

Form 140  
(Revised 1/1/11)

Case No. **11-03**

**FORM 140 - PARTY STATUS REQUEST**

PLEASE NOTE: YOU ARE NOT REQUIRED TO COMPLETE THIS FORM IF YOU SIMPLY WISH TO TESTIFY AT THE HEARING. COMPLETE THIS FORM ONLY IF YOU WISH TO BE A PARTY IN THIS CASE.  
(Please see reverse side for more information about this distinction.)

NAME: Last **RANDOLPH** First **LESLIE** Middle I.

ADDRESS: Street **462 M. ST, SW** Apt. # (if any) City State Zip Code **eikel.dolph@gmail.com**

Phone No. **(202) 812-2105** Fax No. **(202) 418-5561** E-Mail

Signature **[Signature]** Date **7/4/11**

Will you appear as a(n) ☐ Proprietor ☒ Subject ☐ Other Will you appear through legal counsel? ☒ Yes ☐ No

If yes, please enter the name and address of such legal counsel.

NAME: Last **TO BE HIRED** First Middle I.

ADDRESS: Street Apt. # (if any) City State Zip Code

Phone No. Fax No. E-Mail

**WITNESS INFORMATION:**  
On a separate piece of paper, please provide the following witness information:

- A list of witnesses who will testify on the person's behalf;
- A summary of the testimony of each witness (Zoning Commission only); **RE ARCHITECTURAL INTEGRITY + PRO LIGHT + AIR**
- An indication of which witnesses will be offered as expert witnesses, the areas of expertise in which any experts will be offered, and the resumes or qualifications of the proposed experts (Zoning Commission only); and
- The total amount of time being requested to present your case (Zoning Commission only).

**PARTY STATUS CRITERIA:**  
On a separate piece of paper, please answer all of the following questions referencing why the above entity should be granted party status:

- How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Commission/Board?
- What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)
- What is the distance between the person's property and the property that is the subject of the appeal or application before the Commission/Board? (Preferably no farther than 200ft.)
- What are the environmental, economic or social impacts that are likely to affect the person and/or the person's property if the action requested of the Commission/Board is approved or denied?
- Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Commission/Board is approved or denied.
- Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other persons in the general public.

Except for the applicant, appellant or the ANC, to participate as a party in a proceeding before the Commission/Board, any affected person shall file with the Zoning Commission or Board of Zoning Adjustment, this Form 140 not less than fourteen (14) days prior to the date set for the hearing.

SEE ATTACHED

2011 JUL - AM 1:45  
RECEIVED  
D.C. OFFICE OF ZONING  
COMMISSION

11-03

EXHIBIT NO. 32

CAS

**ZONING COMMISSION CASE NO. 11-03 (Hoffman-Streuver Waterfront, LLC -  
First Stage PUD & Related Map Amendment @ Southwest Waterfront)**

**Form 1040 Party Status Request:**  
(amended request)

**Leslie Randolph**  
**462 M. Street, S.W.**  
**Washington, D.C. 20024**  
**(202) 812-2105**  
**eilsel.dolph@gmail.com**

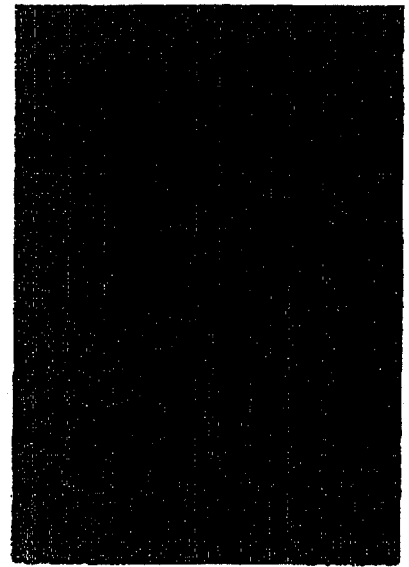
Attachment to DCOZ Form 140 (Supplemental attachment to form submitted on  
6/28/11; certified return receipt requested)

