

# 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:	<b>DELAY SCHEDULING OF HEARING FOR MARINA VIEW TOWERS  <del>FOR CORRECT INFORMATION IN PACKET</del></b>		
<input type="checkbox"/> Urgent <input type="checkbox"/> For Review <input type="checkbox"/> Please Comment <input type="checkbox"/> Please Reply <input type="checkbox"/> 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  
 District of Columbia  
 CASE NO.05-38  
 EXHIBIT NO.12

ZONING COMMISSION  
 CASE No. 05-38  
 EXHIBIT No. 12

District of Columbia: Property Detail

Page 1 of 1

DC HOME | DC BUSINESS | RESIDENTS | BUSINESS | VENDORS | DC GOVERNMENT



CFO HOME  
TAXPAYER SERVICE CENTER

◀ Prev

Property Detail

REAL PROPERTY SERVICES  
Property Tax Bills  
Property Tax Rates and Calculation  
Property Assessment Process  
Property Assessment Appeals  
Tax Relief Credits  
Search Real Property Sales Database  
Search Real Property Assessment Database

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 HARVEL  
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 DE19805-1285  
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](#) \*

[View Tax Information](#) | [View Payments](#)

Government of the District of Columbia  
Citywide Call Center: (202) 727-1000  
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John A. Wilson Building  
1360 Pennsylvania Avenue, NW  
Washington, DC 20004



# 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

10-9-04



*Harriet Smith Windsor*  
Harriet Smith Windsor, Secretary of State

3854271 8300

AUTHENTICATION: 3409297

040740039

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-S-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  
wants 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 any mentions Marina  
View Distr. as Applicant*

Dealing in both luxury and affordable homes, the Applicant has nearly 150 properties in 13 states and the District of Columbia. The firm has developed several residential properties in the Washington Metropolitan area, including the residential building at 1441 Rhode Island Avenue, NW in the Logan Circle neighborhood, which consists of approximately 157 residential units. In addition to this PUD project, the Applicant is also currently processing a PUD and Zoning Map Amendment application with the Zoning Commission for a mixed-use, predominantly residential, project in the Eckington neighborhood of Ward 5.

The Applicant has assembled a design team particularly well-suited to this project. Esocoff & Associates Architects, a District-based firm, has an established reputation for designing buildings that enhance the public realm while creating gracious residential communities, all the while serving their clients' economic objectives. Firm principal Philip A. Esocoff, FAIA, has lived and practiced in the District for over twenty-five years, and has been responsible for many well-known projects that include historic properties or sit within historic districts. Most notably, his firm won a 2005 Mayor's Award for Excellence in Historic Preservation for the mixed-use Jefferson at Penn Quarter Project, located at 7<sup>th</sup> and E Streets, NW.

The landscape architects, Zion Breen & Richardson ("ZBR") are the same firm (then known as Zion Breen) that designed the landscaped open space between the historic Pei buildings in the early 1960s. Their involvement in the original design has allowed them to propose revisions, enhancements, and extensions to the project plan without losing sight of the primary design intent for the project. The firm is regarded as one of the best urban landscape architects in the country. ZBR's most recent landscape project of relevance is the renovation and expansion of the garden at the Museum of Modern Art in New York City (for which they were also the original landscape architects) as part of that building's \$800 million renovation. ZBR

Never again

...and never again

NO Fairfield  
Residential LLC  
at DCRA