



Carrollsborg Square Condominium Association
 1804 T Street NW
 Suite One
 Washington DC 20009

May 24, 2007

Ms. Carol Mitten, Chair
 District of Columbia Zoning Commission
 414 4th Street, N.W., Suite 210
 Washington, DC 20001

Re: "Waterfront" Modification to a First-Stage PUD, a Second-Stage PUD, and a Zoning Map Amendment Z.C. CASE NO. 02-38A

Dear Ms. Mitten:

On behalf of the Carrollsborg Square Condominium Association, Inc. (CSCA), and Henry Baker (hereinafter collectively, "CSCA"), I respectfully request leave to participate as parties in the above proceeding before the Commission, and make the required statements as follows:

The parties names and addresses are as follows:

Carrollsborg Square Condominium Association, Inc.
 1804 T Street NW
 Suite One
 Washington DC 20009

and

Henry Baker
 381 N Street, S.W.
 Washington, DC 20024.

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CSCA requests leave to appear and participate as parties in this case. Whereas our neighbor, Tiber Island Cooperative Homes, Inc. (TICH) has already been granted party status, and that CSCA is located exactly the same distance from the proposed development as TICH, and that both properties share equal exposure to and impact from the proposed development facing M Street, and that both existing properties are of similar residential nature, we feel this request is reasonable and valid.

Carrollsborg Square Condominium Association, Inc., is a residential condominium containing 102 town-house-type dwellings located on the 200-300 block of M Street SW - 1200 block of Delaware Ave SW - 1200 block of Fourth Street SW and the 300 block of N Street SW., and common property therein located within 200 feet of the Waterside Mall project.

The light, air and view of many of the CSCA residents will be adversely affected by the P.U.D. if approved without the modifications requested. This construction project will adversely affect vehicular traffic and parking in the area, open space, and affect all CSCA residents and the value of their residences negatively.

CSCA and Henry Baker are uniquely, significantly, and distinctively affected in character by the proposed zoning action than other persons in the general public due to proximity and location to sunlight, noise, air quality, economic impact directly affecting condominium value, congestion along their own property line, and security issues attributed to the proposed construction.

ZONING COMMISSION
 District of Columbia
 CASE NO. 02-38A
 EXHIBIT NO. 31

The parties seek to participate as parties in general support of the application, but requesting certain modifications and improvements to the Application as proposed.

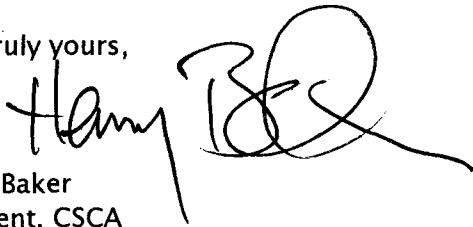
The witnesses for the CSCA and on their own behalf will be Mr. Henry Baker, a condominium owner at CSCA and a member of the Board; and Ms. Kathleen Beeton, a condominium owner at CSCA, a committee member of CSCA, and professional land use planner, who is certified by the American Institute of Certified Planners. Possibly, other residents affected by the Application will appear with brief statements.

Carrollsborg Square Condominium Association, Inc., is a residential cooperative containing 102 town-house-type dwellings located within 200 feet of the Waterside Mall project. Mr. Henry Baker is a cooperative owner at 381 N Street, S.W., 202-484-0607, and is likewise affected; Ms. Kathleen Beeton, is a cooperative owner at 319 N Street, S.W., 703-838-3866 x333, and is likewise affected.

A summary of testimony of Henry Baker and Kathleen Beeton individually and on behalf of CSCA, is attached hereto. Testimony by witnesses for CSCA should not exceed 15 minutes in duration.

Thank you for your consideration. Please contact me if any additional information is required before the 7 June 2007 meeting.

Very truly yours,

A handwritten signature in black ink, appearing to read "Henry Baker", with a large, stylized flourish extending to the right.

