

FAIRFIELD AT MARINA VIEW

1100 & 1000 6TH ST, SW

WASHINGTON, DC

A PLANNED UNIT DEVELOPMENT

CASE NUMBER 05-38



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ZONING COMMISSION

District of Columbia

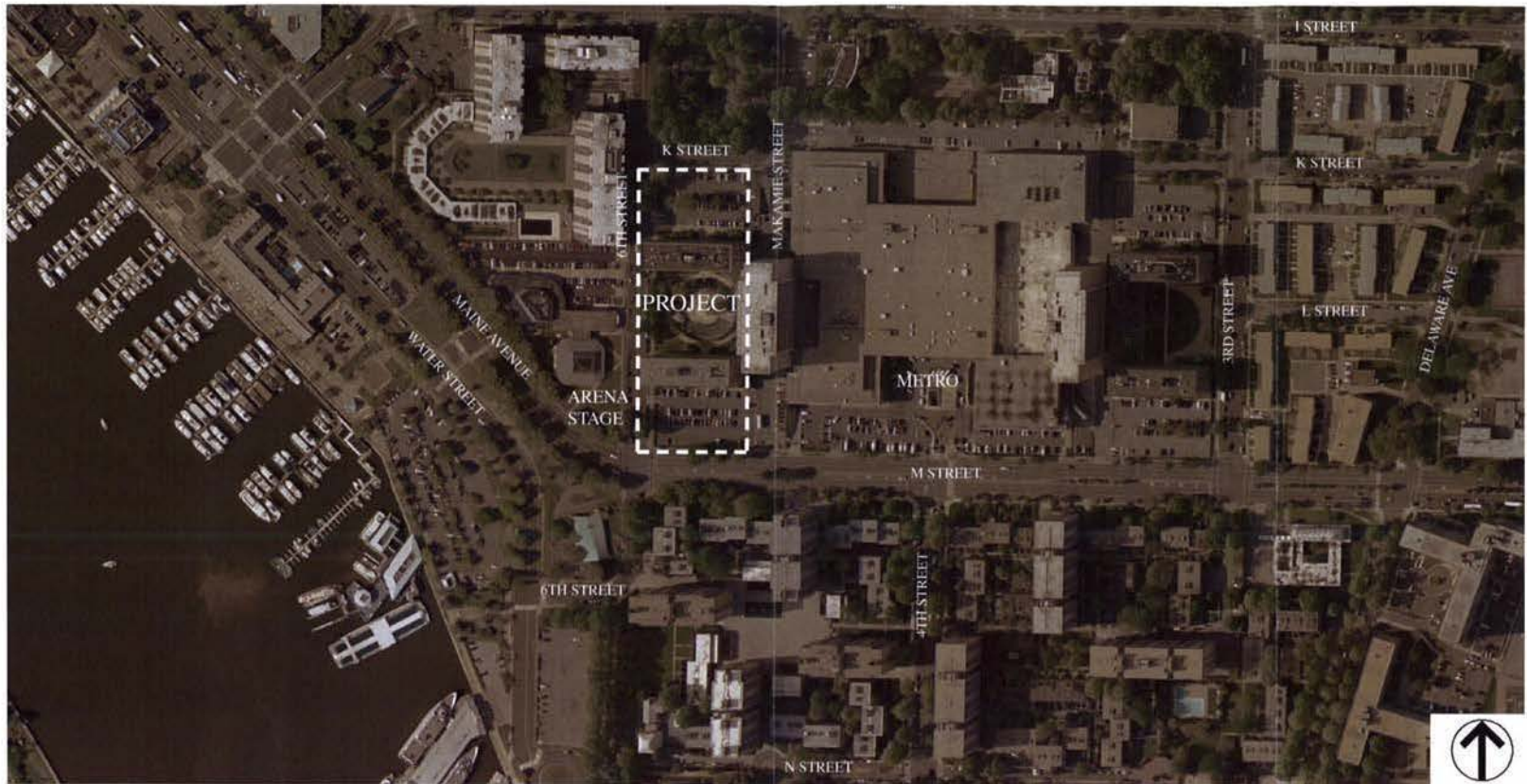
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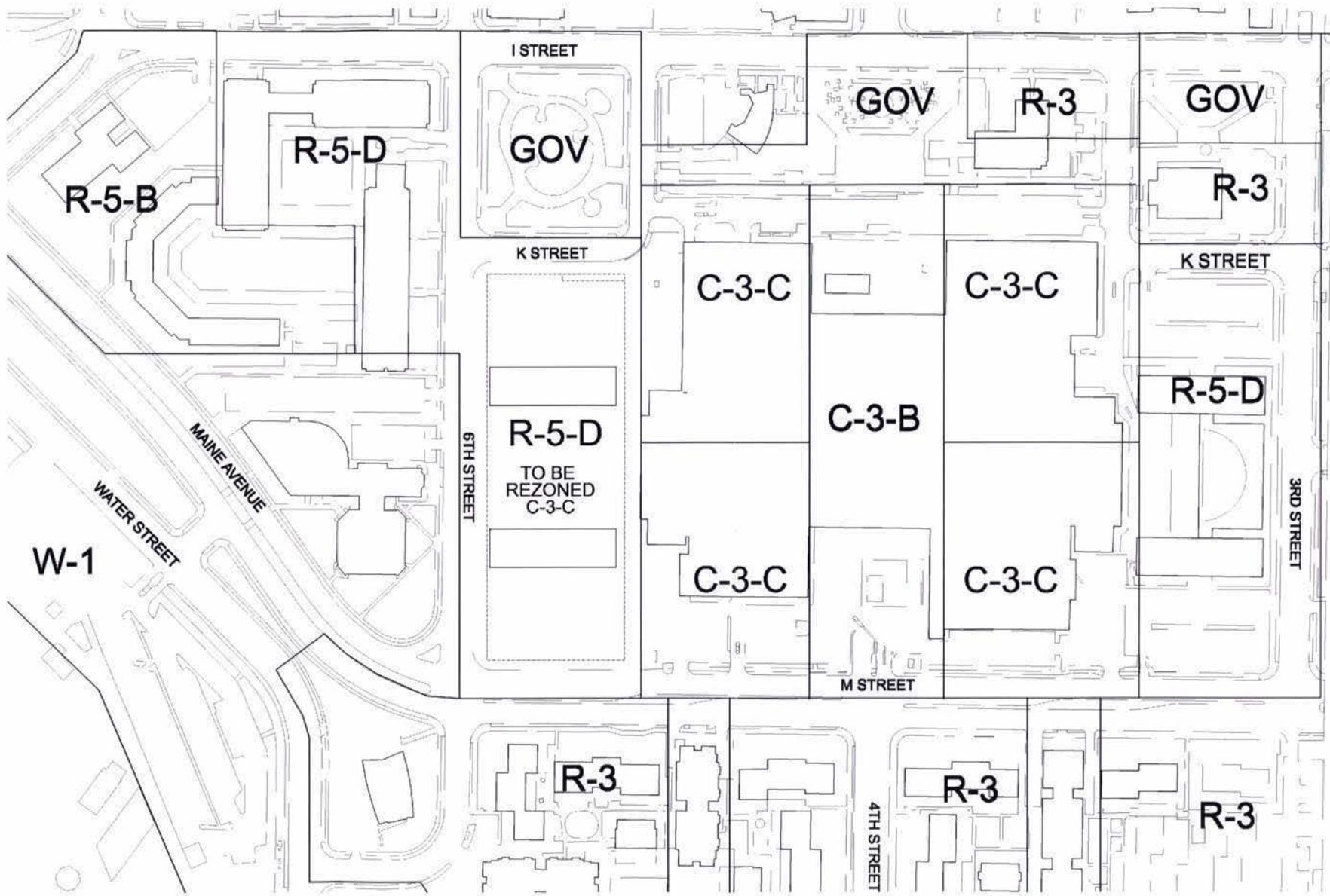
EXHIBIT NO.26A

