

Deanna Darlington
640 9th Street SW
Washington, DC. 20024

September 25, 2022

Subject: Opposition to Changing Existing Zoning Regulation re: Case # 22-06

Dear Members of the Zoning Commission:

My name is Deanna Darlington, and I am a homeowner at Capitol Square at the Waterfront (CSW). Our CSW community is located adjacent to and in close proximity of the proposed development on 899 Maine Ave SW (ZC 22-06). 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 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. My husband and I are avid pickleball players and appreciate the current amount of light which allows us to play the sport longer during the day with current level of sunlight. Outside of pickleball enjoyment, having sunlight overall is beneficial to our health, well-being and overall quality of life.

This building is also expected to exacerbate the already chaotic traffic situation on G St SW 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 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. 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 location, 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 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.

The development of this building will undoubtedly exasperate the current rodent problem in the District of Columbia and specifically on the Wharf. The digging for this new building will

disrupt the underground borrows and rats will invade our neighborhood. Is there a plan to address this unintended consequence of building a new development on the Wharf?

I oppose the change in zoning regulation for case 22-06.

Thank you,

Deanna Darlington
Capitol Square
640 9th Street SW