

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

Fairfield at Marina View

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ZION BREEN & RICHARDSON ASSOCIATES | Landscape architect



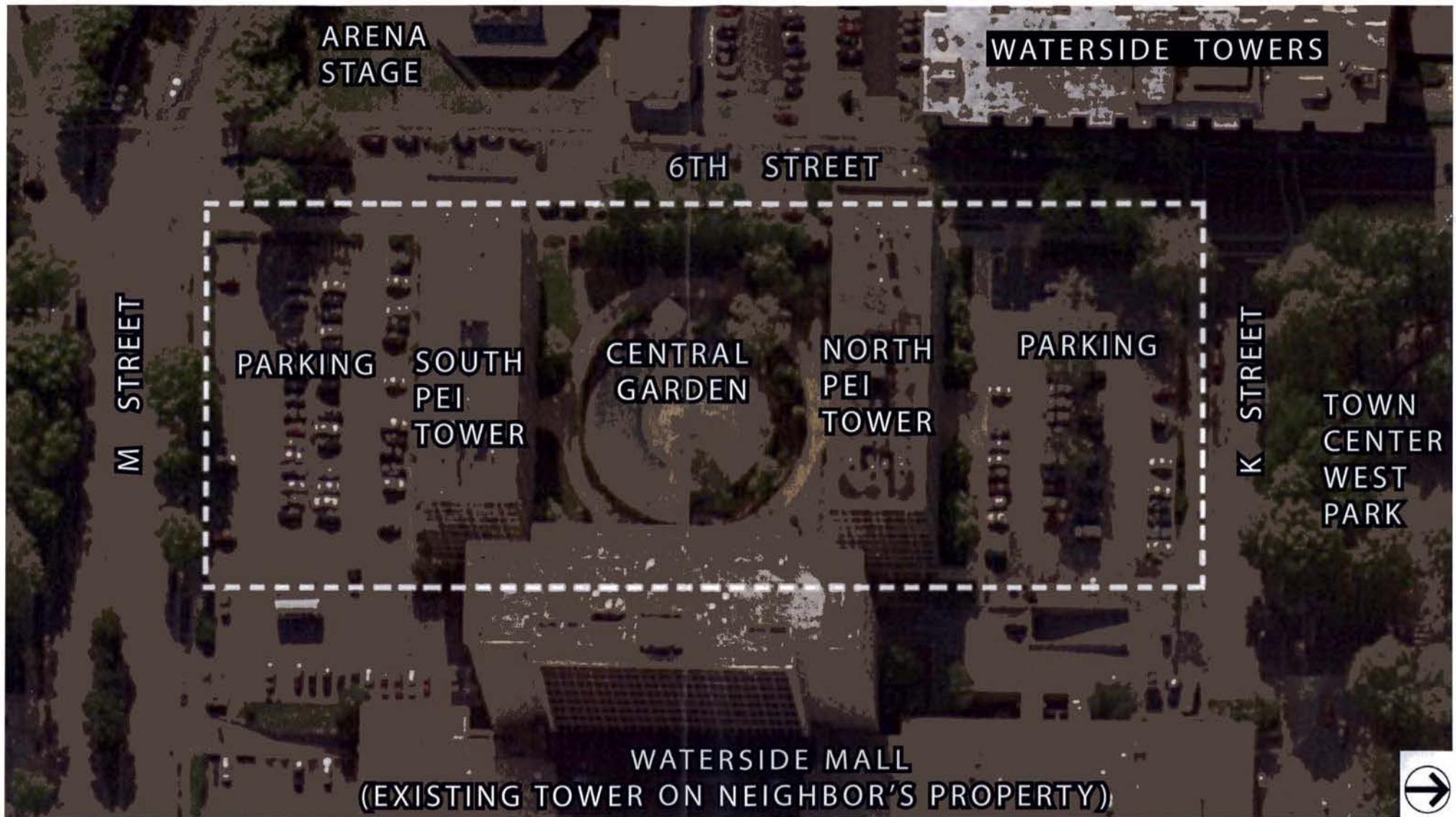
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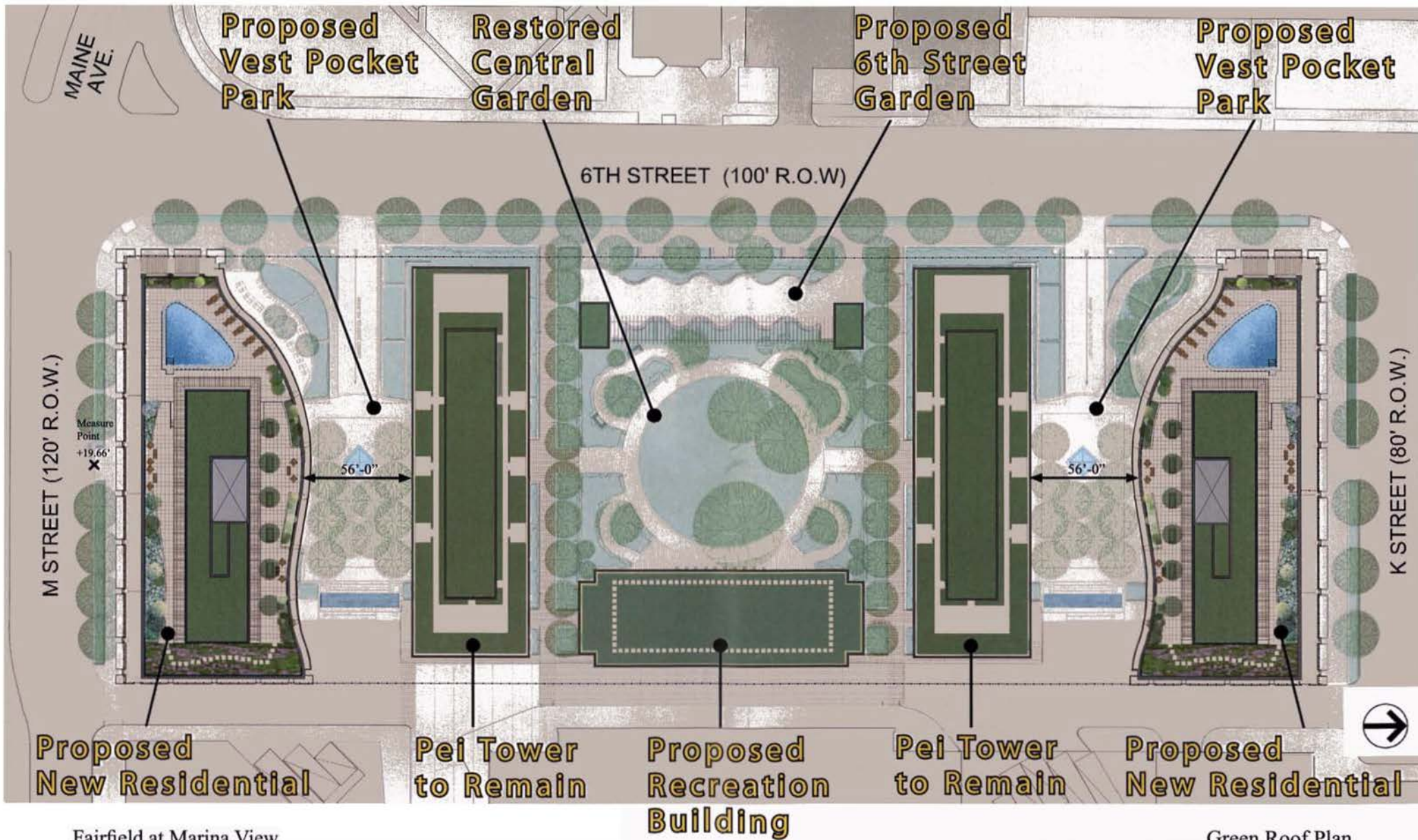
ESOCOFF & ASSOCIATES architects