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Map of Zoning Districts





① View of Alley Looking South



② View of Alley Looking North

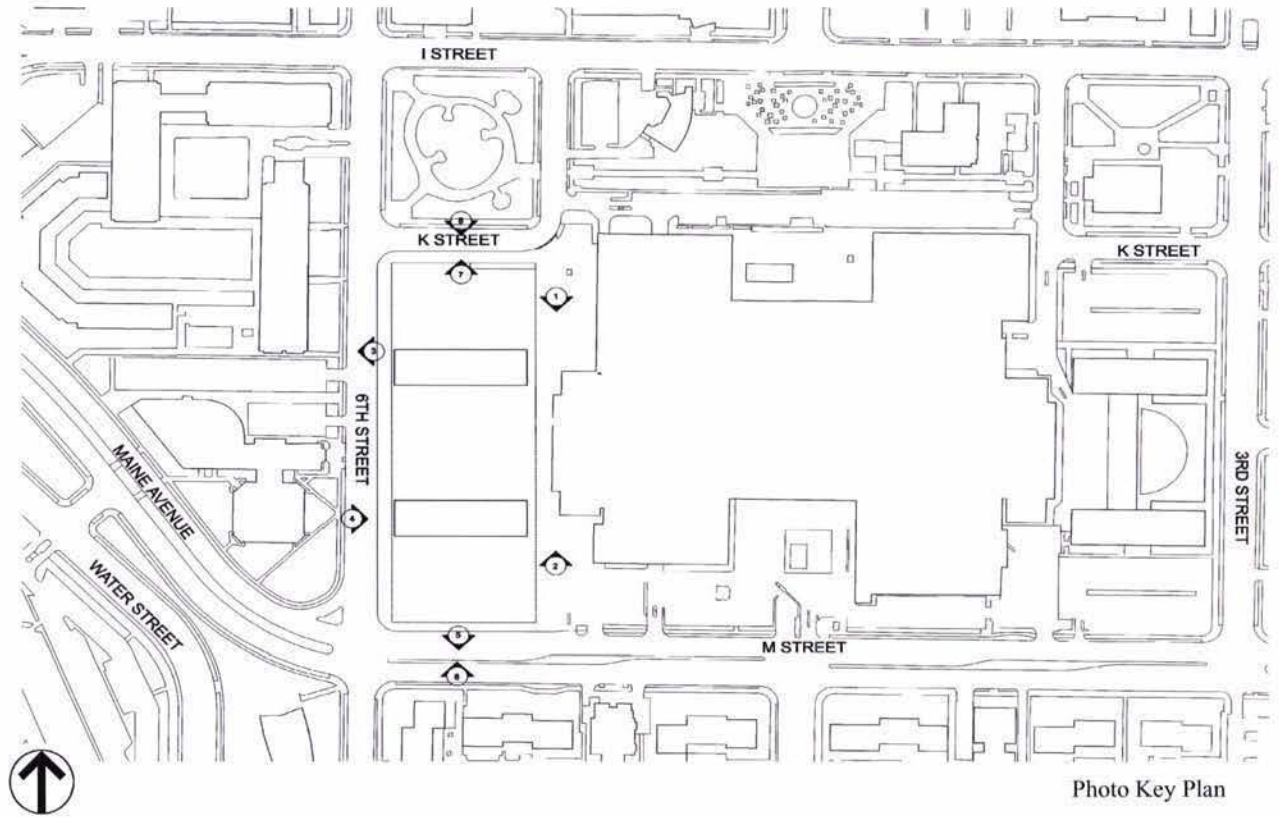
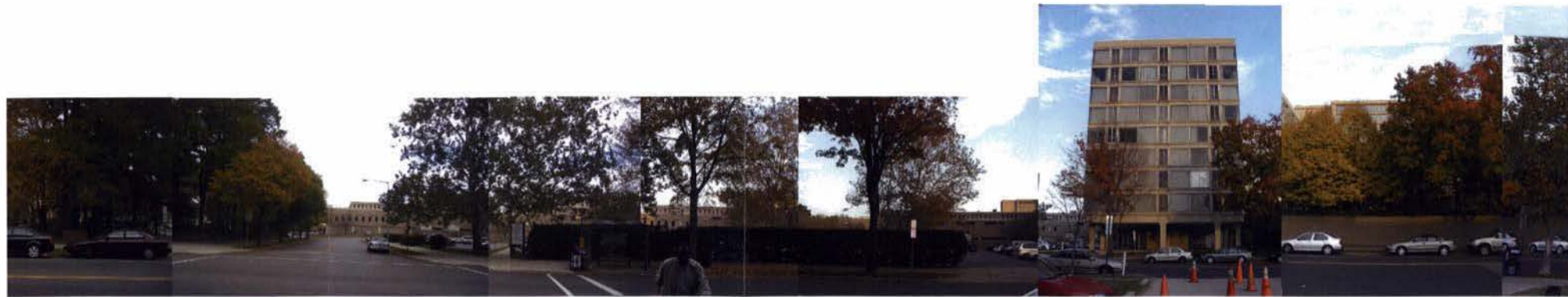


Photo Key Plan



③ 1000 6th Street SW - West Side (Opposite Proposed Project)



④ 1000 6th Street SW - East Side





⑤ M Street SW - West Side (Opposite Proposed Project)



⑥ M Street SW - East Side





⑦ K Street SW - North Side (Opposite Proposed Project)



