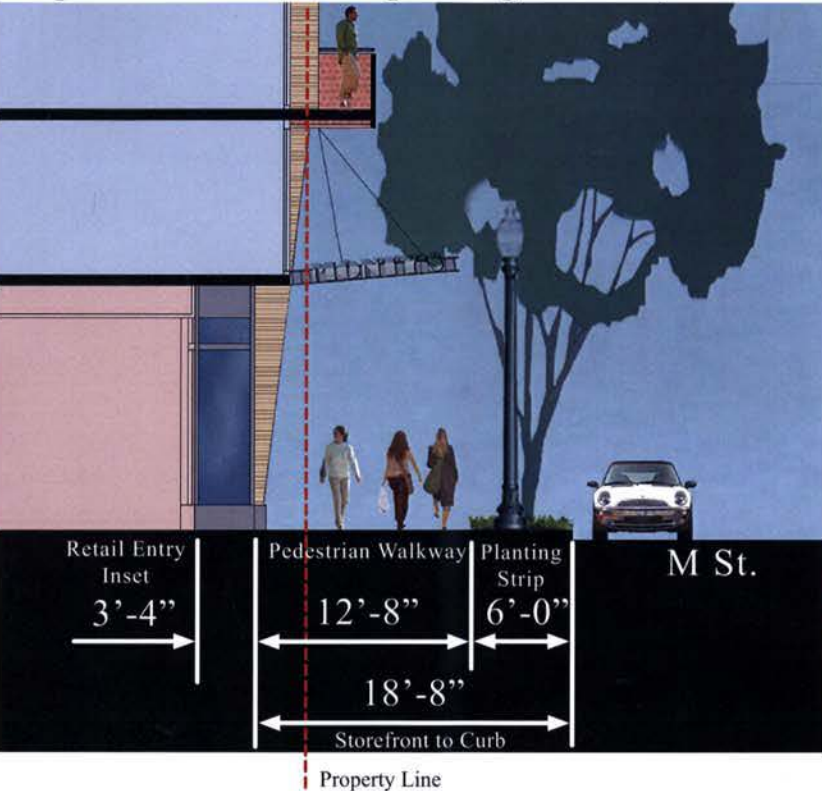
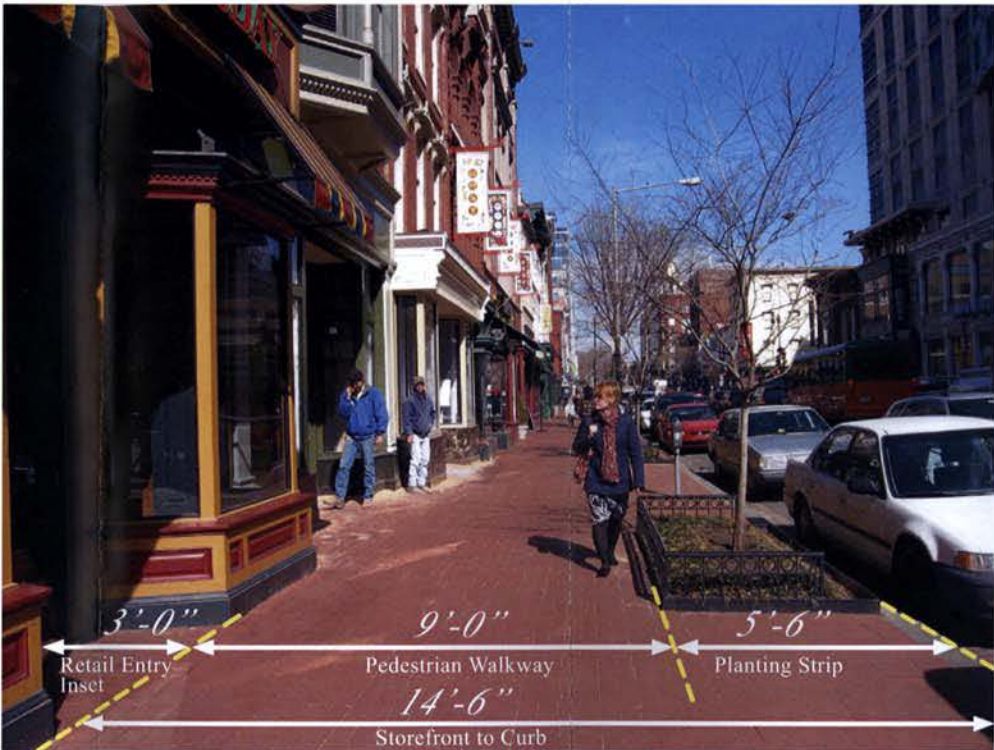


Proposed Retail Streetscape along M Street, SW



700 Block of 7th Street, NW Looking North



The proposed retail streetscape along M Street, SW, (see drawing above) is based on successful streetscapes elsewhere in the District. The dimensions superimposed on the photograph above illustrate the appropriateness of our design when compared to the recently redeveloped area of downtown near the Verizon Center. Please note further that Seventh Street is only an 85' Right-of-Way with many 110' high, residential and office towers incorporating ground level retail along the blocks between Pennsylvania and Massachusetts Avenues. By comparison the M Street frontage at Marina View abuts a 120' R.O.W. We believe the photo above illustrates that the overall alignment of the proposed tower will provide sufficient light, air, views and vistas given the greater width of M Street, its southern orientation and the lower height of our first setback floor at 102'.

Streetscape Comparison

Fairfield at Marina View

ESOCOFF & ASSOCIATES architects

ZION BREEN & RICHARDSON ASSOCIATES Landscape architect

ZONING COMMISSION
District of Columbia
CASE NO.05-38
EXHIBIT NO.69A