**Party Status Criteria:**

- 1) Destruction of the original modernist plan for the original Southwest Waterfront Community which is recognized for its unique architectural which are studied for their original unique modernist design and noted for creating open space and air. Destruction of the architectural design of the Tiber Island Condominium, an AIA recognized architectural design. The proposed development on the St Augustine property and negatively impact the premier characteristic of the design which was to provide space, light, air and privacy to units regardless of its urban location (that is why it is viewed as a premier example of modernist urban renewal studied in numerous universities). Destruction of the microclimate that exists within two blocks of the river, which is due to the open spaces abutting the river. The new structures will impede airflow to the Tiber Island community.
- 2) Owner - 462 M. Street, S.W, 20024.
- 3) Approximately 55 feet from the proposed development.
- 4) The proposed structure will encroach upon the space originally conceived as part of the design of the original Waterfront redevelopment and upon the design of the Tiber Island Condominium. The proposed structure will reduce light and air natural flow producing a feeling of congestion and density, which was contrary to the original southwest modernist, plan which favored green spaces abutting the developments of S.W. If the new development is built the Tiber Island Condominium will appear to be wedged into M. Street without any waterfront frontage. Original design specs of the Tiber Island Condominium reference the 6<sup>th</sup> Street townhomes as "waterfront homes."
- 5) Concern that the proposed design of a traffic circle on M. Street will make getting to our homes incredibly difficult in light of increased stadium traffic and in regard to national security evacuation plans for exigent

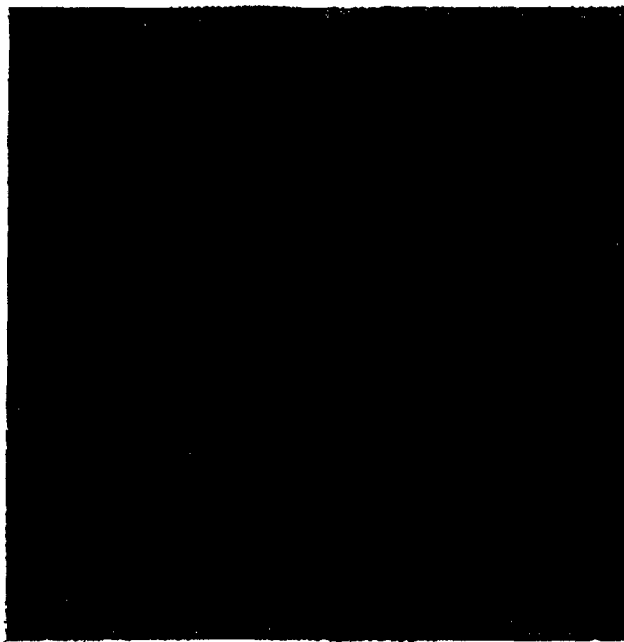
circumstances. The homes of 6<sup>th</sup> street will only be able to access their homes by going first through the traffic circle to access their homes. That same traffic circle is to be the sight for passengers to disembark buses, so it seems 6<sup>th</sup> Street homeowners will be impeded in getting to their homes. 6<sup>th</sup> Street homeowners are concerned about how they can get emergency services (ambulance & fire trucks). Already it is incredibly difficult to receive taxis and deliveries because our homes have M. Street addresses but 6<sup>th</sup> Street locations. There is a concern that the proposed narrowed street could actually be dangerous as fire trucks and other emergency vehicles cannot navigate the narrowed street.

- 6) Loss of real estate value attributable to waterfront location, waterfront views of river (North to Arlington and South to Old town, including night views of Washington Monument, Jefferson Monument, Rosslyn Skyline, Arlington Lee Mansion), Air Force Memorial, Crystal City Skyline, and south to Airport and Old Town). The Tiber Island Townhomes located on 6<sup>th</sup> Street, S.W. have M. Street addresses but are located on 6<sup>th</sup> Street directly opposite the St. Augustine Church property (including 462 M. Street). The homes on 6<sup>th</sup> Street (including 462 M. Street) were described in original architectural specifications and the original sales brochure as "waterfront" townhomes. The homes were originally assessed a greater value, sold for a greater amount, and have been assessed higher condominium fees in comparison to other Tiber Island Condominium Homes.



