BEFORE THE DISTRICT OF COLUMBIA ZONING COMMISSION

APPLICATION OF THE KAEMPFER COMPANY, INC., FOREST CITY ENTERPRISES, INC., AND BREISLER & REINER, INC., FOR FIRST-STAGE P.U.D. AND ZONING MAP AMENDMENT FOR WATERSIDE MALL (SQ. 542, LOT 88 & SQ. 499, LOT 60)	:	Case No. 02-38

TESTIMONY OF THE TIBER ISLAND COOPERATIVE HOMES, INC., AND ROY POTTS BEFORE THE D.C. ZONING COMMISSION RELATIVE TO THE WATERFRONT DEVELOPMENT - CASE NO. 03-38 0N FEBRUARY 13, 2003

My name is Roy Potts and I appear hear this evening as a member of the Board of Directors of the Tiber Island Cooperative Homes, Inc., and individually. I am joined by Mr. Paul Greenberg, our president, Michael B. McGovern of the law firm of Hanson & Molloy, our counsel, and by several members of our community.

Tiber Island Cooperative Homes is a community of 389 households located in four high-rise apartment buildings and a number of townhouses directly across M Street from the Waterside Mall re-development. We are the largest residential community within 200 feet of the Waterside Mall. We support the redevelopment of the parcel as an element of the District's program to revitalize the Southwest at the waterfront. This is our neighborhood where we live, shop and recreate. We have worked to maintain and improve our award winning property over the thirty years since it sprang from the redevelopment of the area.

While we support the development covered by this PUD, we offer some specific recommendations on how we believe the effort can support our neighborhood and put us in a position of working with you for our common good.

We would improve the plan in the following ways:

- **Fourth Street** – We would re-establish Fourth Street as a vehicular route through the property. This would improve the appearance and ambiance of the property

ZONING COMMISSION
District of Columbia
02-38
94
CASE NO.02-38
EXHIBIT NO.94

and would reconnect the neighborhoods north and south of the mall. A reconnected Fourth Street would be more convenient for residents and visitors to make use of than the awkward and circuitous route we now take to get in or out of Southwest.

- **Residential content** – We value the residential character of our neighborhood and would recommend that you support this by increasing the residential content of the plan and moving its implementation forward in the schedule. More home owning residents with a stake in the Southwest neighborhood would make this project more desirable.
- **Building height and setback** – We believe these items are connected in that their combination will control the open feeling along M Street. We believe that the height should be decreased from the proposed 112 feet (plus equipment room) to a more modest frontage on M Street; the setback should be increased from 26 feet to a width that would provide for the Greenway as conceived in the Waterfront Overlay proposal for the Southwest Waterfront. It creates a physical and visual access to the planned development at the waters edge. It could be addressed by the addition of a second exit from the Metro at the west end of the current station. This would give visitors the feeling of having arrived at the waterfront when they emerge from the Metro.
- **Retail content** – We believe that the combination of stores and restaurants is most important and should be substantially increased from the 75,000 square feet in the plan excluding the super market, drug store and bank.
- **Schedule** – We believe that a project calendar that accomplishes the redevelopment in a reasonable, fixed period should be established so that our

neighborhood is not made into an unending construction site.

- **Environment** – The environment of the neighborhood is most important and would be supported by the incorporation of green spaces, cultural elements, community center and a connection to the waterfront. We recognize that providing green space is a difficult task but this is key to making this large project fit more harmoniously with the current residential feel of the neighborhood and a future revitalized waterfront. Green spaces be incorporated into the street sides, around the metro station and maybe even on the roof tops of the planned structures The cultural life of our community is important and we believe that your design should support and incorporate the adjacent library, Arena Stage, and other community institutions.
- **Design** - The project should use materials that are warm and welcoming and would add architectural beauty. We fear a poorly designed and conceived steel and glass box that detracts from our attractive neighborhood.

This is but an outline of our position in support of the Waterfront Mall. We reserve the right to supplement this statement. We are ready to work with the District and the developer to bring this project to fruition.