



**WATERFRONT TOWER**

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Washington, DC 20024  
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On behalf of Waterfront Tower Condominium, 1101 3<sup>rd</sup> St. SW, Washington, DC 20024, we submit the resume and outline of the expert we have retained to represent us at the DCOZ Hearing April 5, 2018.

Copies of those documents and this notarized letter have been sent to the following organizations on March 15, 2018:

BY FAX: *EMAIL*

Sharon Schellin, DCOZ secretary

[zcsubmissions@dc.gov](mailto:zcsubmissions@dc.gov)

ANC6D

[office@anc6d.org](mailto:office@anc6d.org)

Christine Shiker, Holland & Knight

[Christine.shiker@hklaw.com](mailto:Christine.shiker@hklaw.com)

BY US REGISTERED MAIL:

Paul Greenberg, Tiber Island Cooperative Homes, Inc.

429 N St. SW, Washington, DC 20024

Hitchcock Law Firm PLLC

5505 Connecticut Ave. NW, Ste. 304

Washington, DC 20015-2601

Att.: Cornish Hitchcock, Counsel for Tiber Island Cooperative Homes, Inc.

Carrollsborg Square Condominium Association

1804 T St, NW, Ste. 1, Washington, DC 20000

Att.: Henry Baker

Sincerely,

Hara Ann Bouganim, Vice President

Waterfront Tower Condominium Association Board

March 15, 2018

State of Washington County of Washington  
Subscribed and sworn before me on 03/15/2018  
[Signature] (Date)  
[Signature]  
(Notary Signature)



## **PAUL DANIEL MARRIOTT, PhD.**

Paul Daniel Marriott + Associates  
LANDSCAPE | PRESERVATION | TRANSPORTATION | PLANNING  
3140 Wisconsin Avenue, NW | Suite 804  
Washington, DC 20016, USA  
+1.202.686.2860.office | 202.577.6541.mobile

**DAN MARRIOTT** is Principal and founder of Paul Daniel Marriott + Associates, a landscape architecture and preservation planning office located in Washington, DC.

Dr. Marriott has been a national leader in historic preservation for two decades and is recognized for his diverse and interdisciplinary approach to landscape architecture heritage and cultural landscapes. He is a licensed landscape architect and spent his early career working for design firms on projects ranging from planned communities to waterfront redevelopment, during which he refined his sketching and illustration skills. He was a Program Director at the National Trust for Historic Preservation, has taught a graduate course in landscape and architectural history at George Washington University since 1994 and served as a technical and policy consultant to state, tribal and local governments, and federal agencies (National Park Service, USDA Forest Service, Federal Highway Administration) and international organizations and educational institutions. He is experienced with grassroots community advocacy and planning in the public realm, knowledgeable in Federal historic preservation and environmental laws and policies, and is experienced in land use planning, zoning and community design. He is a well-respected lecturer and highly regarded writer. He has been a guest lecturer and visiting critic for the landscape architecture programs at the Pennsylvania State University and University of Maryland, the historic preservation programs at Columbia University, Cornell University and the University of Oregon and the planning programs at UCLA and Cornell University, teaches a preservation policy course on historic roads for the National Preservation Institute and is an instructor for the American Institute of Architects *Sustainable Cities Design Academy*. He is the author of the two most referenced books on historic roads and is considered a global expert on the topic. His views on heritage and preservation have been featured in the *New York Times* and on National Public Radio (NPR) and Radio National in Australia; he is currently on the advisory board for the PBS production, "10 That Changed America." He served as a World Heritage field investigator for the International Council on Monuments and Sites (ICOMOS) in Mexico and has lectured on historic and scenic roads in Australia, France and the United Kingdom. In 2009, he was awarded a prestigious Fitch Foundation fellowship for historic preservation. In 2016 Mr. Marriott was appointed to the Board of Trustees for the National Association for Olmsted Parks.

