

Marilyn Preston Killingham

1100 Sixth Street, SW
Washington, DC 20024
Phone & Fax: (202) 484-1976

#05-38

To: Sharon Schellin

Fax: 727 6072

Date: March 13, 2006

Phone: 727 6311

Pages: 8

Re: DELAY SCHEDULING OF HEARING FOR MARINA VIEW TOWERS
FOR CORRECT INFORMATION IN PACKET

☒ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Comments:

The application submitted on behalf of Marina View Partners, LLC should be resubmitted with the correct information in the packet to the Office of Zoning.

The attached pages 1 - 3 of the file submitted to the zoning Commission of the District of Columbia show application of Marina View Partners, LLC but shows the Applicant as Fairfield Residential, LLC (Fairfield Residential, LLC is not registered as an LLC to do business in DC). Marina View Partners LLC is never referred to in Section B. ("The Applicant")

Further, the attachments from Mr. Harvell's office show the "Owner" as Marina View Trustee LLC (not Glen D. Jones nor Marina View Partners)....

Please have Mr. Tummonds, Jr. or someone begin again with the correct information (The application did include the 1000 feet supposedly in 0499 0853 with the three sides of Lot 50 that encompass 134,283 feet; however that "sliver" --now 0853--did formerly include the 1000 Sixth Street, SW address). There is no question that the applicant/ownership matters of the application are incorrect and inconsistent. Can the application process begin again following the DC regulations for doing business in DC?

Thanks for returning my call,

Marilyn Killingham

ZONING COMMISSION

CASE No. 05-38

EXHIBIT No. 12

ZONING COMMISSION
District of Columbia
CASE NO.05-38
EXHIBIT NO.12

District of Columbia: Property Detail

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Anthony D. Williams



CFO HOME

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and Calculation
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Property Detail

Address: 6TH ST SW

SSL: 0499 0853

Record Details

Neighborhood:	R.L.A. SW	Sub-Neighborhood:	
Use Code:	101 -	Class 3 Exception:	No
Tax Type:	TX -	Tax Class:	003 -
Homestead Status:	** Not receiving the Homestead Deduction		
Assessor:	QUINTON HARVELL		
Gross Building Area:		Ward:	6
Land Area:	1.000	Triennial Group:	2

Owner and Sales Information

Owner Name: MARINA VIEW TRUSTEE LLC
Mailing Address: 1013 CENTRE RD; WILMINGTON DE19805-1255
Sale Price: Not Available
Sale Date: 11/10/2004
Instrument No.: 155485



QUESTIONS?
Ask Our Online
Service Rep

Tax Year 2007 Preliminary Assessment Roll

	Current Value	Proposed New Value (2007)
Land:	\$175,000	\$175,000
Improvements:	Not Available	Not Available
Total Value:	\$175,000	\$175,000
Taxable Assessment:	\$175,000	\$175,000

* Taxable Assessment after Tax Assessment Credit and after \$60,000 Homestead Credit, if applicable. ([Click here for more information](#)).

** If you believe you should be receiving tax relief through the Homestead deduction program and if you are domiciled in the District and this property is your principal place of residence, you can access the link below, complete the form, and return it per the instructions. For additional information regarding the Homestead program, call (202)727-4TAX. Click here to download the Homestead Deduction and Senior Citizen Tax Relief application *

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Government of the District of Columbia
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District of Columbia: Property Detail

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Property Detail

Address: 1000 - 1106 6TH ST SW

SSL: 0499 0050

van 0000. SS - Class 8 Exemption... 11A
Tax Type: TX - Tax Class: 001 -
Homestead Status: - Not receiving the Homestead Deduction
Assessor: QUINTON HARVELL
Gross Building Area: Ward: 6
Land Area: 134,263 Triennial Group: 2

Owner and Sales Information

Owner Name: MARINA VIEW TRUSTEE LLC
Mailing Address: 1013 CENTRE RD; WILMINGTON DE19805-1265
Sale Price: Not Available
Sale Date: 11/10/2004
Instrument No.: 155485



QUESTIONS?
Ask Our Online
Service Rep

Tax Year 2007 Preliminary Assessment Roll

	Current Value	Proposed New Value (2007)
Land:	\$10,875,300	\$10,875,300
Improvements:	\$18,898,700	\$19,174,700
Total Value:	\$27,572,000	\$30,050,000
Taxable Assessment:	\$27,572,000	\$30,050,000

* Taxable Assessment after Tax Assessment Credit and after \$60,000 Homestead Credit, if applicable. (Click here for more information).

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Delaware

PAGE 1

The First State

I, HARRIET SMITH WINDSOR, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "MARINA VIEW TRUSTEE LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE THIRTEENTH DAY OF OCTOBER, A.D. 2004.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "MARINA VIEW TRUSTEE LLC" WAS FORMED ON THE FOURTEENTH DAY OF SEPTEMBER, A.D. 2004.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE NOT BEEN ASSESSED TO DATE.

