

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. 58



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ZONING COMMISSION

District of Columbia

CASE NO.05-38

EXHIBIT NO.58

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ZION BREEN & RICHARDSON ASSOCIATES | Landscape architect



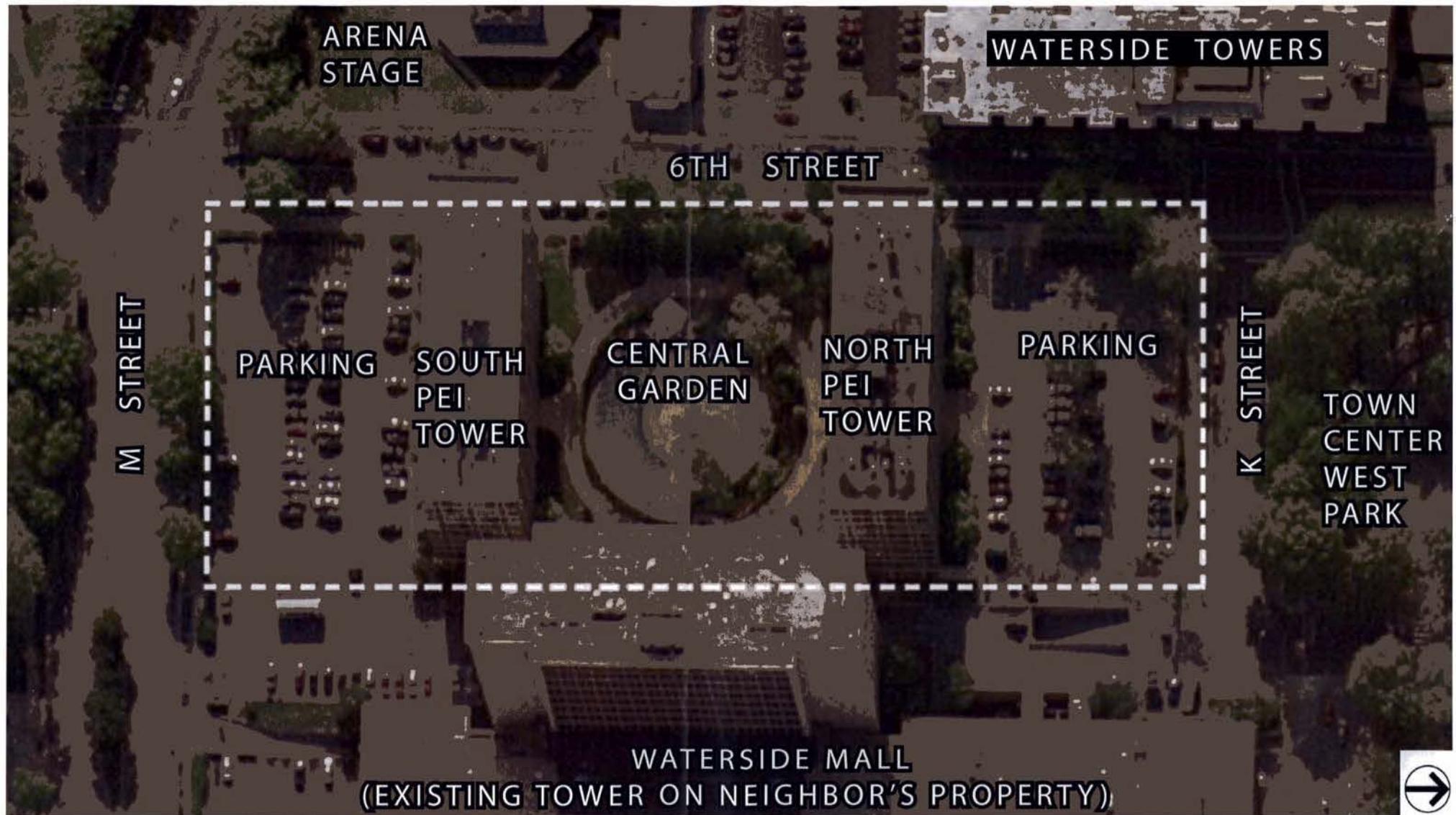
Fairfield at Marina View

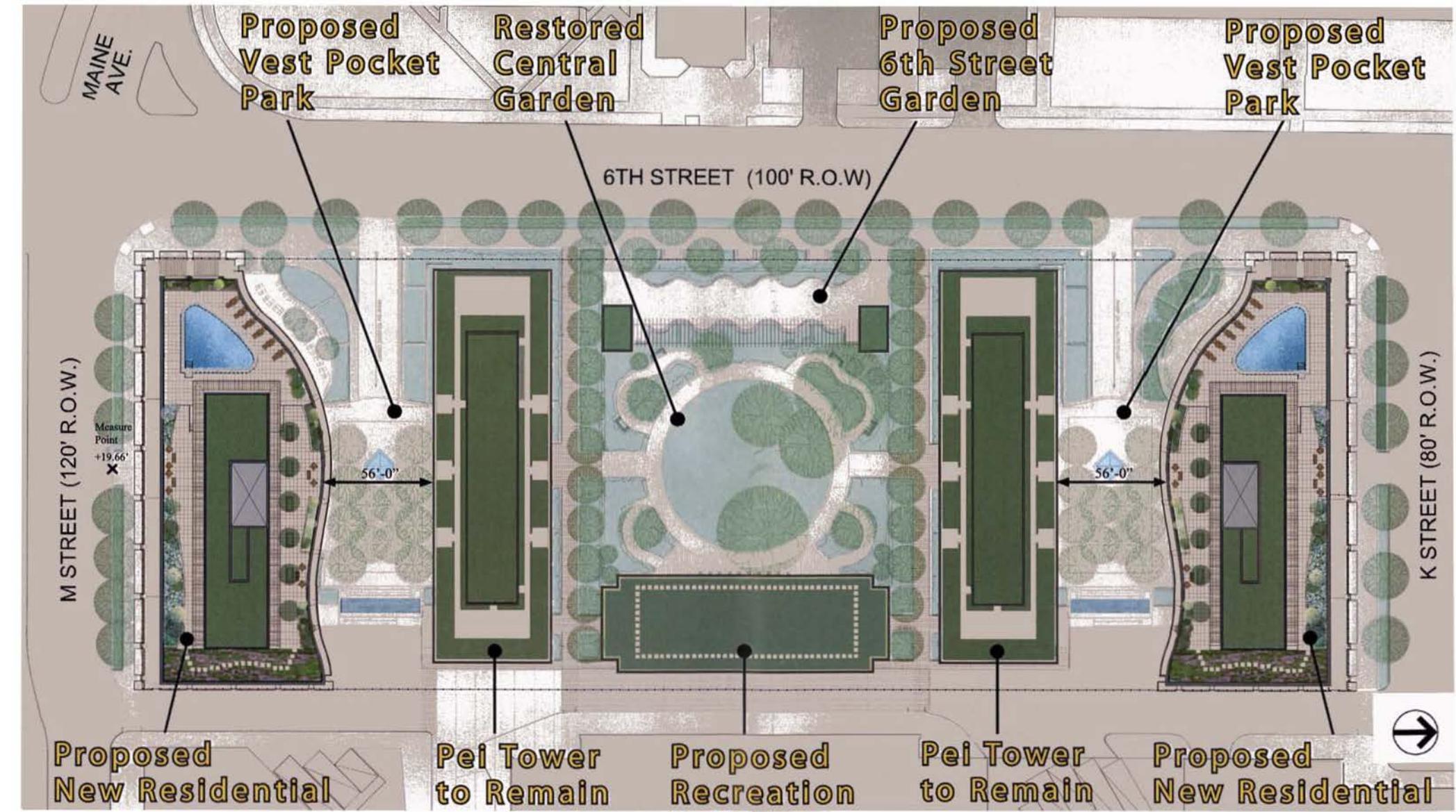
ESOCOFF & ASSOCIATES architects

ZION BREEN & RICHARDSON ASSOCIATES Landscape architect

Aerial Site Plan

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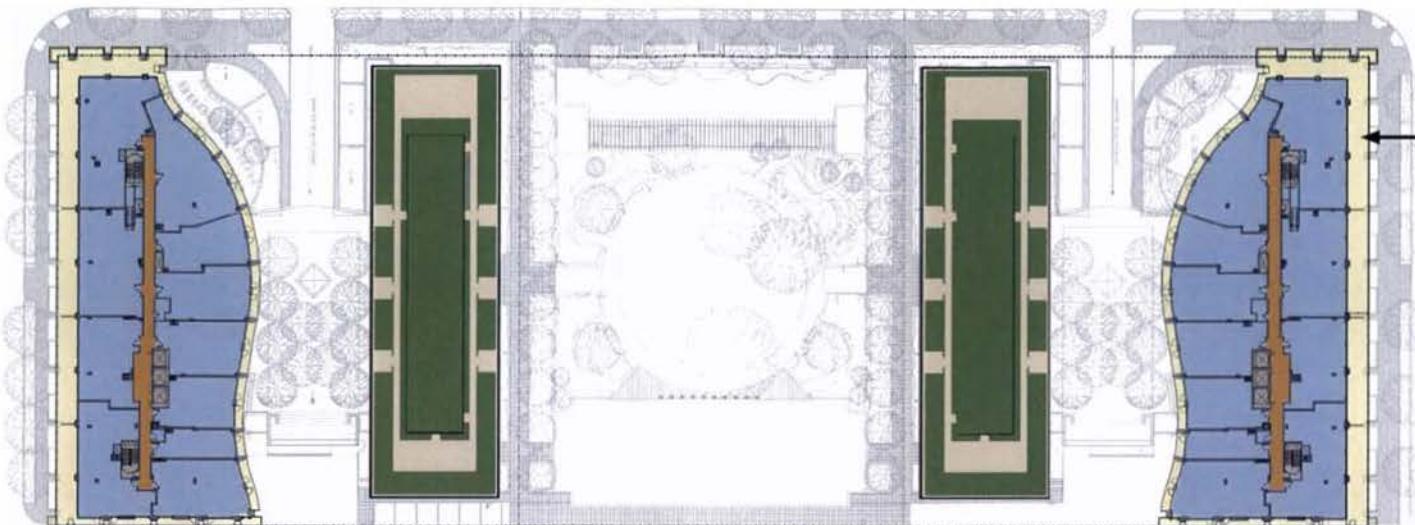
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ZION BREEN & RICHARDSON ASSOCIATES Landscape architect

