

FAIRFIELD

BUILDINGS 1000 & 1100 RESIDENTS' UPDATE

Working Toward a Vibrant Future for Marina View Towers

Vol.1

Winter 2006

RESIDENT SERVICES

Welcome to the inaugural issue of *Buildings 1000 and 1100 Residents' Update*, a periodic newsletter to keep residents informed of developments at Marina View Towers. Marina View Towers is on the move and Fairfield is committed to improving the quality of tenant life. To this end, Ben Barnes became the full-time property manager for Marina View Towers in January. Many residents know Ben and are delighted to learn that he will be more available. Ben may be reached at **202-543-1985**.

MAINTENANCE MATTERS

We have taken a number of steps to improve the conditions of the buildings and to enhance tenant services. Now, there's a new maintenance company on board to keep the common areas, lobbies, hallways, and elevators in proper order.

Top-notch building engineer, Abdul Kamara, joined our team to provide property maintenance services for residents. And, Brian Towles will continue to serve as the onsite assistant maintenance person.

CONVENIENCE FIRST

We increased building services to provide 24-hour coverage. Each building now has a courtesy officer on duty from 5 p.m. to 9 a.m. on weekdays to supplement our 9 a.m. to 6 p.m. office staff, and 24-hour desk coverage on weekends.

PACKAGE PICKUP

Package pickup is available 24 hours a day, seven days a week, through the Office staff and Courtesy Officers. Now, residents, who have prescriptions delivered, can access their parcels right away.

WHAT'S GOING ON?

Like most developments, plans for redeveloping Buildings 1000 & 1100 are evolving to reflect how best to serve residents' housing needs while stimulating neighborhood economic development. Fairfield is working with the Marina View Towers Tenants' Association to shape a vision for a mixed-use development with superior rental and for-sale housing, an enlivened streetscape with street-level retail, exciting open spaces fitness, and below-grade parking.



To keep residents informed of renovation and development plans, we will have ongoing dialogues with residents, work with the Marina View Towers Tenants' Association, Inc., display architectural renderings in the lobby, publish a periodic newsletter, and post updates on the bulletin board. Residents should contact Graham Brock, Fairfield's project manager, at **(301) 654-2884 ext. 205** with any questions about the proposed development.

COOPERATING WITH MARINA VIEW TOWERS TENANTS' ASSOCIATION

The Marina View Towers Tenants' Association, Inc. submitted a Statement to ANC 6D at its December meeting through its president Lea Adams listing points of concern regarding the development plans. A copy of the Statement and Fairfield's

response is posted on the lobby bulletin boards in both buildings and available to every resident at the Office. Any resident who wishes to discuss Fairfield's response should call Graham at **301-654-2884 ext 205**, write us at the address below or simply place his/her comment in the Residents' Comment boxes in building lobbies. In addition to working with individual residents, we will continue to work with the Marina View Towers Tenants' Association, Inc.

WE WANT TO HEAR FROM YOU

Fairfield is eager to hear from residents about its development and renovation plans. So, let your voice be heard by placing a note in the Residents' Comment box and we will be sure to respond. Here are answers to some questions submitted.

Q & A

Resident– Will residents who rent be permitted to use the new exercise facility.

Fairfield– *Yes. Once built, the new facility will be available for all residents.*

Resident – Will the new development have for sale and for rent units.

Fairfield – *Yes.*

Resident – Who will cover moving expenses for tenants relocating to the 1000 Building.

Fairfield – *Fairfield will pay moving expenses.*

CONGRATULATIONS MISTY!

Recently, Misty Robinson was promoted to the Assistant Manager position, in recognition of her continued dedication to Marina View residents. Way to go, Misty!

DEVELOPER'S OFFICE HOURS

Several residents indicate that they want to speak directly to the developer about plans for Marina View Towers. To accommodate this request, Graham will hold office hours in Building 1100 on

Wednesday, Jan. 25 and Feb. 1, 4-7 PM

Saturday, Feb. 4, noon - 3 PM

Other times by appointment. Call and schedule or drop by the Office and sign-up on the posted schedule. You can reach Graham at **301-654-2884 ext 205** or by **email at Gbrock@ffres.com.**

PUBLIC MEETINGS

Fairfield will present at the following meetings:

Jan. 23, 7 PM Southwest Neighborhood Assembly, St. Augustine Episcopal Church

Feb. 11, 9 – Noon - Visioning workshop with the Marina View Towers Tenants Association, Inc. (requested). Refreshments will be served.