### **EDUCATION**

#### **UNIVERSITY OF EDINBURGH**

PhD, Landscape Architecture, Edinburgh School of Architecture and Landscape Architecture (ESALA)

#### **CORNELL UNIVERSITY**

Master of Regional Planning

#### **THE PENNSYLVANIA STATE UNIVERSITY**

Bachelor of Science in Landscape Architecture

## PROFESSIONAL EXPERIENCE

### PAUL DANIEL MARRIOTT + ASSOCIATES, WASHINGTON, DC

Principal  
2004-present

Providing innovative solutions to communities, and public agencies for the management of historic and scenic corridor environments, community planning and cultural landscapes.

- Survey and assessment for corridor management, streetscape, design guidelines and viewshed management for the **Oakland County, Michigan Department of Planning** for a three-town strategy along the historic Dixie Highway corridor (2017).

- Researched nineteenth and twentieth-century regional planning history to show applicability to modern transportation planning for "Megaregions" study, with **University of Texas Austin** for **Federal Highway Administration** (2016-2017).

- Expert witness for Baltimore County, Maryland zoning hearing to protect the historic **1963 McHarg "Plan for the Valleys"** from inappropriate development (2015); zoning board ruled in favor of protections established by McHarg Plan (2016).

- Coordinated mitigation for the historic Bell Laboratories site designed by **Sasaki-Walker** in New Jersey. Developed landscape preservation strategy and facilitated meetings between the state and developer for the historic landscape designed in 1959-1962. **New Jersey Historic Preservation Office, Toll Brothers and Kennedy Consulting Engineers** (2015-2016).

- Facilitated the roadway improvement and safety plan for Woodland Road, a part of the Historic Metropolitan Boston Parkway System. Developed mitigation solutions based on Section 106 of the National Historic Preservation Act and coordinated parkway plans with the engineering contractor, state regulatory agencies and community advocates. **Department of Conservation and Recreation, Massachusetts** (2014).

- Reviewed policy, made recommendations and visited pilot sites for the Scottish Scenic Routes Programme, with a special focus on universal accessibility. **Transport Scotland** (2014).

- Researched and wrote the *Treatment Plan and Management Recommendations for the Carriage Road System at Marsh-Billings-Rockefeller National Historical Park*, Woodstock, Vermont. Commissioned by the **National Park Service**, this plan provides a historic context for the design and construction of the property's carriage drives, identifies a three-tier management strategy based on the park's period of significance, and makes recommendations for restoration, rehabilitation and reconstruction (2010).

- Researched and wrote *Empire Roads: A Guide to Historic Roads in New York State*. This guidebook, prepared for the **Preservation League of New York State**, explains historic road types and features, outlines New York State historic preservation and transportation law, and presents options and strategies to preserve historic roads (2009).

- Other recent projects (2009-2015) include: Advisory Committee, Hawaii Statewide Sustainable Landscape Plan (**Hawaii DOT**), Interpretive Panel research and design for the Historic National Road in Indiana (**Indiana National Road Association**), Documentary film writing for the Indiana National Road Museum (**Ball State University**), Alaska Highway scenic byway development workshops (**Alaska Highway/Northern Rockies Tourism Association, British Columbia**), Corridor Management Plan for New Jersey Pinelands byway (**New Jersey Pinelands Commission**), Corridor Management Plan development for the historic Palisades

Interstate Parkway (**RBA Group with New Jersey DOT**), Corridor Management Plan update for the Arroyo Seco Parkway in Los Angeles (**Caltrans**) and Corridor Management Plan development for the Osage Nation Heritage Trail (**Osage Nation, Oklahoma**).

