

Zoning Commission Case No. 05-38
Fairfield's Residential Planned Unit Development Application
(For redevelopment of Marina View Towers)

Testimony of Ahmed Lahjouji (Marina View Towers Tenant)

CHAIRPERSON Mitten, members of the zoning commission. My name is Ahmed Lahjouji and for nearly 5 years, I have resided at Marina View Towers in building 1100. I appreciate the opportunity to appear before you this evening in support of Fairfield's Planned Unit Development (PUD) and Zoning Map Amendment Application. Those of us who are tenants at Marina View Towers have a vested interest in whether or not the zoning commission approves this redevelopment application as we are the people who will be most affected by your decision. So, it is after careful consideration that I have decided to support this project. This redevelopment is about more than just the construction of two new apartment buildings near the waterfront in the nation's capital. It is about the great transition taking place in our neighborhood and across the District of Columbia. I have lived in DC for a long time and am amazed at the speed with which much of this City continues to change for the better, at all levels. But, as you all know, there are areas in DC, including the SW waterfront, which remains virtually underdeveloped, despite everything it has to offer.

I support Fairfield's PUD for a number of reasons. Fairfield has put in a lot of effort to keep the tenants of Marina View Towers abreast of the progress being made and of the changes that this Commission required in their design. Fairfield held a number of individual and small group meetings and several full tenant meetings to review plans for the existing buildings, amenities facilities, new designs and tenant relocation options. Fairfield brought an independent mortgage brokers to prepare interested tenants for homeownership. Most importantly, Fairfield made provisions so that every tenant could stay and live at marina view towers. No one is being displaced or being priced out of his or her homes. On the contrary, every tenant is being offered the option to continue renting in a newly renovated unit at the same exact rent rate we have today. We also have the option to take a modest buyout and leave or to purchase a condo at a modest discount and become homeowners.

As I indicated before, my support is not something I give lightly. I do appreciate the Zoning Commission approving Fairfield's PUD Application.

Sincerely,

Ahmed Lahjouji
1100 6th Street # 416, SW
Washington, DC 20024

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EXHIBIT NO. 25

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EXHIBIT NO.45