

FAIRFIELD AT MARINA VIEW

1100 & 1000 6TH ST, SW

WASHINGTON, DC

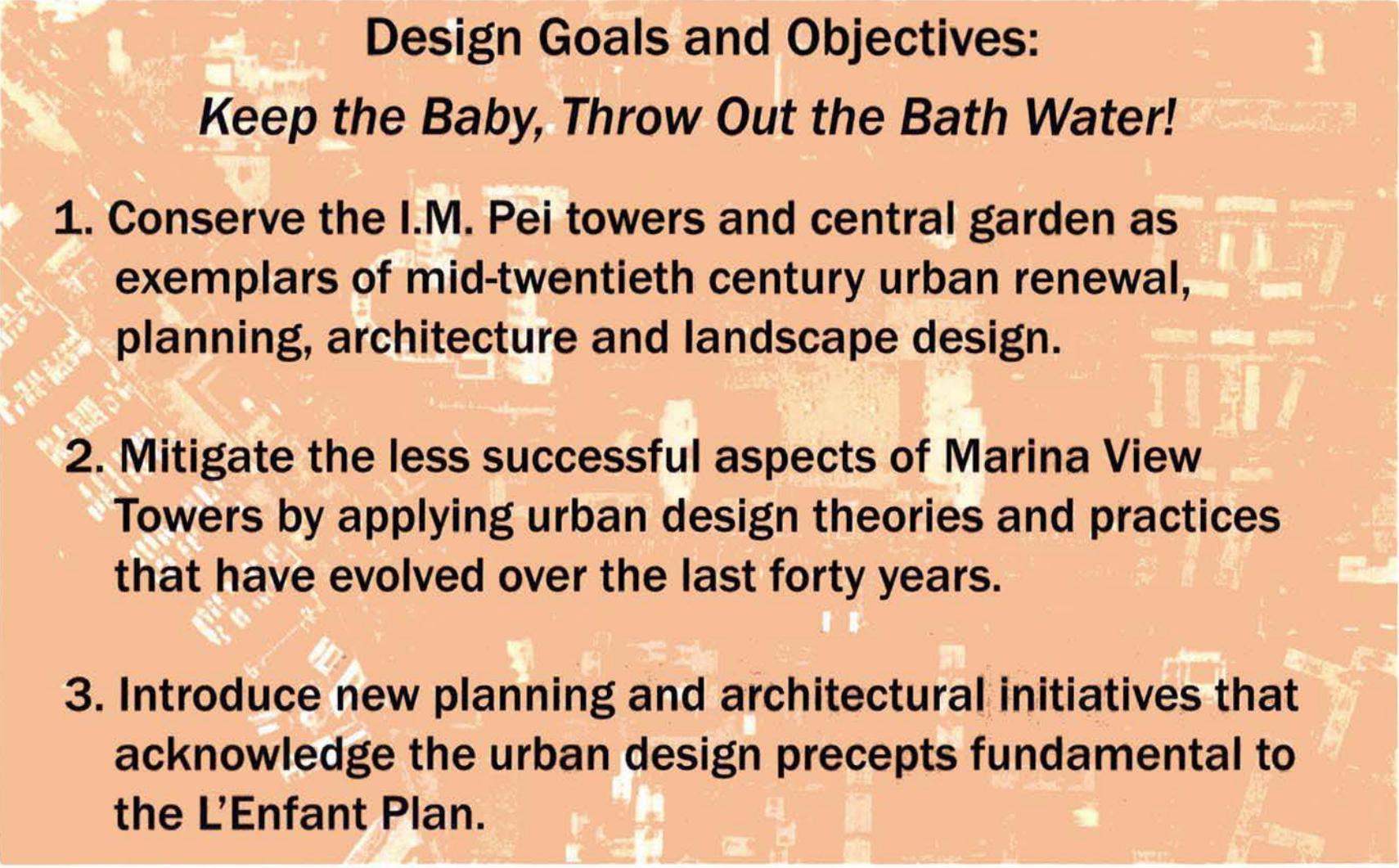
A PLANNED UNIT DEVELOPMENT

CASE NUMBER 05-38



ZONING COMMISSION
CASE No. 05-38
EXHIBIT No. 53

ZONING COMMISSION
District of Columbia
CASE NO.05-38
EXHIBIT NO.53



Design Goals and Objectives: *Keep the Baby, Throw Out the Bath Water!*

1. Conserve the I.M. Pei towers and central garden as exemplars of mid-twentieth century urban renewal, planning, architecture and landscape design.
2. Mitigate the less successful aspects of Marina View Towers by applying urban design theories and practices that have evolved over the last forty years.
3. Introduce new planning and architectural initiatives that acknowledge the urban design precepts fundamental to the L'Enfant Plan.



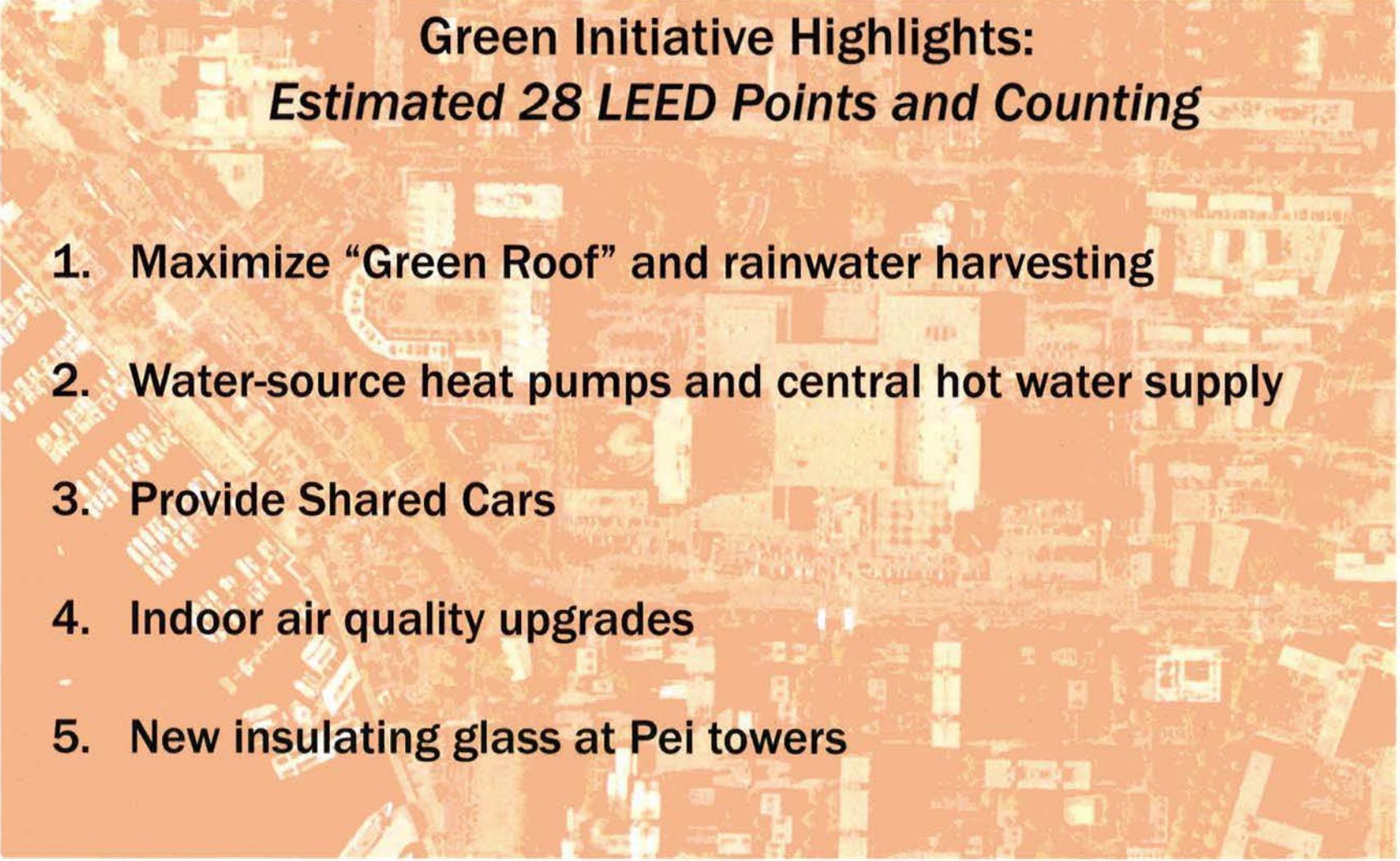
Basic Design Initiatives:

1. *Conserve, enhance and define central garden*
2. *Create new shared garden along 6th Street*
3. *Define and refine public access*
4. *Frame central garden with low, recreation building*
5. *Conserve and modernize Pei Towers*



Basic Design Initiatives:

6. *Replace surface parking lots with below grade garages*
7. *Define M and K Street with new residential buildings*
8. *Create two new gardens over garages*
9. *Introduce urbane ground level uses along M and K Streets*
10. *Establish shared service drive with adjoining development*



Green Initiative Highlights: *Estimated 28 LEED Points and Counting*

1. Maximize “Green Roof” and rainwater harvesting
2. Water-source heat pumps and central hot water supply
3. Provide Shared Cars
4. Indoor air quality upgrades
5. New insulating glass at Pei towers

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ZION BREEN & RICHARDSON ASSOCIATES | landscape architect



Green Initiative Highlights: *Estimated 28 LEED Points and Counting*

6. Bike access and storage enhancements
7. Reuse of existing structures
8. Infill site redevelopment on surface parking lot
9. Transit oriented development
10. Offsite park enhancement support

