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February 14, 2007

District of Columbia Zoning Commission  
c/o Secretary  
414 4<sup>th</sup> Street, N.W., Suite 210  
Washington, DC 20001

Re: Marina View Trustee, LLC, PUD Application, Z.C, Case No. 05-38

Ladies and Gentlemen:

Tiber Island Cooperative Homes, Inc., and Paul Greenberg (hereinafter collectively, the "Tiber Island Coop"), respectfully request leave to participate as parties in the above proceeding before the Commission, and counsel makes the required statements as follows:

1. The parties names and addresses are as follows:

Tiber Island Cooperative Homes, Inc.  
429 N Street, S.W.  
Washington, DC 20024

and

Paul Greenberg  
430 M Street, S.W., Apt. 705  
Washington, DC 20024.

2. Tiber Island Cooperative requests leave to appear and participate as parties in this case notwithstanding their failure to timely file the statement required by 11 DCMR 3022.3 within fourteen (14) days of the public hearing. The Applicant does not consent to this request by Tiber Island Coop for party status in this case. However, Tiber Island Coop states that the Applicant will not be prejudiced by permitting the intervention as a party in this contested case.

3. The parties seek to participate as parties in general support of the application, but are requesting certain modifications to the Application as proposed. Though supportive, the Tiber Island Coop objects to building the south tower out to the property line along M Street, S.W. A setback of at least 22" along M Street, S.W., as approved for the adjacent Waterfront project, is more appropriate to protect the vistas and light, air and view of residents of the Tiber Island Coop which have been promised them since the New Southwest was developed. Tiber Island Coop also believes setbacks on M Street, S.W. are consistent with the historic character of the New Southwest, a likely historic district in the near future. The setback should be consistent with, and

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equivalent to, the setbacks approved or to be approved in the PUD for the adjacent Waterfront project, but in no event less than 22 feet from the curb line.

4. Legal counsel for the parties hereto will be Michael B. McGovern whose full name, address and telephone numbers are as follows:

Michael B. McGovern  
Hanson & Molloy  
1320 Nineteenth Street, N.W., Suite 300  
Washington, DC 20036

202-833-9700 pho  
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5. The witness for the Tiber Island Coop and on his own behalf will be Mr. Paul Greenberg, a long-time cooperative owner at Tiber Island Coop and current President of the Board. Mr. Greenberg's full address is as follows:

Paul Greenberg  
430 M Street, S.W., Apt. 705  
Washington, DC 20024

One or two other Tiber Island Coop owner/residents affected by the Application may also testify.

6. Tiber Island Cooperative Homes, Inc., is a residential cooperative containing 389 residential apartment units in four (4) high-rise apartment buildings and a number of smaller town-house-type dwellings across M Street, S.W., within 200 feet of the Marina View Apartment project. Mr. Paul Greenberg is a cooperative owner at 429 M Street, S.W., and is likewise adversely affected. The light, air and view of Paul Greenberg and many of the Tiber Island residents will be adversely affected by the PUD if approved without the modifications requested along M Street, S.W. The historic character of the neighborhood is affected as well.

A summary of the proposed testimony of Paul Greenberg, individually and on behalf of Tiber Island Cooperative Homes, Inc., is attached hereto. Testimony should not exceed 15 minutes in duration. Thank you for your consideration.

Respectfully,



Michael B. McGovern

Attachment

cc: Paul Tummonds, Esquire

**SUMMARY OF TESTIMONY OF THE TIBER ISLAND COOPERATIVE HOMES, INC., AND  
PAUL GREENBERG BEFORE THE D.C. ZONING COMMISSION RELATIVE TO THE  
MARINA VIEW TOWERS PROJECT - CASE NO. 03-38 ON FEBRUARY 15, 2007**

Tiber Island Coop's primary concern is not the density of the development (*i.e.*, number of units/square footage), but that the proposed scheme is incompatible with the design principles of the underlying the Southwest neighborhood and therefore incompatible with a likely future historic district

The existing neighborhood reflects a conscious effort to avoid having streets lined by high-rise buildings that abut narrow sidewalks. Where there currently are high-rise buildings, they are (1) set back significantly from the street, and (2) arranged so there are visual openings into the center of the blocks. This is different from the rest of the City, and the proposed Marina View project is dramatically at odds with the existing Southwest concept. The facade of the proposed building along M Street is a massive, high wall no different from the rest of the City.

If the addition of these oversized buildings is inevitable, it would be preferable to reduce the footprint of the buildings above the ground floor level in favor of making the buildings taller. This would be more consistent with the "tower" pattern of the existing neighborhood, and would improve the sight-lines around and through the property.

At a minimum we believe the following changes need to be made to the proposed plan:

1. The entire construction along M Street should be set back a minimum of 22' from the curb, per the current design for Waterside Mall. It makes no sense for the visual expanse of M Street to *narrow* as it approaches the river; if anything, the setback of the buildings from the street should *increase* as M Street approaches the river to provide appropriate cues to pedestrians.

2. At the ground level, we do not object to lining M Street with retail and lobby space from "corner to corner," as proposed by the developer. This would apply to the first 20' of height along M Street itself, roughly comparable to the height of the townhouses that line the street on the south side.

3. The horizontal dimension of the building along M Street should be reduced in favor of adding additional height to the structure. In the "height" vs. "width" debate, Tiber Island believes taller (but narrower) towers are preferable to a solid 112' wall of building along the street. Taller, narrower buildings would improve everyone's ability to see beyond the structures, and would improve the neighborhood's ability to see past the new buildings and experience the Pei structures. To the extent the Office of Planning and the Zoning Commission have urged the architect and developer to plan longer, lower 112' tall buildings, they are promoting bad design that will permanently damage the distinct feel of the Southwest neighborhood.

4. Finally, Tiber Island notes that the New Southwest community is considered the foremost example of mid-20th century modernist urban planning and architecture and therefore is likely to be designated an historic district within the near future; the proposed plan for the Marina View Towers project, with its large unbroken mass closely abutting M Street, is incompatible with the underlying pattern of neighborhood development and will detract significantly from the future historic district designation.