⑧ K Street SW - South Side



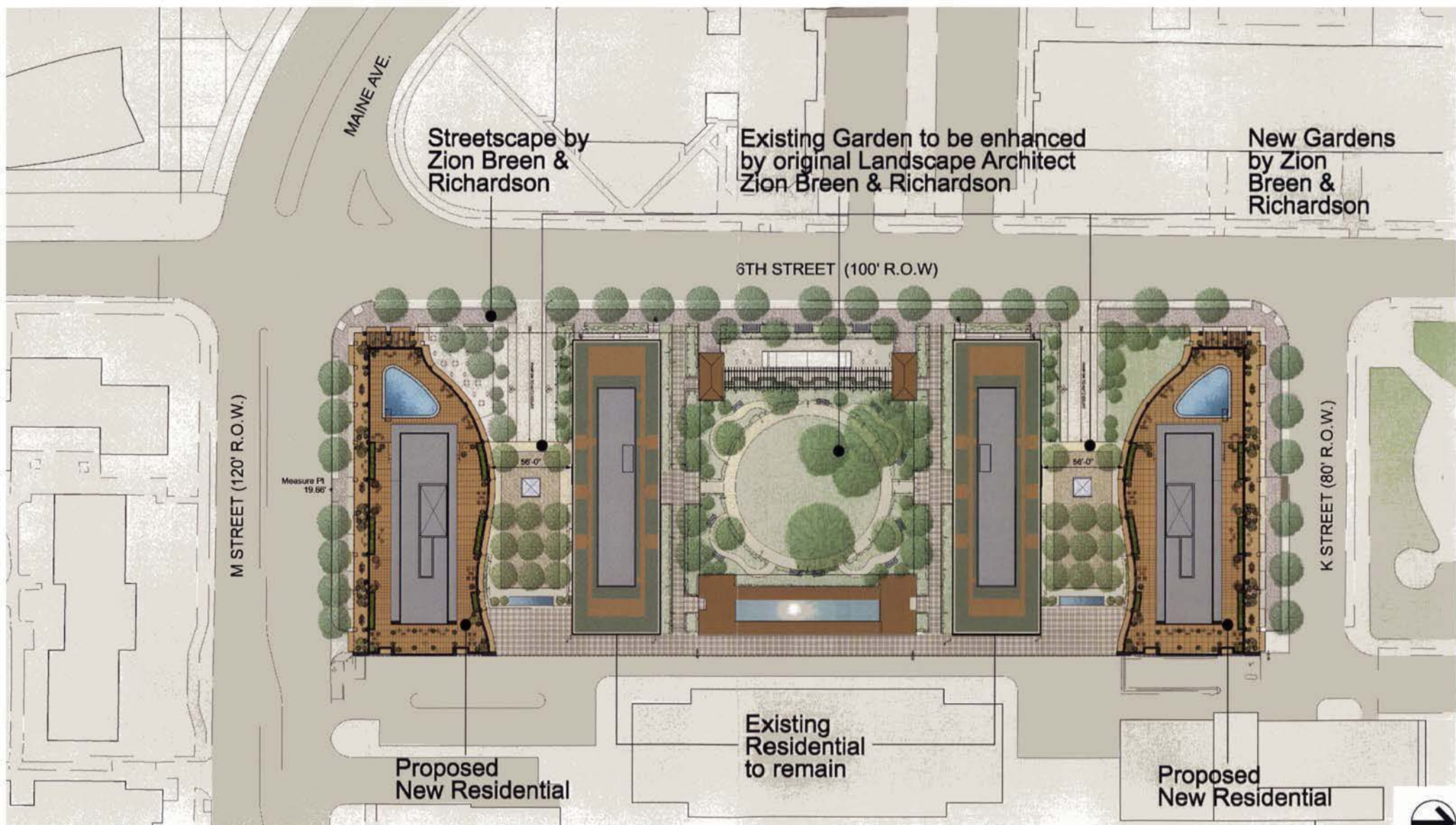
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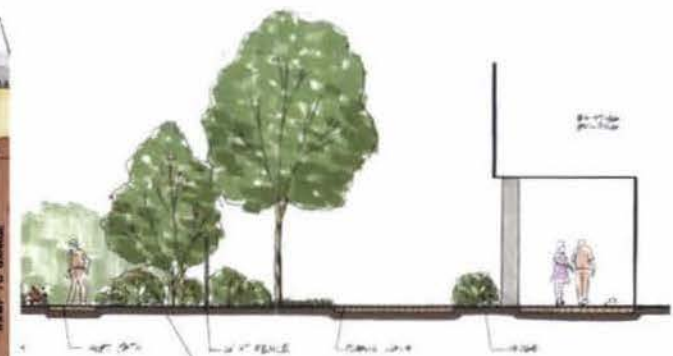
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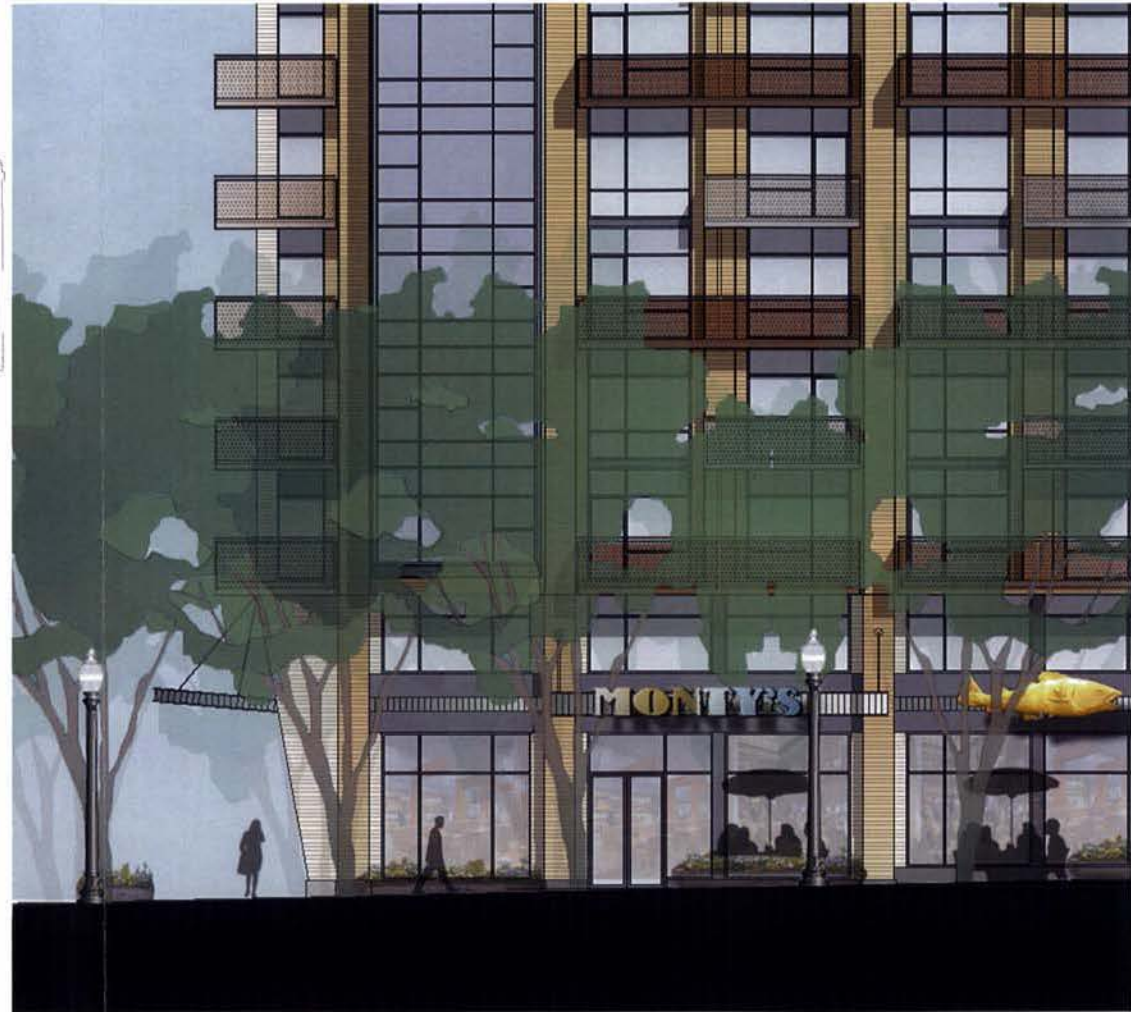
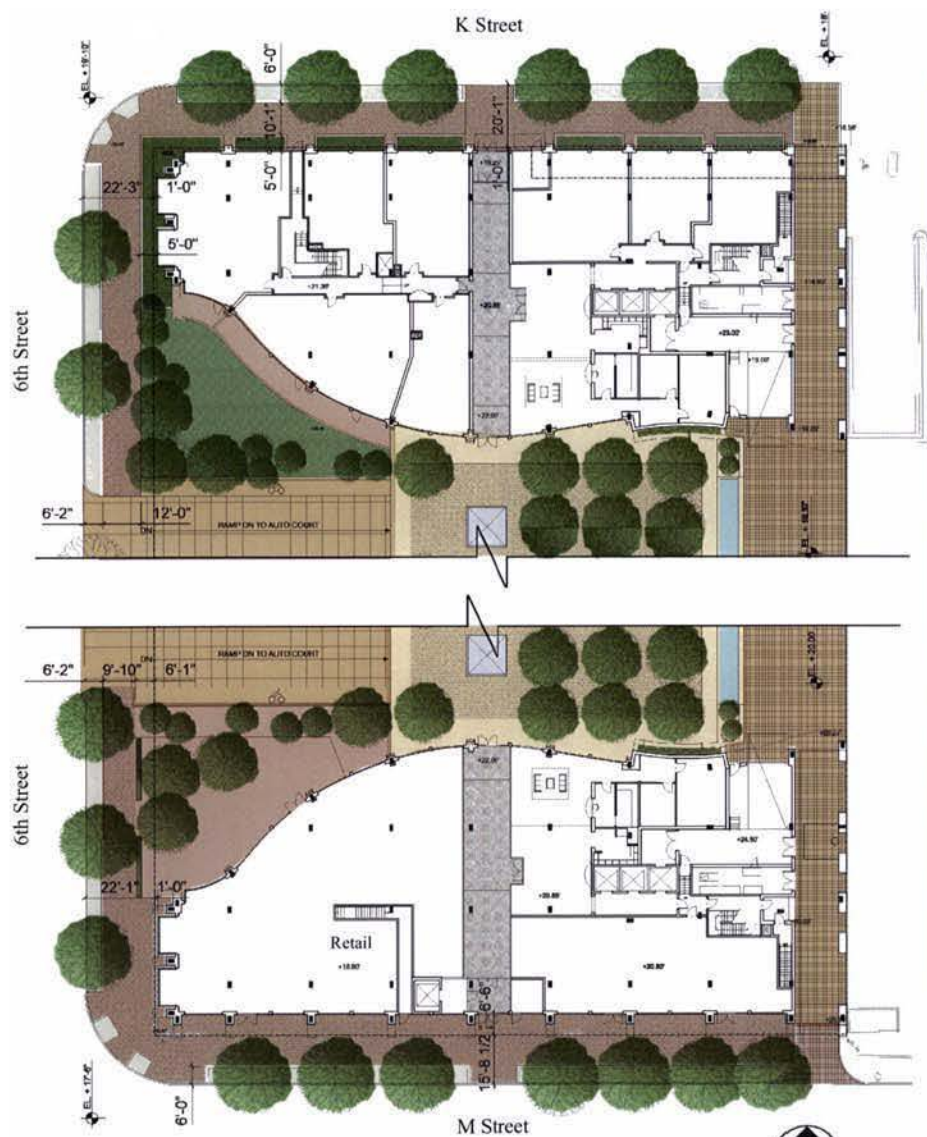
Neighborhood Photos - K Street