Green Roof Plan

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Proposed South Residential

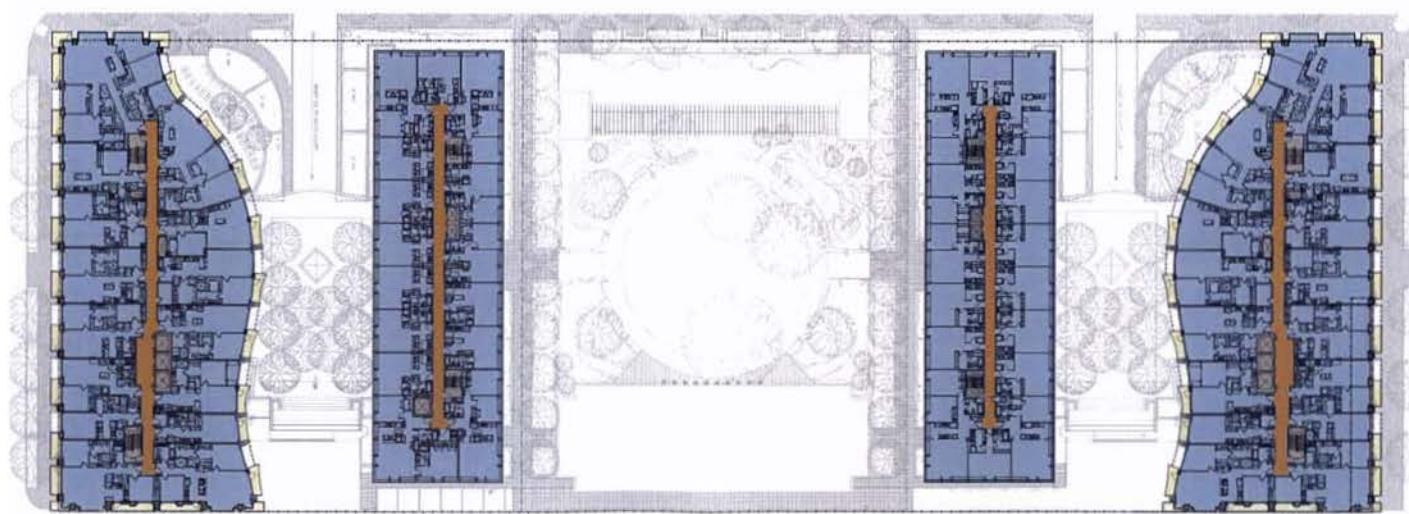
Existing South Residential

Eleventh Floor Plan

Existing North Residential

Proposed North Residential

1:1 Setback Terrace
at 102'-0"



Proposed South Residential

Existing South Residential

Existing North Residential

Proposed North Residential

Plans - Typical & Upper Floors

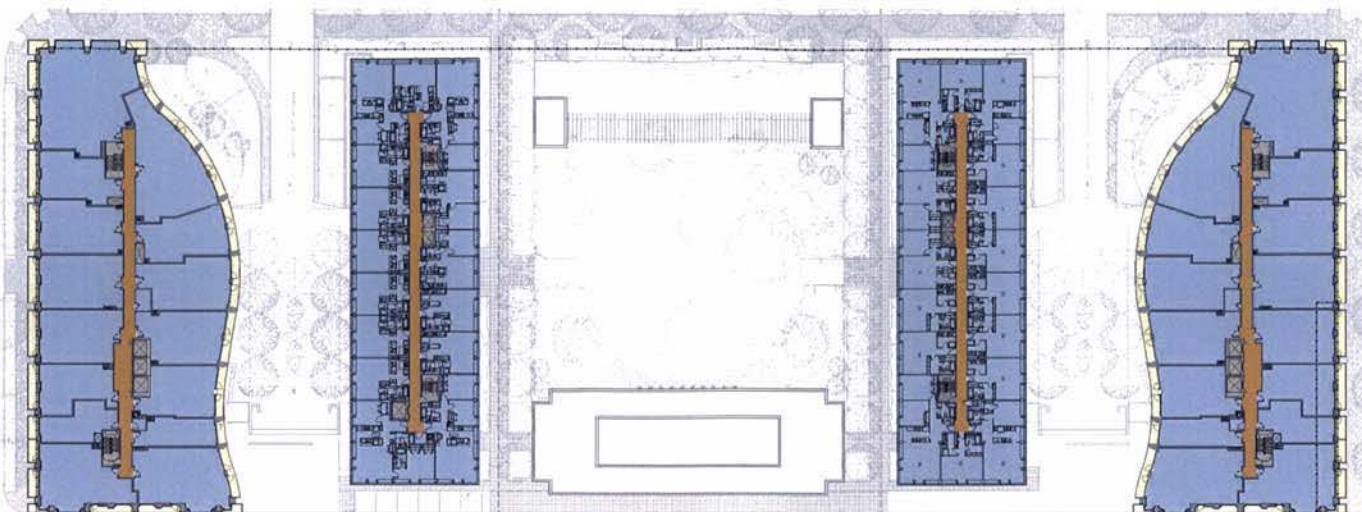
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Typical Floor Plan

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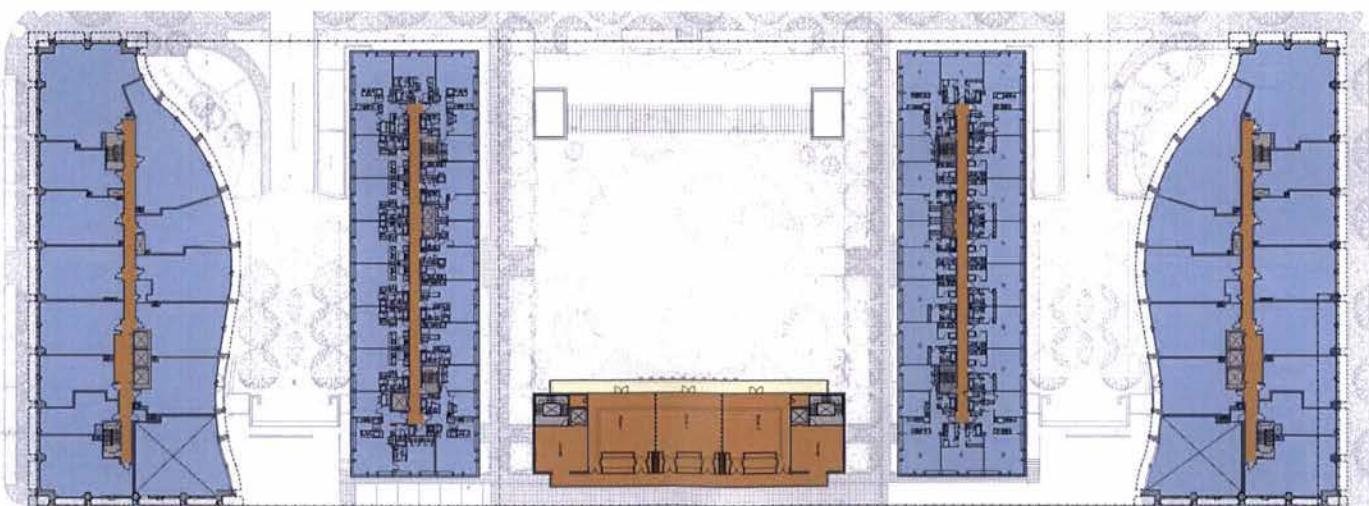
Proposed South Residential

Existing South Residential

Existing North Residential

Proposed North Residential

Fifth Floor Plan



Proposed South Residential

Existing South Residential

Existing North Residential

Proposed North Residential

Second Floor Plan

Plans - Second & Fifth Floors

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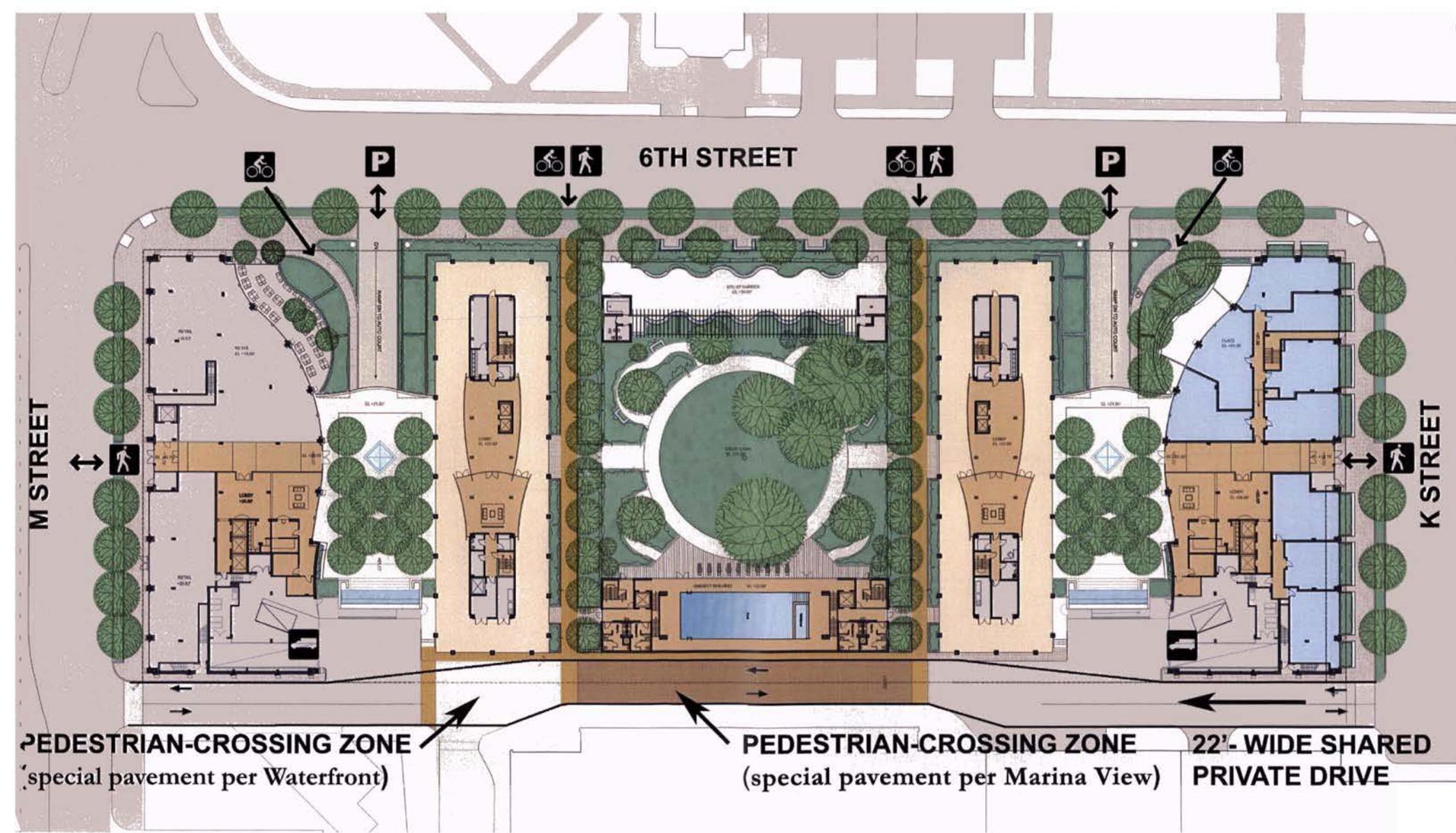