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Aerial Site Photo

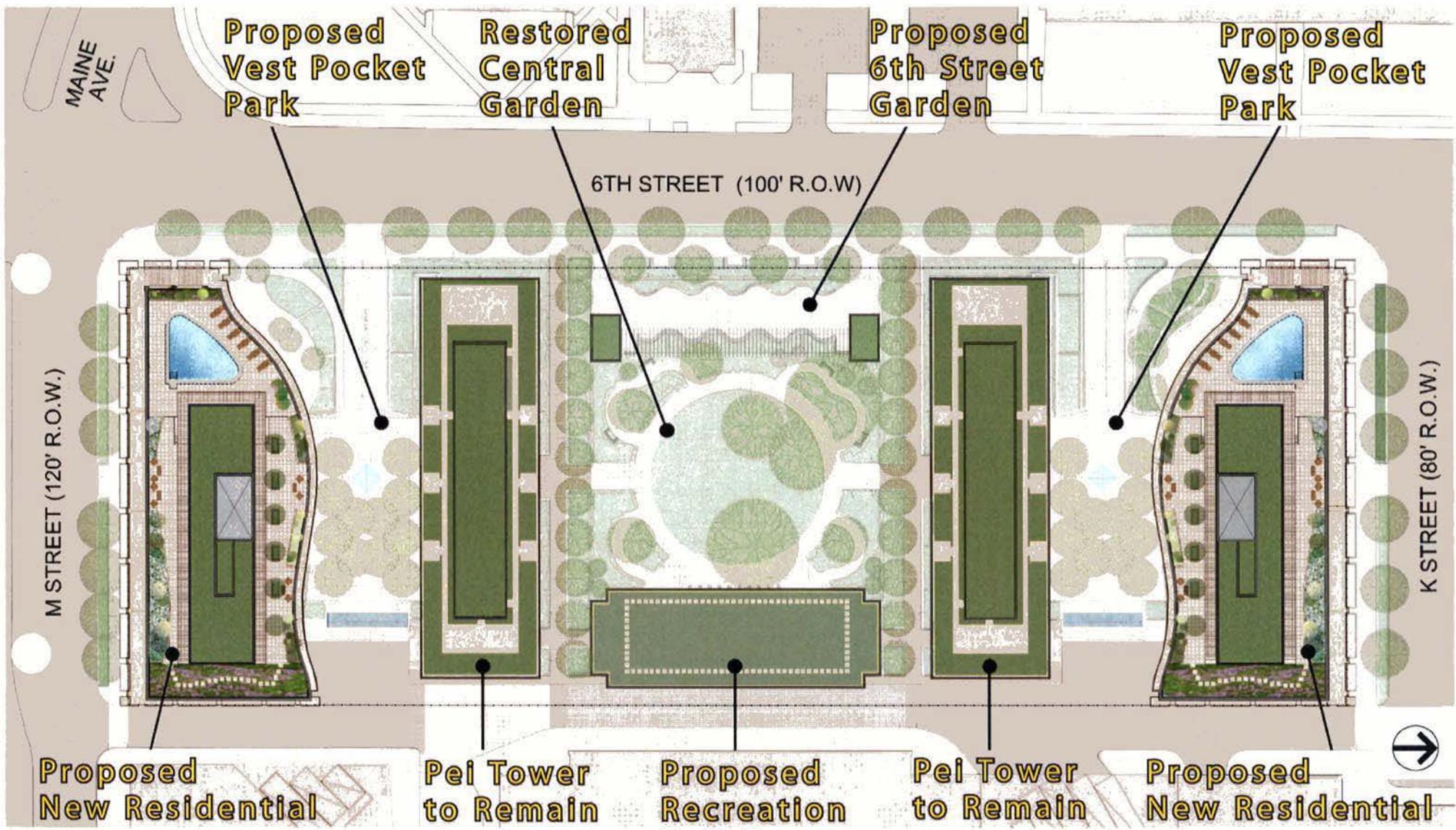


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Aerial Site Photo

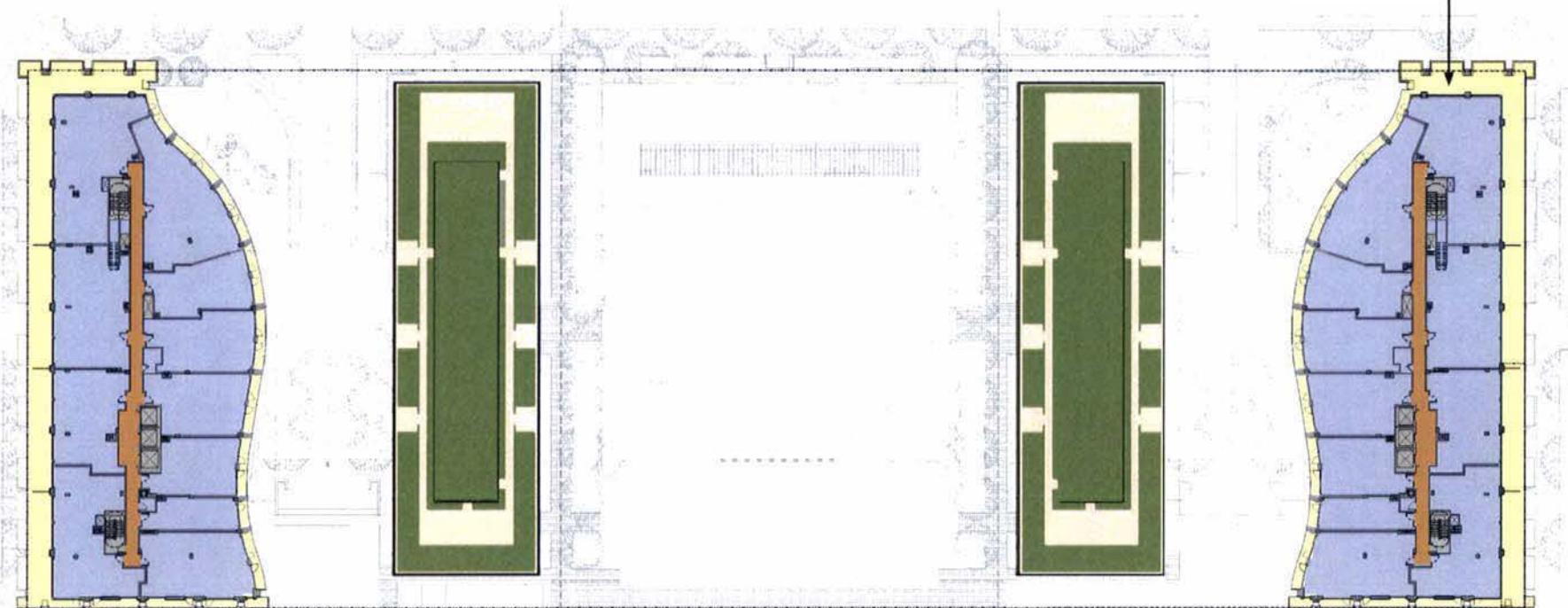


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1:1 Setback Terrace
at 102'-0"



