

Attachment: Party Status Criteria Response for ZC 22-06

VIA E-MAIL

zcsubmissions@dc.gov

District of Columbia Zoning Office
One Judiciary Square
441 4th Street, NW
Suite 210-S
Washington, DC 20001

Re: PARTY STATUS APPLICATION
ZC Case No. 22-06

To Whom It May Concern:

Enclosed please find one (1) copy of my Party Status Application with regards to the hearing set for 6 October 2022 at 4 pm on the Consolidated PUD and Related Zoning Map Amendment application submitted by 801 Maine Avenue, SW PJV, LLC, a sub-entity of Jair Lynch Real Estate Partners (the "Applicant") for the property located at 899 Maine Avenue, SW Square 390, SW (Site).

I respectfully request party status for the public hearing in this case currently scheduled for 6 October 2022. My husband and I own a home at 670 9th St., SW is located within 200 feet of the proposed project as acknowledged by the Applicant and I have received several notices of Intent to File a Zoning Application from the Applicant. I have also received a notice of the virtual public hearing from the Zoning Commission. The Applicant has made significant efforts through their legal counsel to challenge the party status application from my neighborhood's HOA. Given the on-going threat of this type of challenge I will also be submitting a written statement to the record prior to the start of the hearing. My focus on maintaining the integrity and character of the Southwest neighborhood will not be dismissed as some loud NIMBY effort to block the evolution and appropriate growth and change of the area.

See below for the detailed Party Status Criteria Responses for all questions.

1. The towering structure that is proposed for 899 Maine Ave. is inconsistent with both the Comprehensive Plan and the Small Area Plan for Southwest. The Future Land Use Map for the neighborhood also clearly identifies the residential portions of the area as being low or medium density. This designation was made by design to preserve the history, integrity and quality of life in the Southwest community while planning for appropriate future growth and development. These plans were thoughtfully developed through community input and approved by the DC Council. The plans were not drafted as a blueprint for redefining the Southwest area into an exclusive neighborhood of luxury apartments that would narrow who might be able to reside and thrive here.

My husband and I chose to buy our home in Southwest as a place to retire. We were seeking a vibrant walkable community that had a strong community history, resources for us as we aged and opportunities to volunteer in service to our community. We were aware that the former office building located on the proposed site was subject to redevelopment. We researched the existing plans that governed future development in Southwest and we were confident that these plans would guide the growth and redevelopment. We supported the redevelopment of Southwest Waterfront as the Regional Center now known as The Wharf. We understood that the PUD for the Wharf was approved as a one-time plan and was never intended to encompass the entire Southwest area or specifically alter the zoning rules for the neighborhoods and public school adjacent to the proposed luxury apartment building.

2. We are joint owners of the property located at 670 9th Street, SW, Washington, DC 20024.
3. Our home is located within 200 feet of the proposed building at 899 Maine Ave.
4. The proposed re-zoning of the 899 Main Ave. site is not warranted as a solution for housing demand in the District and will significantly impact the surrounding area in terms of traffic flow in our collector or local serving grid of streets, worsen the parking issues for residents and visitors, increase the danger for pedestrians and bicyclists in the neighbor including the Wharf and create excessive shading of the nearby public school and the homes located nearby.
5. The proposed development does not adequately address the problems noted above and offers no real public benefits. The Small Area Plan specifically calls for building designs, connections and sidewalks to improve safety, security and pedestrian circulation. This proposed project is a contradiction to this guiding principle as identified in the SAP approved by the DC Council.
6. I am greatly concerned that if this project and others similarly cited are granted these zoning variances that contradict the existing governing policies it will set a dangerous precedent for additional future development and redevelopment. I am also concerned about the vulnerable housing units in Southwest that currently serve moderate- and low-income residents of this area. Every empty lot or redevelopment opportunity of aging housing, outdated public facilities or under used publicly owned land would be eyed for new high rise buildings that would not adequately address the need for a variety of housing options in Southwest.

Enclosure

Certificate of Service

Sincerely,



Corinne Carroll