Ground Floor Plan

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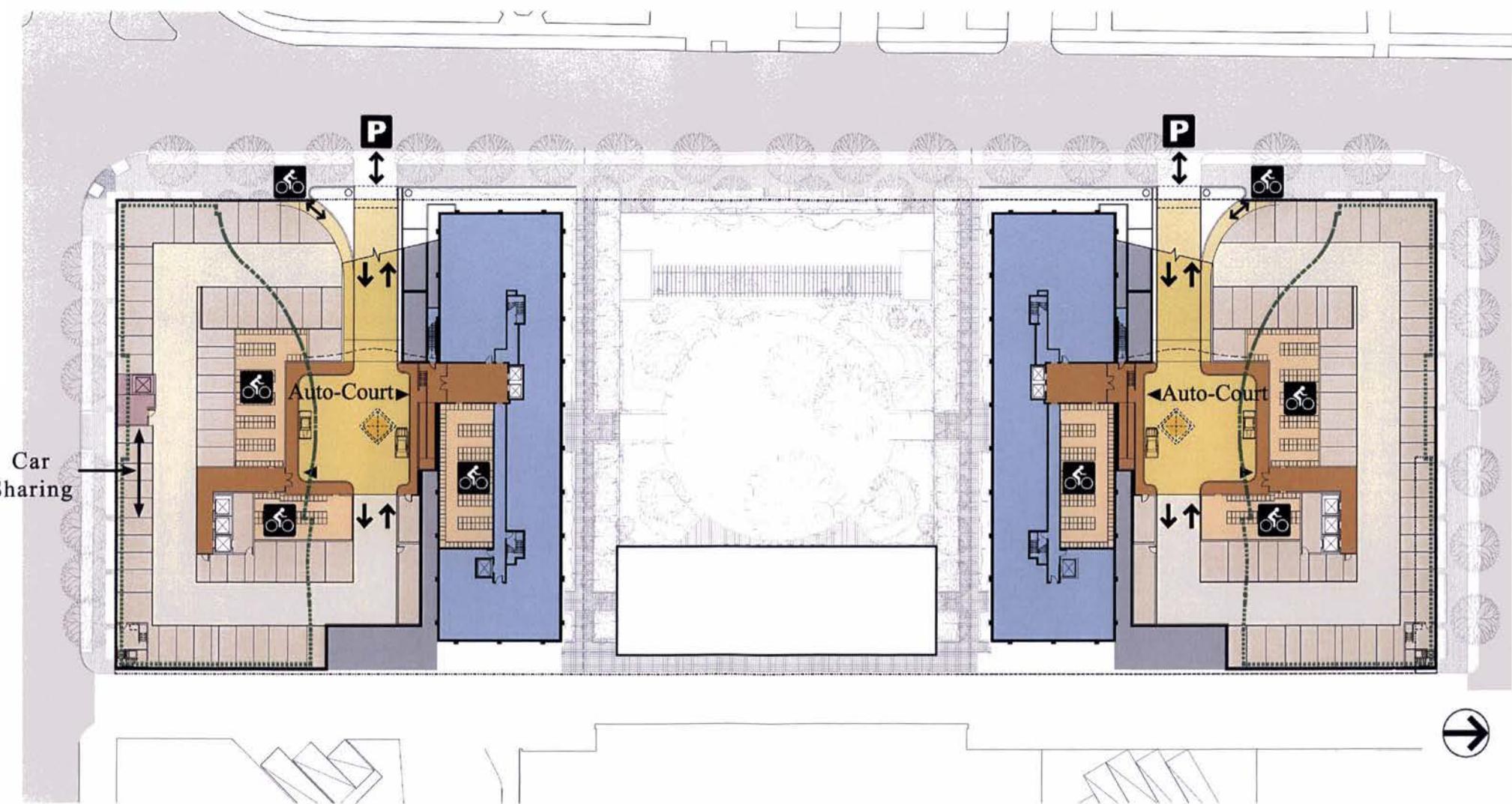
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Ground Floor - Shared Drive

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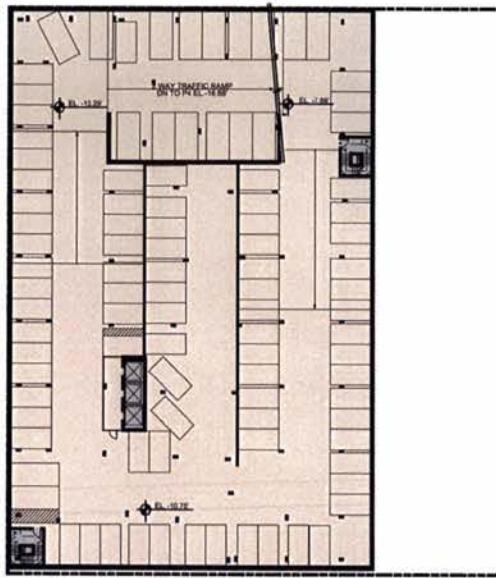
Parking Level 1

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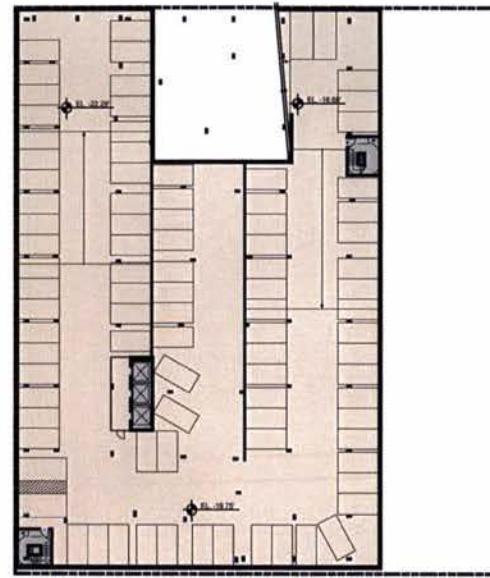
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Parking Levels 2 & 3



Lowest level

556 Bike Spaces - 1:1

475 Compact Residential Spaces
89 Full Size Residential Spaces

564 Total Spaces On all Parking levels

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Parking Level Plans

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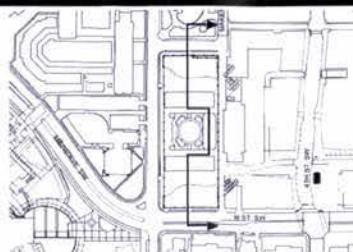
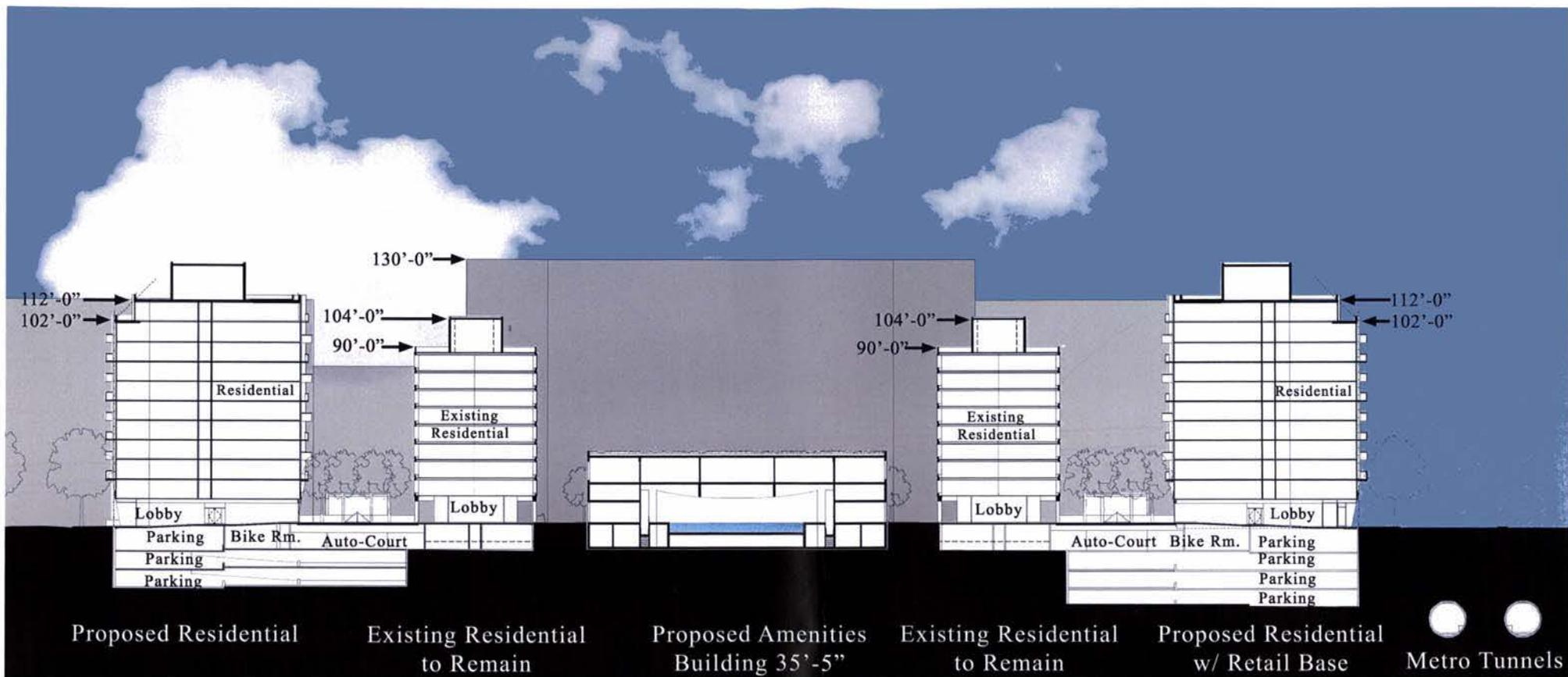
Elevation - Vest Pocket Park

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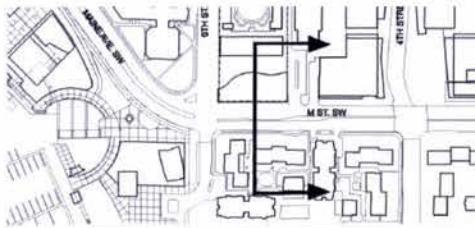
Section - North South

Page 11



Section - Thru M Street

Page 12



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Eye St. Town Center
West Park

K St. 112'-0"
Proposed
Residential

90'-0"
Existing
Residential
to Remain

90'-0"
Existing
Residential
to Remain

112'-0" M St.
Proposed
Residential

Existing Residential
Tiber Island



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Elevation - 6th Street Extended

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Proposed Residential

Existing Residential
to Remain

Proposed Amenities Building
(Existing Waterside Mall Beyond
on Neighbor's Property)

Existing Residential
to Remain

Proposed Residential
w/ Retail Base



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Elevation - Proposed 6th Street Garden

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Elevation - Proposed 6th Street Garden Blow-up