Proposed South
Residential

Existing South
Residential

Existing North
Residential

Proposed North
Residential

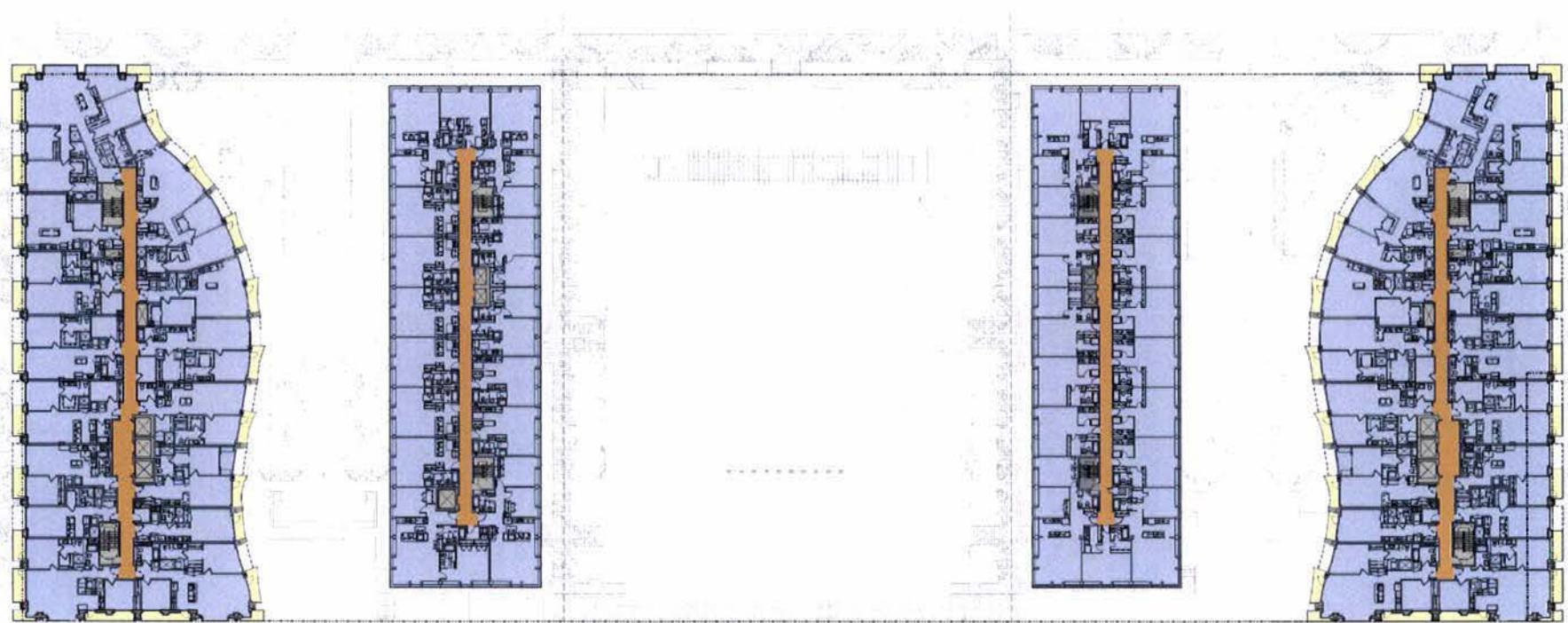


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Plans - Upper Floors



Proposed South
Residential

Existing South
Residential

Existing North
Residential

Proposed North
Residential

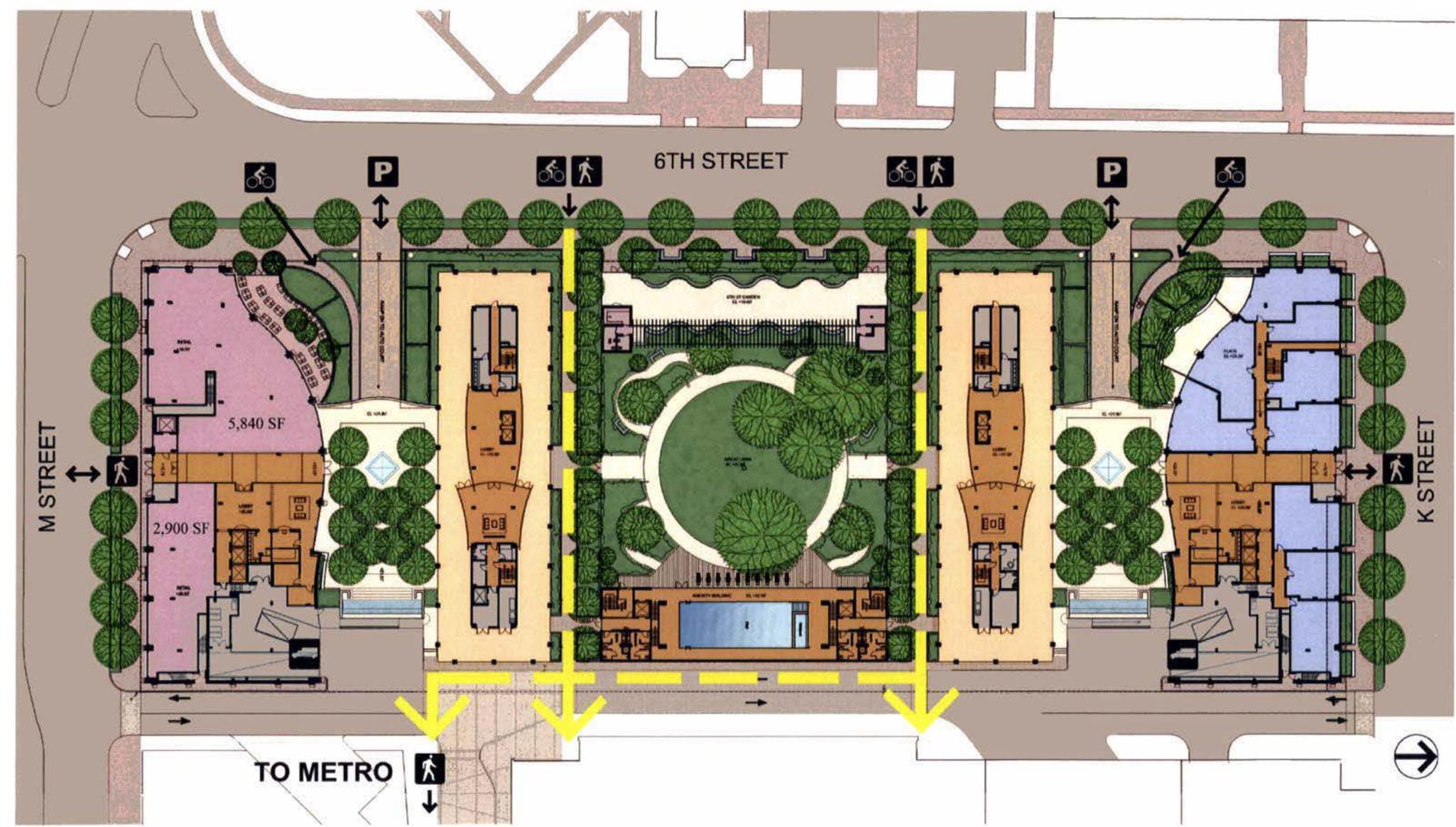


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Plans - Typical Floors

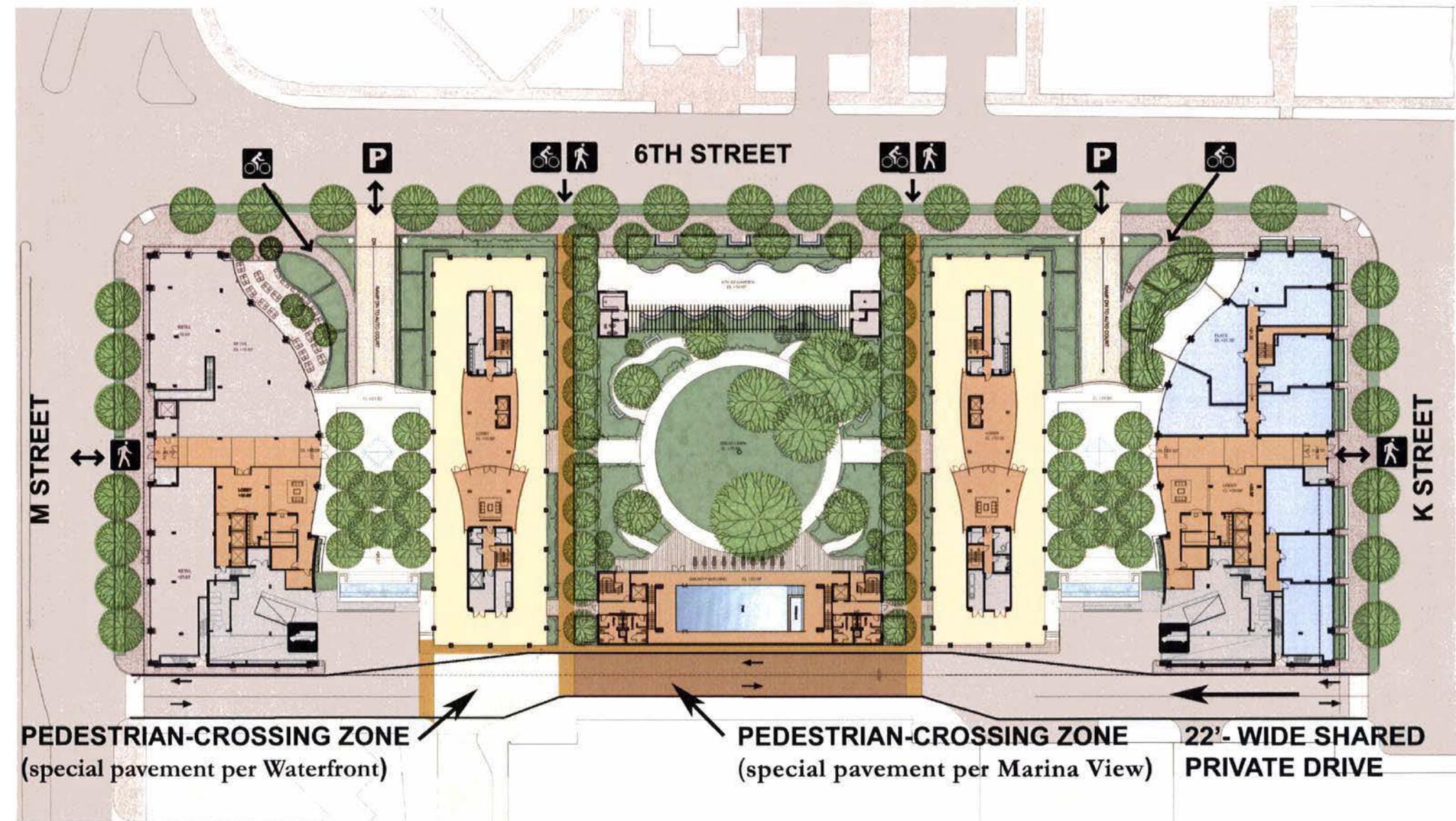


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Ground Floor



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Ground Floor



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Ground Floor - Vest Pocket Park



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Ground Floor - Great Lawn

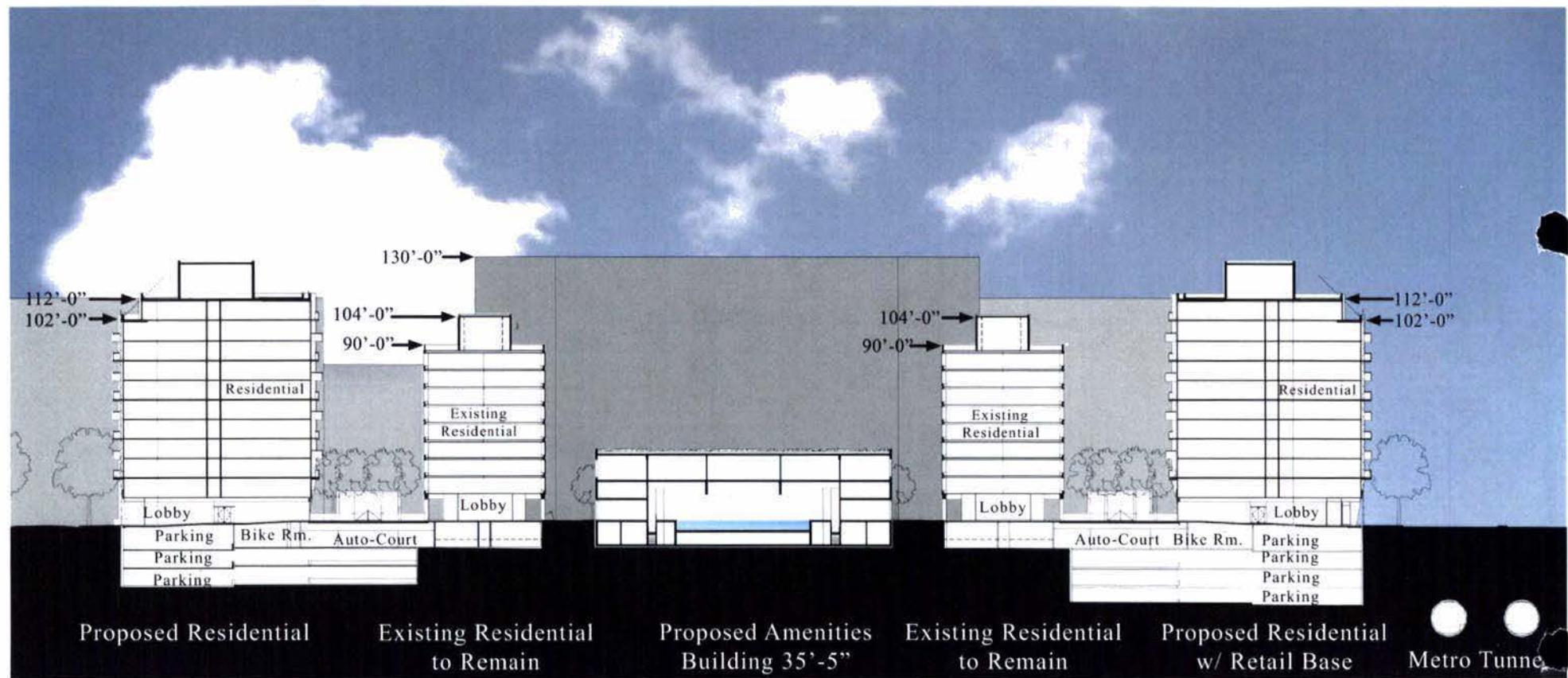


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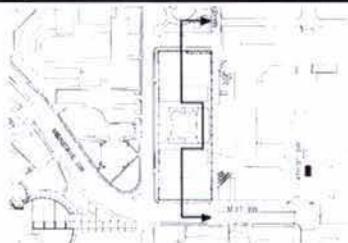
Parking Level 1



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Section - North South

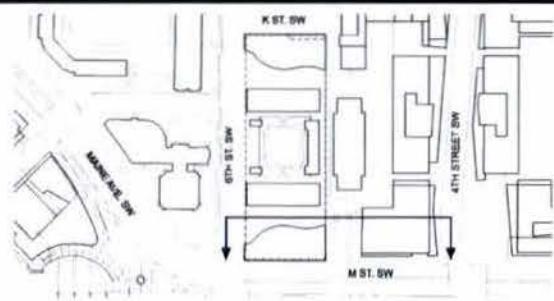


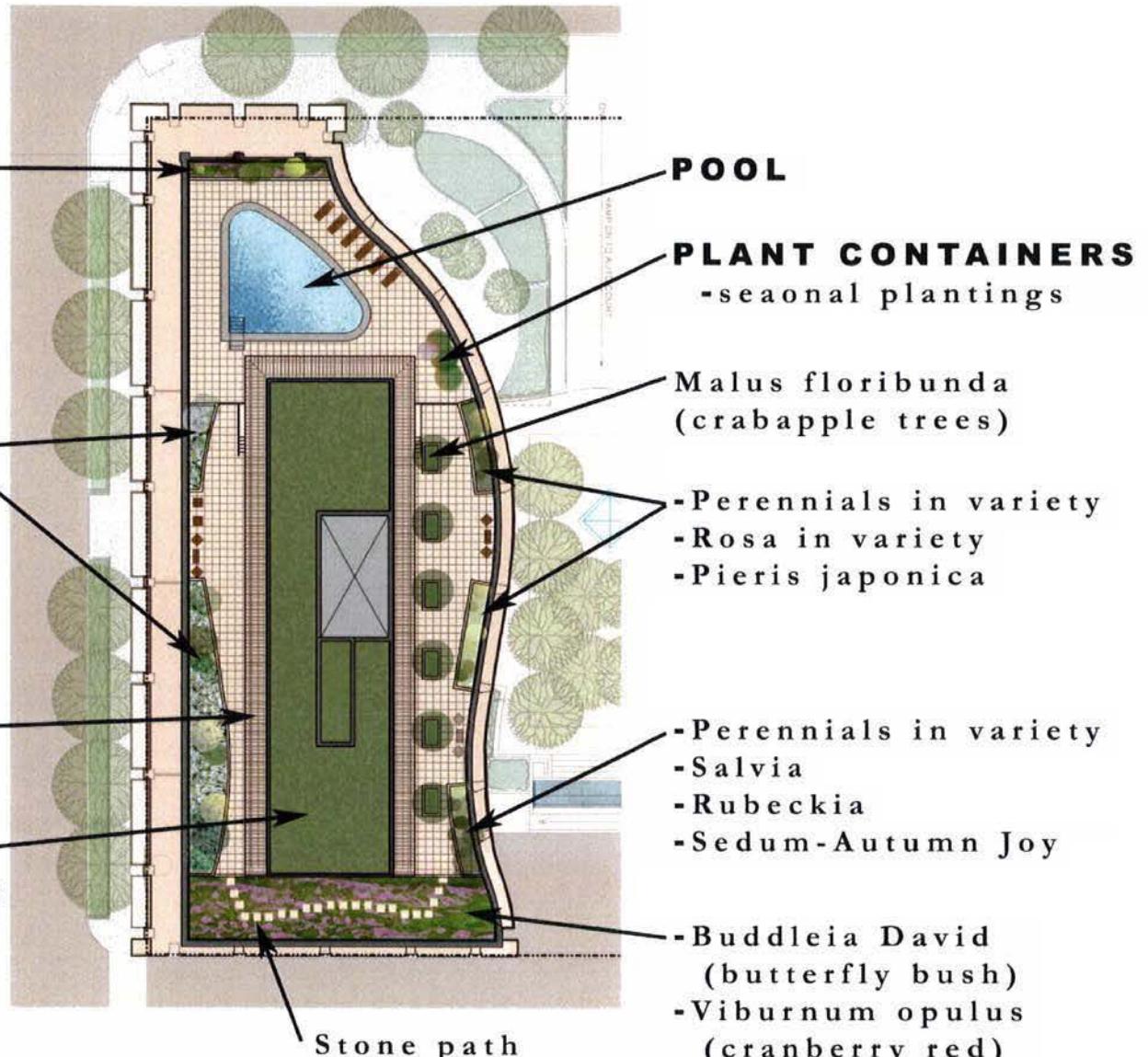
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Elevation - Vest Pocket Park



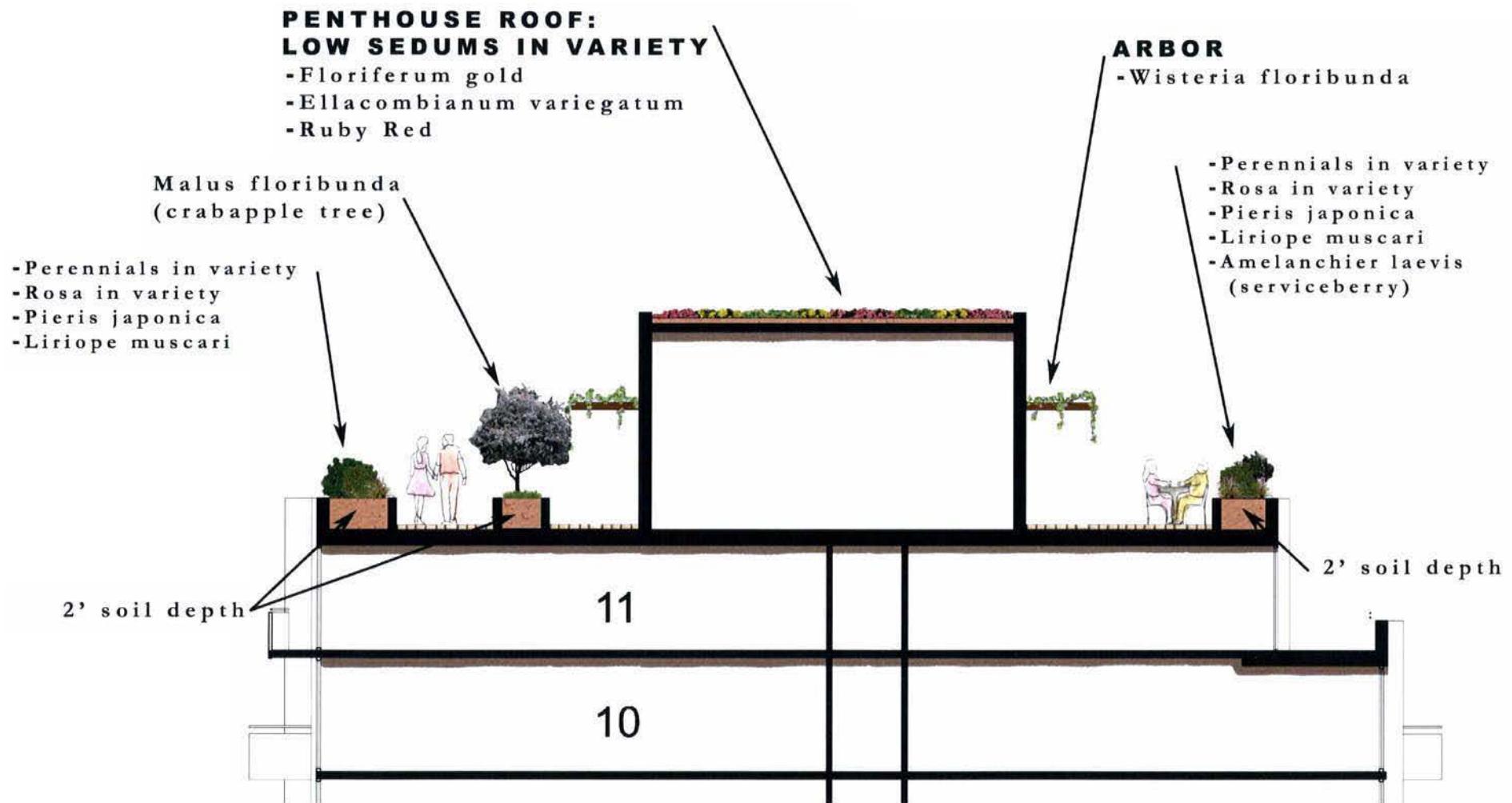


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Landscape Plan - Proposed Building Green Roof



