



BEFORE THE ZONING COMMISSION OR
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA



FORM 140 - PARTY STATUS REQUEST

Before completing this form, please go to www.dcoz.dc.gov > Participating in an Existing Case > Party Status Request for instructions. Print or type all information unless otherwise indicated. All information must be completely filled out.

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.

Pursuant to 11 DCMR Subtitle Y § 404.1 or Subtitle Z § 404.1, a request is hereby made, the details of which are as follows:

Name: Gail Fast on behalf of Town Square Towers Council of Co-Owners

Address: 700 7th Street SW

Phone No(s): 202-253-0488

E Mail: fasthgail@gmail.com

I hereby request to appear and participate as a party in Case No.:

Signature: 

Date: 10/31/22

Will you appear as a(n) Proponent Opponent

Will you appear through legal counsel? Yes No

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

Name:

Address:

Phone No(s):

E Mail:

ADVANCED PARTY STATUS CONSIDERATION PURSUANT TO: Subtitle Y § 404.3/Subtitle Z § 404.3:

I hereby request advance Party Status consideration at the public meetings scheduled for:

PARTY WITNESS INFORMATION:

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

1. A list of witnesses who will testify on the party's behalf;
2. A summary of the testimony of each witness;
3. 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; and
4. The total amount of time being requested to present your case.

PARTY STATUS CRITERIA:

Please answer all of the following questions referencing why the above entity should be granted party status:

1. 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?
2. What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)
3. What is the distance between the person's property and the property that is the subject of the application before the Commission/Board? (Preferably no farther than 200 ft.)
4. 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?
5. 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.
6. 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.



700 Seventh Street, SW, Washington, DC 20024

202-554-1400

October 31, 2022

Anthony Hood, Chairman
Zoning Commission of the District of Columbia
441 4th Street, NW, S200
Washington, DC 20001

RE: Request for Party Status - Zoning Case 22-11

Submitted via IZIS

Dear Chairman Hood and Members of the Zoning Commission,

Please find enclosed one (1) copy of the Party Status Application for Town Square Towers Council of Co-Owners ("Town Square Towers") with regards to the public hearing set for November 14, 2022, on Zoning Case 22-11.

Below are detailed responses to the questions listed on the party status application form, Form 140.

Party Witness Information

1. A list of witnesses who will testify on the party's behalf;

Gail Fast, is the President of the Council of Co-Owners of Town Square Towers (TST) and has been authorized by the Board of Directors to testify on their behalf.

Gail Fast
President, Town Square Towers
700 7th Street SW
Washington, DC 20024
202-253-0488
fasthgail@gmail.com

2. A summary of the testimony of each witness;

To be finalized after any other agency, OAG, OP, DDOT or ANC 6D has submitted a revised report.

3. 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; and

Ms. Fast is not an expert witness however served as an ANC Commissioner from 2016-2020 representing the Single Member District in which this project resides. She has testified before the Zoning Commission during her tenure as both an ANC Commissioner



and Chair of ANC 6D. She also was a member of the Advisory Group that worked with the Office of Planning to develop the award-winning Southwest Small Area Plan.

4. The total amount of time being requested to present your case.

30 minutes

Party Status Criteria

1. How will the property owned or occupied be affected by the action requested of the Commission?

Town Square Towers is comprised of 285 residential owner-occupied units located on 7th Street SW between G Street SW and I Street SW. It encompasses the entire block. The Applicant's parcel is located at its southwest corner. Town Square Towers, and its owners and residents, will be materially impacted by the Applicant's proposed redevelopment as follows:

Size and Density. The development would bring a sizeable high-rise, high-density building adjacent to Town Square Towers, currently zoned RA-4, medium-density, with a maximum height of 90' and lot occupancy of 75%. Currently, the parcel the Applicant is redeveloping is zoned MU-12 which permits mixed-use of moderate density, with a maximum height of 65' and lot occupancy of 80%. However, the Applicant is requesting changing the zoning to a change of the Site to MU-10 which allows for mixed-use, high-density. So, if approved, there will be a high-rise, high-density building directly adjacent to a medium density development which would upset Town Square Tower's owners and residents' reasonable expectations for zoning stability in their neighborhood.

Ingress and Egress. The Applicant's proposed garage access and loading and service bay entrances on 7th Street is a major concern of Town Square Towers. The Applicant is seeking approval for a curb cut to move their parking, loading and service bay closer to Maine Avenue. While this may seem a positive move, Town Square Towers will argue that moving it closer to the Maine Avenue intersection will cause an increase in traffic congestion on 7th Street. Vehicles exiting south from the Applicant's parking and loading will have to navigate past a protected bike lane, a bus lane and right-turn only lane. Vehicles exiting north will need to cross oncoming vehicles heading north on 7th Street, cross a school crosswalk and maneuver around bicyclists heading west from I Street onto 7th Street SW.

Building Design. Town Square Towers and its residents are concerned about the project design. As presented, the height is too high. It needs to be no higher than 90' to align with Town Square Towers and the Banks (also 90' in height). Town Square Towers is also



concerned about access to light and air based on the results of a shadow study conducted for the 899 Maine Avenue project which clearly shows shadows as a result of the building's height on Maine Avenue. The shadow study significantly underestimates the impact of shadows on Jefferson's newly renovated outdoor eating area.

Construction Activity. Town Square Towers residents are extremely concerned about the construction activity during development, in particular the use of 7th Street to enter/exit the construction site. Our residents bear witness to noise, dust, and truck exhaust, as 7th Street is one of DDOT's accepted truck routes and the main thoroughfare for both Phase I and Phase II of the Wharf's development. Excessive dirt from street traffic ends up on the 130 units whose balconies are on 7th Street and Town Square Towers has yet to see the Applicant adequately addressing these concerns.

2. What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)

Town Square Towers Council of Co-Owners, a condominium, represents the interests of the 285 owners. The Board of Directors is the governing body of the Council and is elected by the membership at the annual meeting. The undersigned, Gail Fast, is President of the Association. The Board of Directors is charged with the overall maintenance of the common areas, collecting assessments and the enforcement of the Council of Co-Owners' covenants.

3. What is the distance between the person's property and the property that is the subject of the application before the Commission/Board? (Preferably no farther than 200 ft.)

Town Square Towers is adjacent to the Applicant's northeast corner. Per the Applicant's proposal, portions of the Town Square Towers homeowners are within the 200-foot radius.

4. 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?

Please see the concerns addressed above. All of Town Square Towers concerns have environmental, economic, and social impact. From an environmental standpoint, the project, if approved, would significantly increase traffic congestion in the neighborhood, on 7th Street, Maine Avenue and I-395.

From an economic standpoint, having a high-density, high-rise building would negatively impact the feel of the neighborhood and be contrary to the design guidelines in the Southwest Small Area Plan. From a social standpoint, the Applicant fails to adequately address ingress and egress as it pertains to their garage. The Applicant has recently



eliminated the retail space and has not proffered any community benefits that would positively impact the neighborhood.

5. 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.

Please see the concerns addressed above. Town Square Towers and its residents will be adversely affected if the Applicant's request is granted.

6. Explain how the person's interest will be more significantly affected in character or kind by the proposed zoning action than that of other persons in the general public.

The situation for Town Square Towers, its owners, and residents, is distinctly unique due to its location on 7th (and I) Streets SW and the current, quiet, residential nature of the neighborhood. Town Square Towers would be far more affected by vehicular noise, exhaust, dust, dirt, and traffic than any other members of the public.