RESIDENT'S GARDEN
 1. 100% natural, 100% organic, 100% delicious
 2. 100% natural, 100% organic, 100% delicious
 3. 100% natural, 100% organic, 100% delicious





Streetscape

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Detail Elevation @ M & 6th Streets



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Landscape Plan - Community Activity Area

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- SIDEWALK CAFE**
- TREES & CURB
 - PLANT CONTAINERS
 - HIGH BRANCHED SHADE TREES



WATERWALL GARDEN

- 10' HIGH WATERWALL
- TREES & CURB
- TEXTURED PAVEMENT
- HIGH BRANCHED SHADE TREES
- PLANT CONTAINERS
- GRATEWALL



SECTION C C





Zion Breen & Richardson Landscape Architect

The firm was founded in 1957 in New York City. In 1973 the office was moved to a 300-year-old mill in Imlaystown, New Jersey. Donald Richardson is the principal of the firm.

This firm designed the original landscaping for the Marina View Towers. They have been retained to restore features of the original landscape design and provide landscape design for the urban spaces created by the proposed development. The lower right photo shows the original "great lawn" of this project.

Completed projects of Zion Breen & Richardson Associates include town planning, urban parks and plazas, including Paley Park in New York, school and university campuses, corporate headquarters, residential properties, indoor and rooftop plantings, sculpture gardens, and supervision of planting maintenance. The firm has served as Landscape Architects to Yale University for over 15 years, Princeton for 10 years and the Museum of Modern Art Sculpture Garden since 1963.

The firm has been honored with more than fifty national and regional awards for design excellence.



Paley Park New York, NY

This small park (40' x 100') is the original and earliest (1967) "vest-pocket" park in mid-town New York. A water wall was incorporated to mask the traffic noises of this busy urban area. This project required approval from the NYC Arts Commission.



Museum of Modern Art New York, NY

Since 1963, Zion Breen & Richardson Associates have been employed by the Museum as Supervisory Landscape Architects. ZBR was most recently involved in the restoration of the Sculpture Garden, including pavement, fountains, and planting design, after completion of the recent expansion project. The Museum reopened in November of 2004.

Marina View - Original Landscaping Washington SW, DC

The original "great lawn" with trees that remained from the original L Street public right of way from the L'Enfant plan of the Federal City.

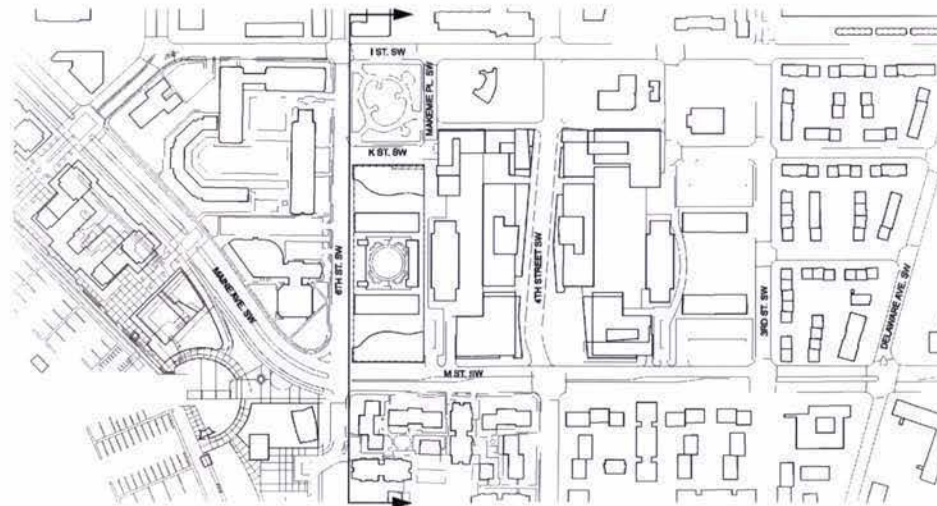
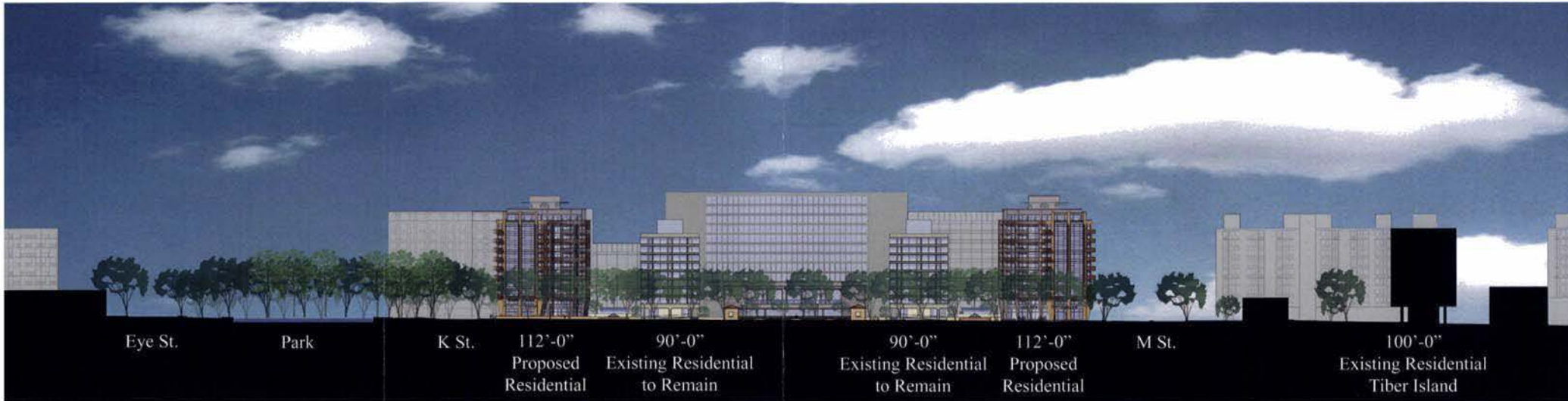