Traffic Analysis

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GOROVE/SLADE ASSOCIATES

Traffic consultants

Outline

Existing vs. Proposed Trips Generated

Site Traffic on Adjacent Streets

Future Capacity Analysis Results

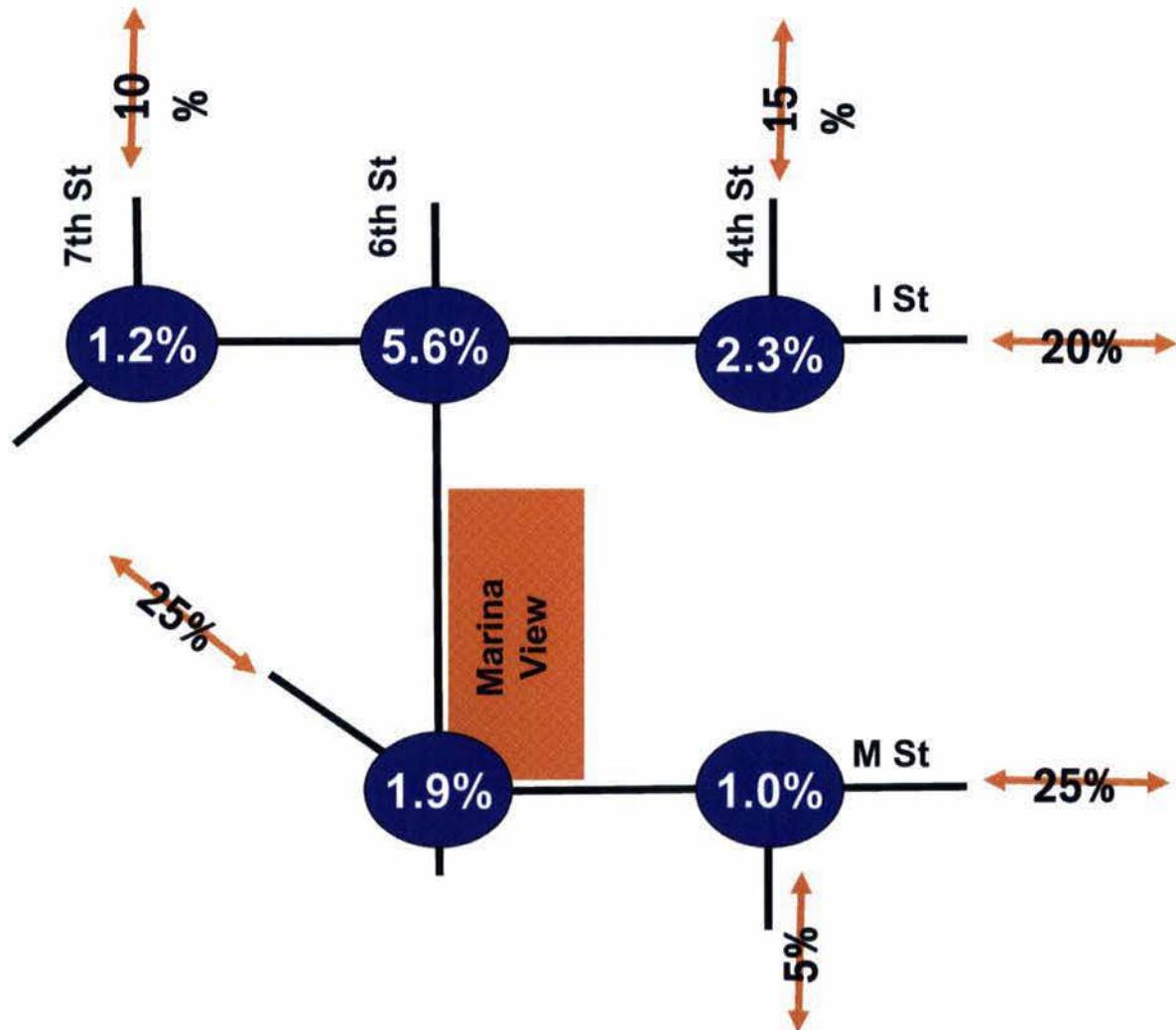
Transportation Demand Management Measures

Marina View Trip Generation

| | AM Peak Hour | PM Peak Hour | Daily (Weekday) |
|----------------------|--------------|--------------|-----------------|
| Existing | 35 | 39 | 433 |
| Future | 104 | 154 | 1,747 |
| Net New Trips | 69 | 115 | 1,314 |

The net increase in peak hour trips is 69 vehicles/hour in the AM and 115 vehicles/hour in the PM, or around 1 to 2 additional cars a minute

Site Traffic on Adjacent Streets



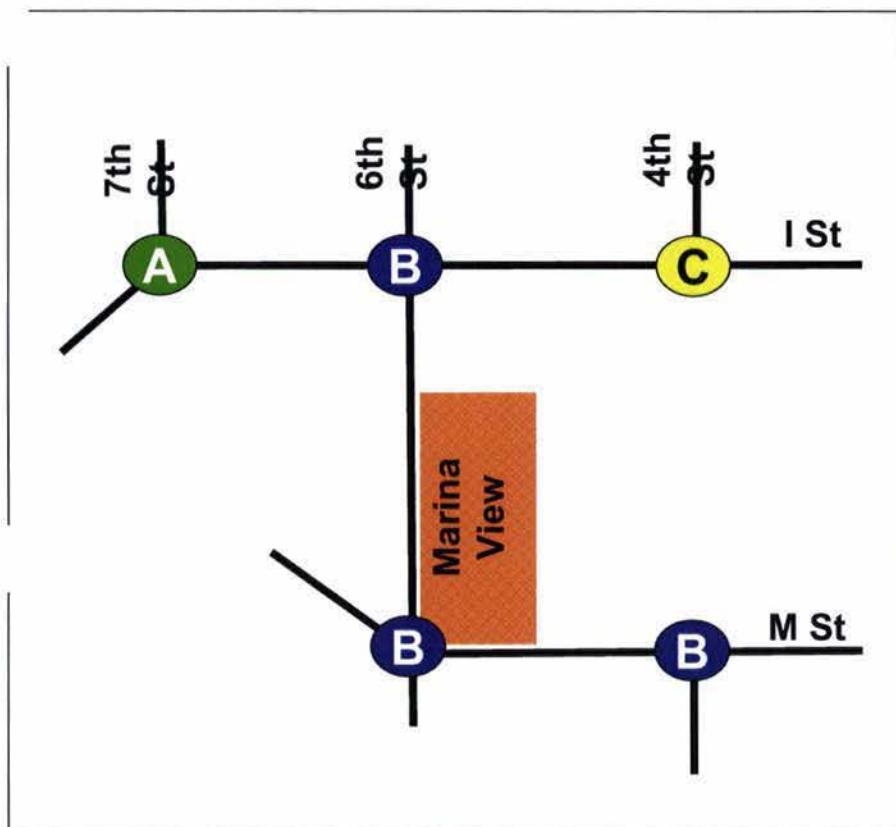
Percent of site traffic
to/from approach

1.9%

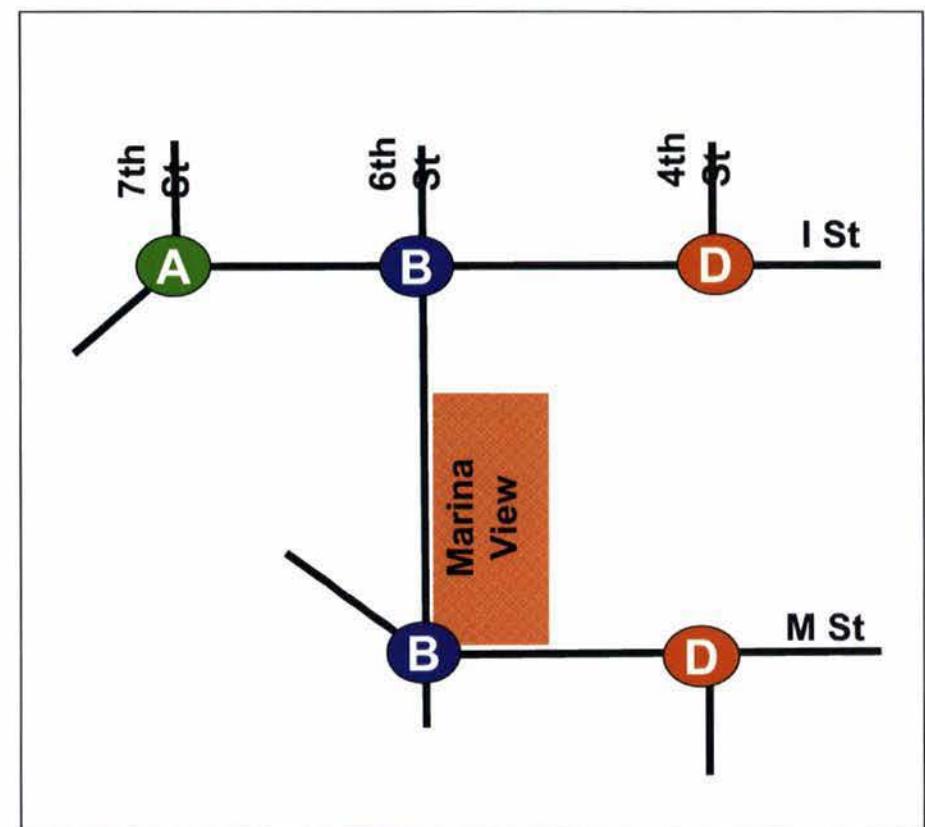
Percent of future peak
hour traffic within
intersection generated
by Marina View

Capacity Analysis Results (LOS)