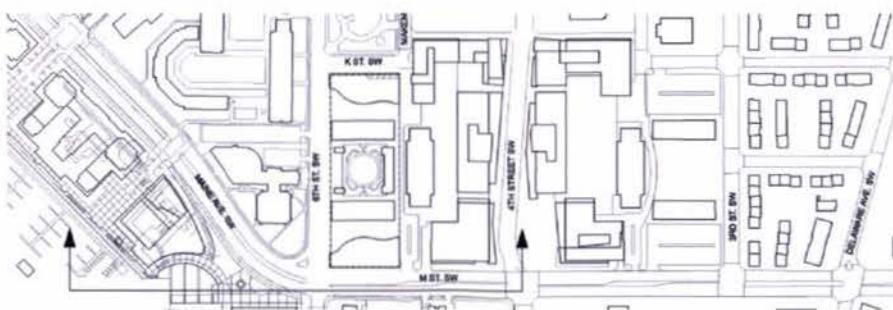
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130'-0" Bldg. Hts.
Proposed Waterfront Development 88'-6" 6th St. 112'-0" 130'-0" 112'-0" 4th St. Bldg. Hts.
Proposed Expansion of Arena Stage Proposed Residential Waterside Mall Waterside Mall
(Existing) (Approved Stage One PUD)



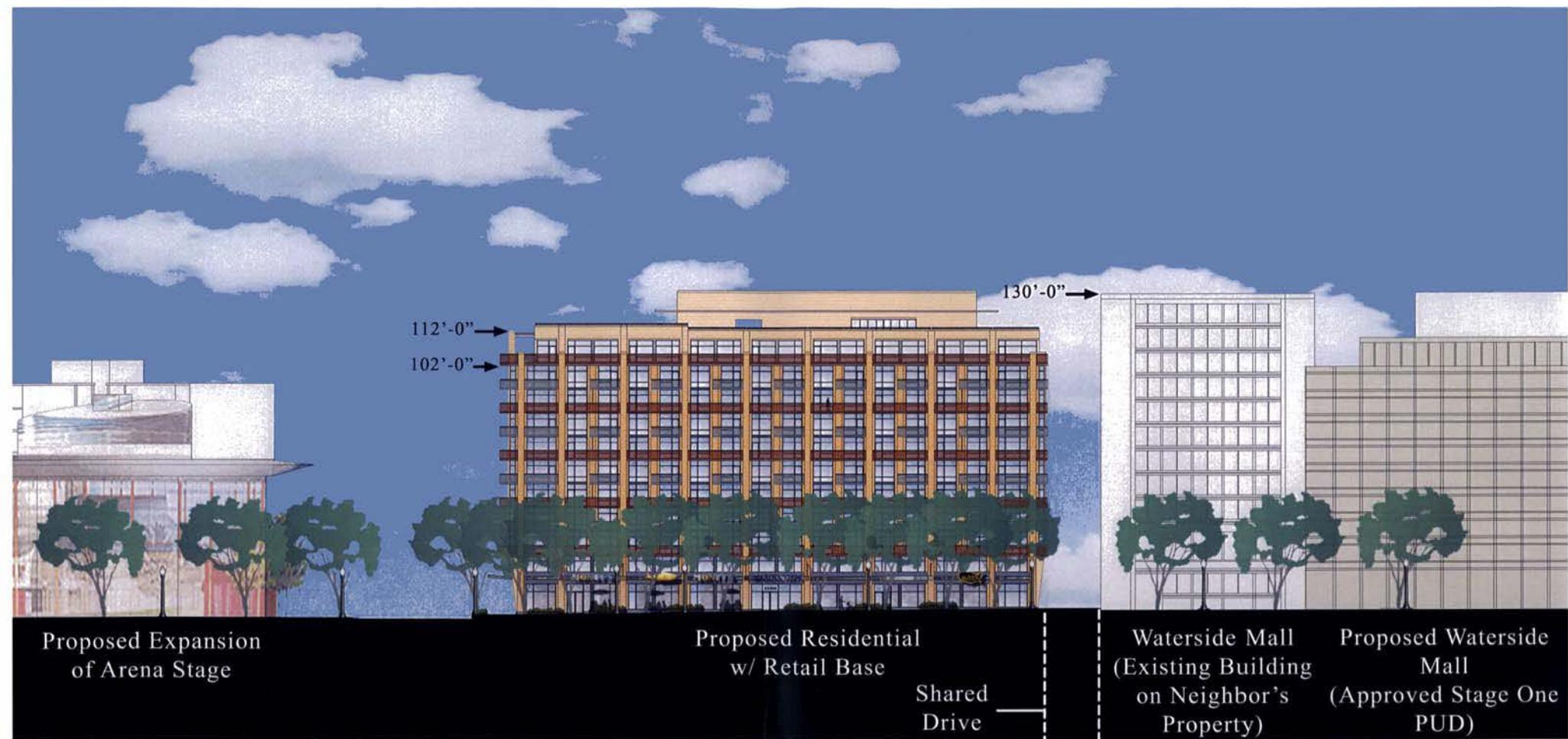
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Elevation - M Street Extended

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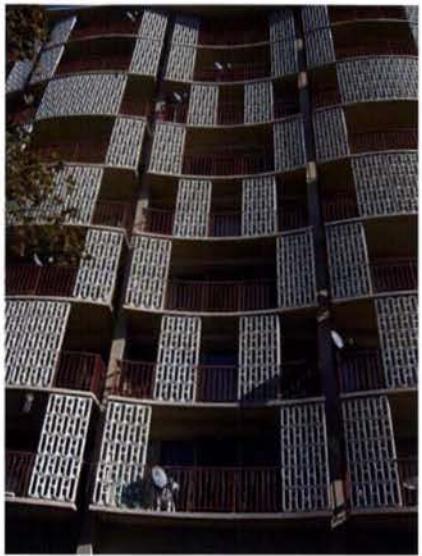
Elevation - M Street

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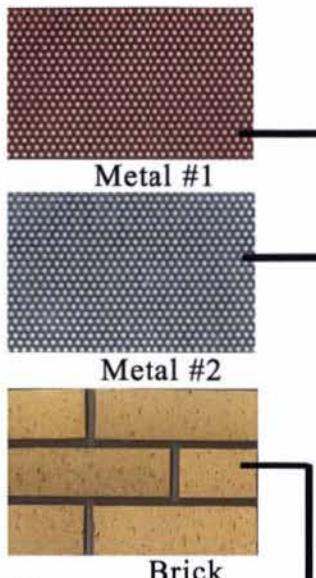
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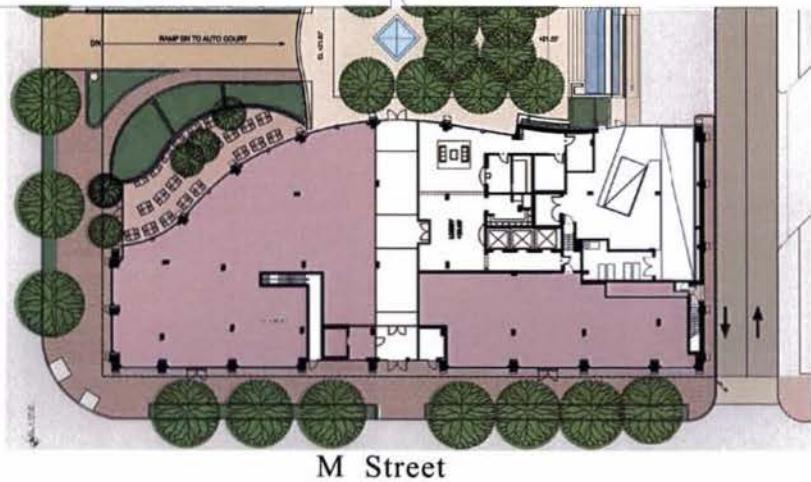
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Capitol Park Plaza, Detail of Balcony Screen
- designed by Chloethiel Woodard Smith



6th Street



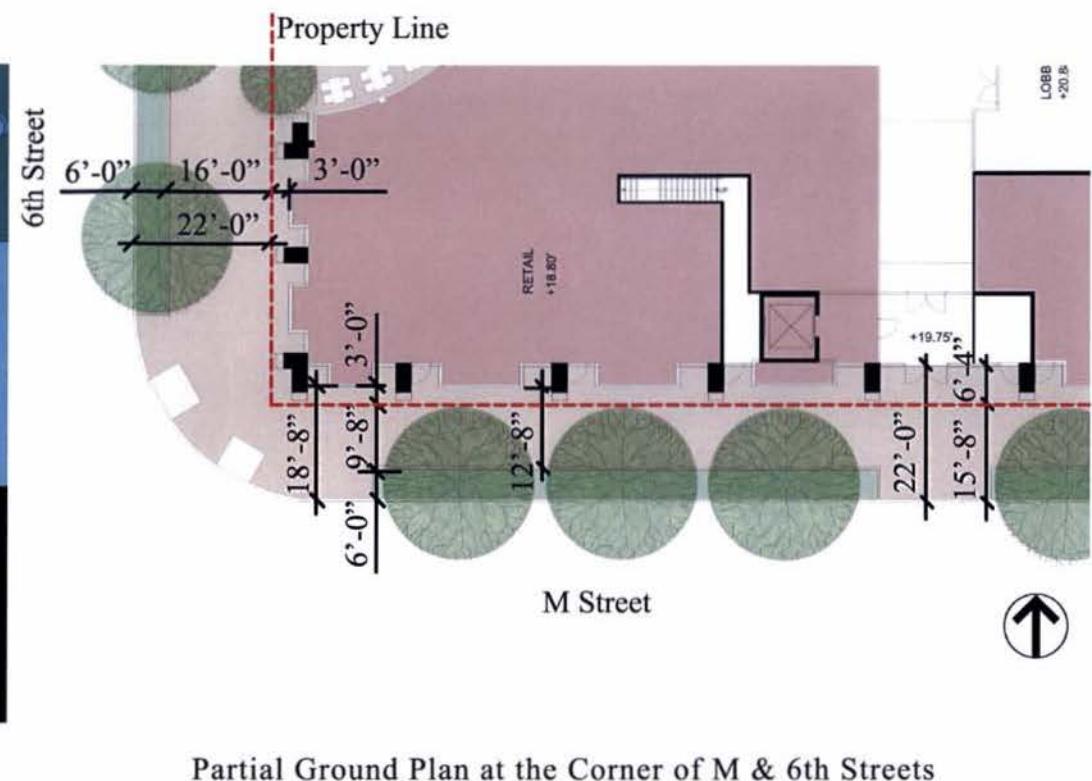
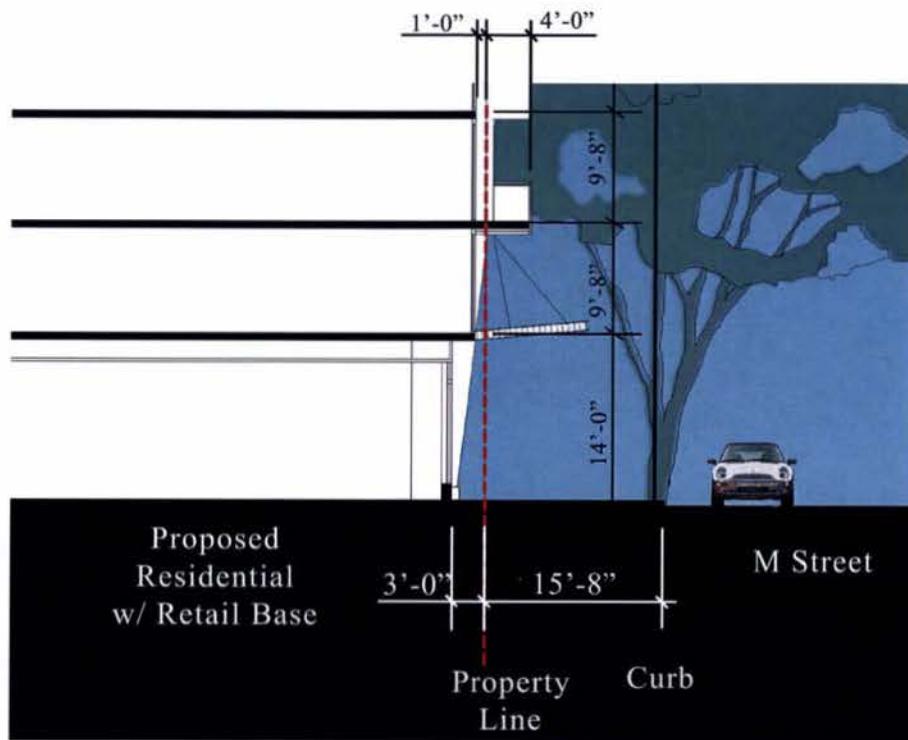
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Detailed elevation @ M & 6th Streets