For additional information: Contact Graham Brock, Fairfield Residential, 7200 Wisconsin Avenue, Suite 1108, Bethesda, Maryland 20814, 301-654-2884 ext 205 or Gbrock@ffres.com.

FAIRFIELD
BUILDINGS 1000 & 1100 RESIDENTS' UPDATE

Working Toward a Vibrant Future for Marina View Towers

Vol.2

February 2006

WHAT IS BEING PLANNED?

Working with Marina View Towers Tenants Association, Inc. and individual tenants, we are shaping a vision for a vibrant future for Marina View Towers and the community. After careful dialogue, we developed a plan to renovate Building 1000, upgrade the units and move all of our tenants into that building. Next, we will completely gut Building 1100 and start construction of a new building, the South Tower.

We envision creating an exciting mixed-use development with rental and homeownership opportunities, an enlivened streetscape with street-level retail, exciting open spaces, a fitness center, and below-grade parking.

Many tenants spoke with us about their interest in homeownership. To accommodate this request, we will convert Building 1100 into a condominium facility. We also heard from tenants who expressed an interest in remaining renters. So, Building 1000 will contain rental units to allow apartment living.

After Buildings 1000 and 1100 are renovated and we have completed constructing the new South Tower, we plan to build a new North Tower building. Both of these new buildings, the South and North Towers, will be built on the existing surface parking lots and will incorporate underground parking. These buildings may or may not become condominiums depending upon the market.

HOW WILL IT HAPPEN?

The renovation and new build will unfold in several phases.

PHASE I

Building 1000

Building 1000 will be renovated with upgraded kitchens, facility improvements, etc. It will provide rental units for tenants who wish to stay and continue apartment living. All rents will continue to be governed by the guidelines of the District's rent stabilization codes.

PHASE II

Building 1100

We plan to completely gut Building 1100 down to the concrete slab and redevelop it into elegantly designed condominiums. To do this, we need to relocate tenants from Building 1100 to Building 1000. Fairfield will pay the moving expenses for Building 1100 tenants. This relocation will begin in the spring of 2007 after we finish renovating Building 1000.

PHASE III

Buyout

To move all tenants into Building 1000, we need to reduce the number of tenants down to fifty percent. Currently, we are at sixty-five percent occupancy and will likely reach fifty percent through natural attrition and by offering a buyout. Some tenants have already indicated that they plan to move due to work, school or other personal reasons.

We will offer a buyout to all tenants. However, at this time, we do not know what the buyout amount will be. The amount is driven by several factors including: the permitted density, of the new buildings, the number of tenants who decide to leave, length of tenancy, etc. We hope to know the buyout amount within the next two months.

Condo Purchase

Many residents have inquired about homeownership and asked that we make this one of the options. Fairfield will provide an opportunity for current residents to purchase a condominium in Building 1100 at a discount. At this time, we do not know what the discount will be. But, it will be attractive and we hope to know more about the discount within the next two months.

ESTIMATED TIMETABLE

April'06	Tenants receive buyout offer
April'06	Tenants receive condo discount offer
July'06	Zoning Commission holds public hearing
Summer '06	Building 1000 renovation begins
Spring'07	Building 1000 renovation completed
Spring'07	Relocation from Building 1100 to Building 1000
Summer'07	Building 1100 gutted
Summer'08	Building 1100 condos ready for sale

DIALOGUE WITH THE DEVELOPER

Fairfield will hold a **Dialogue with the Developer at 6:30 PM Wednesday, February 15 at Arena Stage**. Please come and meet with the development team. We will address questions, present the architectural designs and floor plans and hear from you. Refreshments will be served.

Q & A

Tenants have submitted numerous questions about the project and attached to this newsletter are their questions and our responses. These questions and answers are also posted on the bulletin boards in the lobby of each building.