ZION BREEN & RICHARDSON ASSOCIATES Landscape architect

Aerial Site Plan

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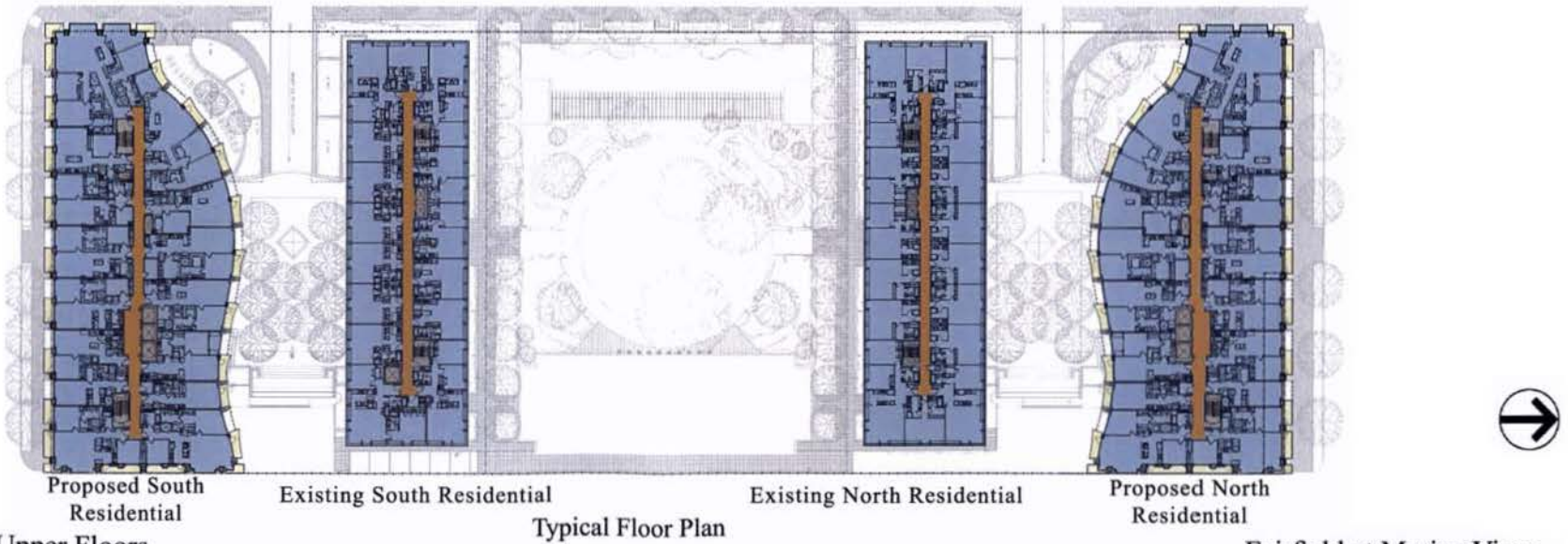
Fairfield at Marina View