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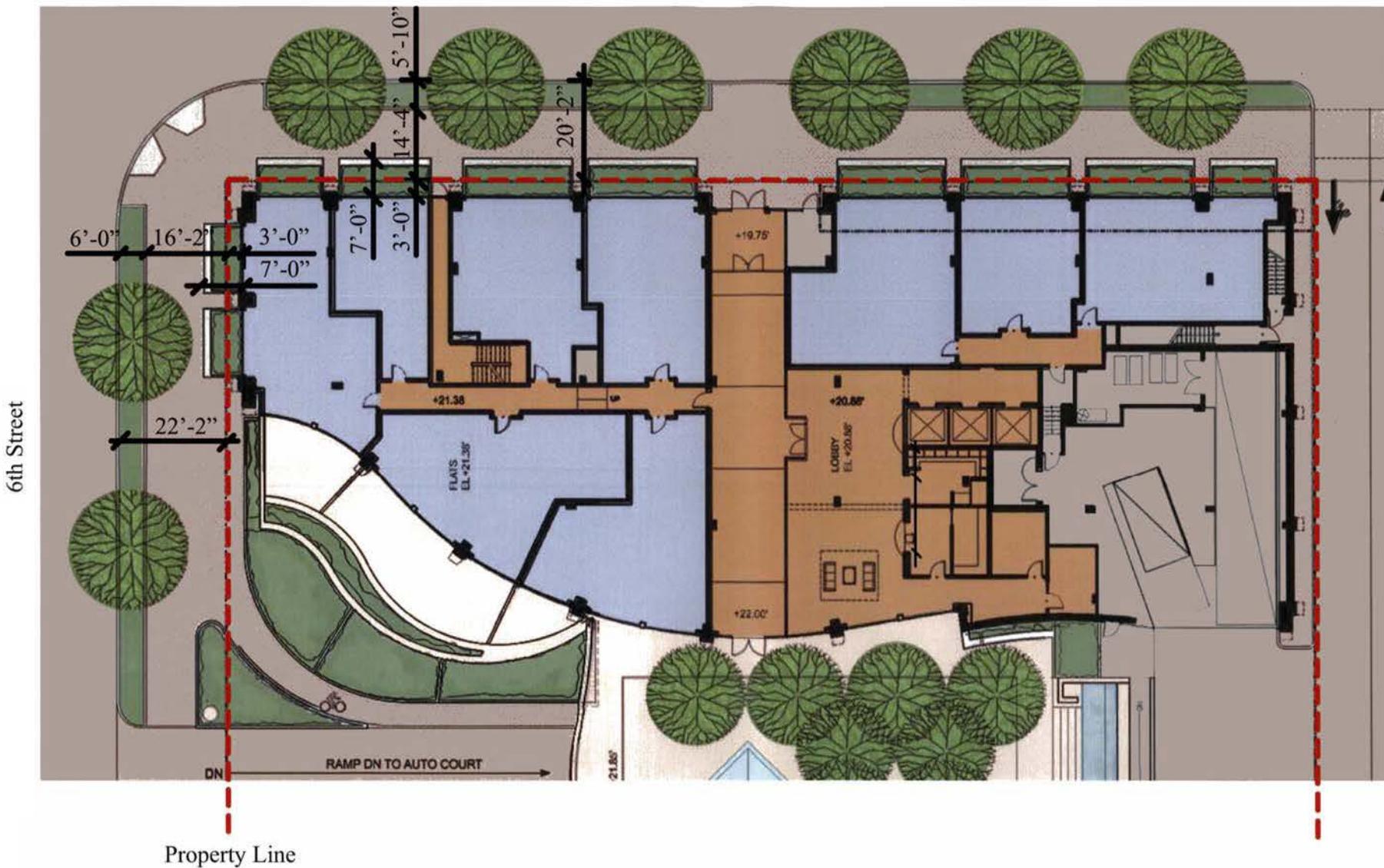
Ground Floor Details

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K Street

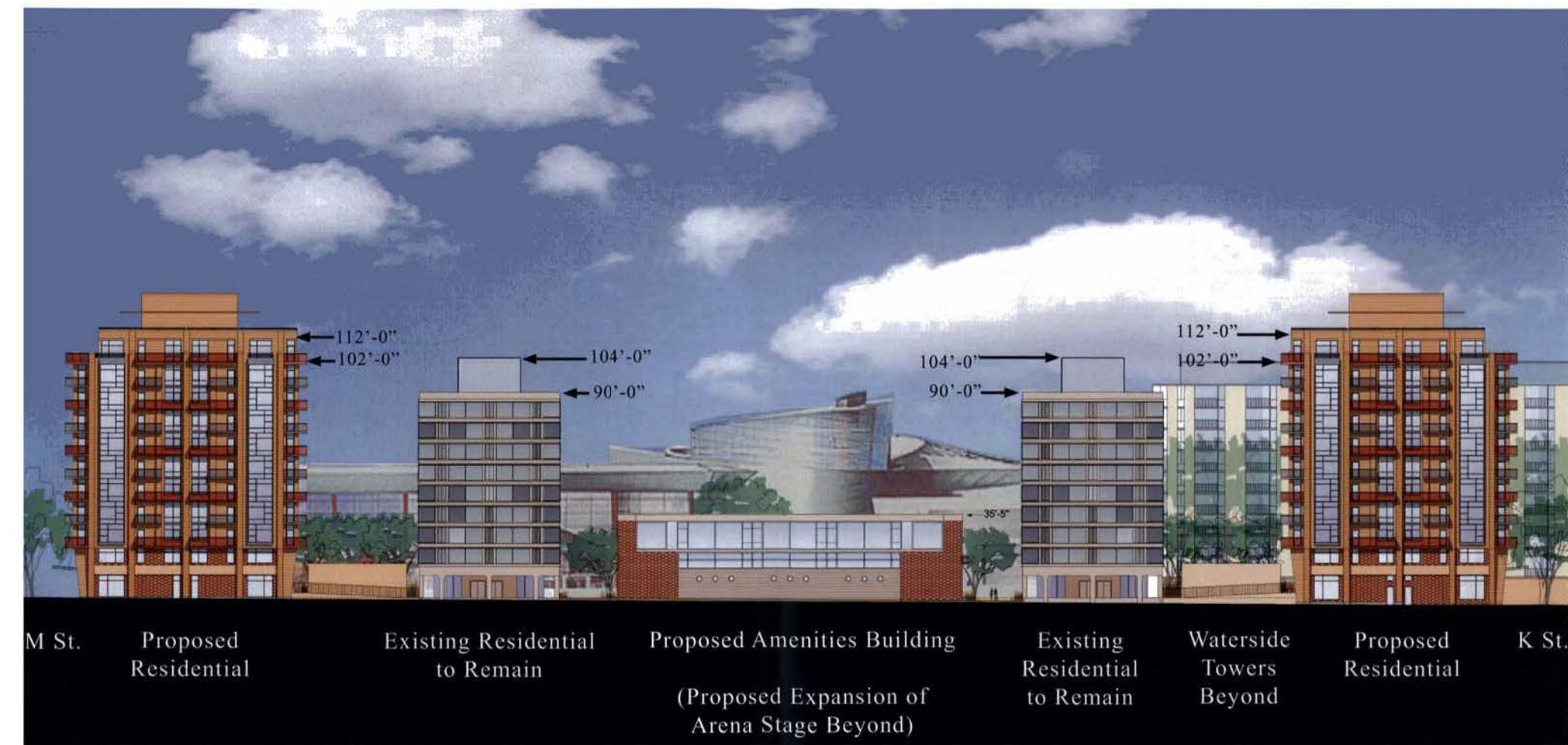


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Streetscape Plan Prosed North Building



M St.

Proposed
Residential

Existing Residential
to Remain

Proposed Amenities Building
(Proposed Expansion of
Arena Stage Beyond)

Existing
Residential
to Remain

Waterside
Towers
Beyond

Proposed
Residential

K St.