HOMEOWNERSHIP SEMINARS

To help residents decide whether they want to take the buyout or purchase a condo, we will offer a series of Homeownership Seminars. Mortgage brokers, credit counselors and bankers will be invited to meet with tenants to discuss the condo purchase process, condo fees, improving your credit, and the transition to homeownership. The first seminar will be held 6:30 PM, Wednesday, March 1 at Arena Stage

DEVELOPER'S OFFICE HOURS

Several residents indicate that they want to speak directly to the developer about plans for Marina View Towers. To accommodate this request, Graham Brock, Fairfield's project manager and Sharon Robinson, Fairfield's consultant, will hold office hours in Building 1100 on

Wednesday, Feb. 8, 5 - 8 PM
Thursday, Feb. 9, 5 - 8 PM

To meet at any other time, call Graham Brock, Fairfield's project manager, at **(301) 654-2884 ext. 205** or by email at Gbrock@ffres.com or SRR1@comcast.net and schedule an appointment.

For additional information: Contact Graham Brock, Fairfield Residential, 7200 Wisconsin Avenue, Suite 1108, Bethesda, Maryland 20814, 301-654-2884 ext 205 or Gbrock@ffres.com.

FAIRFIELD

The Nation's Largest Residential Real Estate Developer

BUILDINGS 1000 & 1100

RESIDENTS' UPDATE

Working Toward a Vibrant Future for Marina View Tower

Vol. 3

April, 2006

UPDATE ON MARINA VIEW

The Marina View Towers Planned Unit Development (PUD) application was preliminarily reviewed by the Zoning Commission at its regularly scheduled monthly meeting on March 13. The Zoning Commissioners noted that Fairfield's proposal preserves the historic design of the 1000 and 1100 Buildings created by architect I.M. Pei., maintains affordable housing and provides several amenities.

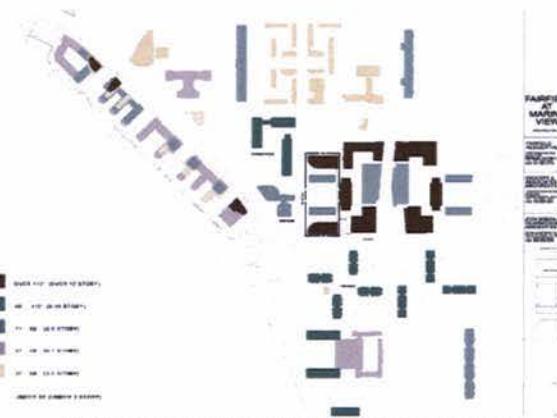


In reviewing the design for the proposed new buildings, the Commissioners expressed concern about the buildings' height, asked our team to revisit it and did not take a formal action on our proposal. Currently, our architectural firm, Esocoff and Associates, is reviewing the height presentation and will be meeting with District officials to look at our proposed height in context with those proposed for the overall neighborhood including the proposed redevelopment of the Southwest Waterfront.

WHERE IS FAIRFIELD ON THIS?

Fairfield's position remains unchanged. We are fully committed to working through the District's landuse process, to working with our tenants and to bringing forth a great development for Marina View Towers. Our team is moving with all due speed to get our project scheduled for a public hearing before the Zoning Commission.

We are quite enthusiastic about the architectural design we proposed in our PUD. The scale, height and design are neighborhood enhancing and in keeping with the heights of existing and planned developments in the area. Moreover, the light augmenting sloped curvatures of our new buildings' afford inviting water views for future residents of the 1100 Building. This is why our design has the support of the Anacostia Waterfront Corporation, Arena Stage, the Waterfront Mall and a host of Marina View Towers' residents. We feel that our design complements the neighborhood, serves as a beacon for the new Stadium, and offers our residents and the community neighborhood-serving retail, restaurants and amenities.



Dark areas are buildings 110 ft and higher

WHAT DOES THIS MEAN FOR TENANTS?

What this means is that our plans for renovation and redevelopment and for the buyout and condo discount offers all shift back for at least two to three months. Further, if we are required to reduce the height of the two new buildings, it will substantially affect the overall project schedule and financial elements.

How this affects our tenants is that we are unable to make our tenant-wide buyout and condo discount offer in April as we had initially hoped. And at this time, we are uncertain of when we will be able to

make the offers. Our best estimate is that we hope to have things resolved with the Zoning Commission sometime over the next few months.

Further, this delays our plan to begin renovating Building 1000 in the Fall. As this too is influenced by the overall financials driving the entire redevelopment project. We hope to begin this renovation as soon as the Zoning Commission approves the project.

WHAT CAN TENANTS DO?

