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May 24, 2007

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**BY FAX TO 202-727-6072**

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

Re: **“Waterfront” PUD, First Stage PUD Modification and Partial  
Second Stage PUD Application, Z.C. Case No. 02-38A**

Dear Ms. Mitten:

On behalf of the Tiber Island Cooperative Homes, Inc., and Paul Greenberg (hereinafter collectively, the “Tiber Island Cooperative”), I respectfully request party status for them to participate fully in the above PUD proceeding before the Zoning Commission. Accordingly, I make the required statements as follows:

1. The names and addresses of the proposed parties are as follows:

Tiber Island Cooperative Homes, Inc.  
429 N Street, S.W.  
Washington, DC 20024

and

Paul Greenberg  
429 N Street, S.W.  
Washington, DC 20024.

2. Applicant, by its counsel, consents to the Tiber Island Cooperative Homes, Inc. participation as a party in this contested case.

3. The parties seek to participate as parties opposed to certain aspects of the First Stage PUD Modification and the partial second stage PUD application. They support the project in principle, but wish to oppose modification of the setback from M Street, S.W. from that previously approved in the first stage PUD approval and certain aspects of the improvements sought in the partial stage two PUD Application as proposed.

ZONING COMMISSION  
District of Columbia

ZONING COMMISSION  
District of Columbia  
CASE NO. 02-38A  
EXHIBIT NO. 32 orig.

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Ms. Carol Mitten, Chair  
District of Columbia Zoning Commission  
May 24, 2007  
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4. Legal counsel for the parties hereto will be Michael B. McGovern whose full name, address and telephone numbers are as follows:

Michael B. McGovern, Esquire  
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1320 Nineteenth Street, N.W.  
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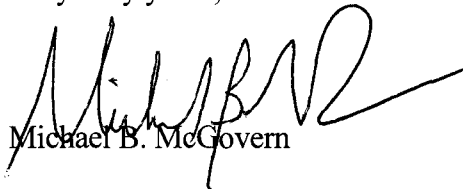
5. The witness for the Tiber Island Cooperative, and individually on his own behalf, will be Mr. Paul Greenberg, President and member of the Board and a long-time cooperative owner at Tiber Island. Possibly, other residents affected by the Application will appear with brief statements.

6. Tiber Island Cooperative Homes, Inc., is a residential cooperative containing 389 residential apartment units in four (4) high-rise apartment buildings and a number of smaller town-house-type dwellings across M Street, S.W., within 200 feet of the Waterfront project. Mr. Paul Greenberg is a cooperative owner at 429 M Street, S.W., and is likewise affected. The light, air and view of many of the Tiber Island residents will be adversely affected by the P.U.D. if approved without the modifications requested. The multi-year construction project will adversely affect Tiber Island residents and the diminish value of their residences, particularly those whose apartments face M Street, S.W. See the summary attached which more fully sets forth the specific adverse effects on the Tiber Island Homes Cooperative and Paul Greenberg.

A summary of the proposed testimony of Paul Greenberg, individually and on behalf of Tiber Island Cooperative Homes, Inc., is attached hereto. Testimony by witnesses for Tiber Island Cooperative should not exceed 15 minutes in duration.

Please contact me if any additional information is required from us before the hearing.

Very truly yours,



Michael B. McGovern

Attachment

cc: Whayne S. Quin, Esquire

**SUMMARY OF TESTIMONY OF THE TIBER ISLAND COOPERATIVE HOMES, INC., AND  
PAUL GREENBERG BEFORE THE D.C. ZONING COMMISSION RELATIVE TO THE  
WATERFRONT FIRST STAGE PUD MODIFICATION AND SECOND STAGE PUD  
CASE NO. 02-38A ON JUNE 7, 2007**

Tiber Island Cooperative's primary concern is not the density of the Waterfront development (*i.e.*, number of units/square footage), but that the proposed scheme is incompatible with the design principles of the underlying the Southwest neighborhood and therefore incompatible with a likely future historic district

The existing neighborhood reflects a conscious effort to avoid having streets lined by high-rise buildings that abut narrow sidewalks. Where there currently are high-rise buildings, they are (1) set back significantly from the street, and (2) arranged so there are visual openings into the center of the blocks. This is different from the rest of the City, and the proposed Waterfront project is dramatically at odds with the existing Southwest concept. The proposed buildings along M Street are massive and high, no different from the rest of the City.

If the addition of these oversized buildings is inevitable, it would be preferable to reduce the footprint of the buildings above the ground floor levels in favor of making the buildings taller. This would be more consistent with the "tower" pattern of the existing neighborhood, and would improve the sight-lines around and through the property.

At a minimum we believe the following changes need to be made to the proposed plan:

1. The entire construction along M Street should remain a minimum of 22' from the curb, per the current approved PUD design for Waterfront. The fact that Marina View was successful recently in obtaining a set-back of three (3) feet eight (8) inches less than that already approved for this project, is a disappointment to us. As M Street approaches the River, the street and sidewalk should open to in order to provide appropriate cues to pedestrians.
2. At ground level, we do not object to lining M Street with retail and lobby space from "corner to corner," as proposed by the developer. This would apply to the first 20' of height along M Street itself, roughly comparable to the height of the townhouses that line the street on the south side. Along 4<sup>th</sup> Street, the facades of the buildings on the east side should be pulled back to the original building line to recreate the historic alignment of the Street,
3. The horizontal dimension of the building along M Street should be reduced in favor of adding additional height to the structure. In the "height" vs. "width" debate, Tiber Island believes taller (but narrower) towers are preferable to a solid 112' wall of building along the street. Taller, narrower buildings would improve everyone's ability to see beyond the structures, and would improve the neighborhood's ability to see past the new buildings and experience the Pei structures. To the extent the Office of Planning and the Zoning Commission have urged the architect and developer to plan massive, tall buildings, they are promoting bad design that will permanently damage the distinct feel of the Southwest neighborhood.
4. Finally, Tiber Island notes that the New Southwest community is considered the foremost example of mid-20th century modernist urban planning and architecture and therefore is likely to be designated an historic district within the near future; the proposed plan for the Waterfront project, with its large unbroken mass closely abutting M Street, is incompatible with the underlying pattern of neighborhood development and will detract significantly from the future historic district designation.