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May 4, 2007

Paul Tummonds
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By Hand Delivery

Mr. Anthony Hood, Chairperson
District of Columbia Zoning Commission
Office of Zoning
441 4th Street, NW, Room 210
Washington, DC 20001

Re: Zoning Commission Case No. 05-38; Submission of Marina View Trustee, LLC ("Applicant") for a Planned Unit Development and Amendment to the Zoning Map (Square 499, Lots 50, 853)

Dear Chairperson Hood and Members of the Commission:

Enclosed please find a scope and fee proposal from Wallace Roberts & Todd, LLC ("WRT") for a detailed assessment of the Town Center West Park ("Park") in connection with the above-referenced planned unit development ("PUD"). WRT originally designed the Park in the late 1960s and the Applicant is offering to retain them to perform a detailed assessment of existing site conditions at the Park as a part of its benefits and amenities package.

The Zoning Commission took proposed action to approve the Marina View PUD at its meeting on April 9, 2007. The Commission also moved to re-open the record to allow the Applicant to address comments from the Commissioners that the amount of money proffered by the Applicant would not be sufficient to conduct a meaningful study of the Park. To that end, the Applicant encloses the proposal from WRT, which indicates that WRT's total costs, including travel expenses, will come to a total of \$15,500. The Applicant initially offered \$15,000 as a part of its benefits and amenities package to cover the cost of the study; however, it will increase its contribution to \$15,500 so that it covers all of the costs of the study by WRT.

On May 3, 2007, the National Capital Planning Commission adopted the Executive Director's Delegated Action which concluded this application would not have an adverse affect on federal interests identified and is not inconsistent with the Comprehensive Plan for the National Capital. The Applicant believes that this application is ready for final action at the Zoning Commission's May 14, 2007, public meeting.

ZONING COMMISSION
District of Columbia

ZONING COMMISSION
District of Columbia
CASE NO. 05-38
EXHIBIT NO. 73

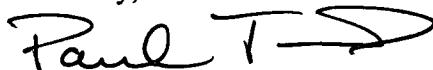


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Please feel free to contact the undersigned if there are any additional issues regarding this application.

Sincerely,


Paul Tummonds

Christine Roddy

Enclosures



April 30, 2007

Mr. Phil Esocoff
Esocoff & Associates
1150 Seventeenth Street NW
Suite 800
Washington, DC 20036

Re: Town Center Park (West Park) Renovations
WRT Project Number - 4870-01/99

Philadelphia
Coral Gables
Dallas
Lake Placid
San Diego
San Francisco

Dear Mr. Esocoff:

Wallace Roberts & Todd, LLC (WRT) is pleased to submit this Scope and Fee Proposal to provide professional services to Esocoff & Associates (client) for the renovation of Town Center Park (West Park). Town Center Park is a set of three parks (West Park, Center Park and East Park) that WRT originally designed in the late 1960's. Today, the adjacent site to the south of the three parks is being redeveloped. As a part of the redevelopment effort for the West Park, WRT has been asked to perform an assessment of the current conditions for West Park and to give recommendations for how to best renovate the park.

WRT Scope & Fee Proposal Breakdown

Task One – Site Visit, Assessment and Restoration Recommendations

Following approval of this Scope and Fee Proposal, WRT will schedule a site visit to perform a detailed assessment of existing site conditions. This trip will be done at a time that is conducive for examining plant material after the winter hibernation cycle has ended. Site conditions will be photographed and recorded in field notes. Items to be assessed and evaluated in this task will include: infrastructure, utilities and drainage (with WRT civil engineer), site lighting, retaining walls, paving, plant material (trees, shrubs, groundcovers, etc.) and site furniture (benches, trash receptacles, etc).

WRT will require access to any available record drawings, images and photos in performing the assessment and analysis task. WRT retains some of the original drawings and sketches as part of our project archives.

Upon completion of the site visit, WRT will gather all the information that has been obtained and perform an in-house review of the material. WRT will also consult with the original project Landscape Architect, William Roberts. Based on consultation and in-house review, WRT will prepare a report of graphics, photographs and text that conveys our findings and recommendations for renovations. WRT will then deliver 10 copies of the report to the client.

After completion of the report and at the client's request, WRT will meet one time with the client, ACW and other local planning groups to review the report's recommendations. Any additional meetings will be considered additional services and will have to be pre-approved by the client (see below).



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• Principal	10 hours at \$238/hr.	\$2,380
• Consulting Landscape Architect	4 hours at \$155/hr.	\$620
• Senior Landscape Architect	10 hours at \$155/hr.	\$1,550
• Project Director / Landscape Architect	44 hours at \$93/hr.	\$4,092
• Junior Landscape Designer	48 hours at \$72/hr.	\$3,456
• Civil Engineer	20 hours at \$129/hr.	\$2,580
	Task One Subtotal	\$14,678
		say
		<u>\$14,700</u>

TASK ONE TOTAL WRT FEE (LUMP SUM NOT TO EXCEED)
Excluding Reimbursable Expenses*

*Est. Reimbursable Expenses - \$800 (includes travel, reproduction, overnight delivery, etc.)

Task Two – Implementation of Proposed Renovations

WRT is prepared to offer a Scope and Fee Proposal for implementation of recommendations for renovations to Town Center Park (West Park). Services may include construction documentation, specifications, bidding and negotiation services, construction administration services, etc.

Services Not Included in Scope and Fee Proposal

The following services are not included in the preceding scope and fee proposal but can be included with client approval should they be deemed necessary:

- Consultation with professional arborist to determine current health status of plant material.

Additional Services

Should they be necessary, additional services will be provided by WRT on a time-and-materials basis at the rates shown above. Only additional services that have been pre-approved in writing by the client will be performed.

Thank you for taking the time to review this proposal. Feel free to contact me should you have any additional questions or comments. We are eager to work with Esocoff & Associates on this important and interesting assignment.

Sincerely,

IGNACIO F. BUNSTER-OSSA, ASLA

PRINCIPAL

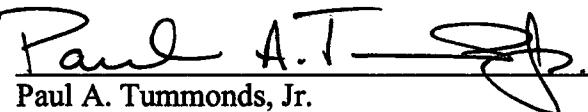
CERTIFICATE OF SERVICE

I hereby certify that on May 4, 2007, a copy of the attached letter and materials was delivered via first-class mail, to the following:

Joel Lawson
Office of Planning
801 N. Capitol Street, NE
Suite 4000
Washington, DC 20001

David Maloney
Historic Preservation Office
801 N. Capitol Street, NE
Suite 3000
Washington, DC 20001

Advisory Neighborhood Commission 6D
25 M Street, SW
Washington, DC 20024


Paul A. Tummonds, Jr.