- Consulted on historic preservation and transportation policy for the Kuhio Highway, Kauai, Hawaii (**Belt Collins Engineering with Hawaii DOT**); designed and conducted the Historic Route 66 Transportation Workshops in Oklahoma (**National Park Service, Oklahoma DOT, Oklahoma SHPO**); developed framework strategy for the Historic US 101 Gateway Plan (**City of Encinitas, California**); prepared expert testimony challenging a Connecticut DOT project on the Merritt Parkway (**Merritt Parkway Conservancy**), member of team that prepared a 15-year analysis and program recommendations for National Scenic Byways Program (**Federal Highway Administration**).

- Community charette and landscape architecture for **Rosedale Conservancy** in Washington, DC. Conservancy landscape architect advising on land conservation, public access, neighborhood recreation and historic preservation for a three-acre site with an eighteenth-century farmhouse and significant garden archaeology (2010-present). Preparation of plans and narratives for Washington, DC Historic Preservation Review Board.

#### THE NATIONAL TRUST FOR HISTORIC PRESERVATION, WASHINGTON, DC

Director, Rural Heritage Program/Historic Roads Program

1998-2004, Director

1993-1998, Program Associate

Managed fee-for-service program, secured grants and contract work to support the mission of the Rural Heritage Program to serve rural, diverse and disenfranchised communities, as well as open space programs in underserved urban areas.

- Prepared the draft corridor management plan for the historic **Arroyo Seco Parkway National Scenic Byway** in southern California for **Santa Monica Mountains Conservancy** and the Caltrans (2003).

- Worked with the **native communities of East Maui** in Hawaii to overturn state transportation policy that threatened the demolition of 52 one-lane bridges on the historic Hana Road. Established the framework by which the entire region considered designation as a National Heritage Area (2000-01).

- Prepared nomination to the National Scenic Byways Program for the **Ohio River Scenic Route** in Southern Indiana. This 302-mile corridor was the first byway project to meet FHWA criteria as a National Scenic Byway (designated, 1996). Prepared successful nominations to the National Scenic Byways Program for the **Seward Highway in Alaska** (1998), the **National Road in Indiana** (1998), the **Ohio River Scenic Route in Illinois** (1998), the **Great River Road** in Illinois (2000) and the **Ashley River Road** in South Carolina (2000).

- Co-Developed the "Community Guide to Corridor Management Planning" for the National Scenic Byways Program. The document, commissioned by the **Federal Highway Administration**, provides communities interested in designating and managing significant byways essential information (1994-95).

- Developed two pilot Corridor Management Plans for the **Indiana Scenic Byway Program**. Member of the consultant team that developed the **New York State Scenic Byway Program** for the New York DOT. Consultant to the **Illinois Scenic Byways Program** and the **Peak-to-Peak Trail in Colorado** (1993-95).

- Managed "**Your Town: Designing Its Future**" workshop for rural planning and community visioning. "Your Town" was a three-day community charette exercise designed to help rural communities improve land use and zoning by engaging community leaders in an intensive process to identify long-range needs for community and economic development within a historic preservation context. Leaders were taught the

fundamentals of physical planning, land conservation, land trusts, heritage tourism. Design education focused on inventory and analysis, views and viewsheds, public access and recreation, and urban design. Established the first "Your Town" workshops for **African American and Tribal planning**.

•Member of the **HALS** (Historic American Landscape Survey) inaugural steering committee held at Gramercy Park, New York (**National Park Service**).

#### **NATIONAL GAY AND LESBIAN TASK FORCE**

Lobbying Coordinator  
1993

Helped to organize national outreach and coordinated state efforts for the Midwest and South for the Capitol Hill Lobby Days for the 1993 "March on Washington for Lesbian, Gay and Bi-Equal Rights."

#### **CITY OF ROCHESTER, NEW YORK**

Planning Consultant  
1990-1991

Prepared *Rochester Gateway Study*. One of the first comprehensive corridor management plans. The study developed specific design and administrative recommendations for primary gateway zones, and made recommendations for the implementation of a comprehensive gateway plan.

#### **LANDSCAPE ARCHITECT CONSULTANT, BALTIMORE, MARYLAND**

Landscape Architect/Architectural Illustrator  
1987-1989

Provided landscape architecture consulting and architectural illustration services.

