



# TIBER ISLAND COOPERATIVE HOMES, INC.

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May 10, 2018

Mr. Anthony J. Hood, Chairman  
Zoning Commission for the  
District of Columbia  
441 4<sup>th</sup> Street, NW, Suite 200-S  
Washington, DC 20001

**Re: Z.C. Case No. 02-38I  
Second-Stage PUD & Modification of Significance to First-Stage PUD @ Square 542**

Dear Chairman Hood and Commissioners:

I write today on behalf of the Board of Directors of Tiber Island Cooperative Homes, Inc. (TICH). TICH is a 390-unit housing cooperative located directly across M Street, SW from the two properties that are the subject of your May 10, 2018 hearing. We are concerned about allowing this PUD modification and changing traffic patterns and signals around the intersection of 4<sup>th</sup> Street, SW and M Street, SW without first conducting a safety study.

TICH has been closely involved with the developments in our Waterfront neighborhood over the past decade, including with the Southwest Neighborhood Small Area Plan, the redevelopment of the Waterside Mall area, and the Wharf. These new developments have radically changed our quiet neighborhood. While the amenities they provide to the community have generally been positive, they have also caused a large increase in both vehicular and pedestrian traffic. This is particularly evident at the intersection of 4<sup>th</sup> Street and M Street.

In the applicant's April 5, 2018 letter responding to agency reports, we were pleased with their agreement to provide funds for the District Department of Transportation (DDOT) to conduct a safety study. However, we are dismayed to hear that the applicant would like this PUD modification approved *before* this safety study is conducted.

The intersection of 4<sup>th</sup> Street and M Street is already challenging. In recent years, there have been three pedestrian accidents here—one of which resulted in a death. How can this PUD modification possibly be approved before data is collected and an assessment made regarding the impact of this modification on vehicular traffic and pedestrian safety? This is entirely beyond our comprehension, and we urge the Commission in the strongest possible terms to require the safety study be completed before granting this PUD modification.

We represent hundreds of Southwest residents who traverse this intersection every day. We support Mayor Bowser's "Vision Zero" plan to eliminate traffic fatalities and serious injuries and make our streets safer for all residents and every mode of transportation. If the DC government is serious about making the plan a reality, then it is clear this safety study *must* be conducted before moving forward with this modification. Furthermore, we urge that DDOT not use the same traffic consultant that the Applicant has engaged in the past.

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Finally, to help ensure public safety during construction, we urge that the Commission require the Applicant to work with our ANC and develop a written Construction Management Plan prior to approval of this PUD modification. Large-scale construction projects create their own set of safety issues for drivers, bicyclists, and pedestrians alike. These impacts must be fully considered and a mitigation/management plan developed prior to approval in order to make an informed decision regarding the modification of this PUD.

The safety of our residents and visitors is of paramount importance. We again urge the commission to withhold approval for this PUD modification until an appropriate traffic study is conducted. Taking time to do the right things now will make this a better project for the Applicant, for current Southwest residents and visitors, and for those who will eventually call 375/425 M Street home.

For the Board of Directors,



Paula Van Lare  
President

cc: Councilmember Charles Allen  
Advisory Neighborhood Commission 6D  
Tiber Island Condominium