



STATEMENT OF TIBER ISLAND COOPERATIVE HOMES, INC.

BEFORE THE DISTRICT OF COLUMBIA ZONING COMMISSION
SOUTHWEST WATERFRONT PLANNED UNIT DEVELOPMENT, CASE No. 11-03
JULY 2011

ZONING COMMISSION
District of Columbia
CASE NO. 11-03
EXHIBIT NO. 64

About Tiber Island Coop Homes

- 389-unit coop immediately adjacent to PUD site. Noted for excellence in design, Tiber Island will be nominated to National Register of Historic Places shortly.
- Generally support the PUD application, with specific and general concerns.
- Given the 10-year time frame for this project, and the fact that our area will be developed last, it's important at this stage for the Commission to put to rest as many specific issues as possible.
- We thus urge that a number of specific features to be discussed to included as conditions in any first-stage approval order.

Parcel 11

- Proposed maximum height of apartment building taller than Tiber Island townhomes on 6th Street.
- 6th Street frontage, which would face Tiber Island, should not be used for loading docks or garage use.
- Setback of building along 6th Street should “match” setback of Tiber Island.
- Design of new building should mimic townhouses, with doors opening onto 6th Street.

Parcel 10

- W-1 zone would permit 70-foot building, which could effectively block visual access to waterfront for residents of existing buildings in the neighborhood.
- We recommend limiting height to that on Parcel 11, particularly as Parcel 10 approaches a residential area.
- Need for guest parking for residents of Pier 4 townhouses.

Waterfront Park

- Proposed new park would be adjacent to Tiber Island. Area now used as parking lot for cruise ships.
- Given the phased nature of development and the risk of possible changes over time, this amenity should be constructed at an early phase.
- PUD approval should be conditioned on not using this area as a staging area for construction activities or other uses ancillary to PUD construction activities.

Pier 4 townhouses and vehicular uses

- 45-foot height now being proposed.
- Although area south of Parcels 10 & 11 to be reserved for park use, MPD Harbor Patrol will still require access, as will Pier 4 residents.
- To prevent congestion there and on 6th Street, access should be “authorized vehicles only,” with pavers and signage indicating it’s not a city street.
- Guest parking for Pier 4 guests should not come at expense of public park land, but should be on Pier 4 or spaces in the building on Parcel 10.

Parcel 9

- Concerns about 130-foot maximum height being proposed so close to residential buildings and in front of the new Arena Stage.
- Recommend reducing maximum height of the proposed structure.

Other concerns

- Urban redevelopment proposals often seek to preserve riverfront views with low-rise development close to the water's edge. Understanding that the overall project will have high density elements, there are still concerns about the overall scale.
- Traffic concerns with large number of new visitors and limited public transportation. Need to examine vehicular traffic carefully, as Southwest is geographically "hemmed in," with limited road access, two rivers, a wall of freeways and limited Metro access to much of the development area.
- Southwest's unique and coherent Modernist architecture needs to be respected. Developer should use materials and designs consistent with the existing Southwest neighborhood.