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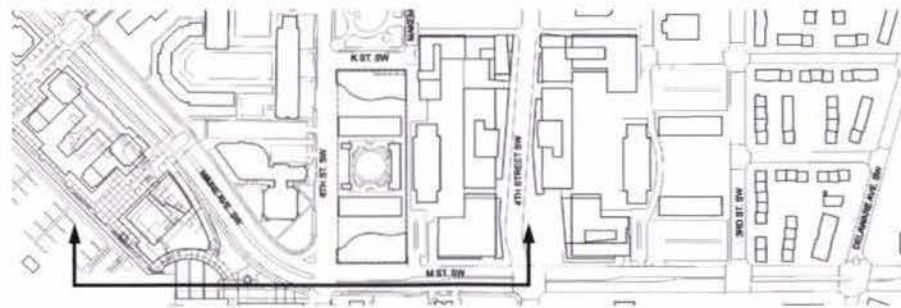
ZION BREEN & RICHARDSON ASSOCIATES Landscape architect

Zion Breen & Richardson - Landscape Architects



Elevation - 6th Street Extended





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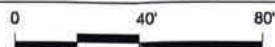
Elevation - M Street Extended

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Elevation - 6th Street

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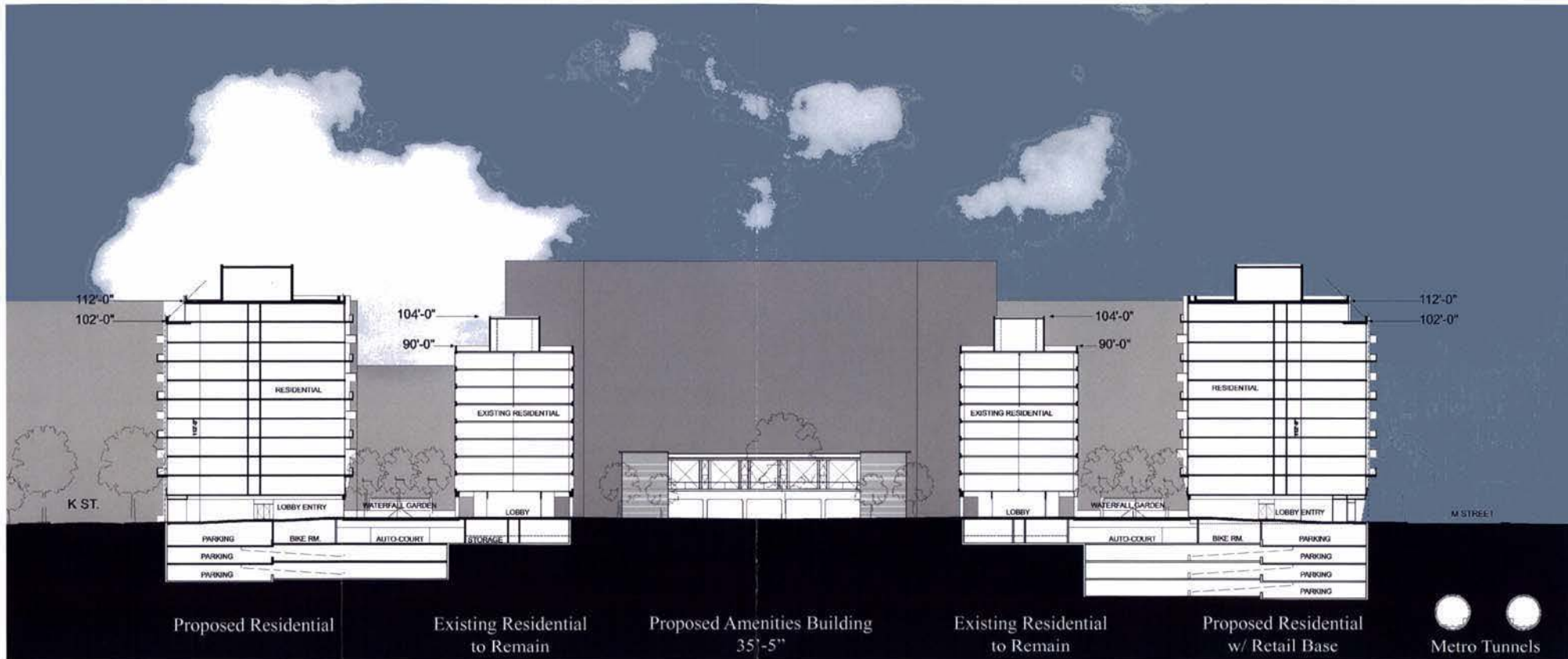
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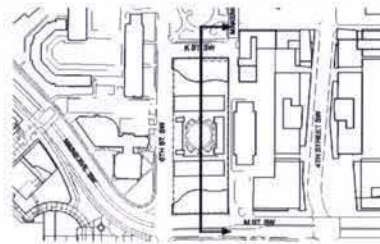


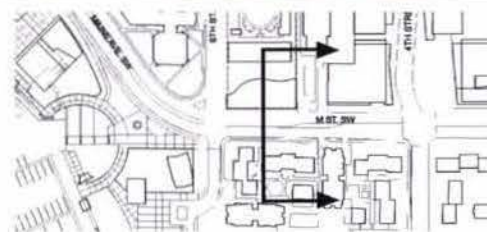
Elevation - M Street

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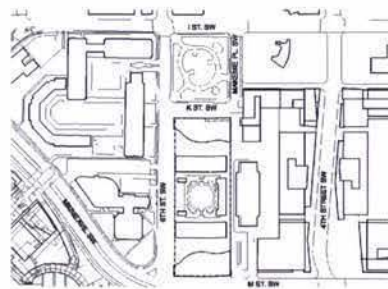