The Office of Planning and the Zoning Commission need to hear tenants' perspectives on the height of the proposed new buildings and we want to thank those tenants who have already sent in letters. Many residents have asked whom they should contact to make their views known. You can email, call or mail District officials to let them know your opinion of the design of the new buildings and how you feel about their heights. Send your letters or emails to:

- Joel Lawson, Development Review Specialist, Office of Planning, 801 N. Capitol St., NE, Wash., DC 20002 Joel.Lawson@dc.gov 442-7600
- Carol Mitten, Chairperson, DC Zoning Commission, 441 4th Street, NW, 2nd Fl., Wash., DC 20001, Carol.Mitten@dc.gov, 727-6311
- Jennifer Steingasser, Associate Director, Office of Planning, 801 N. Capitol St., NE, Wash., DC 20002 Jennifer.Steingasser@dc.gov 442-7600
- Ellen McCarthy, Director, Office of Planning, 801 N. Capitol St., NE, Wash., DC 20002 Ellen.McCarthy@dc.gov 442-7600

**Please send a copy of your email to
TenantsMarinaView@aol.com.**

NEW ESTIMATED TIMETABLE

We must stress that this timetable is very tentative and subject to change at any time.

July'06	Tenants receive buyout offer
Fall'06	Zoning Commission holds public hearing and approves the PUD
Fall'06	Tenants receive condo discount offer
Winter'06	Building 1000 renovation begins
Summer'07	Building 1000 renovation completed
Summer'07	Relocation from Building 1100 to Building 1000 begins
Fall'07	Building 1100 gutted and construction begins on the new South Building
Fall'08	Building 1100 condos ready for sale
Winter'08	New South Building condos ready for sale

Q & A

Tenants submitted numerous questions about the development during the weekly *Developer Hours*, in the comment boxes and at the March homeownership seminar. Attached please find responses to questions submitted. The Q & A's are also posted on the bulletin boards in the lobby of each building.

DEVELOPER'S OFFICE HOURS

Graham and Sharon will hold Developer Hours on **Wednesdays from 6 to 8 PM** to keep you abreast of our plans as we move forward. To meet at any other time, call Graham Brock, Fairfield's project manager, at **(301) 654-2884 ext. 205** or by email at Gbrock@ffres.com or SRR1@comcast.net and schedule an appointment.

MEETINGS

We will continue engaging our tenants and keeping you informed of our progress. We wish to congratulate the newly elected officers of the Marina View Towers Tenants' Association, Inc. and have requested to be placed on the agenda for the April 27 meeting at 7 PM at Arena Stage.

For additional information: Contact Graham Brock, Fairfield Residential, 7200 Wisconsin Avenue, Suite 1108, Bethesda, Maryland 20814, 301-654-2884 ext 205 or GBROCK@FFRES.COM

FAIRFIELD

The Nation's Largest Residential Real Estate Developer

BUILDINGS 1000 & 1100 RESIDENTS' UPDATE



Vol. 4

July, 2006

UPDATE

Fairfield's Marina View Towers Planned Unit Development (PUD) application is moving thru the process to secure review by the Zoning Commission.

At its March 10 meeting, the Zoning Commission did not take an action on Fairfield's proposal. Rather, the Commissioners noted that the initial proposal preserved the historic design of the 1000 and 1100 Buildings created by architect I.M. Pei, maintained affordable housing and provided community and residential amenities. *A copy of the hearing transcript is posted on the bulletin boards in the lobbies of the 1000 and 1100 Buildings.*

However, the Commissioners expressed concern about the height of the new buildings Fairfield proposed and asked the team to revisit that aspect of the project.

WHERE WE ARE NOW?