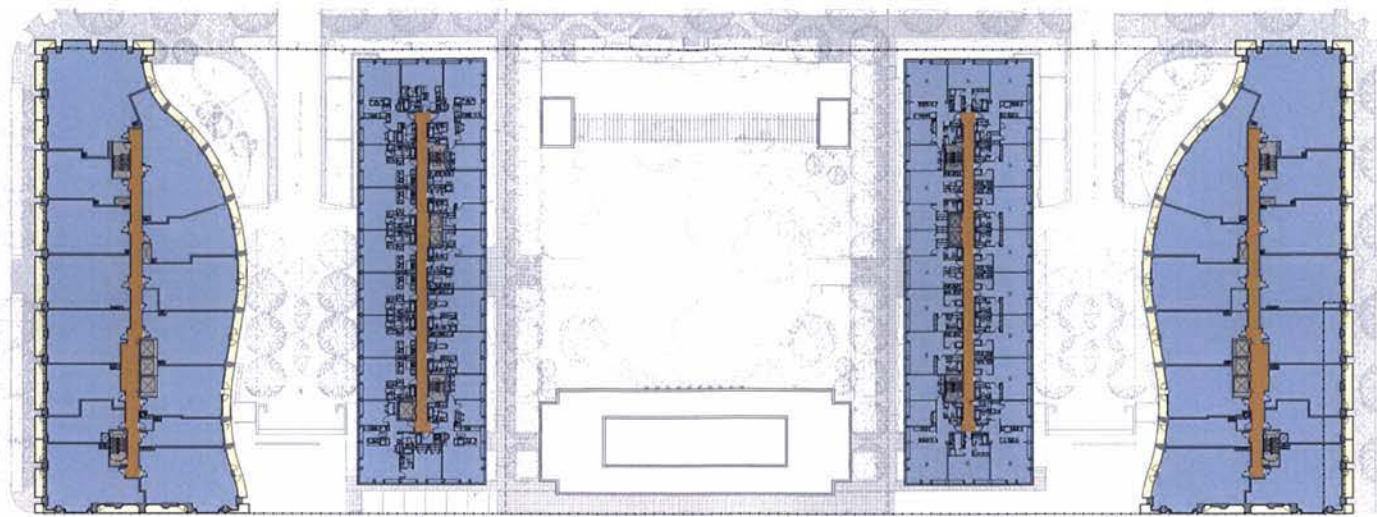
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Green Roof Plan

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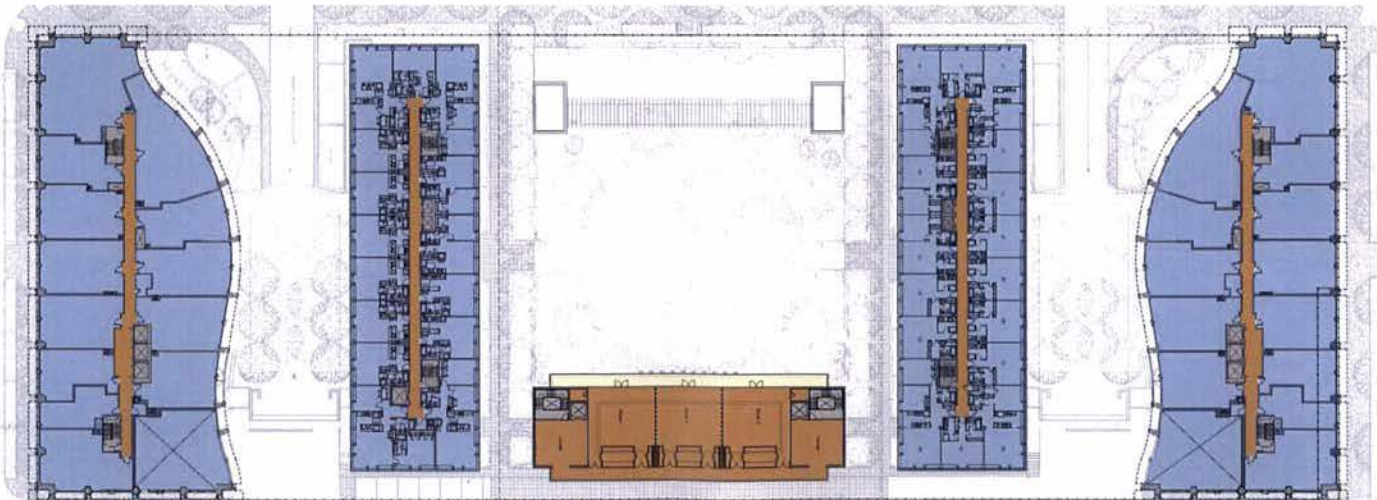
Proposed South
Residential