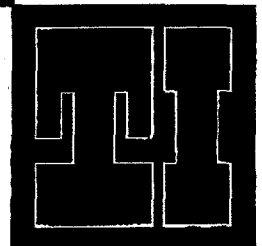
☐☐ *A New Concept  
in Home Ownership*

# TOWN HOUSES

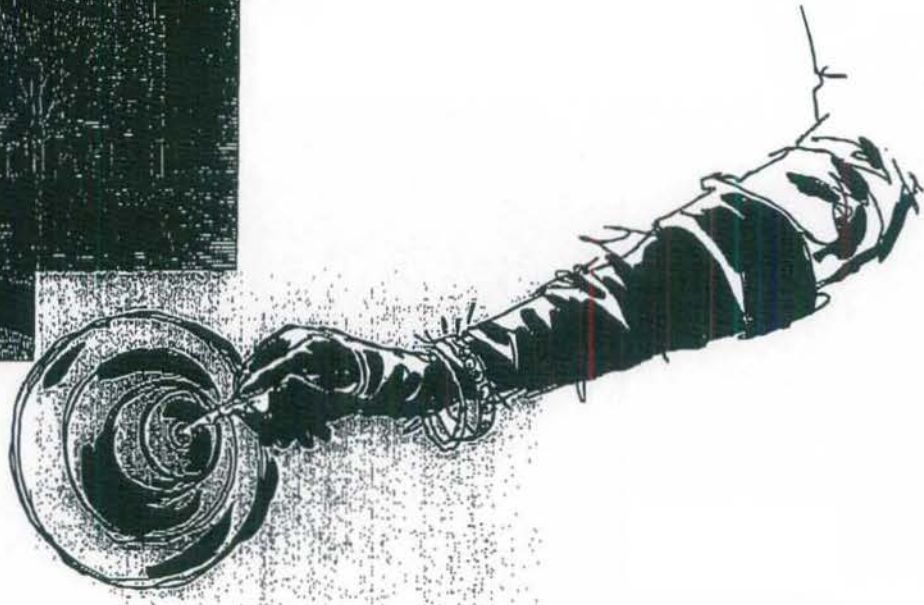
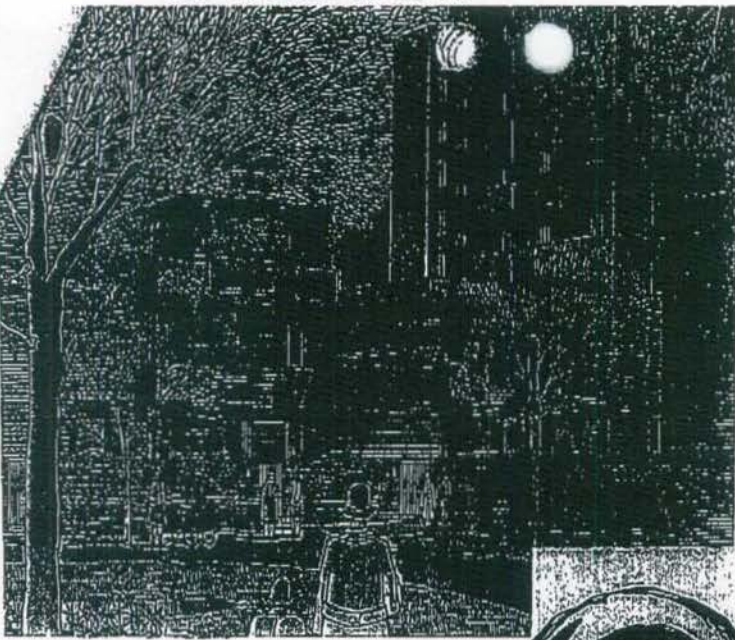


in Beautiful  
Award Winning

# TIBER ISLAND



*Available under Our Unique Condominium Ownership Plan* 



## WASHINGTON'S NEWEST, SMARTEST AND MOST CONVENIENT ADDRESS

Located near the banks of the majestic Potomac River, with an unmatched view of the waterfront and the Federal City, Tiber Island is superbly situated. Serene, quiet, dignified and dedicated to the privacy of its residents, Tiber Island is yet within quick and easy reach of Washington's bustling centers of business, finance and government, its major scientific and cultural activities, its national monuments. In walking distance are many of the largest government employment installations; schools and churches; entertainment facilities and art centers.