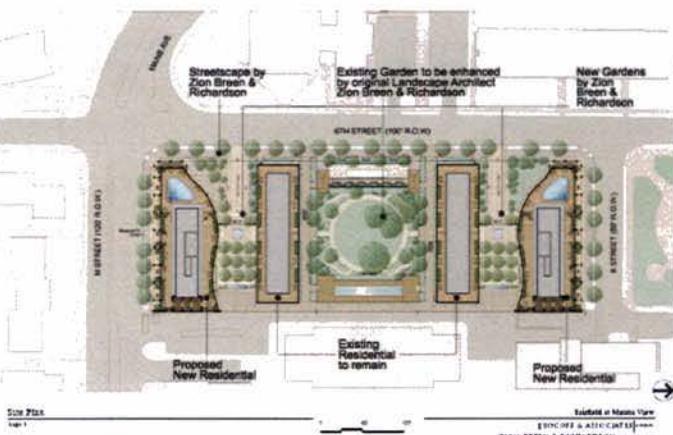
Fairfield acted with due speed in having our architectural firm, Esocoff & Associates, redesign the new buildings and reduce the height, while maintaining community amenities and quality design features. Our goal is to keep the project moving forward as quickly as possible. We have been working with the Office of Planning in developing a design we feel meets the expectations of the Zoning Commission. On July 24 at 6:30 PM, the Office of Planning will present Fairfield's revised proposal to the Zoning Commission for consideration to set down a date for a public hearing. [Our submission is at the Office in Building 1100 and available for tenants to review.] The Zoning Commission meeting will be held at 441 Fourth Street, NW in Room 201 and is open to the public. However, just as in the March 10 Zoning Commission meeting, the public will not be allowed to speak at this meeting.

HOW DO THE REVISED PLANS LOOK?

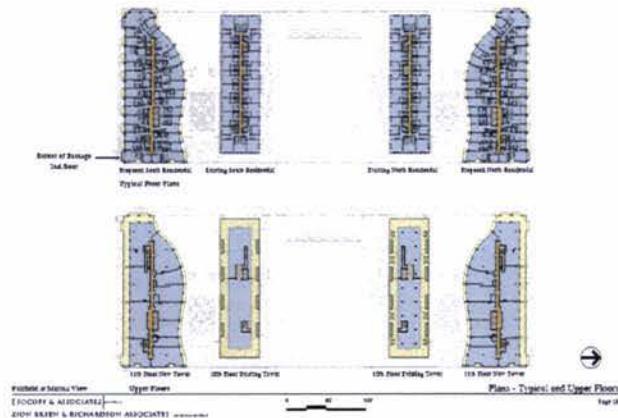
The revised designs for the new buildings contain several notable changes. The most significant is that the height of the two proposed buildings has been reduced from 120 feet to 112 feet. This means that instead of a 12-story building, we are now proposing an 11-story building.



A noteworthy architectural feature of the revised plan is a change in the shape of the new buildings to make them more responsive to the existing buildings. The new buildings now have S-shaped facades on the face closest to the 1000 and 1100 Buildings, which afford better views for the residents.



Another feature worth noting is that the original Landscape Architect, Zion Breen and Richardson will design the landscape gardens. We have also retained plans for such community amenities as street-level retail, a sit-down restaurant, underground parking, a fitness facility, rooftop pools, etc. And, we've increased the parking ratios to accommodate residents.



WHAT DOES THIS MEAN FOR TENANTS?

Our redevelopment and renovation plans are ultimately determined by the regulating authorities and any schedules we propose are completely dependent upon the Zoning Commission's timetable. Consequently, the timeframe for renovation and redevelopment, buyout and condo discount offer will likely shift to the end of this year or beginning of next year.

WHAT ABOUT TENANTS WHO MOVE PRIOR TO THE COMMISSION'S ACTION

We realize that some tenants have life circumstances, which may require them to relocate prior to the Zoning Commission's action. Unfortunately, we are unable to provide any assistance, offers or packages to former tenants. We cannot get ahead of the District's regulatory process and will need to wait until after the Zoning Commission's public hearing to make tenants' offers. At this time, we are uncertain of when we will be able to make buyout, condo discount, or assistance in relocating offers. Our best estimate is that we hope to have the Zoning Commission's public hearing and a decision sometime toward the end of this year or the beginning of next year.

For additional information: Contact Graham Brock, Fairfield Residential, 7200 Wisconsin Avenue, Suite 1108, Bethesda, Maryland 20814, 301-654-2884 ext 205 or GBROCK@FFRES.COM

WHEN WILL THE RENOVATION START?

Our plans to begin renovating Building 1000 in the fall are postponed until after the Zoning Commission's action. This too is influenced by the overall financials driving the entire redevelopment project. We hope to begin the renovation as soon as the Zoning Commission approves the project.

ALL ELEVATORS ARE WORKING!!!

We spent a great deal of effort in getting all of the elevators in the 1000 and 1100 Buildings in good working order. Thank you for your patience. We want to recognize Ben and Misty for working so diligently with the elevator engineers to get the systems in good working order.