Future AM Peak Hour



Future PM Peak Hour



Transportation Demand Management

Car-Sharing Parking Spaces

Car-Sharing Membership Fee

Complementary Smart-Trip Cards

On-Site Business Center

TDM Point of Contact

Bicycle Parking



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Proposed Lobby Arcade

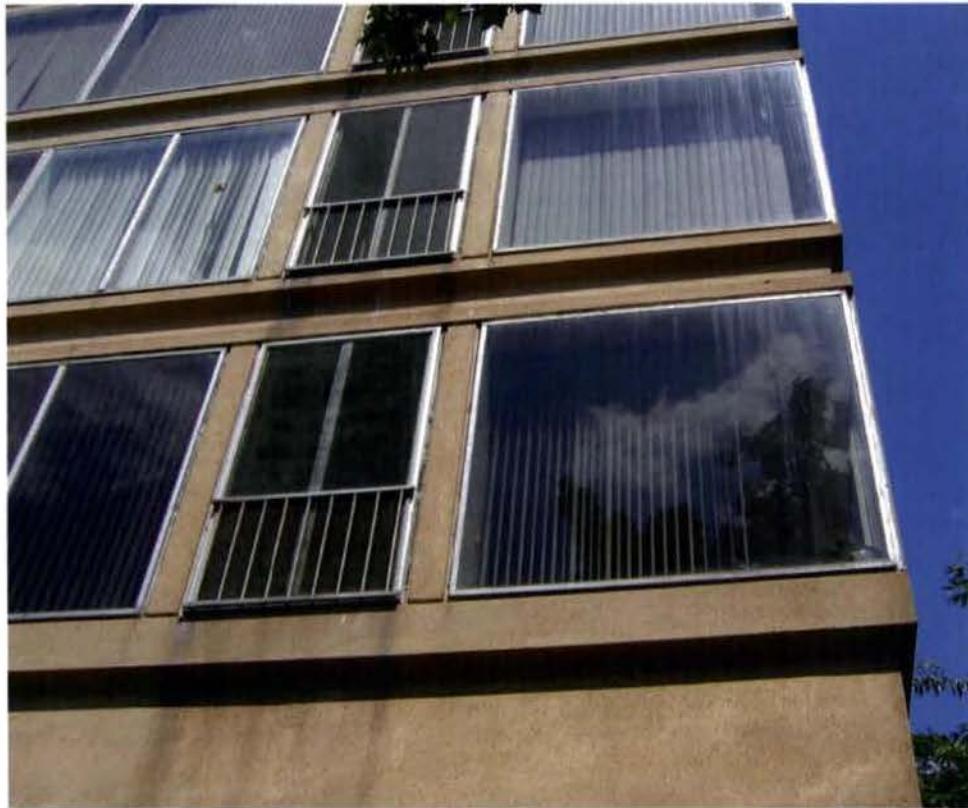


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View From Existing Arcade



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Existing Window Condition



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Existing Lobby Arcade

Existing Mechanical
North Tower

Proposed Penthouse
Enclosure for
both Towers

Proposed Green Roof
for both Towers



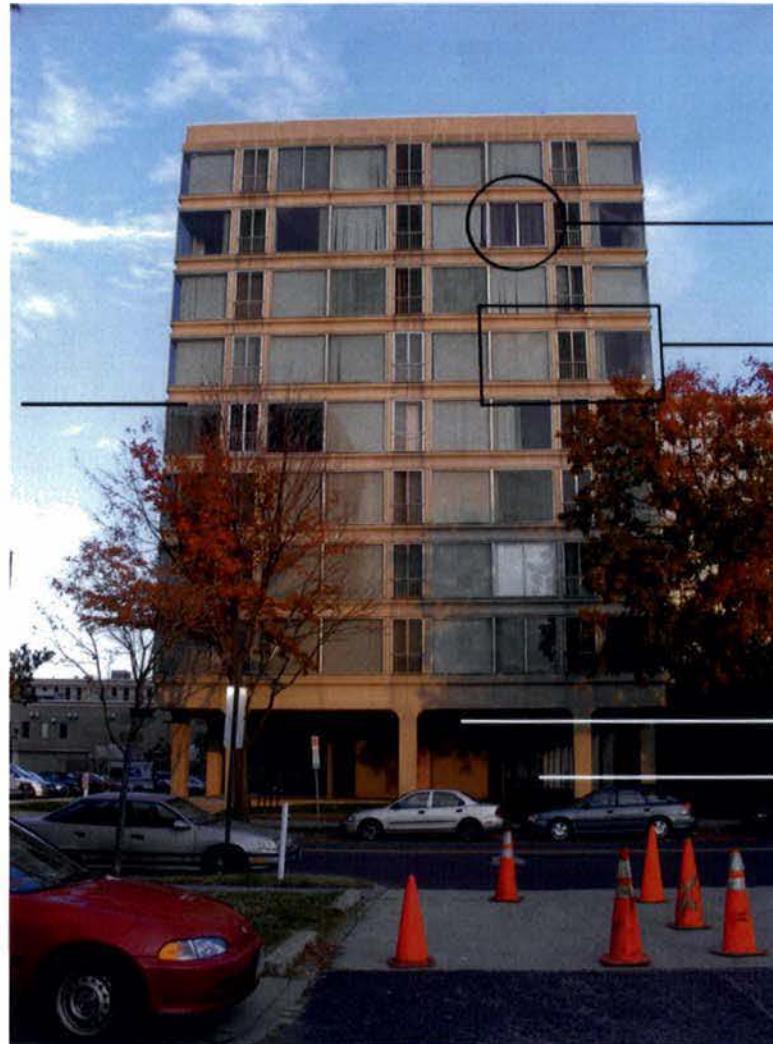
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Existing Building Restoration Program

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

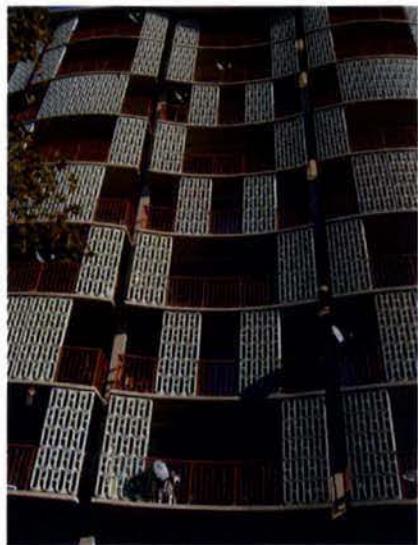


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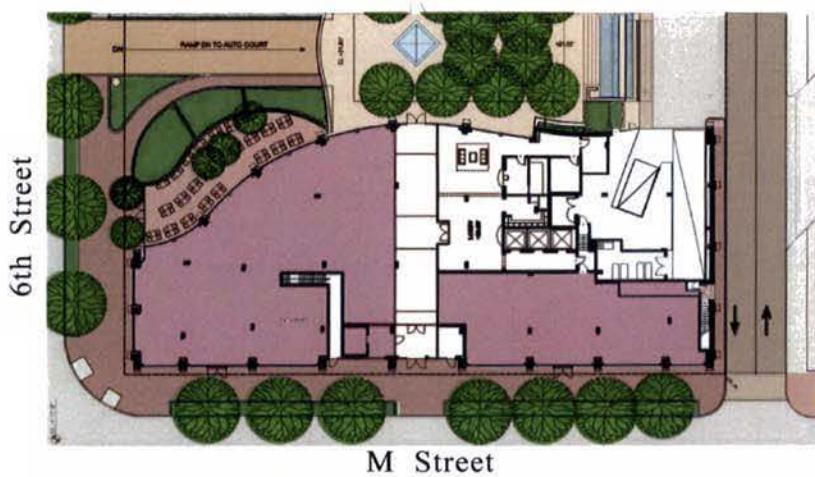
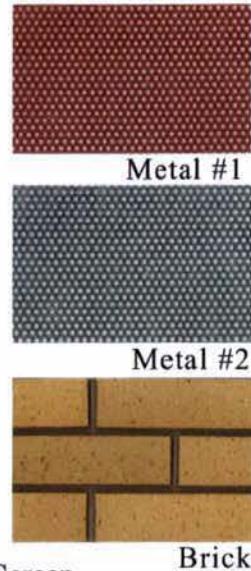
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Elevation - M Street



Capitol Park Plaza, Detail of Balcony Screen
- designed by Chloethiel Woodard Smith



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Detailed elevation @ M & 6th Streets

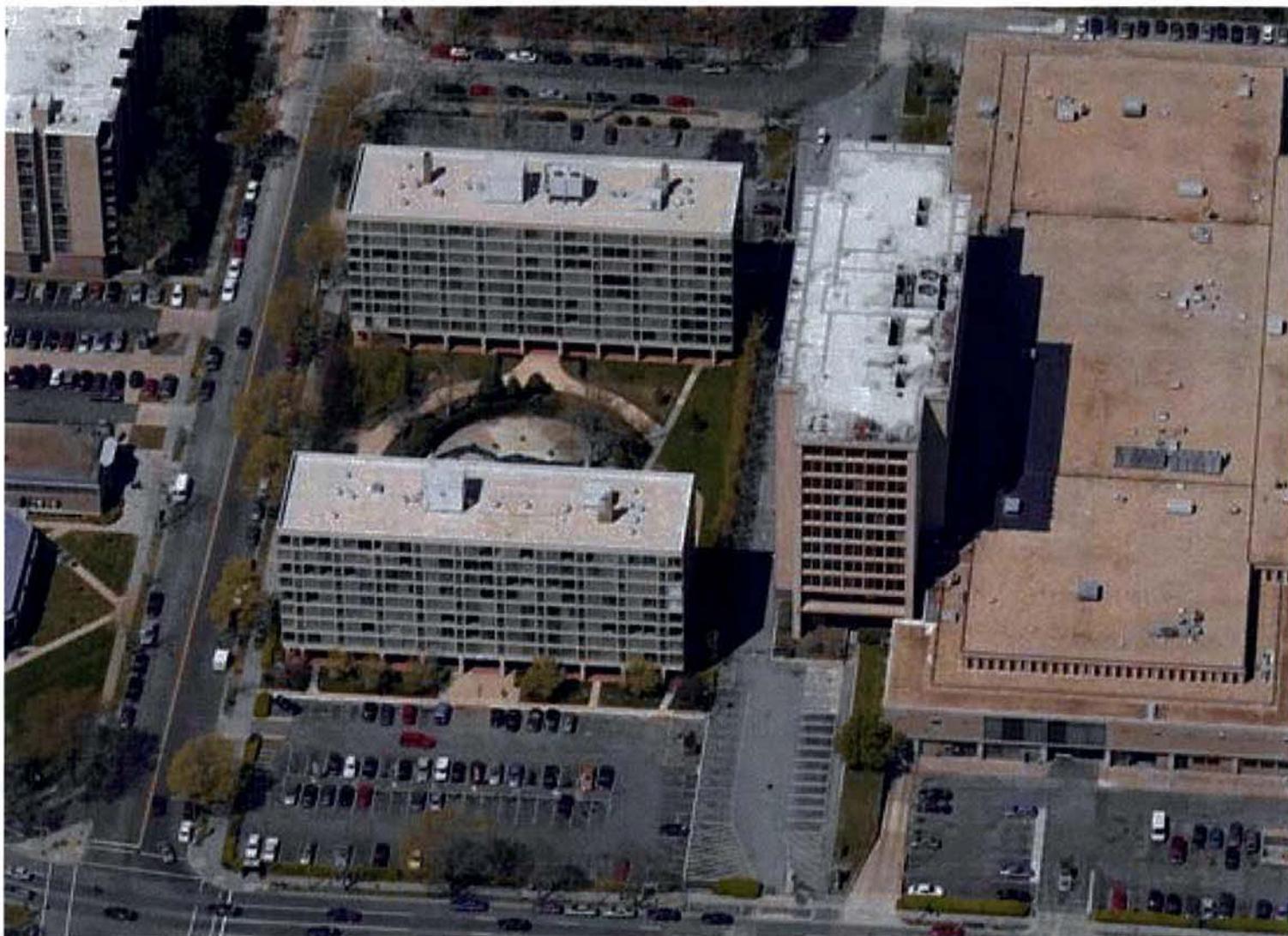


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Elevation - East



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Existing Condition - Overview

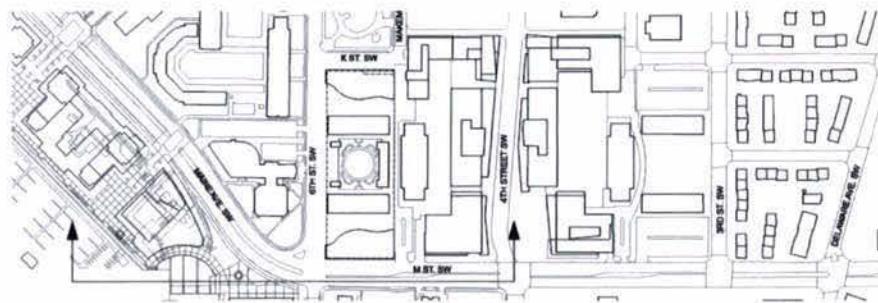
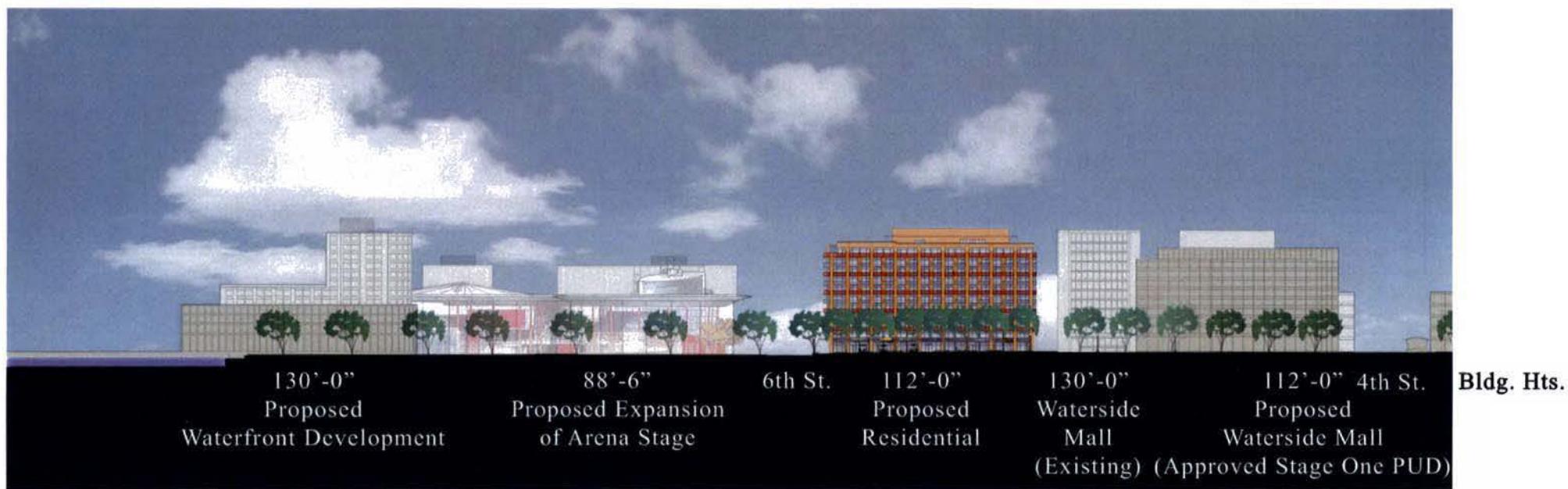