FILE

11-9-04



3854271 8300

040740039

Harriet Smith Windsor
Harriet Smith Windsor, Secretary of State

AUTHENTICATION: 3409297

DATE: 10-13-04

I. INTRODUCTION

A. Summary of Requested Action

This document supports the application of Marina View Partners LLC ("Applicant") to the Zoning Commission of the District of Columbia ("Commission") for the consolidated review and one-step approval of a Planned Unit Development ("PUD") and a corresponding amendment to the Zoning Map for the site. The project site consists of Lots 50 and 853 in Square 499 (the "Subject Property"). The Subject Property is located in the Southwest neighborhood of Ward 6 and consists of approximately 135,263 square feet of land area. The Subject Property currently includes two 90 foot tall residential structures situated in the interior of the site. Surface parking lots providing approximately 164 parking spaces line the street edges, and a swimming pool and landscaped area is currently located in the approximate center of the site, between the existing structures. The Applicant's PUD project proposes to develop a signature residential project on the Subject Property that will serve as a gateway to a revitalized Southwest Waterfront. The PUD project proposes to develop two new buildings on the Subject Property. In total, the project will include approximately 560-590 new residential units; 15% of the bonus density achieved through the PUD (approximately 27,590 square feet) will be reserved for workforce affordable housing. The project will also include approximately 9,205 square feet of ground floor retail space.

This mixed-use, transit-oriented development will transform M Street, SW into a major artery for pedestrian traffic from the nearby Waterfront Metro station headed towards cultural, retail, and recreational destinations at the renovated Arena Stage and revitalized Southwest Waterfront. Additionally, this project will strengthen the neighborhood's appearance, character, and safety with quality urban design, retail services, and indoor and outdoor recreational

opportunities. Finally, the proposed development plan respects the historical features of the Subject Property and neighborhood through the renovation of the existing Marina View residential structures designed by architect I.M. Pei. This project will balance the Subject Property's existing architectural setting with its future potential as a residential and retail hub and vital transportation connection for the renewed Southwest Waterfront.

The Subject Property is currently located in the R-5-D Zone District and the Medium Density Commercial land use category on the Generalized Land Use Map. The Applicant requests a Zoning Map amendment to the C-3-C District for the Subject Property to accommodate the height of the proposed residential development and its ground floor retail components. Rezoning the site to the C-3-C District is consistent with the overarching goals and policies of the Comprehensive Plan of the District of Columbia, as discussed in detail herein. The proposed lot occupancy, height, and density of the project are significantly less than what the PUD guidelines allow for in the C-3-C District.

B. The Applicant

Not registered as LLC to do business in DC

Fairfield Residential, LLC (the parent company of the Applicant) invests in, develops, renovates, builds, and manages apartment communities throughout the United States. Over the past 28 years, Fairfield and its affiliates have been dedicated to the construction and management of high quality residential projects. Fairfield has consistently ranked as one of the top multifamily homebuilders in the United States, based on multifamily home construction starts. Fairfield bases much of its success as a developer on its intensive focus on market research and understanding of consumer preferences. Fairfield realizes that each project must blend into its neighborhood and submarket; therefore, each project is custom designed.

Never again mentions Marina View Properties LLC As Applicant

Corporation Tracking System

Record Window: FAS

Locate Corporation: Database View

Enter search criteria then click Find

Name: **FAIRFIELD** File No: Search Type: Name User Defined

Click Here to Sort

File No	Corporation Name	Incl Date	State	Type	Status	Stat Date	Agent Name
232600	FAIRFIELD & SONS, LTD.	07/23/2003	VA	FBU	AC		Rashid Hatcher
692210	FAIRFIELD CONSTRUCTION COMPANY, INC.	09/12/1909	DC	DBU	RV	09/13/1971	
960971	FAIRFIELD CORPORATION	03/14/1986	DC	DBU	DS	10/17/1990	Dimitri P. Matheos
221788	FAIRFIELD ENGINEERING COMPANY (THE)	06/10/2002	OH	FBU	RV	09/12/2005	C T Corporation S
L09620	FAIRFIELD FINANCIAL LLC	09/26/2001	DE	FLC	RV	11/08/2004	Corporation Servi
590507	FAIRFIELD FOODS, INC.	12/23/1980	DE	FBU	WD	09/25/1962	
842458	FAIRFIELD GROUP, INC.	06/29/1984	PA	FBU	RV	09/10/2001	Corporation Servi
650498	FAIRFIELD INVESTMENT CORP.	03/26/1985	DC	DNP	RV	09/11/1987	
L20360	FAIRFIELD MARINA VIEW LLC	09/09/2004	DE	FLC	AC		Corporation Servi
223473	FAIRFIELD POSTAL, INC.	11/05/2002	DC	DBU	RV	09/08/2003	Simon M. Ganges R
810351	FAIRFIELD PROPERTIES, INC.	01/27/1981	DC	DBU	RV	09/11/1989	Michael Gordon
844802	FAIRFIELD SECURITIES, INC.	12/27/1984	AR	FBU	WD	12/16/1986	C T Corporation S
234742	FAIRFIELD TECHNOLOGIES, INC.	12/19/2003	VA	FBU	RV	09/13/2004	Kenneth G. Fried

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Record: 01002

Corporation Tracking

NO Fairfield
Residential LLC
at DCRA