Section - North South

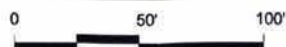


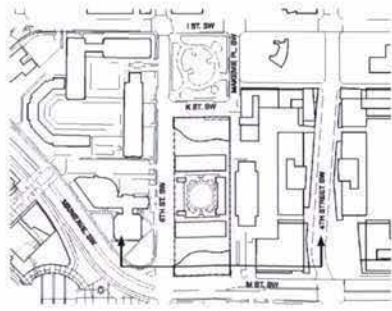
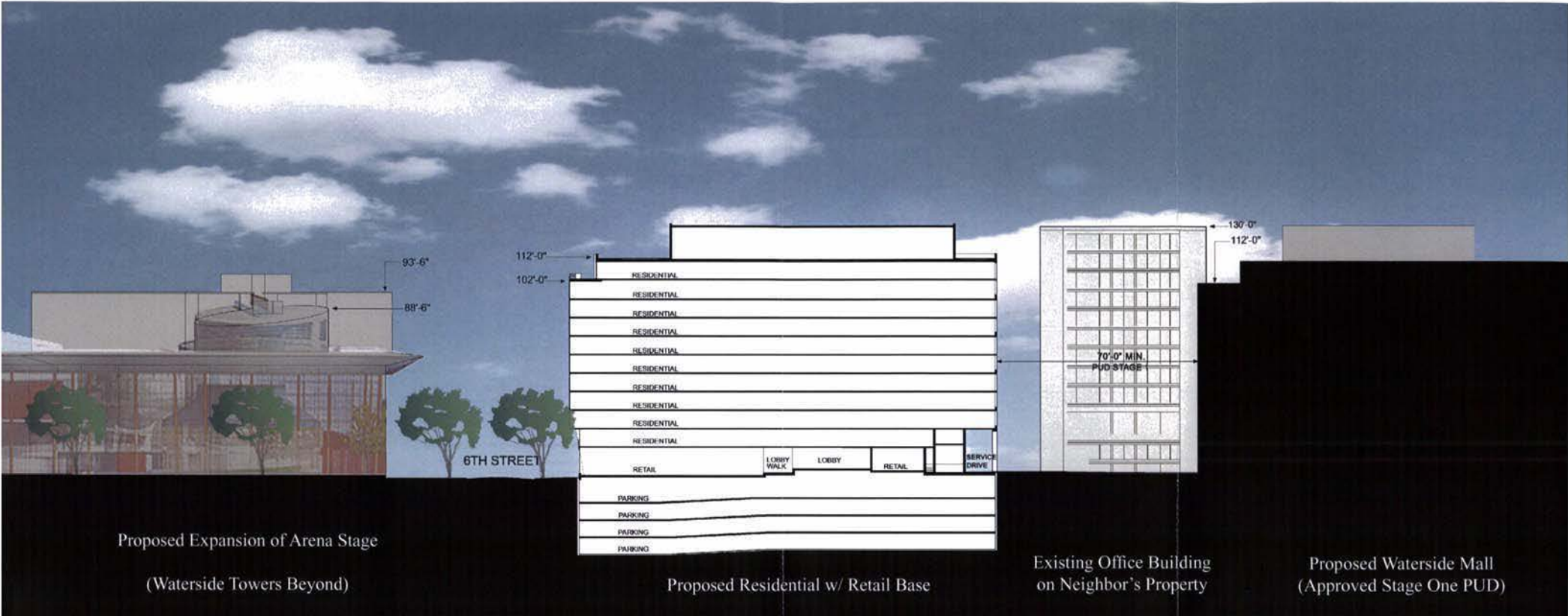


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Section - Thru Great Lawn

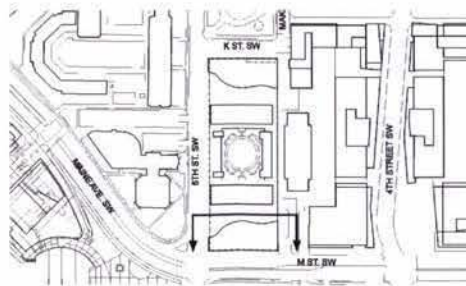






Elevation - East

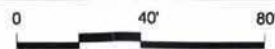




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Elevation - Vest Pocket Park

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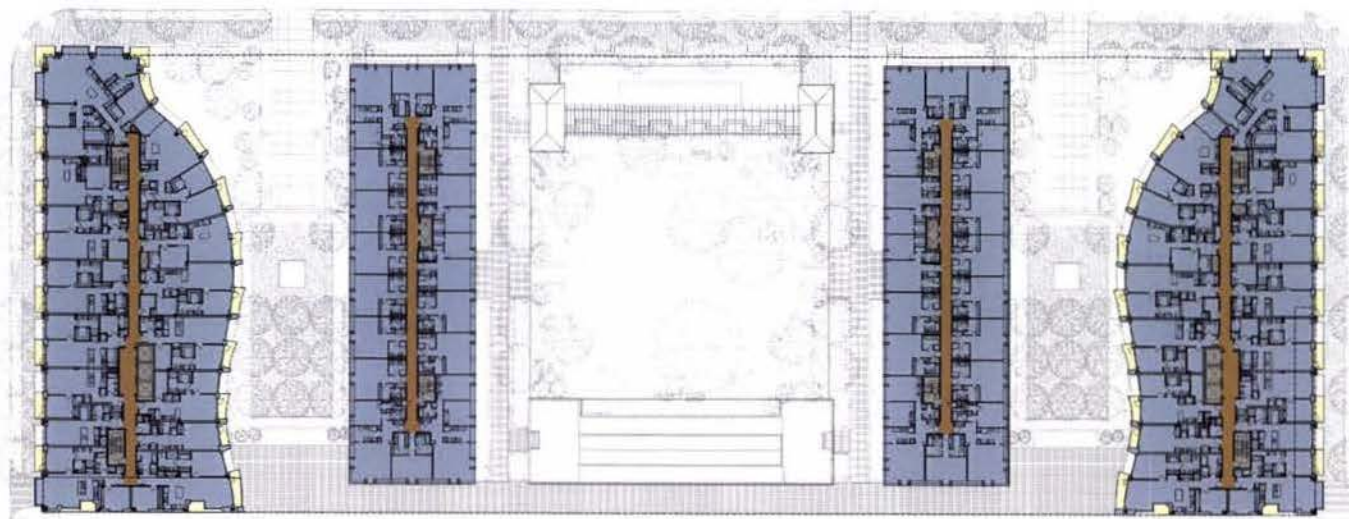
Ground Floor / Site Circulation Plan