#### **GRAHAM LANDSCAPE ARCHITECTURE, ANNAPOLIS, MARYLAND**

Landscape Architect  
1988

Worked on commercial, park, waterfront and historic landscape projects.

#### **LAND DESIGN/RESEARCH, INC., COLUMBIA, MARYLAND**

Landscape Architect  
1984-1987

Worked on Ashburn Farm, a planned community in Virginia, waterfront park planning for Fall River, Massachusetts and a number of commercial landscape developments.

## TEACHING EXPERIENCE

### THE GEORGE WASHINGTON UNIVERSITY

Lecturer, Graduate Landscape Design Program  
1994-present

Teaching landscape architecture design, theory, and history in three courses: **History of Landscape Design** (PSLD 6212) which includes an introduction to period styles of American architecture, **Contemporary Themes in Landscape Design Seminar** (PSLD 6213) and Faculty Critic, **Site Design** (PSLD 6231) at the Graduate Landscape Design Program in the College of Professional Studies.

- Developed course content for **History of Landscape Design**. Expanded pedagogical focus to include the social, environmental and technological developments that facilitated advances in landscape design, park development and urban planning. Eliminated the traditional final history paper and instituted a final group project with a historic site in the Metropolitan Washington area. Sites have included:

Chapman State Park, Indian Head, Maryland

This 780-acre state park on the Potomac River in Charles County has close ties to George Washington's Mount Vernon estate across the river. The park includes Mt. Aventine mansion (c. 1840) with remnants of a colonial falls garden dating from the first (eighteenth-century) house, a Native American fishing village archaeological site, an enslaved African archaeological site, and a state natural reserve encompassing over 30 varieties of oak, native cactus, and rare and endangered species. Class worked with representatives of Maryland Department of Natural Resources, Charles County Department of Planning and Friends of Chapman State Park to address resource management, garden archaeology and visitor facilities.

Tilden Gardens, Washington, DC

Tilden Gardens is a five-acre Tudor-revival garden apartment complex on Connecticut Avenue, Washington's famed apartment house district. Strongly influenced by the Garden Cities movement, the 1920s complex has the highest ratio of green space to dwellings of any apartment complex in the city. The cooperative board, serving as the client for the class, was faced with a loss of many original plant materials reaching the end of their life expectancy. How to restore the original landscape was complicated by original species subject to disease or challenged by climate change. In addition, the original stairs throughout the hilly site severely limited access. The students researched the historic landscape and made recommendations for appropriate plant species, water management and accessibility to restore the gardens for the 21<sup>st</sup> century.

- Co-conceived and designed **Contemporary Themes in Landscape Design** pedagogical framework and course syllabus. Taught thematically, this course explores twentieth-century design and planning influences on the landscape. Topics include the Garden Cities Movement in Britain, suburbanization and urban renewal, and the foundations of the environmental movement, as well as traditional inquiries into landscape architecture and urban design. The final project requires the student to make a compelling argument for an individual or movement *not* included in the course syllabus, as critical to the understanding of landscape architecture in the twentieth century.

- Developed and teach short courses for: **Visual Acuity** (weekend engagement with the built environment to build critical observation skills) and the **Landscape in Art** (survey of landscape paintings at the National Gallery of Art); coordinated on-site learning opportunities at **Bostwick** (1746) in Bladensburg, Maryland (with University of Maryland Historic Preservation Program). Organized class field trip to New York to experience **Christo's Gates** installation in 2005. Organized a landscape preservation field trip to New York to study the reconstruction of **Washington Square Park** (2010). Class met with NYC Department of Parks and Recreation landscape architect at the construction site to discuss the meaning of "restoration" for a public space constantly evolving over the city's history.

- Master's Thesis Adviser to George Washington students, as well as Cornell and Ball State University.