Tiber Island didn't "just happen". It is the result of a national architectural design competition conducted by the Redevelopment Land Agency, that attracted entries from eleven leading architectural and development firms from all over America. The panel of five distinguished architects and planners who acted as judges, unanimously chose the Tiber Island plans submitted by the Washington firm of Keyes, Lethbridge and Condon, and recommended that it be executed "just the way it is." This is being done.

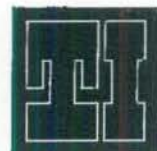
Tiber Island is actually two projects in one, offering two different types of living. The first part consists of 8 rental apartments in four nine-story apartment towers and 21 rental town houses. These are focused on a magnificent 1¼ acre central plaza, under which is a 3-story, 307 car capacity parking garage. The second part, located on the perimeter of the project, consists of 64 Town Houses for sale. It contains four intimate, individual courtyards, linked to the magnificent, 1¼ acre central plaza by wide greenways and narrow walks.

Around these courts are grouped the 64 two, three and four-story town houses. No two of these courts are the same: each is landscaped and treated with different materials to give it a character all its own.

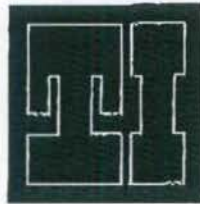
The award-winning Tiber Island design is based on the conviction that high rise apartments and town houses can be closely integrated to achieve a superior urban residential character with no sacrifice of privacy to individual units. The high rise apartment buildings and the low rise town houses are intimately related through the use of similar architectural details. Privacy is emphasized through the use of enclosed entrances, patios in front and enclosed garden courts in the rear, each with masonry walls 8 feet high. Privacy is further stressed by recessing all windows and balconies which are protected with solid concrete railings.

The residential character of Tiber Island is emphasized by the complete separation of automotive and pedestrian traffic. No motor vehicles appear above ground in Tiber Island; the gardens and courts, walks and greenways, plazas and promenades are for pedestrian relaxation and enjoyment—free alike from the fumes and noises of the city and the traffic hazards of the suburbs.

Tiber Island is urban living at its gracious best!



- 1-4 THIS IS TIBER ISLAND. Four nine-story apartment towers command sweeping views of the Potomac River, Federal City and Tiber Island Plaza with its softly lighted reflecting pool and fountain.
- 5-8 Sheltered by the apartment towers are groups of town houses, the inside town houses for rental and the outside for condominium ownership.
- 10 The central plaza, beneath which is the 2-story underground parking garage, with attendants on 24-hour duty.
- 11 Unobstructed view of the soon to be rebuilt and restored Washington waterfront, its famous restaurants, shops, piers and marinas.
- 12 Historic Law House, completely restored and refurbished as Tiber Island's Community Center.



## YOU NOT ONLY PURCHASE A BEAUTIFUL HOME— YOU ALSO ENJOY

### *Unique residential environment in an urban setting*

**LARGE OPEN SPACES.** Only 30% of Tiber Island's land area is covered by buildings, leaving acres of magnificently landscaped open spaces.

**NO AUTOMOTIVE TRAFFIC.** Parking facilities are all underground. Tiber Island's 8½ acres of greenways, promenades, plazas and landscaped courtyards are for exclusive use of pedestrians.