Henry Baker
President, CSCA

enc: Attachment A

Attachment A: Summary of the testimony of each witness for CSCA

“Waterfront” Modification to a First-Stage PUD, a Second-Stage PUD, and a Zoning Map Amendment Z.C. CASE NO. 02-38A

Carrollsborg Square Condominium Association, Inc. (CSCA)
1804 T Street NW
Suite One
Washington DC 20009

and

Henry Baker
381 N Street, S.W.
Washington, DC 20024.

Witnesses: Mr. Henry Baker and Ms. Kathleen Beeton with share testimony on the following issues set forth in the plan:

1. The proposed setback of the buildings along M Street is less than originally proposed and is considered too shallow to support existing and future anticipated levels of pedestrian circulation in the area. The lack of depth limits future streetscaping improvements that could include enhanced bus shelters, street trees, benches, bicycle racks and other street furniture that provide important amenities and enhance the quality of life for people who live, work and visit the area.
2. The reorientation of the proposed buildings fronting on M Street places the bulk of the building parallel to the street, thus creating a “wall-like” affect , with buildings proposed to be 280 and 290 feet, respectively, in length along M Street. When combined with the approved design for the surface parking lot at Marina View Towers, and the potential for similar massing at Town Center, the net effect of this development will result in a fortress-like environment that is significantly different from the character of the Southwest neighborhood and contrary to the principles of Modernist design that underpin the existing development pattern in the neighborhood.. This is out of step with the overall planning of the area which is to place lower buildings near the street and the higher buildings further away.
2. The proposed height of the buildings along M Street will adversely affect the noise, air quality, sunlight, nighttime lighting, and line of sight of CSCA residents. We request that appropriate noise, shadow, and air quality studies be conducted and that plans be modified as determined.
3. The proposed residential parking requirement for this site is too low. We understand that a ratio that has been applied to new development elsewhere in the City that is in similar proximity to a Metrorail Station has been .8 spaces per unit. We believe this ratio should be utilized as a minimum parking requirement. We are especially concerned given the applicant’s request to greatly increase the amount of residential use provided on-site. Our neighborhood streets function as overflow parking when Arena Stage, the boats and the clubs on Water Street are fully operational. We believe that insufficient off-street parking proposed by the applicant will exacerbate this condition. In addition, we request that the applicant be required to allow public use of the office parking during non-peak office hours.
4. The project replaces an older failed development with new elements of the same. It replaces a food store, pharmacy, bank, and empty retail with a food store, pharmacy, bank, and empty retail; exactly the same formula, a formula that has failed in the past. We request the developer

be required to retain the services a retail broker to aggressively fill the empty retail with a vibrant mix of uses that includes locally-owned as well as nationally recognized retailers so that the community's vision of a vibrant town center is realized. We also express dismay that only 20,000 square feet of retail is proposed in this first phase of the project. In addition, we want to ensure that the new retail space will be have the necessary infrastructure to support restaurant uses as well so that new restaurant uses are not precluded.

5 The revised plan lacks connectivity among adjacent parcels (such as Marina View Towers and Town Center) of both pedestrian and vehicular connections. The plan proposes an oddly suburban street system of internally-focused private drives that function as service roads.

6. The proposed amount of publicly accessible open, green space is insufficient both for a project of this size, with over 1,000 new residential units, millions of square feet of commercial space, and for the surrounding neighborhoods which use the existing park as a place to sit and read, play checkers, meet friends, host races, seek relief on a hot day, hold public events and so forth. The neighborhood is losing a park that provides a significant public gathering space, with mature trees, that acts as a mini-oasis in the sea of concrete that is the existing Waterside Mall. The loss of the mature tree canopy and park space is not off-set or in any way compensated by the spaces proposed by the applicant in this plan. Moreover, the privatized open space (depicted as "east and west courtyards" on the plan) created for the use and enjoyment of the new residents does nothing to off-set the loss of this existing park and provides no community benefit to the people who live in neighborhood today. Moreover the proposed Metro and east and west plazas are almost exclusively hard-scape and would be very uninviting during the warm summer months. We consider green-space to be vital for the success of the project and the health of our neighborhood.

7. Traffic congestion and related pollution will increase due to the ill-conceived planning of streets, service roads, parking, pedestrian traffic, and traffic flow.