

# TENAC

May 25, 2007

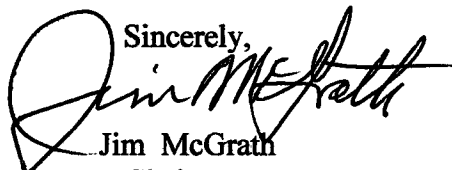
Ms. Sharon Schellin  
Secretary to the Zoning Commission  
Office of Zoning  
441 - 4<sup>th</sup> Street, NW, Suite 210-South  
Washington, DC 20001

Dear Ms. Schellin:

The document you returned to me (see enclosed) was not a letter submitted for the record in the Marina View Towers Zoning Case (#05-38). It was simply a TENAC press release detailing the outrageous action of the Zoning Commission in the above referenced case, and its negative effects on Marina View tenants, sent to you as a courtesy. So much the better, of course, that it should become part of the record to offset the lopsided weight of pro-developer documentation, and the virtual nonexistence of opposing views contained therein. Inclusion of the TENAC release would at least have been a nod in the direction of fairness. I read those files from the start to finish, and was amazed and appalled at such an overwhelming preponderance of support for the applicant. If that did not portend certain approval for the applicant's project, the subsequent Zoning Commission hearing surely did.

You state in your letter, "On April 29, 2007, the Commission denied reopening the record to accept your filing. Accordingly, your letter is returned." That statement is remarkable since we never sent a filing; we did not request its receipt as such; and we certainly did not ask for a "reopening of the record" for that purpose. From the paper punch-press holes at the top of the document, to the Commission log-in notations at the bottom, however, it is obvious that the TENAC release was inserted into the file, and only later summarily removed. That is regrettable, since plainly its inclusion in the file would impart at least a speck of balance to it. Of course, we do not expect that to happen, however. In view of that fact and because we fear that the release's intended recipient, Ms. Mitten, might not have had the benefit of seeing it, we have taken the liberty of once again sending it her way, as well as to the other members of the Commission.

Best wishes,

Sincerely,  
  
Jim McGrath  
Chairman

ZONING COMMISSION  
District of Columbia

CASE NO.

05-38

EXHIBIT NO.

75 (ORIG)

**D.C. TENANTS' ADVOCACY COALITION**  
**REPRESENTING ALL D.C. TENANTS**  
**P.O. BOX 7237 WASHINGTON, DC 20044 (202) 628-3688**  
**WEBSITE: [www.tenac.org](http://www.tenac.org) E-MAIL: [tenacdc@yahoo.com](mailto:tenacdc@yahoo.com)**

ZONING COMMISSION  
District of Columbia  
CASE NO. 05-38  
EXHIBIT NO. 75

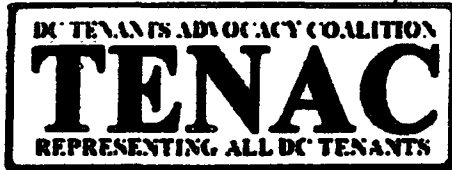
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# TENAC

cc: Carol Mitten, Chair, DC Zoning Commission  
Members, DC Zoning Commission  
Hon. Adrian Fenty  
Hon. Jack Evans  
Hon. Mary Cheh  
Hon. Jim Graham  
Joel Cohn, Esq.  
Hon. Eleanor Holmes Norton

Enclosure: TENAC press release, dated March 20, 2007

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\*\*\* MEDIA RELEASE \*\*\*

For Immediate Release: March 20, 2007  
For Information: Jim McGrath (202) 387-1893

## DC ZONING COMMISSION CLOBBERS TENANTS

### City Gives Way to Rampant Development

Rental Housing lost big time recently before the DC Zoning Commission. The Marina View Towers case, a huge DC Waterfront development, signals "business as usual", which means developers win as usual, and as usual, the rest of us lose.

At issue is the plan to convert most of the Marina View Apartments into high-end luxury condos, and construct two massive condominium buildings alongside, affordable to only the truly affluent. Worse still, in this case, the landlords and developers get a "double windfall" and tenants get a "double whammy". The package also includes converting high density residential zoning to commercial, the loss of hundreds of mostly affordable rental apartments, and the specter of a Rockefeller Center-sized commercial behemoth all around them. Of 660,000 square feet of redevelopment space, the landlord pledges 27,000 feet, less than 5%, as an amenity to the community, in the form of *workforce housing*, whatever that means. Tenants and the city get chicken feed, while the landlord gets the chicken. Zoning Commission Chair Carol Mitten is a gracious, competent lady, but along with her fellow commissioners, seems never to have met a development they do not like.

The Commission exhibits that classic phenomenon -- the regulated regulating the regulators. After granting the developer and his cadre of attorneys, architects, and proponents ample sway and abundant time to make their case, opponents, after four hours, were given 20 minutes to make theirs at the end of a very long evening. The Commission's high praise for this development, before a final vote on it, signals the outcome even before the outcome. That is outrageous and unacceptable. Shame on you, Zoning Commission.

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ZONING COMMISSION  
District of Columbia

CASE NO. 05-3E  
EXHIBIT NO. 70