

NOTICE OF INTENT TO FILE A ZONING APPLICATION

Application to the District of Columbia Zoning Commission For a Planned Unit Development and Zoning Map Amendment

November 14, 2005

Marina View Partners, LLC (the "Applicant"), gives notice of its intent to file an application for a Planned Unit Development ("PUD") and related Zoning Map amendment for the property known as Lots 50 and 853 in Square 499 ("Subject Property"). The Subject Property is generally bounded by K Street, SW on the north, M Street, SW on the south, the Waterside Mall on the east and 6th Street, SW on the west. 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 is currently located in the R-5-D Zone District. The Applicant proposes to rezone the Subject Property to the C-3-C Zone District.

The Subject Property includes the existing Marina View residential complex which consists of two towers designed by I.M. Pei with surface parking at either end and a landscaped court in the middle. The proposed PUD and Zoning Map amendment application will allow the construction of two new residential buildings (with a significant affordable housing component) with ground level retail in the southern building along M Street. The existing Pei buildings will be preserved and renovated. At the center, the courtyard will be transformed into a central Great Lawn; it will be flanked by a central amenities building on the east side and public open space on the west side, along 6th Street. Retail uses and residential uses of the proposed height and density are not permitted in an R-5-D District; therefore, it is necessary to seek a Zoning Map amendment to rezone the Subject Property to the C-3-C District.

The PUD project will include approximately 560 - 590 residential units in the new buildings and the existing renovated buildings. The PUD project will have a total Floor Area Ratio ("FAR") of approximately 4.8 – 4.9 and will have a lot occupancy of approximately 51%. The two new residential buildings will be 120 feet tall. The new south building will contain approximately 8,545 square feet of ground floor retail space. Entrances to the new buildings will be primarily along M and K Streets, and are intended to create active urban streetscapes and sidewalks. In particular, the ground floor retail in the south building will enliven that portion of M Street, which will be a critical connection between the Waterfront-SEU Metro station at 4th and M Streets, SW and the soon-to-be revitalized Southwest waterfront. The project will include approximately 480 – 490 parking spaces.

The PUD application will preserve the architecturally significant Pei buildings, and anchor them to a vibrant development in a transforming neighborhood. The Pei buildings will be connected to the new structures by ground level plazas and an underground auto court rotary that provides ample vehicle and bicycle parking for residents and guests. The Great Lawn at the center of the Subject Property will create a quiet open recreational space for residents of Marina View; the amenities building, pools and sun decks on the roofs of the two new buildings will provide additional recreational space for residents. On the whole, the project will integrate the historical buildings into a lively 21st century residential complex that evokes the pattern of mixed

type residential development interspersed with open space that defines Southwest Washington, D.C.

The Applicant has begun a dialogue process with the Marina View Tenants Association and intends to make a presentation to Advisory Neighborhood Commission (“ANC”) 6D at their December public meeting. The Applicant will continue to seek input from its neighbors as it proceeds through the Zoning Commission public hearing process.

This application will be filed with the District of Columbia Zoning Commission under Chapter 24 of the District of Columbia Zoning Regulations, 11 DCMR (February 2003, as amended), not less than ten (10) days from the date of this Notice which is given pursuant to Section 2406.7 of the Zoning Regulations.

The project architect is Esocoff and Associates. The traffic engineers are Gorove/Slade Associates, the landscape architects are Zion Breen & Richardson Associates, and land use counsel is Pillsbury Winthrop Shaw Pittman LLP. If you require additional information regarding the proposed PUD and Zoning Map amendment application, please contact Paul Tummonds (202-663-8873).