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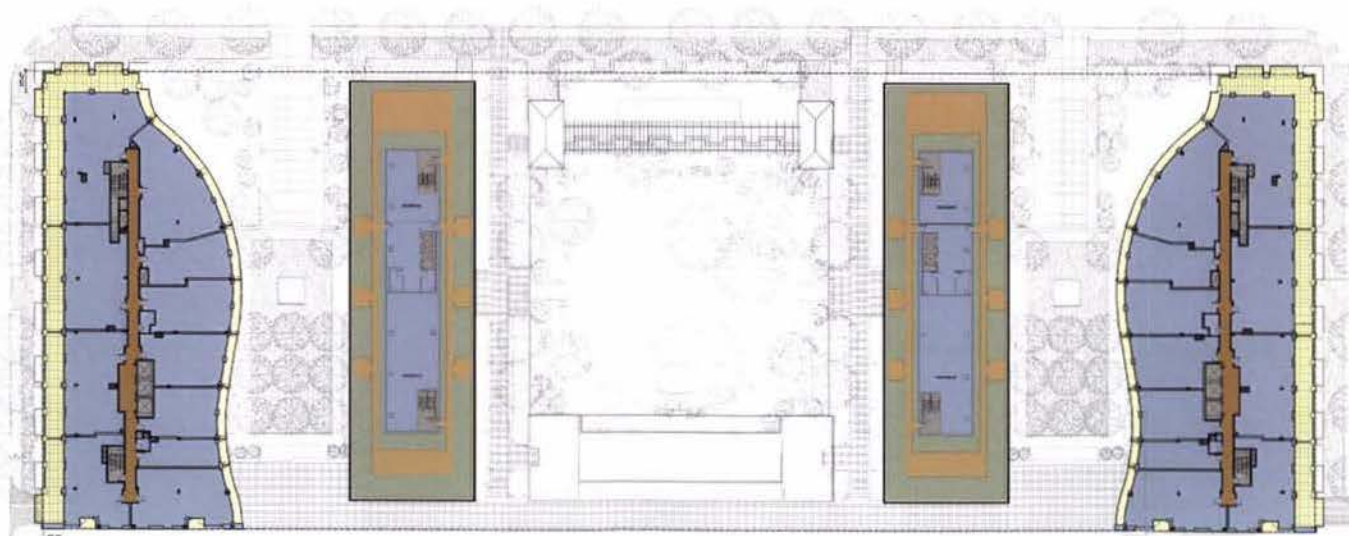
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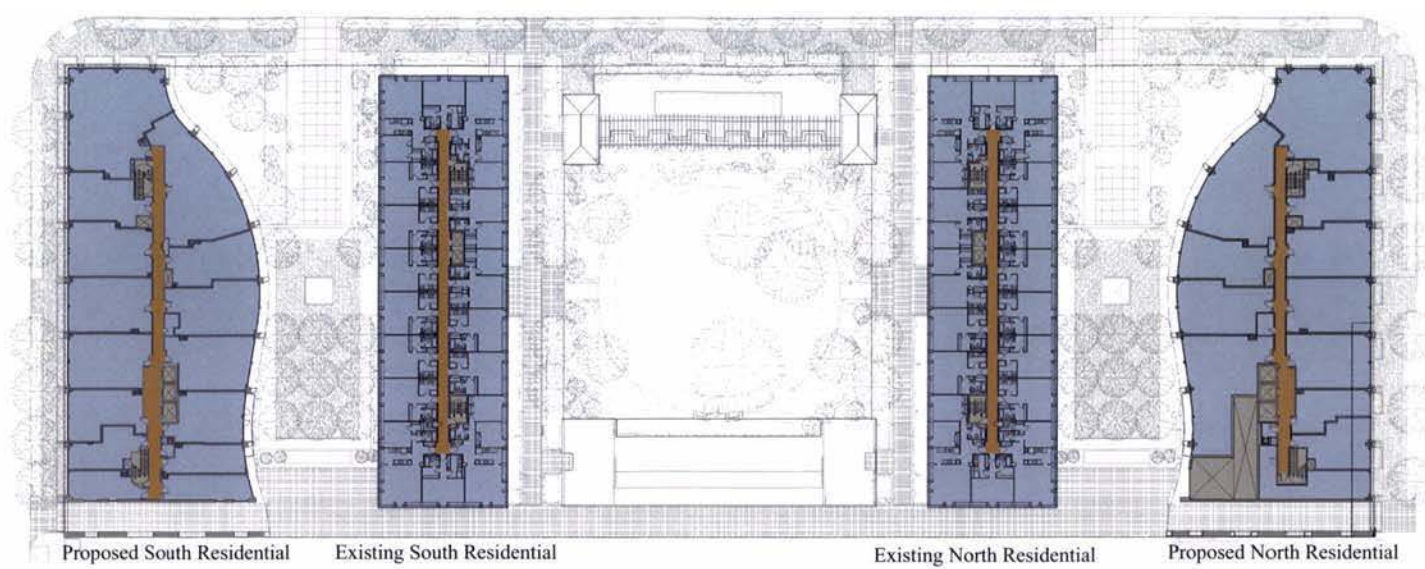


Proposed South Residential Typical Floor Plans Existing South Residential Typical Floor Plans Existing North Residential Proposed North Residential

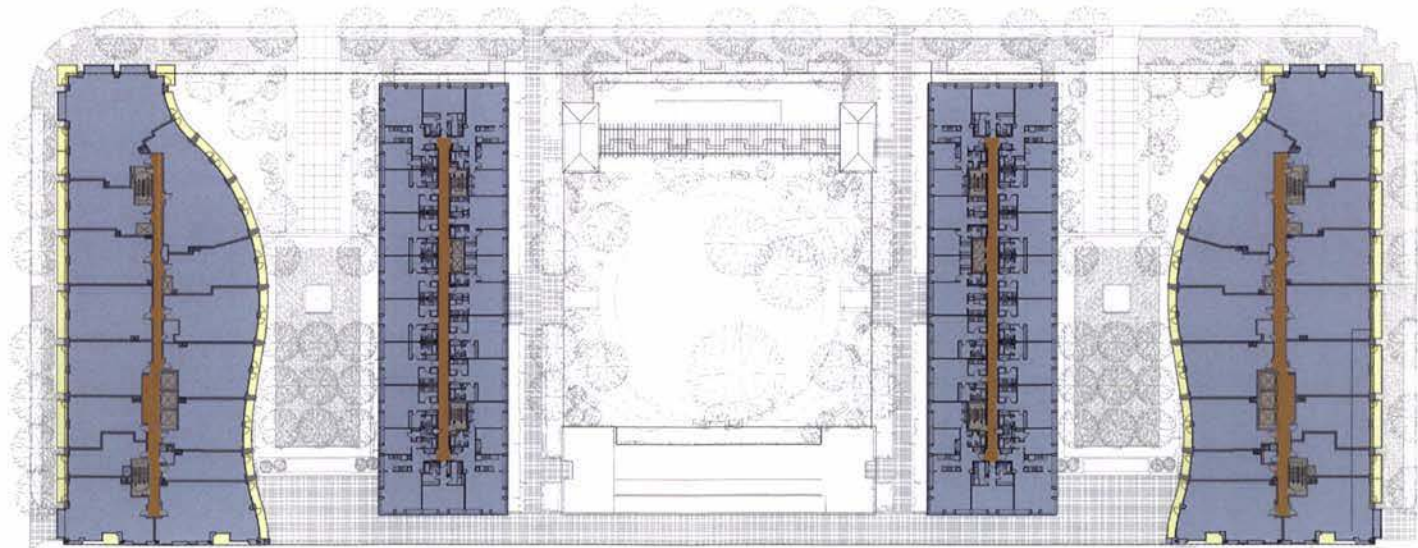


11th Floor New Tower 10th Floor Existing Tower 10th Floor Existing Tower 11th Floor New Tower





Second Floor Plan



Fifth Floor Plan



Plans - Second and Fifth Floors





Parking Level 1

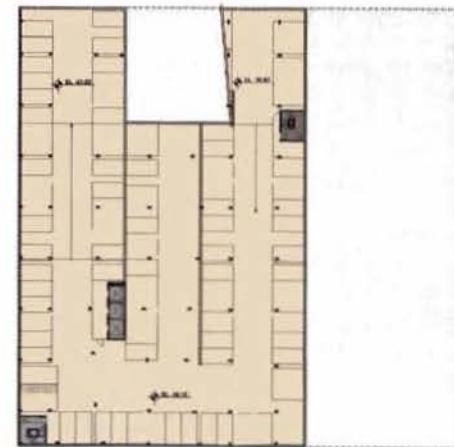
556 Bike Spaces

475 Compact Residential Spaces
89 Full Size Residential Spaces

564 Total Spaces
On All Parking Levels



Parking Levels 2 & 3



Lowest Level



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Parking Levels

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Repair and clean existing concrete structural frame

Replace windows to match original configuration and appearance
Replace single glazed windows with double glazed panels to match original configuration and appearance

