Street curb cut for the PUD approximately 36 feet west of its current location in order to maximize the offset between the curb cut for the PUD and the existing curb cut for Capitol Square Place. *See* Ex. [112D](#) and [112E](#).

- The Applicant has agreed to modify the grocery store proffer so that the use is limited neighborhood-serving grocer, market, bodega, corner store, or prepared food shop instead of a large format grocer that will generate traffic from people who live outside of the immediate neighborhood.
- The proposed PUD is a transit oriented development. The PUD site is within 0.25 miles of the L'Enfant Plaza Metro station, and within 0.5 miles of the Waterfront Metro station. In addition, the PUD Site is served by the 52 and 74 Metrobus routes, which are both designated Priority Bus Corridors. The site is also located in close proximity to the Circulator and multiple Capital Bikeshare docks. It is estimated that approximately 65% of the residential trips generated by the project will be made on transit, bike, or walking. This is due to the high-quality, walkability of the pedestrian realm surrounding the PUD site, which has an impressive Walk Score of 94 (Walker's Paradise). The site is located within walking distance of various neighborhood-serving amenities, such as the commercial and recreational uses at The Wharf, the Southwest Town Center, and the National Mall.

The Applicant appreciates the Zoning Commission's consideration of the foregoing, and respectfully requests that the Zoning Commission take proposed action on the subject application, with the entire list of proffers as set forth in Ex. [119](#) of the case record, at the public meeting scheduled for December 15, 2022.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By: 
Leila M. Jackson Batties
Christopher S. Cohen

Encl.

cc: Certificate of Service

CERTIFICATE OF SERVICE

I hereby certify that on December 5, 2022, a copy of the Applicant's Second Post-Hearing Statement in support of Z.C. Case No. 22-06 was served on the following by electronic mail at the addresses stated below:

1. **D.C. Office of Planning**
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2. **Capitol Square Place Homeowners Association**
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3. **Advisory Neighborhood Commission 6D**
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