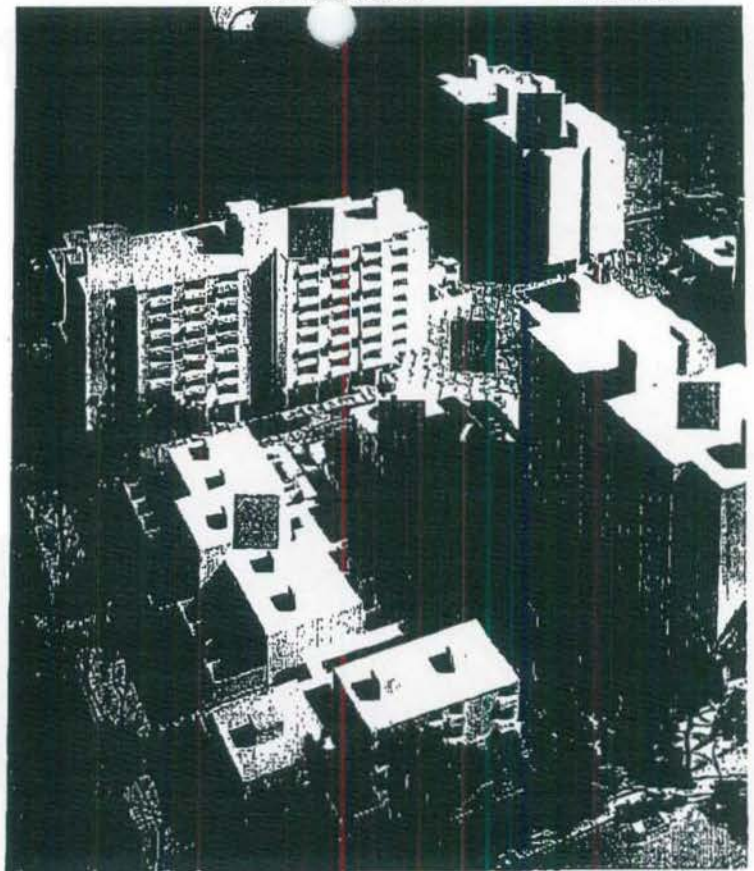
**PRIVACY.** Condominium town houses are located away from high rise apartment buildings and grouped around intimate courtyards. Each town house has its own private patio in front and rear, enclosed in an 8-ft. high masonry wall.

**WATERFRONT.** The quiet waters of the Washington Channel and the Potomac River lend a peaceful charm and residential flavor unique in downtown living.

### *Amenities not usually available to single family home owners*

**SWIMMING POOL.** Tiber Island's private pool, with locker room facilities (showers, toilets, lockers, sauna baths, snack bar) are available to town house owners.

**COMMUNITY AND CULTURAL CENTER.** Historic Law House, completely restored to reflect Washington's 18th Century mode of life, provides atmosphere for Tiber Island residents' parties, receptions and card games; for community meetings, lectures and other cultural activities.



**TIBER ISLAND PLAZA.** This 1¼ acre garden spot will be a constant source of delight. The softly lighted reflecting pool, the majestic fountain spraying 25 feet into the air, the unique diamond-shaped paving design, the attractive gazebo, the umbrella tables and chairs in the summer and the 40 ten-foot trees provide a setting both restful and relaxing.

**ROOF GARDENS.** Beautiful roof gardens located on the top of the high rise apartment buildings offers town house owners a wonderful place to sunbathe and a magnificent view of the entire city.

### *Services unique to single family living*

**SECRETARIAL SERVICE.** Each town house is connected to the Central Tiber Island switchboard, which, in effect, provides each town house with its own answering service 24 hours a day.

**PACKAGE ROOM & VALET SERVICE.** All packages for Tiber Island are received at the Package Room and delivered to town house owners at their convenience.

**GARAGE SERVICE.** Town House owners can park their cars in the underground garage and have them washed and polished, tires changed, chains installed and batteries charged by the 'round the clock attendants.

**MAID SERVICE.** A pool of efficient, carefully screened and trained maids is available to town house owners by simply calling the switchboard operator.

**CONCIERGE SERVICE.** The Concierge handles all requests for special services: assisting in obtaining tickets for the theatre, concerts and sports events; making train and plane reservations; arranging for catering services and use of the Law House, and finding accommodations for overnight guests of town house owners.

**LAUNDRY ROOMS.** Town house owners are welcome to use the fully equipped laundry room located in the basement of each apartment building.