NEW ESTIMATED TIMETABLE

We must stress that this timetable is very tentative, contingent upon the action of the Zoning Commission and subject to change at any time.

Jan.'07	Zoning Commission holds public hearing and approves the PUD
Feb.'07	Tenants receive buyout offer
Feb.'07	Tenants receive condo discount offer
Spring'07	Building 1000 renovation begins
Fall'07	Building 1000 renovation completed
Winter'07	Relocation from Building 1100 to Building 1000 begins
Spring'08	Building 1100 gutted and construction begins on the new South Building
Summer'08	Building 1100 condos ready for sale
Winter'09	South Building condos ready for sale

DEVELOPER'S OFFICE HOURS AND ICE-CREAM SOCIAL

Graham and Sharon will host a special *Developer's Hours and an Ice Cream Social, Wednesday July 12 from 6 to 8 PM.* Stop by, have some desert, view the new architectural drawings, and get an update on the Zoning Commission review process.

If you want to talk at any time, contact Graham Brock, Fairfield's project manager, at (301) 654-2884 ext. 205 or email Gbrock@ffres.com or SRR1@comcast.net.

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BUILDINGS 1000 & 1100 RESIDENTS' UPDATE

Vol. 5

July 25, 2006

IT'S UNANIMOUS!

The Office of Planning presented Fairfield's Marina View Towers Planned Unit Development (PUD) application to the Zoning Commission last evening and the Zoning Commissioners voted unanimously to set down the PUD for a public hearing. We anticipate that the Zoning Commission will schedule a public hearing sometime in January.

At last evening's meeting, the Commission heard the Office of Planning describe our application for the development of the Marina View Towers site. *A copy of the application is available in the Office.* The revised PUD application describes Fairfield's proposal for two new 112-foot high buildings, set back at the top floor, on the site of the existing parking lots. The plans also call for two underground parking garages holding a total of 568 spaces, and an amenities building/fitness facility, as well as a sit-down restaurant and retail stores on the ground level and a quiet green space between the existing 1000 and 1100 buildings, which will be preserved and renovated.

The Office of Planning pointed out that while the 1000 and 1100 towers are not designated as historic landmarks, Fairfield is committed to working with the District's Historic Preservation Office, to preserve their historic design by architect I.M. Pei. The Office of Planning also indicated that fifteen percent of the bonus density gained through the PUD process will be set aside as affordable housing, and that the PUD features other community amenities. Further, the Office of Planning stated that Fairfield will sign a Memorandum of Understanding to commit to LSDBE contracting and a First Source Employment Agreement to hire District residents.

Zoning Commissioners expressed satisfaction with the height reduction of the new buildings and asked that Fairfield clarify the roof

structures, proposed penthouse elevation, terrace alignment, coordination with Waterside Mall, and relationship to the Southwest waterfront.

TENANTS: VOICE YOUR OPINION

Fairfield welcomes hearing from our tenants about the proposed redevelopment and relocation. To this end, we have requested a meeting with the Marina View Towers Tenants Association and we will continue to host Developer's Hours. In addition, we plan to request to be placed on the agenda for ANC 6D's October meeting. And, our tenants will be able to voice their opinions at the Zoning Commission's public hearing, which may be scheduled for January 2007.

ESTIMATED TIMETABLE

We stress that this timetable is tentative, contingent upon the action of the Zoning Commission and subject to change at any time.

Sept.'06	Presentation to Marina View Towers Tenants Association, Inc.
Oct.'06	Presentation to ANC 6D
Jan.'07	Zoning Commission holds public hearing and approves the PUD
Feb.'07	Tenants receive buyout offer
Feb.'07	Tenants receive condo discount offer
Spring'07	Building 1000 renovation begins
Fall'07	Building 1000 renovation completed
Winter'07	Relocation from Building 1100 to Building 1000 begins
Spring'08	Building 1100 gutted and construction begins on the new South Building
Summer'08	Building 1100 condos ready for sale
Winter'09	South Building condos ready for sale

DEVELOPER'S HOURS

If you would like to talk at any time, contact Graham Brock, Fairfield's project manager, at (301) 654-2884 ext. 205 or email Gbrock@ffres.com or SRR1@comcast.net.

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