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To: [DCOZ - ZC Submissions \(DCOZ\)](#)
Cc: [ANC 6D Office \(ANC 6D\)](#); [Planning](#); [Allen, Charles \(COUNCIL\)](#)
Subject: Resident Concerns Ref case numbers 22-11 and 22-06 for the proposed construction of new high rises in South West, DC
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To The Office of Zoning,

This email comes to your attention regarding case numbers **22-11** and **22-06** for the construction of additional new high-rise buildings in South West DC, respectively at 807 Maine Avenue and 899 Maine Avenue.

The developers are intending to significantly increase the height of each proposed building block area and units whereby, if approved by the Zoning Commission to change the currently zoned MU-12 which zoning designation restricts building height to 45 feet to areas near the vicinity of the Waterfront, would let the developers build up these high rises to reach 110 feet and 130 feet. To allow the change of the zoning of these two areas of this magnitude would more than double the current maximum height construction restriction.

As a resident at Capitol Square Place, SW since 2001, I strongly object to the addition of more high-rise buildings in the SW community neighborhood in which I have lived for over 20 years. I have considerable concerns about the current PUD, specifically the safety of area residents/children and pets and the significant traffic/parking impact on 9th Street SW and G Street SW. The addition of further high-rise buildings should not precede the need for safety to the elderly citizens and children, residents and pedestrians in the SW community neighborhoods. Moreover, the addition of further high-rise buildings should take also into account the damage to the environment and the physical safety of students/children in the surrounding schools, of communities and their residents resulting from the increased traffic congestion for vehicles/buses/heavy trucks.

Best regards,

Marie-Christine FOGT

806 Capitol Square Place, SW