Elevation - East

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Repair and clean
existing concrete
structural frame

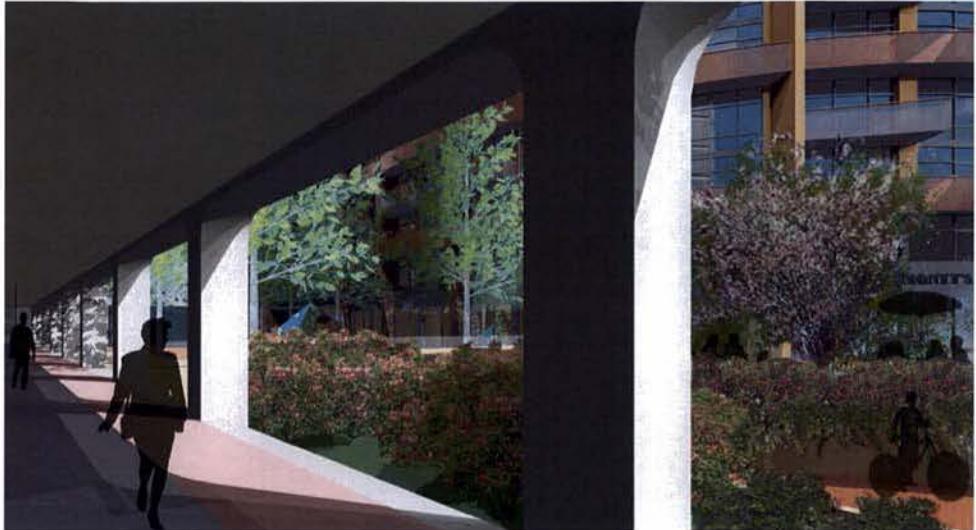
Replace windows to match original
configuration and appearance

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

Retain & restore brick walls
Retain arcade



Proposed Lobby Arcade



Proposed Vest Pocket Park by Zion Breen & Richardson



Existing Lobby Arcade



Existing View from Arcade

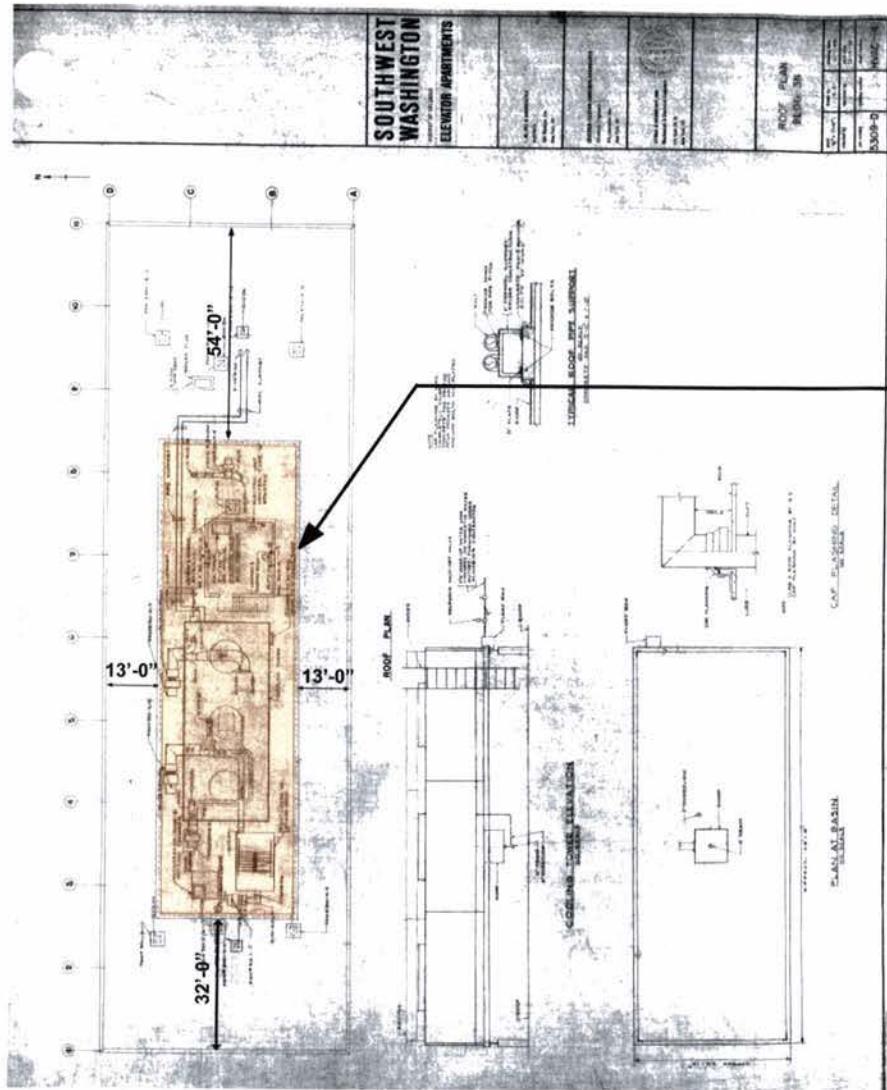
Existing Building Restoration Program

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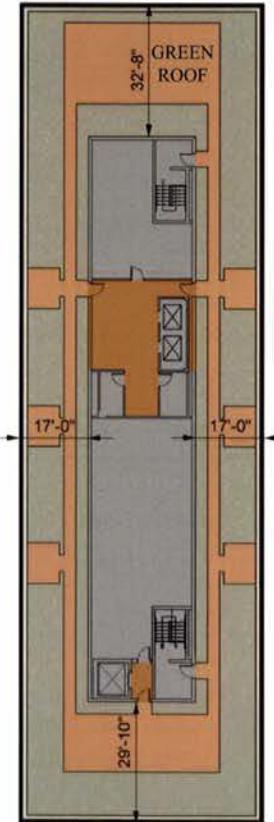


Contemplated Penthouse Enclosure

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Proposed Penthouse Enclosure

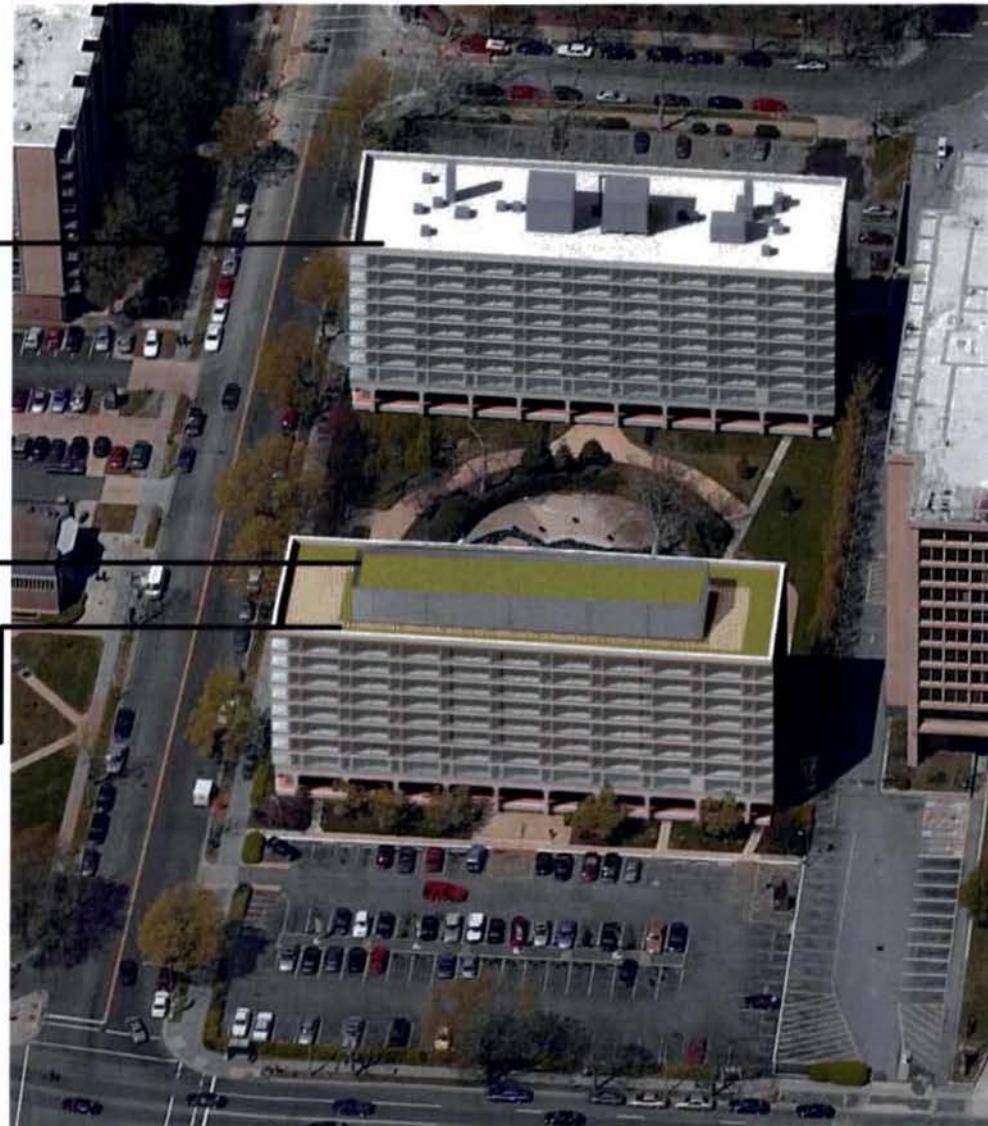
Existing Building Restoration Program

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Existing Mechanical
North Tower

Proposed Penthouse
Enclosure for
both Towers

Proposed Green Roof
for both Towers





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.

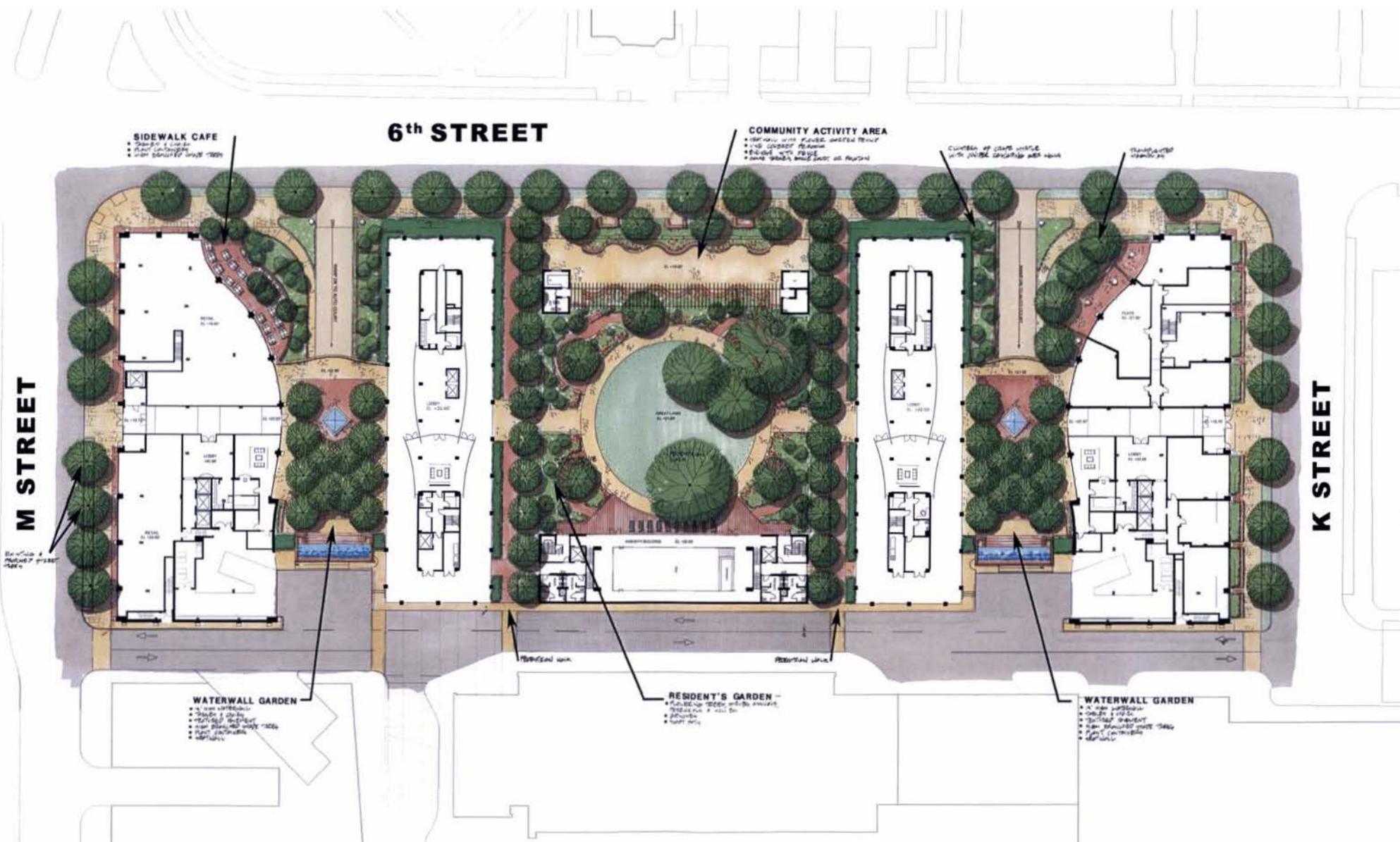
Marina View - Original Landscaping

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.