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Elevation - Proposed 6th Street Garden Blow-up

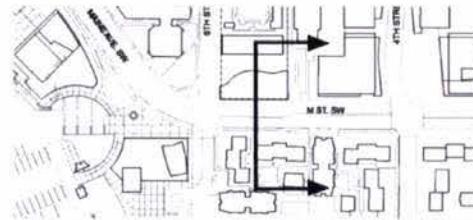


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Elevation - M Street Extended

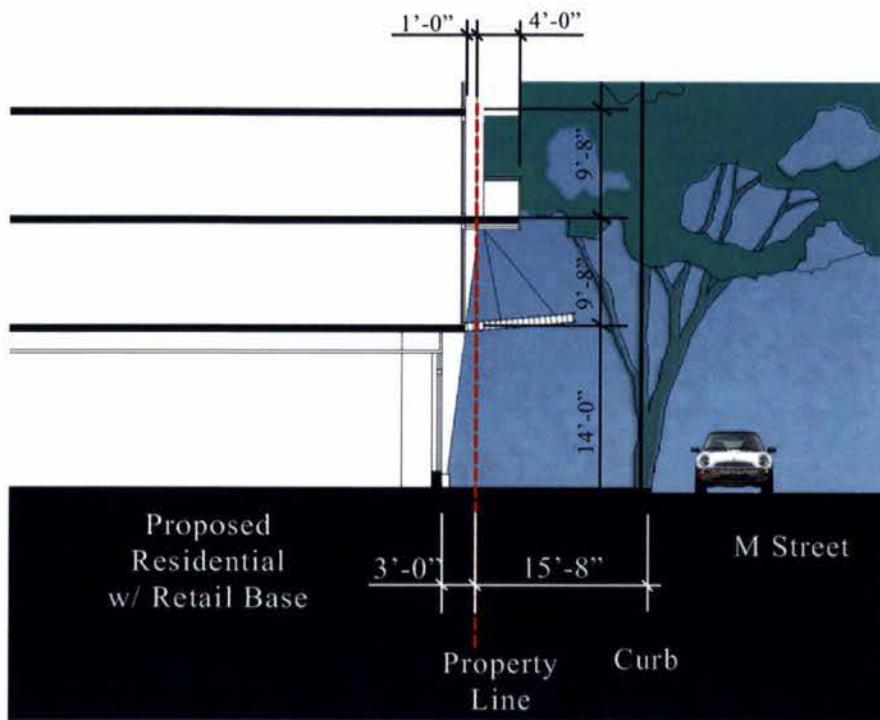


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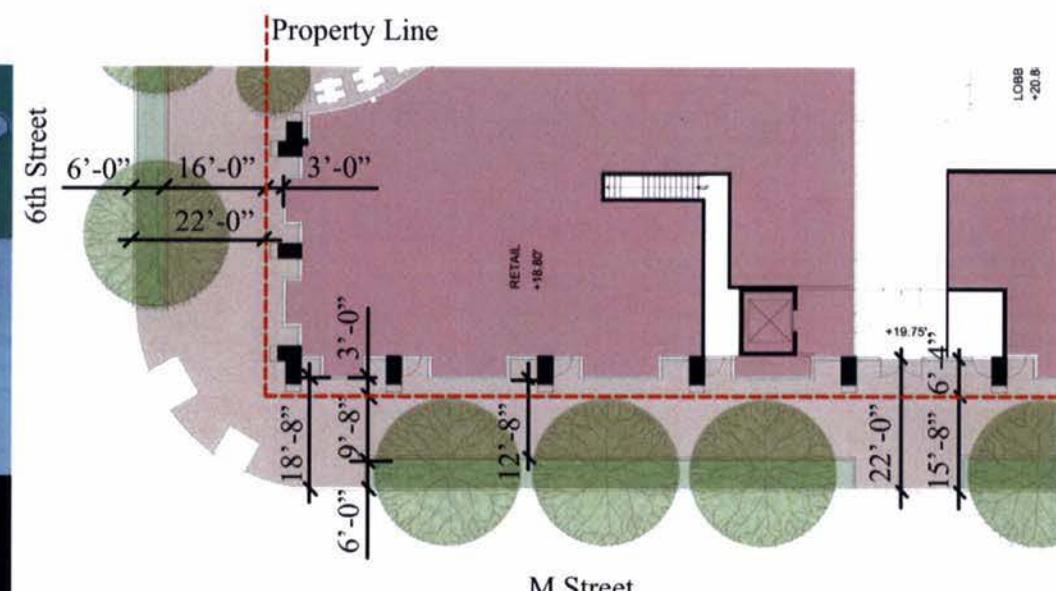
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Section - Thru M Street



M Street Section



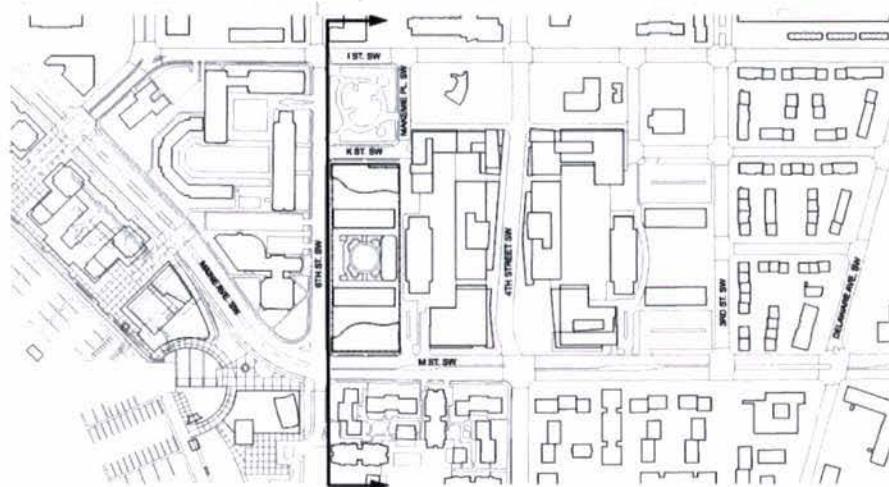
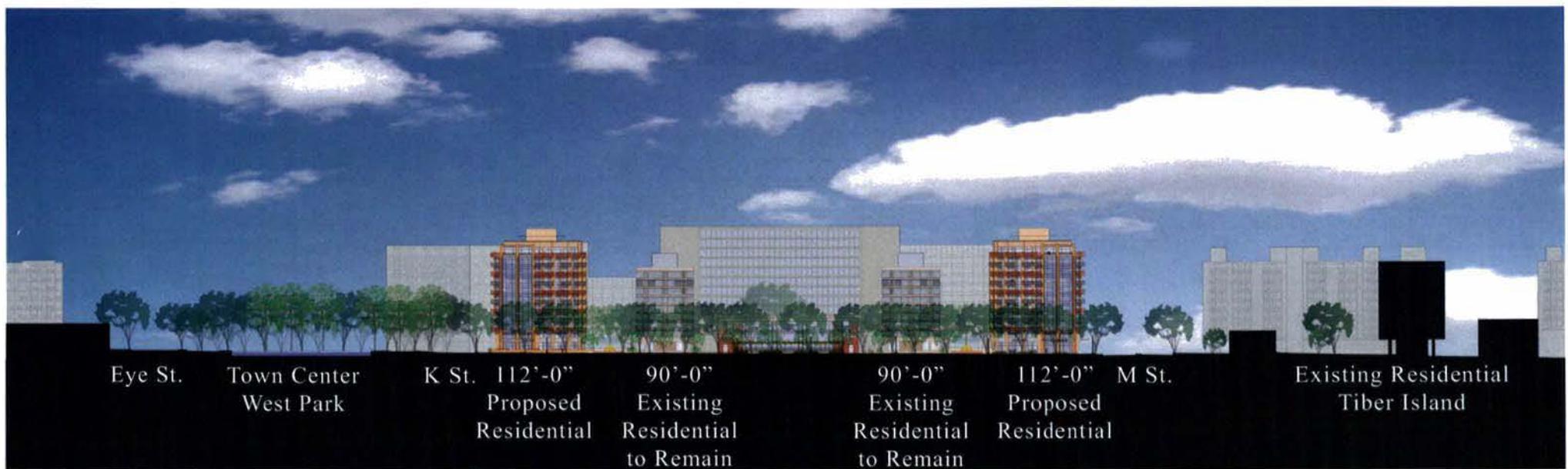
Partial Ground Plan at the Corner of M & 6th Streets

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Ground Floor Details



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Elevation - 6th Street Extended

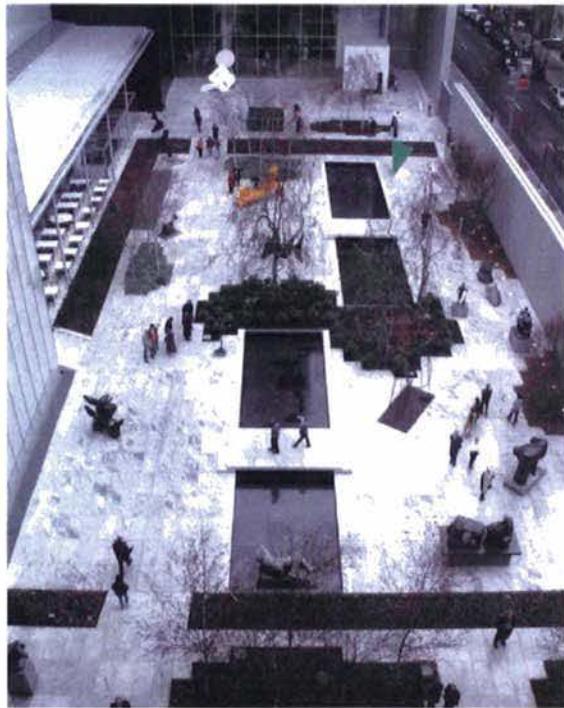


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Elevation - 6th Street



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.

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.