**MASTER TV ANTENNA.** Every town house is connected with the Tiber Island master antenna, providing the best possible UHF and VHF television reception.

Type	Location	Sales Price	Mortgage Loan	Cash Down Payment Required	Monthly Operating Expenses (1)	Monthly Mortgage Principal & Interest (2)	Total Estimated Monthly Payments
A	M Street	\$40,000	\$31,700	\$ 8,300	\$ 57	\$190	\$247
A	4th Street	42,000	33,400	8,600	58	195	253
A	Waterfront	49,500	35,000	14,500	63	205	268
B	M Street	51,800	38,400	13,400	77	225	302
B	4th Street	53,600	40,000	13,600	79	235	314
C	N Street	48,900	37,400	11,500	73	220	293
C	Waterfront	54,750	39,000	15,750	75	230	305
C-16	4th St. & N St.	51,850	39,000	12,850	77	230	307
* D	Waterfront	74,550	46,000	28,550	100	270	370
D-16	4th St. & N St.	67,000	47,000	20,000	98	275	373

(1) a. Operating and maintenance figures quoted above were carefully estimated by Frederick W. Berens Co. in December 1964. Inflationary or other trends (i.e., real estate taxes) could affect these estimates and they are, accordingly, subject to fluctuation.

b. Parking will be available at the rate of \$15 to \$20 per month.

c. Gas and electricity will be the responsibility of each individual purchaser.

(2) Thirty-year loan at 5 1/4% interest by the Home Federal Savings and Loan Association.

### ESTIMATED YEARLY OPERATING EXPENSES

Location	Type	Exterior Maintenance and Repair	Swimming Pool	Adminis- trative Cost	Reserve for Contingencies	Trash Removal \$2.50/mo.	Water \$3.50/mo.	Management
M Street	A	\$29	\$12	\$14	\$14	\$27	\$32	\$82
4th Street	A	31	12	15	15	28	33	86
Waterfront	A	37	15	18	18	34	40	104
M Street	B	39	16	19	19	36	42	109
4th Street	B	40	16	19	19	37	43	113
N Street	C	37	15	18	18	34	40	103
Waterfront	C	41	16	20	20	38	44	115
4th St. & N St.	C-16	39	16	19	19	36	42	109
Waterfront	D	56	22	27	27	52	60	157
4th St. & N St.	D-16	50	20	24	24	46	54	141

		Insurance	Real Estate Taxes	Est. Yearly Opr. Expense	Est. Monthly Opr. Expense
M Street	A	\$ 96	\$380	\$ 686	\$ 57
4th Street	A	101	378	699	58
Waterfront	A	119	373	758	63
M Street	B	125	534	919	77
4th Street	B	129	528	944	79
N Street	C	118	484	877	73
Waterfront	C	132	470	896	75
4th St. & N St.	C-16	125	513	918	77
Waterfront	D	179	614	1,194	100
4th St. & N St.	D-16	161	650	1,170	98

These expenses are the Berens Companies' estimate of what it will cost to properly operate and maintain the Condominium. The co-owners through their Board of Directors will actually establish the operating budget and expenses. Only real estate taxes are not under the control of the Condominium owners because each owner receives an individual tax bill from the District of Columbia Government.

2

RECEIVED  
OFFICE OF ZONING  
2011 JUL -5 AM 8:45  
Leslie Randolph  
(202) 812-2105

Leslie Randolph

# Fax

To: DC Zoning Commission

From: Leslie Randolph

Fax: (202) 727-6072

Pages: 8 of 8

Phone

Date: 7/4/11

Re: DC Zoning No. 11-03

(Amended Party Request)

cc:

☒ Urgent

☒ For Review

☐ Please Comment

☐ Please Reply

☐ Please Recycle

● Comments:

On June 28, 2011, I filed a Notice of Party Request by U.S. Mail certified return receipt. I am filing this amended request with a separate statement of party criteria. I indicated that same criteria directly on the first form I filed because I did not see the directions in the black bold blocks on the form due to a visual impairment. This supplemental document is filed within 14 days of the 7/18/11 hearing.

RE - Sent FAX  
(Should be 8 pgs)