## **DUMBARTON OAKS, HARVARD UNIVERSITY**

Garden and Landscape Studies Graduate Workshop, Faculty  
2016

Developed and teach an introductory course on Frederick Law Olmsted. The course emphasizes Olmsted's views on access to open space and environmental justice within the context of the nineteenth-century industrial city.

## **NATIONAL PRESERVATION INSTITUTE, WASHINGTON, DC**

Instructor  
2012-present

Developed and teach a one day training course "Preservation Planning and Policy Development for Historic Roads." The course structure and content are designed for state transportation departments and state historic preservation offices. Landscape architecture divisions and cultural resource staff have been one of the largest groups attending.

*Course has been hosted by the Oregon DOT, Colorado DOT, Texas DOT, Florida DOT, Virginia DOT, Georgia DOT and District of Columbia DOT.*

## **AMERICAN INSTITUTE OF ARCHITECTS, SUSTAINABLE CITIES DESIGN ACADEMY**

Faculty  
2010, 2014

Faculty and team leader for Sustainable Cities Design Academy design charettes in Seattle and Washington, DC. Worked with participant communities to identify the physical components and community linkages that influenced the use of public space as a core aspect of design and planning. Teach aspects of planning, land use and public policy for community development.

## **PENNSYLVANIA STATE UNIVERSITY**

Faculty Adviser, Professional Practice in Landscape Architecture  
1998-2013

Coordinated the annual Washington, DC professional practice field trip for fourth-year undergraduates. Emphasized careers in public policy and advocacy. Organized class visits to ASLA, National Park Service, US Green Building Council, Arlington County (VA) Housing Division and Maryland National Capital Park & Planning Commission. Initiated alumni call for an LGBT policy for inclusion in 2001—making the Program one of the first at the University to establish a formal policy for professional practice.

## **VISITING LECTURER AND CRITIC**

Landscape Architecture Programs: Pennsylvania State University (Career Day), University of Maryland  
Planning Programs: Cornell University, UCLA  
Historic Preservation Programs: Cornell University, Columbia University and University of Oregon.

## TRAININGS

Conducted Historic and Scenic Analysis Planning Workshops for Colorado Department of Transportation. 2016.

Conducted Historic Route 66 in Oklahoma Workshops for the National Park Service, and the Oklahoma Department of Transportation and Oklahoma Historical Society. 2005.

Conducted Context Sensitive Design Workshop for New Mexico Department of Transportation. 2003.

Conducted Transportation and Cultural Landscapes for the Hawaii Department of Transportation. 2002.

Conducted Scenic Byways Training Workshops (Fairbanks and Anchorage) for Alaska Department of Transportation and Public Facilities. 1999.

Conducted Scenic Byways Training Workshop for the Arizona Department of Transportation. 1997.

## HONORS, PROFESSIONAL AFFILIATIONS, SERVICE AND LICENSURE

Member, The Committee of 100 on the Federal City, Washington, DC, 2017.

Board of Trustees, National Association for Olmsted Parks, 2016.

James Marston Fitch Foundation, Mid-Career Fellowship in Historic Preservation, 2009.  
Product: *The Preservation Office Guide to Historic Roads*, 2010

Member, ICOMOS and US/ICOMOS, 2003; International Cultural Routes Committee (CIIC), 2004.

Pennsylvania State University, Landscape Architecture Department, Alumni Award for Student Outreach, 2004.

National Academy of Sciences, Transportation Research Board, Standing Committee on Landscape Architecture, 1997-2001.

SS. Philip and James Church, Baltimore, Maryland. Landscape Architect and Co-chair of million-dollar restoration of church and grounds, 1987-1989.

Licensed Landscape Architect, State of Maryland Board of Examiners of Landscape Architects, since 1986.

## INTERNATIONAL

**Transport Scotland**, evaluation of Scenic Roads Program visitor facilities and installations. Review of universal accessibility needs. 2014.