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Paley Park New York, NY

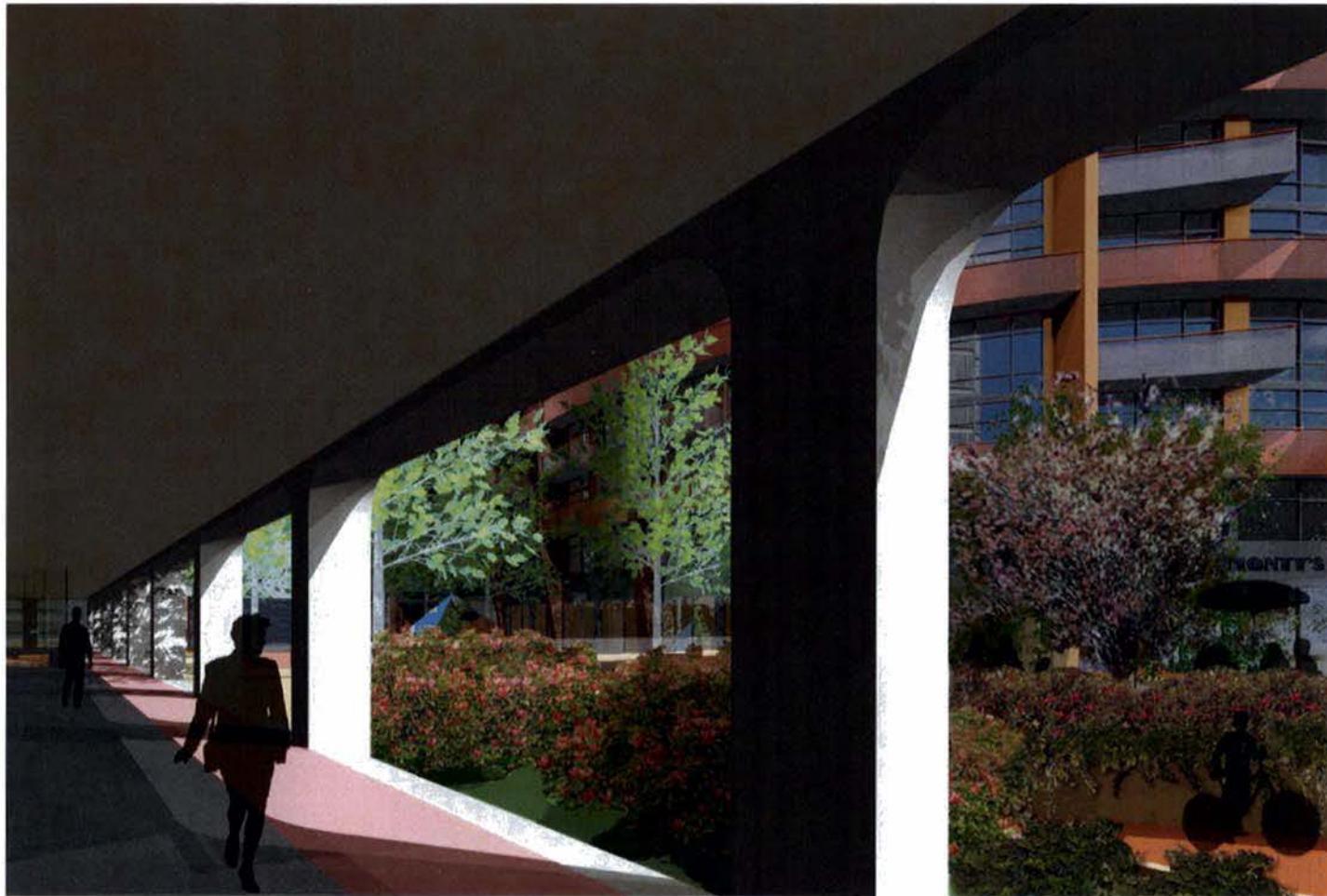
This small park (40' x 100') is the original and earliest (1967) "vest-pocket" park in mid-town New York. A water wall was incorporated to mask the traffic noises of this busy urban area. This project required approval from the NYC Arts Commission.

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.



Zion Breen & Richardson - Landscape Architects

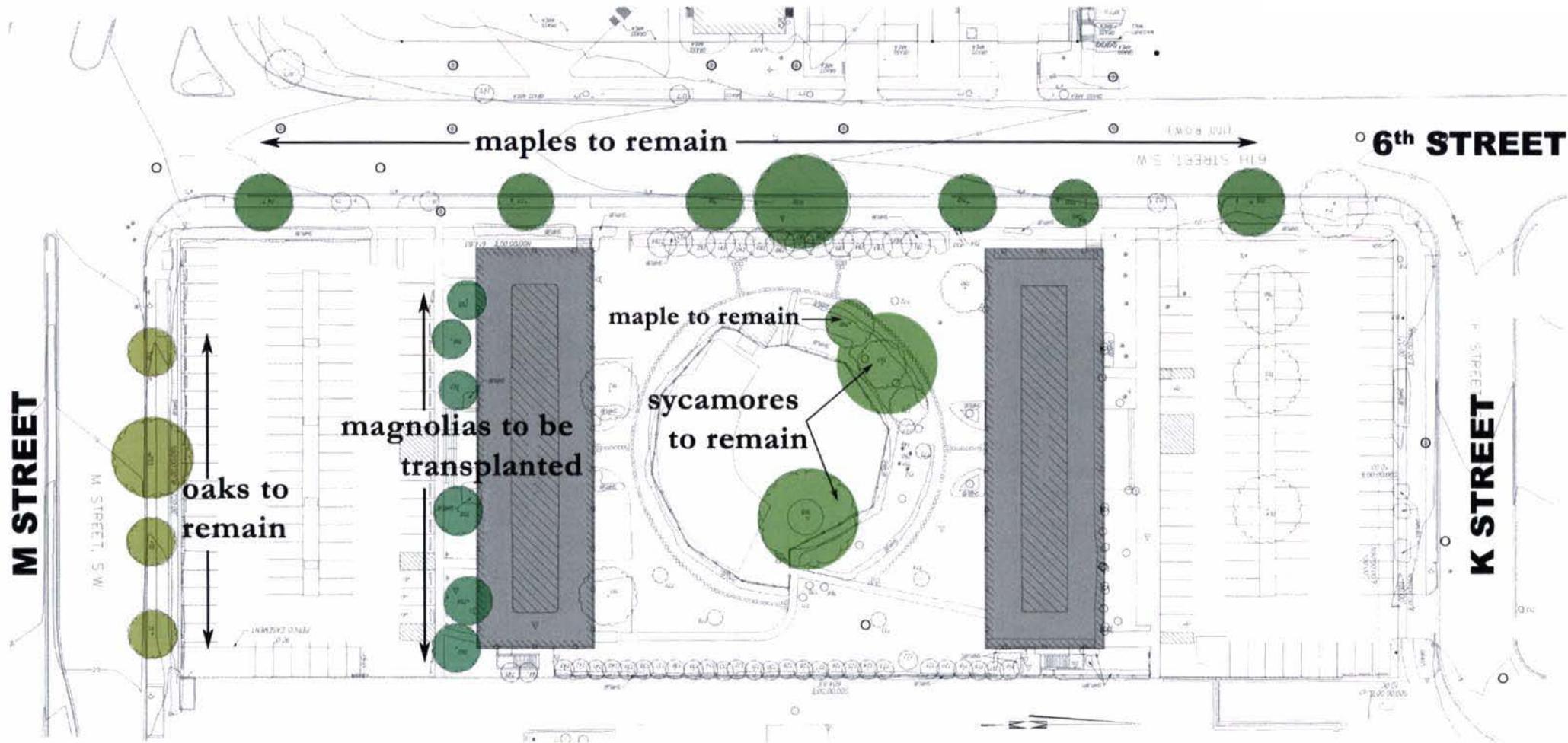


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View of Proposed Vest Pocket Park

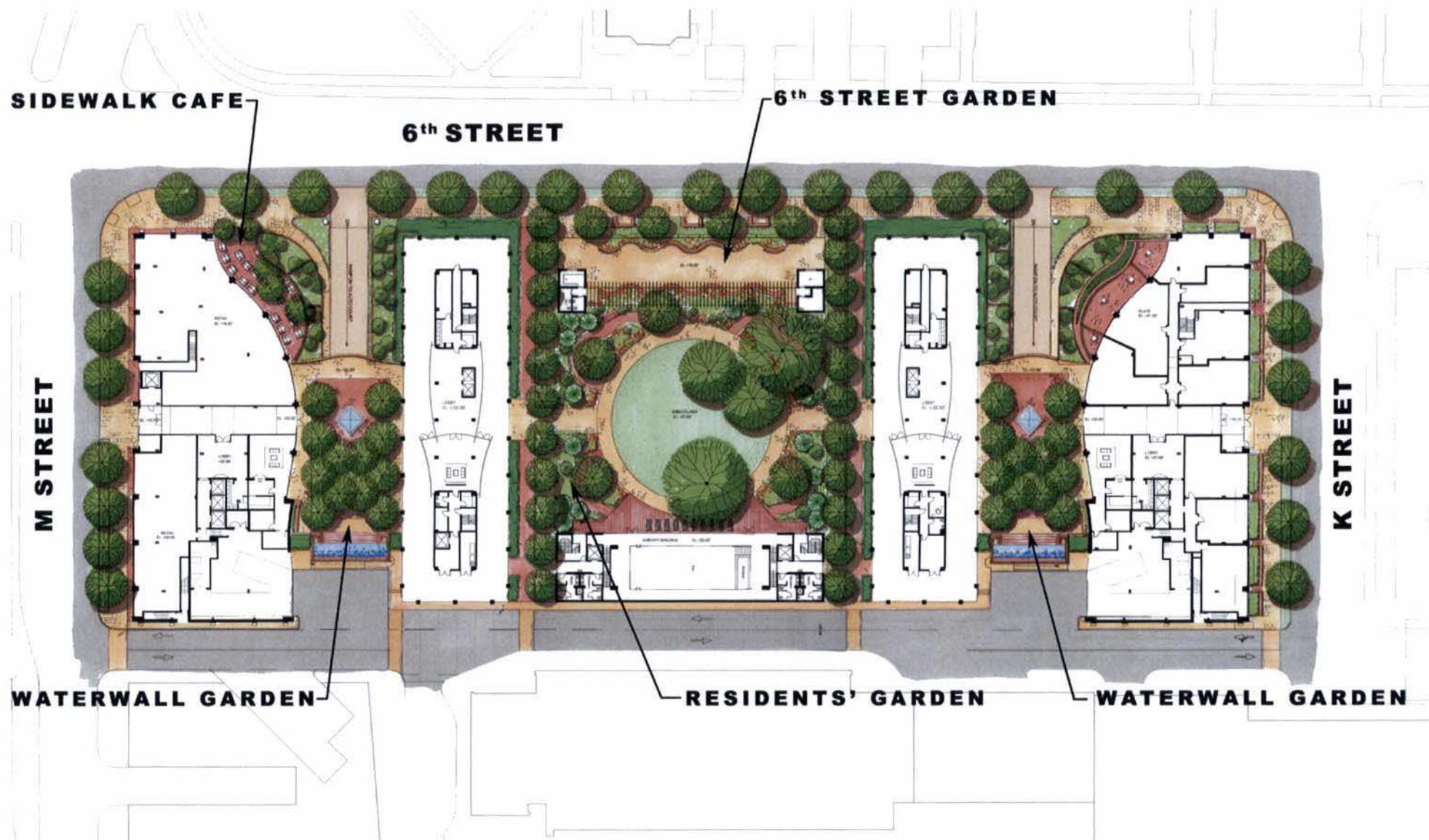


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Landscape Survey



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Landscape Plan - Site

**CLUSTERS OF CRAPE MYRTLE
WITH JUNIPER CASCADING
OVER WALLS**

SIDEWALK CAFE

- tables and chairs
- plant containers
- high-branched shade trees

SKYLIGHT

**PROPOSED AND EXISTING STREET
TREES**

WATERWALL GARDEN

- vest pocket park
- 14' high waterwall
- tables and chairs
- textured pavement
- high-branched shade trees
- plant containers
- seatwall



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Landscape Plan - Vest Pocket Park

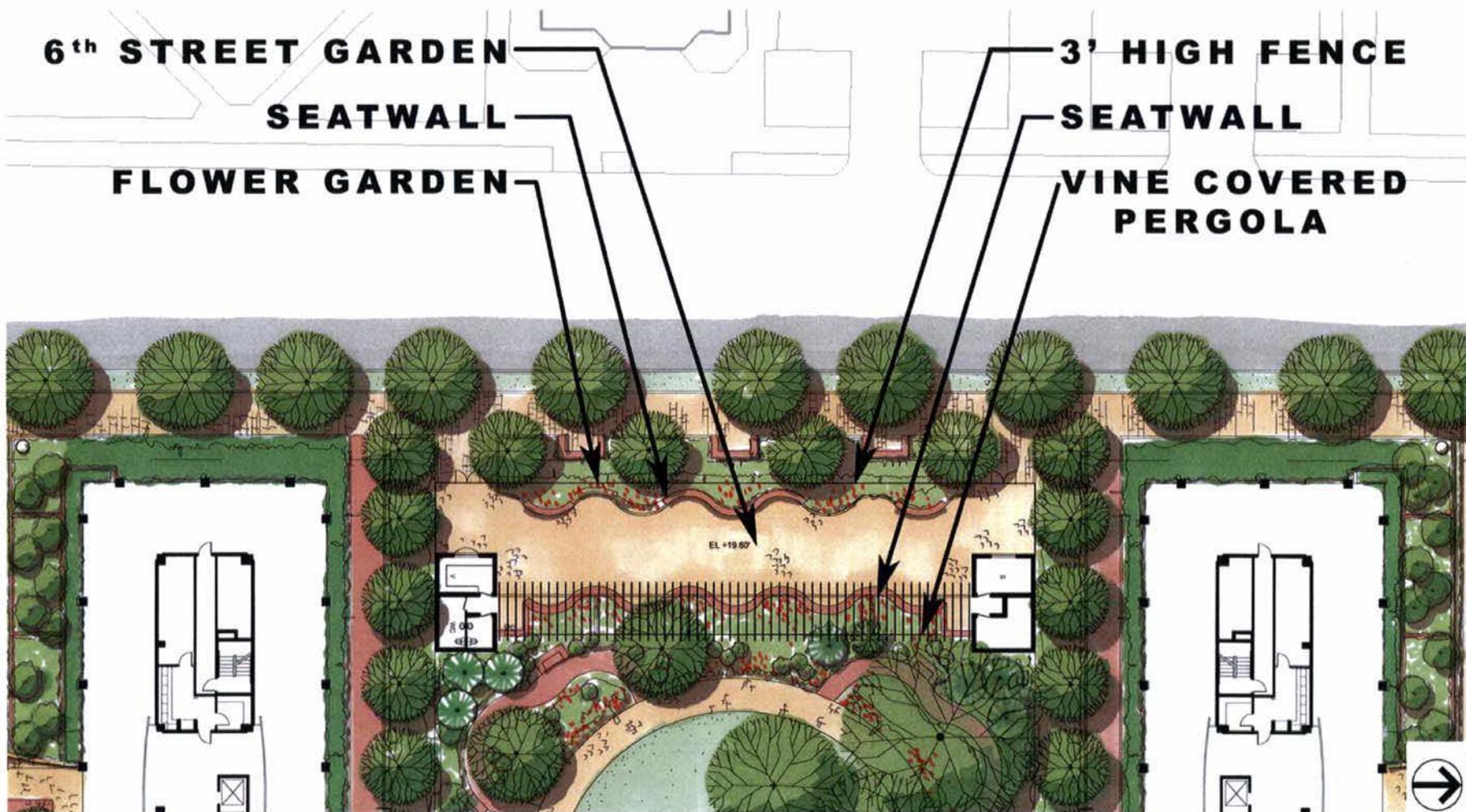


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Landscape Section - 6th Street Garden