Retain & restore brick walls
Retain arcade

Existing West Elevation

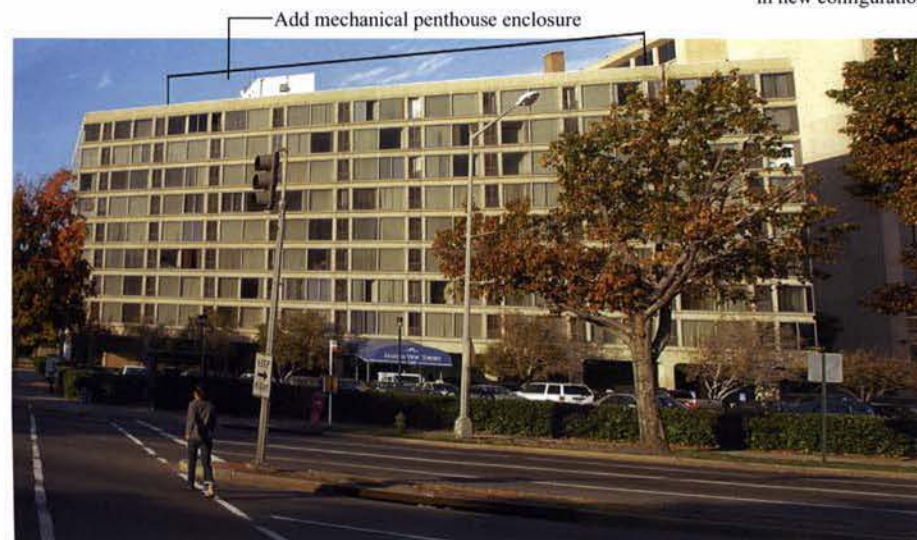


West Elevation

Provide new accessible access

South Elevation

Provide new glass lobby walls to replace existing in new configuration



Existing South Elevation



Proposed Arcade Lobby



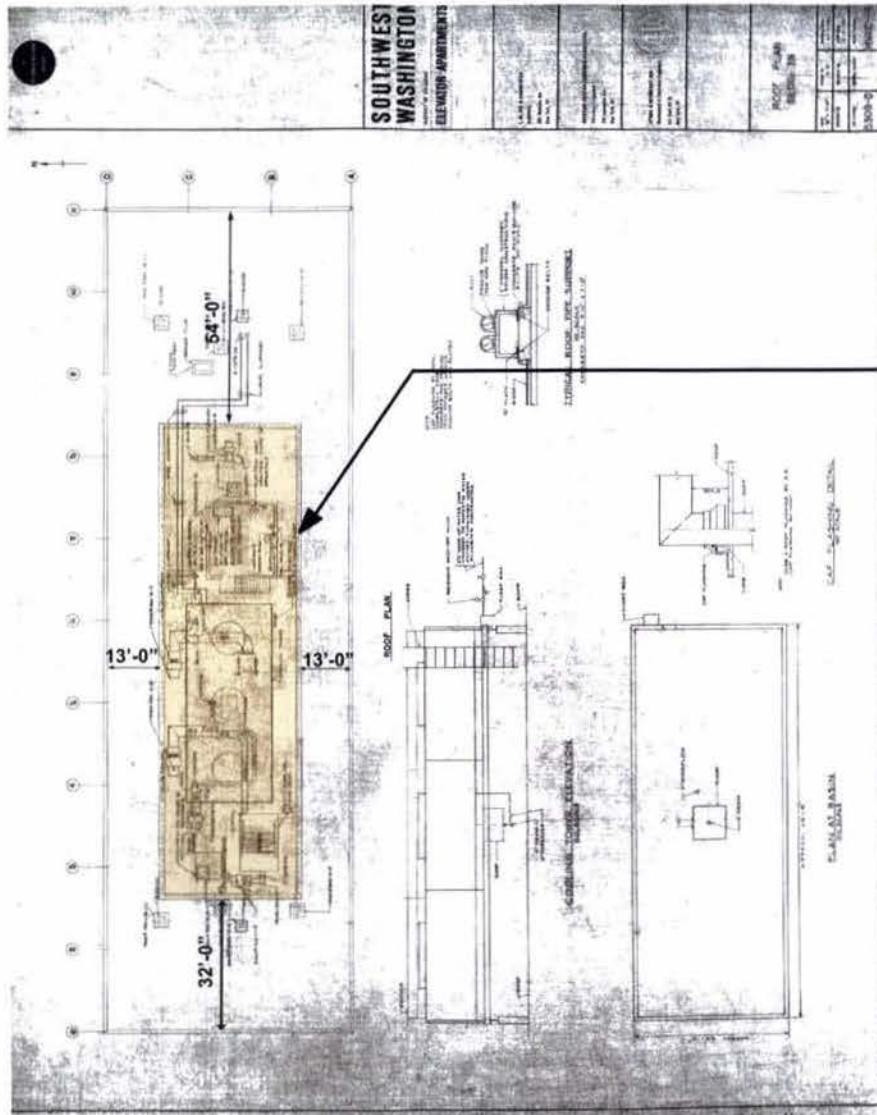
Proposed Vest Pocket Park by Zion Breen & Richardson



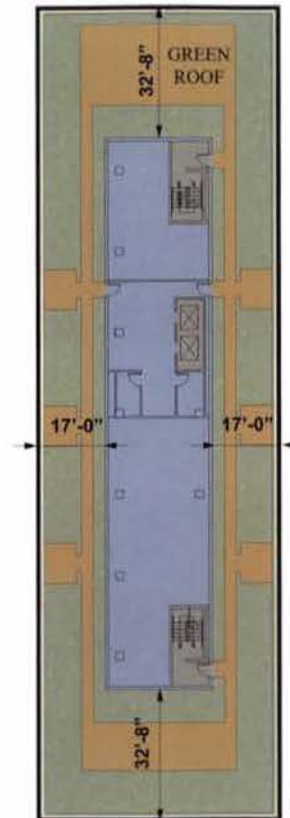
Existing Arcade Lobby



Existing View From Arcade



Contemplated Penthouse Enclosure



Proposed Penthouse Enclosure

Existing Mechanical
North Tower

Proposed Penthouse
Enclosure for
both Towers

Proposed Green Roof
for both Towers





6TH STREET
Proposed Great Lawn Plan



Original Great Lawn



Proposed View of Great Lawn - 6th Street



Existing View of Great Lawn - 6th Street

AREA TABULATIONS

SITE AREA = 135,263 SF

NEW & EXISTING BUILDINGS

LEVEL	RETAIL	RESIDENTIAL SERVICE & AMENITY SPACE - Interior	RESIDENTIAL UNIT AREA GSF	NUMBER OF UNITS	TOTAL AREA BY FLOOR	
Ground Floor	8,939	27,436	9,960	8	46,335	
Second Floor		5,736	56,758	62	62,494	
Third Floor			59,716	62	59,716	
Fourth Floor			59,716	62	59,716	
Fifth Floor			59,716	62	59,716	
Sixth Floor			59,716	62	59,716	
Seventh Floor			59,716	62	59,716	
Eighth Floor			59,716	62	59,716	
Ninth Floor			59,716	62	59,716	
Tenth Floor			35,230	30	35,230	
Eleventh Floor			30,400	22	30,400	
TOTALS	8,939	33,172	550,360	556	592,471	

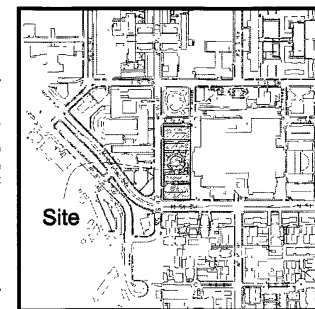
ZONING TABULATIONS

	R-5-D Zoning Requirements	C-3-C PUD Requirements	Project Design
Floor Area Ratio ("FAR")	3.5	8.0	4.38
Building Height	90 feet	130 feet	112 feet Setback 1:1 at 102 feet
Lot Occupancy (for residential uses)	75 %	100%	50.0%
Rear Yard	Corner Lot 4" per foot of height (15' min.)	<ul style="list-style-type: none"> 2 1/2 inches per foot of height (12' min.) Corner Lot allows closed court in lieu of rear yard 	Open Court in lieu of Rear Yard
Residential Recreation Space	None	10%	10% of Gross Residential Floor Area
Parking (Residential Use & Retail Use)	1 for each 3 dwelling units (187)	1 for each 4 dwelling units (140 residential) (8 retail)	556 Residential 8 Retail

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VEHICLE MA-
INTENANCE

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