World Heritage Desk Evaluator, **Qhapaq Nān, Inca Road System**. Argentina, Bolivia, Chile, Colombia, Ecuador and Peru for ICOMOS. 2013 (Inscribed on the World Heritage List, 2014).

World Heritage Field Evaluator, **El Camino Real de Tierra Adentro**, Mexico for ICOMOS. 2009 (inscribed on the World Heritage List, 2010).

CIIC ICOMOS, Committee Meetings and Field Assessments, Spain, 2004; Japan, 2009.



The **International Countryside Stewardship Exchange**, Participant on international teams assigned to Warren, Pennsylvania (1995) and Balfron, Scotland (2000). Landscape architect member of international team assigned to Balfron to work with community leaders to identify opportunities and constraints from the planned **Loch Lomond and The Trossachs National Park** and establish a vision and planning path for the community in advance of the establishment of Scotland's first national park.

#### **SELECT SPEAKING ENGAGEMENTS**

**Speaker, PORTUGAL**, Landscape and Life Conference, *Planning for Equitable Park Access*, May 2017.

**Keynote Speaker**, Rural Roundup – Nevada's Rural Tourism Conference, *You Say 'Welcome' but do Your Visitors 'See' Welcome'? Improving Land Use, Design and Planning Tools for Rural Destinations in Nevada*, April 2017.

**Keynote Speaker**, Building Creative Communities Conference, Santa Fe, New Mexico, *Enchanted Routes: Managing the Roads, Trails, Corridors and Landscapes that Connect New Mexico's Communities*, 2015.

**Guest Speaker, SCOTLAND**, Landscape Institute Scotland, *Little Threads of Civilization, British Influences on the American Motor Parkway*, 2014.

**Featured Speaker**, University of Texas, Austin, Ransom Center Norman Bel Geddes Conference, *Magic Motorways: Norman Bel Geddes and the Interstate Highway System*, 2012.

**Guest Lecturer and Featured Speaker**, University of Oregon Historic Preservation Program and LiveMove Lecture Series, *Historic Roads, Inspiration and Conservation in the Twenty-first Century*, 2011.

**Keynote Speaker**, Preserving the Historic Road Conference, *Observations and Insights, 1998-2010*, 2010.

**Invited Speaker, FRANCE** Université Paris 1 Panthéon-Sorbonne, LES PATRIMOINES DE LA MOBILITÉ, *The Identification, Preservation and Management of Historic Roads in the United States: History, Advocacy and Policy*, 2010.

**Keynote Speaker**, California Travel and Tourism Conference, *Golden Roads: Historic Routes to California's Heritage and Culture*, 2010.

**Speaker**, National Trust, Preservation Conference, *Preservation and Safety on Historic Route 66: An Oklahoma Case Study*, 2008.

**Keynote Speaker, AUSTRALIA** ICOMOS Romance and Reality of Historic Roads Conference, *The Romance of Historic Roads*, 2005.

**Keynote Speaker**, National Park Service Midwest Annual Meeting, *Historic Corridors as NHL's*, 2005.

**Speaker, SPAIN**, Cultural Corridors Committee, ICOMOS International Meeting, Madrid, *Historic Roads in the United States*, 2004.

**Keynote Speaker**, Landmarks Preservation Council of Illinois Annual Meeting, *Preservation at the Local Level*, 2004.

**OUTLINE OF TESTIMONY**  
**Z.C. Case No. 02-38I**

**Dan Marriott**  
**Principal at Paul Daniel Marriott + Associates**

- I. Introduction and Experience
- II. Historical Significance of Waterfront Tower and I.M. Pei's Town Center East and West
- III. Communication with ANC6D, Forest City and Associates
- IV. Waterfront Tower Community Concerns
  - a. Streetscape of Private Road
  - b. Loading Dock
  - c. Shadows and Loss of Light
  - d. Historic Context of I.M. Pei buildings
- V. Conclusions