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Landscape Plan - 6th Street Garden



6th STREET GARDEN

- seatwall with flower garden behind
- vine covered pergola
- enclose with 3' high fence

GREAT LAWN

- pedestrian path
- enclose with 6' high fence

RESIDENTS' GARDEN

- flowering trees, shrubs, annuals, perennials and hollies
- benches
- soft path

PEDESTRIAN WALKWAY

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Landscape Plan - Great Lawn

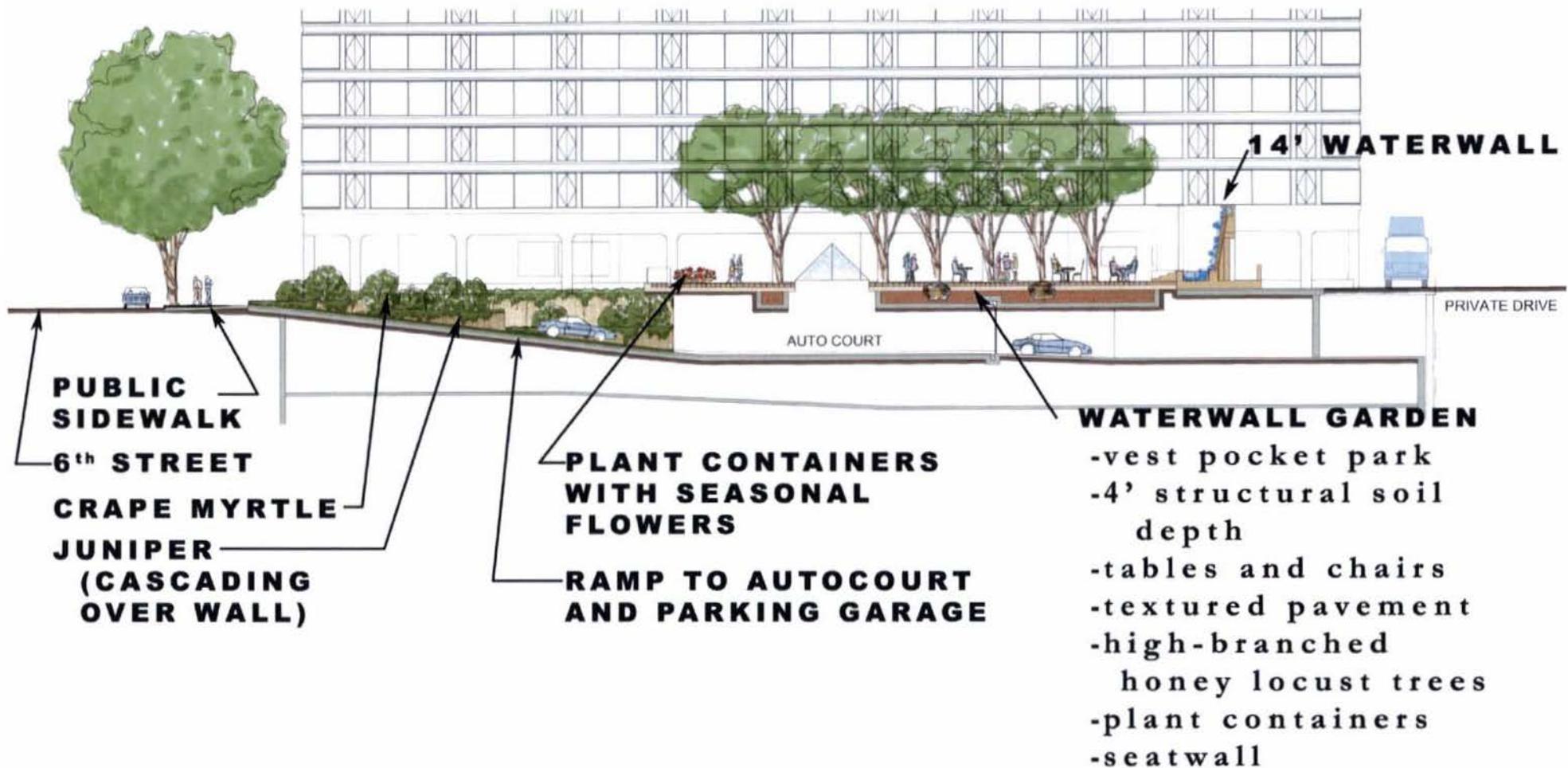


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Paley Park



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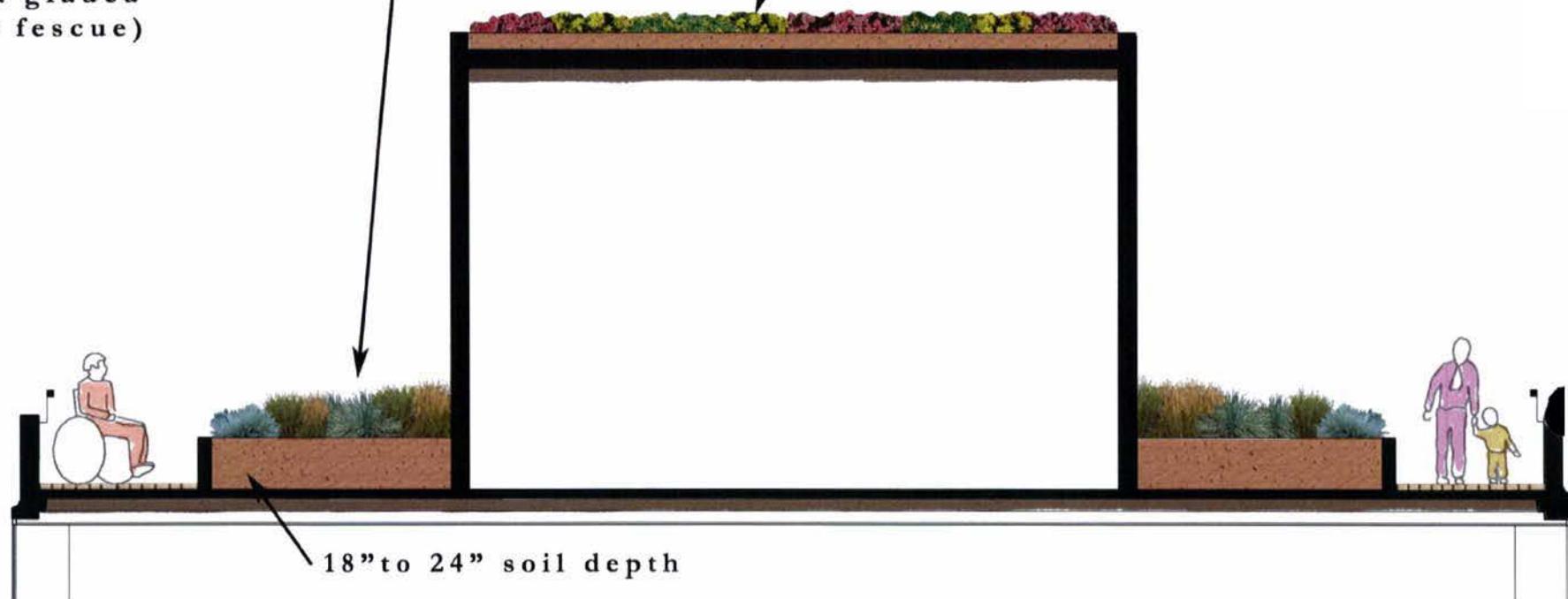
Landscape Section - Vest Pocket Park

ORNAMENTAL GRASSES IN VARIETY

- *Calamagrostis a. stricta*
(feather reed grass)
- *Helictotrichon sempervirens*
(red oak grass)
- *Panicum virgatum*
(red switch grass)
- *Festuca glauca*
(sheep fescue)

PENTHOUSE ROOF: LOW SEDUMS IN VARIETY

- *Floriferum gold*
- *Ellacombianum variegatum*
- *Ruby Red*



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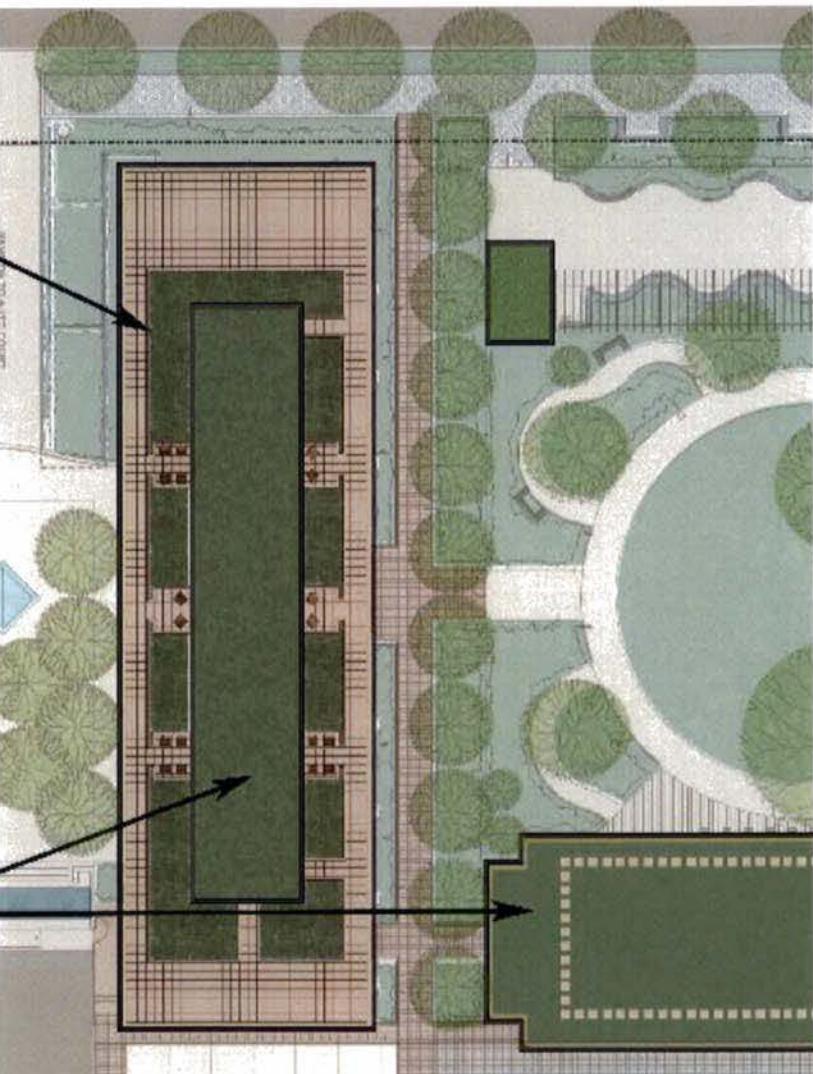
Landscape Section - Proposed Pei Green Roof

ORNAMENTAL GRASSES IN VARIETY

- *Calamagrostis a. stricta*
(feather reed grass)
- *Helictotrichon sempervirens*
(red oak grass)
- *Panicum virgatum*
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LOW SEDUMS IN VARIETY

- *Floriferum gold*
- *Eliacombianum variegatum*
- *Ruby Red*



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Landscape Plan - Proposed Pei and Amenities Building Green Roof



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Elevation - Existing 6th Street Garden



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Elevation - Proposed 6th Street Garden