



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

September 17, 2007

BY FAX & BY HAND  
 District of Columbia Zoning Commission  
 c/o Anthony Hood, Chair  
 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 Members of the Commission:

Carrollsbuurg Square Condominium Association, Inc. [CSCA] submits this letter to request that the record be reopened to accept the filing of the alternative M Street plan by the Applicant in the above referenced case and to accept this letter in support of the revised massing plan. CSCA has been in discussions with the Applicant and its architects to review the proposed massing of the project on M Street. This revised massing - including a maximum height of 127 feet and approximate set backs of 45 feet generally as shown on the plan -- addresses our concerns regarding the impact of the project along M Street. CSCA looks forward to continuing to work with the Applicant to further refine the design, and setbacks from the curb, along M Street as part of the second-stage proceedings for M the Street buildings.

As a result of our agreement for the revised massing for M Street, CSCA will use the opportunity to cross-examine the Applicant's architect, Shalom Baranes, on September 17, 2007 concerning his direct testimony on rebuttal and the filings which CSCA supports and which Applicant has asked this Commission to reopen the record to accept.

Thank you for your consideration.

Sincerely,

Henry Baker  
 President, Carrollsbuurg Square Condominium Association, Inc.

cc: Waterfront Associates LLC  
 (c/o Whayne S. Quin, Esquire)  
 ANC-6D (c/o Max Skolnik, Chair)  
 Tiber Island Cooperative Homes, Inc.  
 (c/o Paul Greenberg, President)

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**ZONING COMMISSION**  
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 CASE No. 02-38A  
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 EXHIBIT No. 97