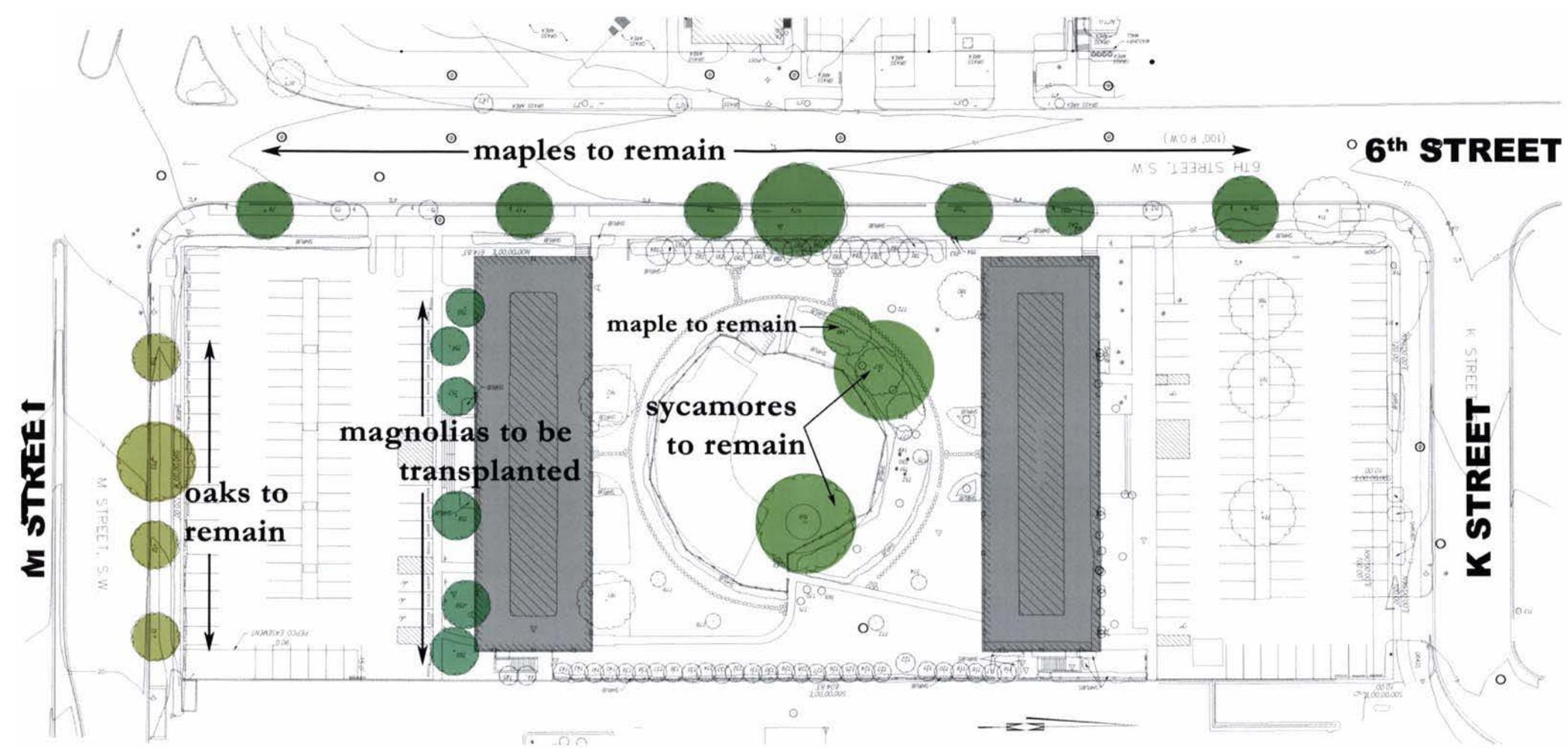
Zion Breen & Richardson - Landscape Architects



Landscape Plan - Site

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6th STREET



PLANTING LEGEND:

- EXISTING SHADE TREES
- PROPOSED SHADE TREES (3'-5' x 4"-6")
- PROPOSED EVERGREEN TREES (6'-8' x 4')
- PROPOSED FLOWERING TREES (6'-8' x 4')
- PROPOSED HEDGE (2'-5' x 4')
- PROPOSED EVERGREEN FLOWERING SHRUBS (2'-4' x 4')

POSSIBLE SPECIES:

- QURCUS/ACER
- STREET TREES: ACER SACCHARUM
GINKGO (VARIETY TO MATCH EXISTING)
- WINTER BIRDS: PYRUS CALLERYANA CHANTICLEER
PLANTAGUS ACERIFOLIA BLOODGOOD
GLEUTSIA TRIMANCAVIA THOREAU
- LEX OPACA
LEX NELLIE STEVENS
- MAGNOLIA SOULANGEANA
CORNUS NOVA
LAGUNA MAGNA REDSA
PRUNUS SUBHIRTILLA AUTUMNBLUSH
- LEX CRENATA
TAUDUS MEDIA HAYFIELD
- RHODODENDRON, AZALEAS, HYDRANGEA
VIBURNUM, MAIORIA, MIDLAND ROSES

PAVEMENT AND SITE FURNITURE LEGEND:

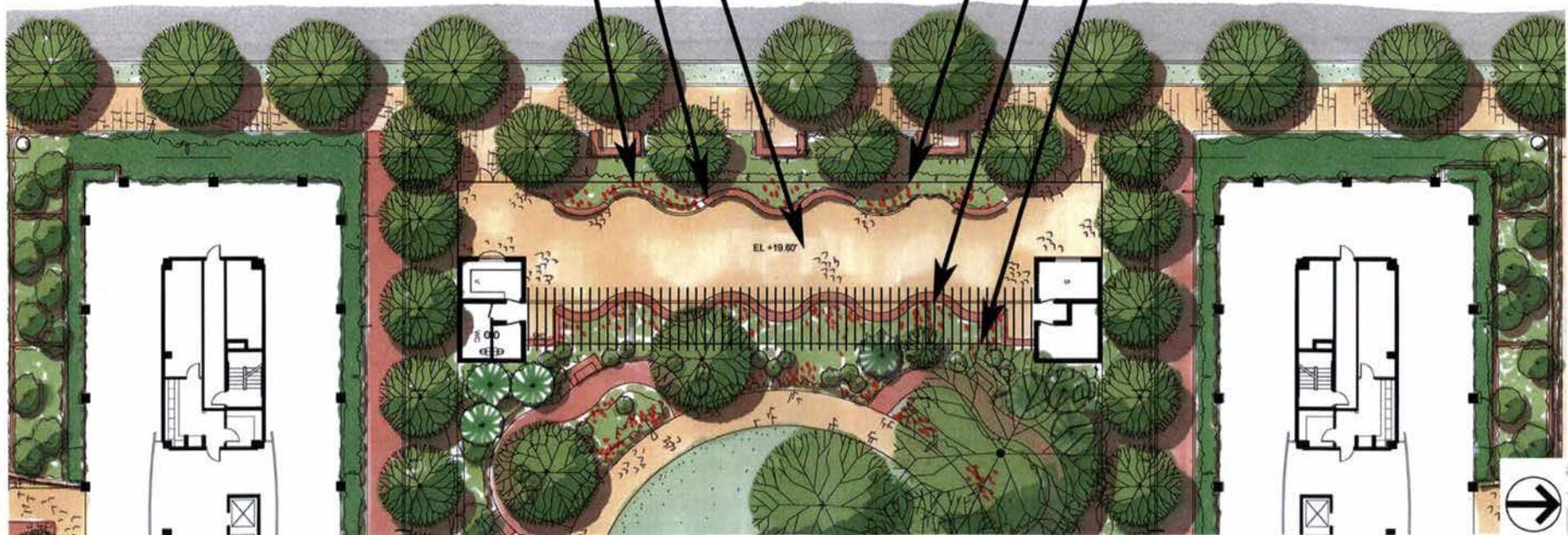
- MODULAR BRICK OR CONCRETE PAVERS
- SCREW CONCRETE PAVEMENT
- GRANITE COBBLE OR MODULAR CONCRETE PAVERS
- GRAVEL OR SHREDDED HARDWOOD BARK MULCH
- BENCHES
- PLANT BOX WITH HEDGE
- PLANT CONTAINER WITH ANNUALS

**6th STREET GARDEN
SEATWALL**

FLOWER GARDEN

**3' HIGH FENCE
SEATWALL**

**VINE COVERED
PERGOLA**



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Landscape Plan - 6th Street Garden

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Landscape Section - 6th Street Garden

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

SIDEWALK CAFE

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

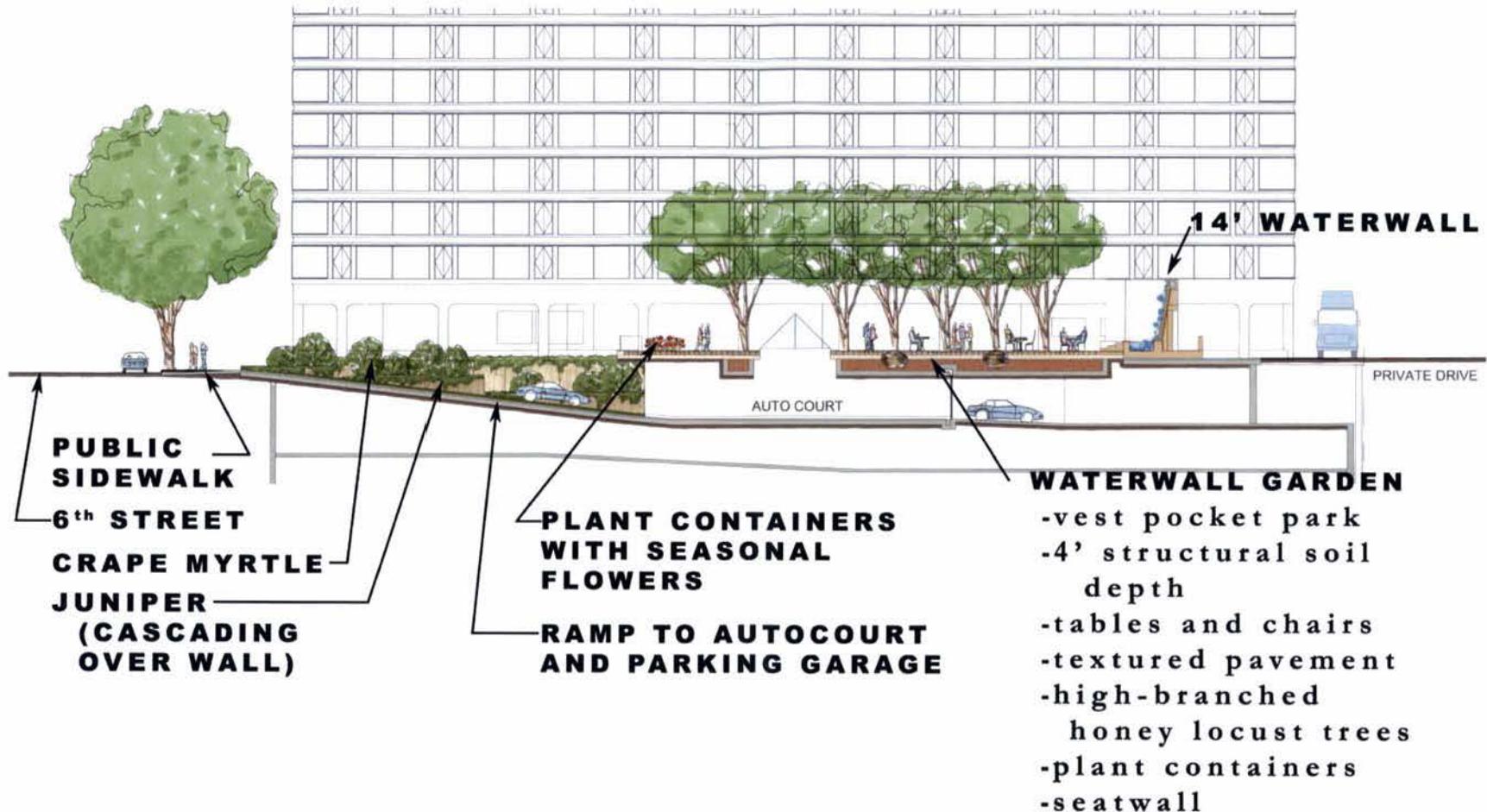
SKYLIGHT

**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





Landscape Section - Vest Pocket Parks

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Paley Park

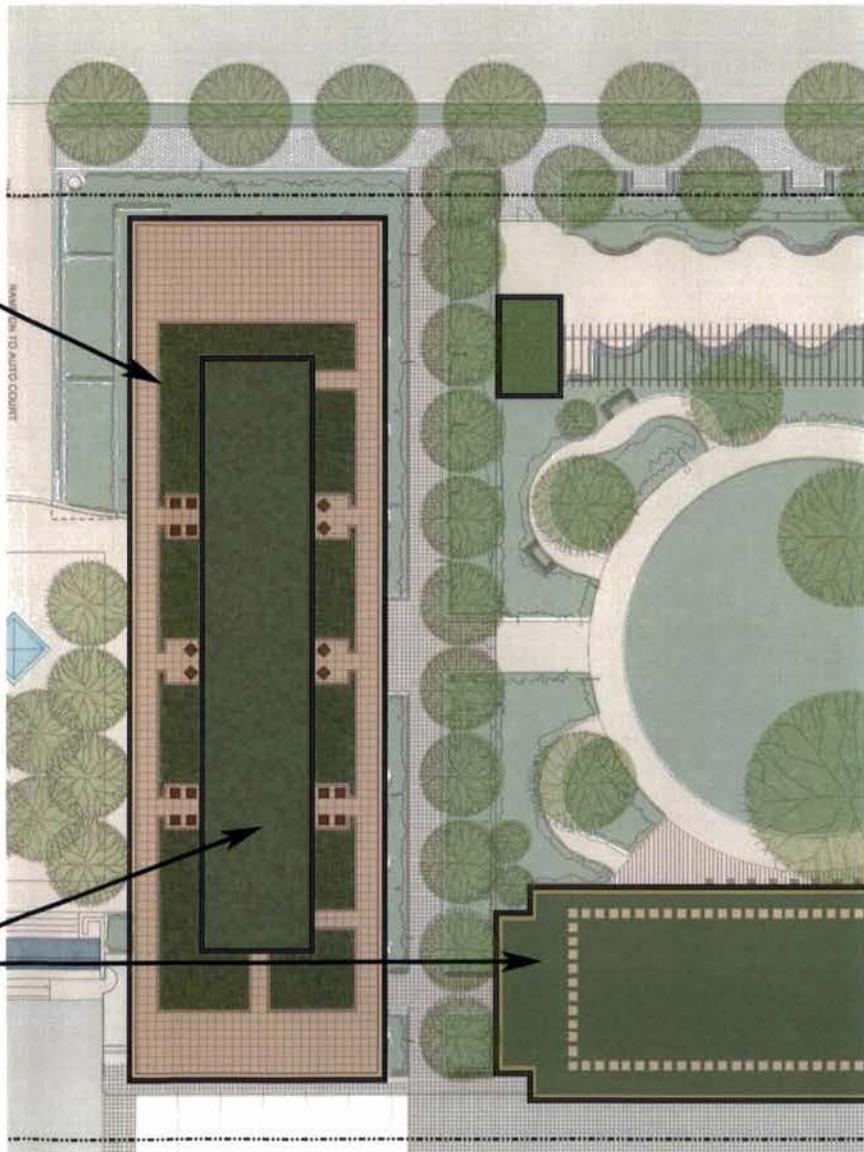
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ORNAMENTAL GRASSES IN VARIETY

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

LOW SEDUMS IN VARIETY

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



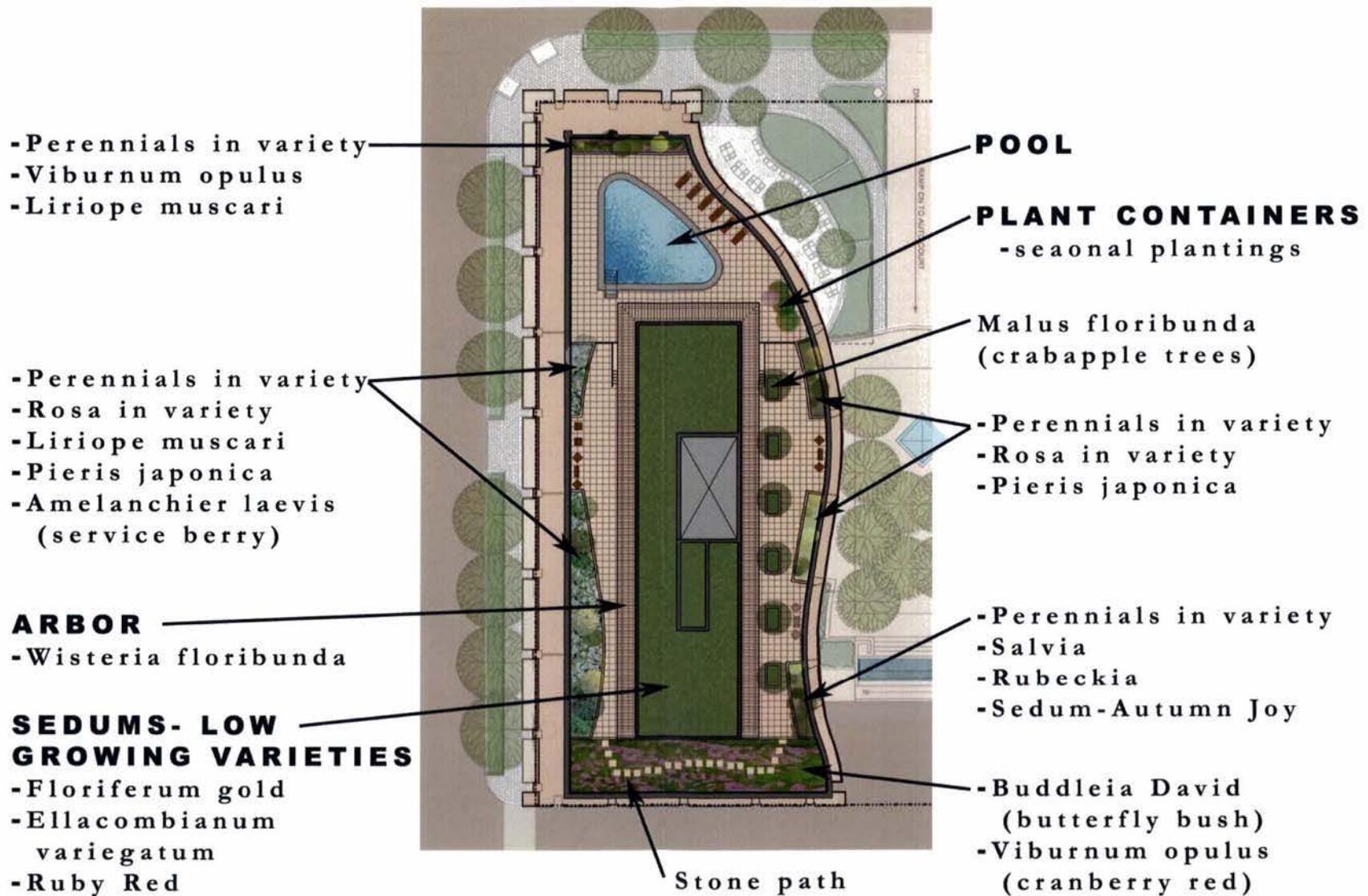
ORNAMENTAL GRASSES IN VARIETY

- *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*





**PENTHOUSE ROOF:
LOW SEDUMS IN VARIETY**

- Floriferum gold
- Ellacombianum variegatum
- Ruby Red

Malus floribunda
(crabapple tree)

- Perennials in variety
- Rosa in variety
- Pieris japonica
- Liriope muscari

ARBOR

- Wisteria floribunda

- Perennials in variety
- Rosa in variety
- Pieris japonica
- Liriope muscari
- Amelanchier laevis
(serviceberry)

2' soil depth

11

2' soil depth

10

Landscape Section - Proposed Building Green Roof

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