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

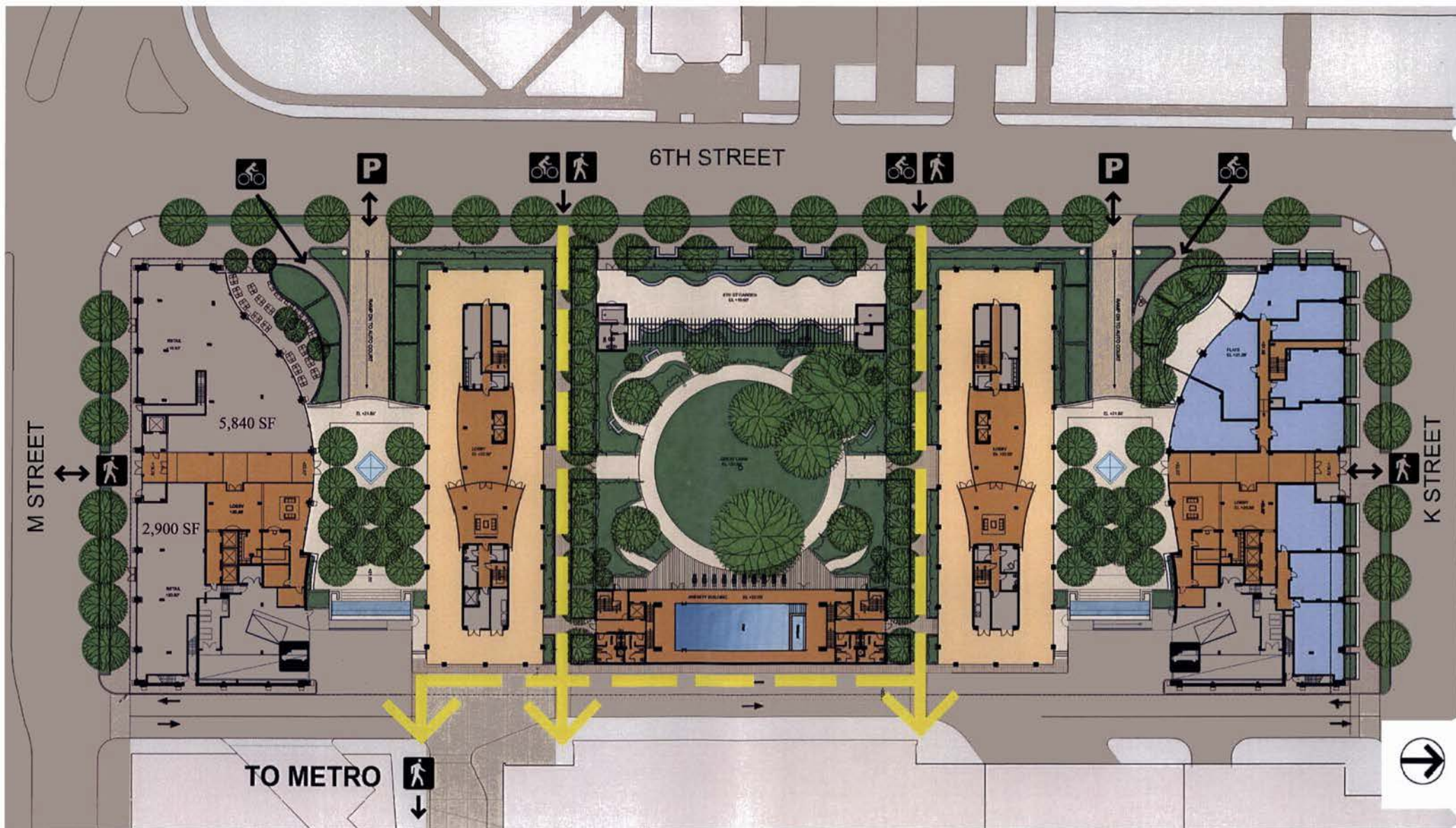


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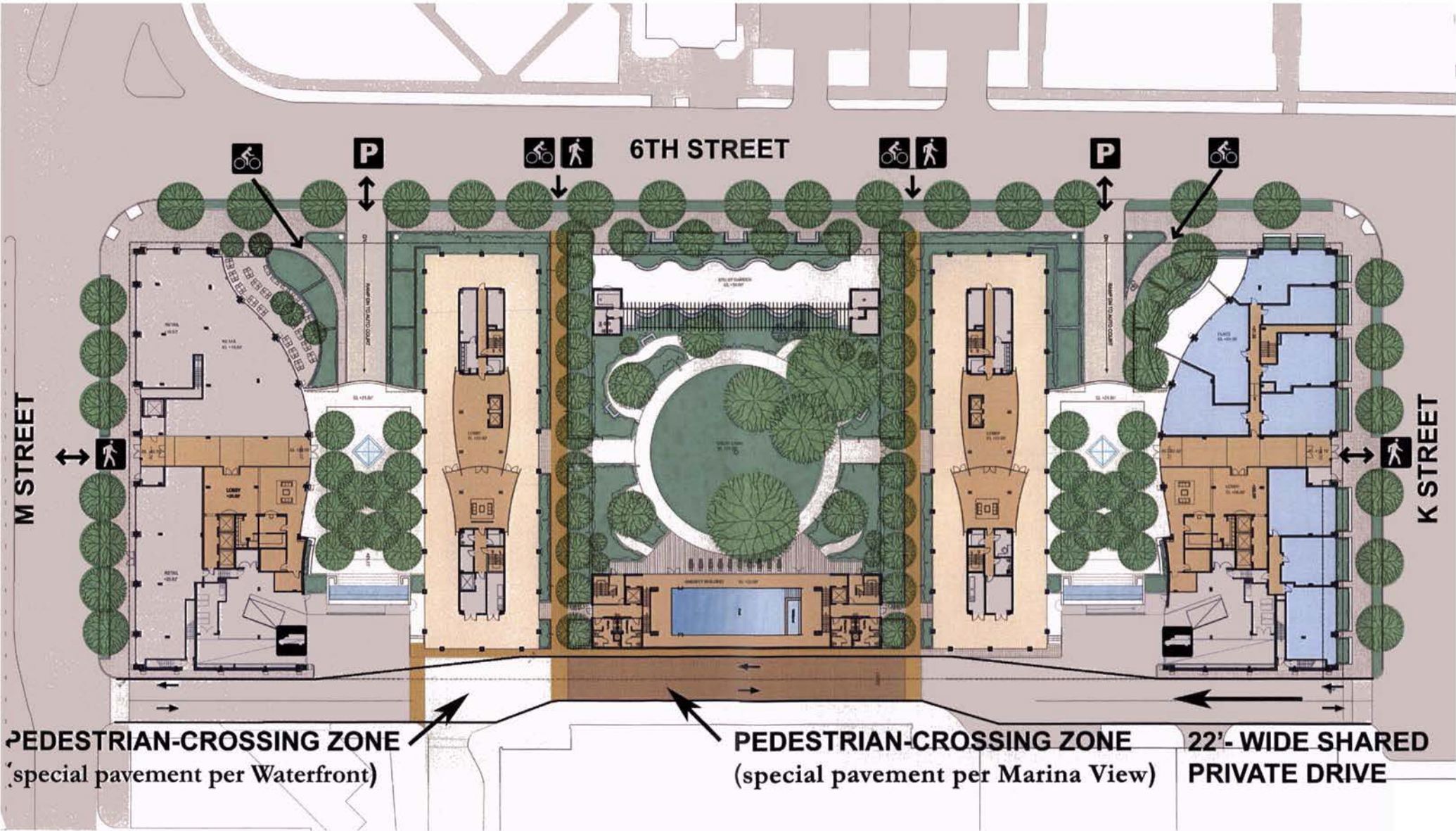
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ZION BREEN & RICHARDSON ASSOCIATES Landscape architect

Plans - Second & Fifth Floors



Ground Floor Plan



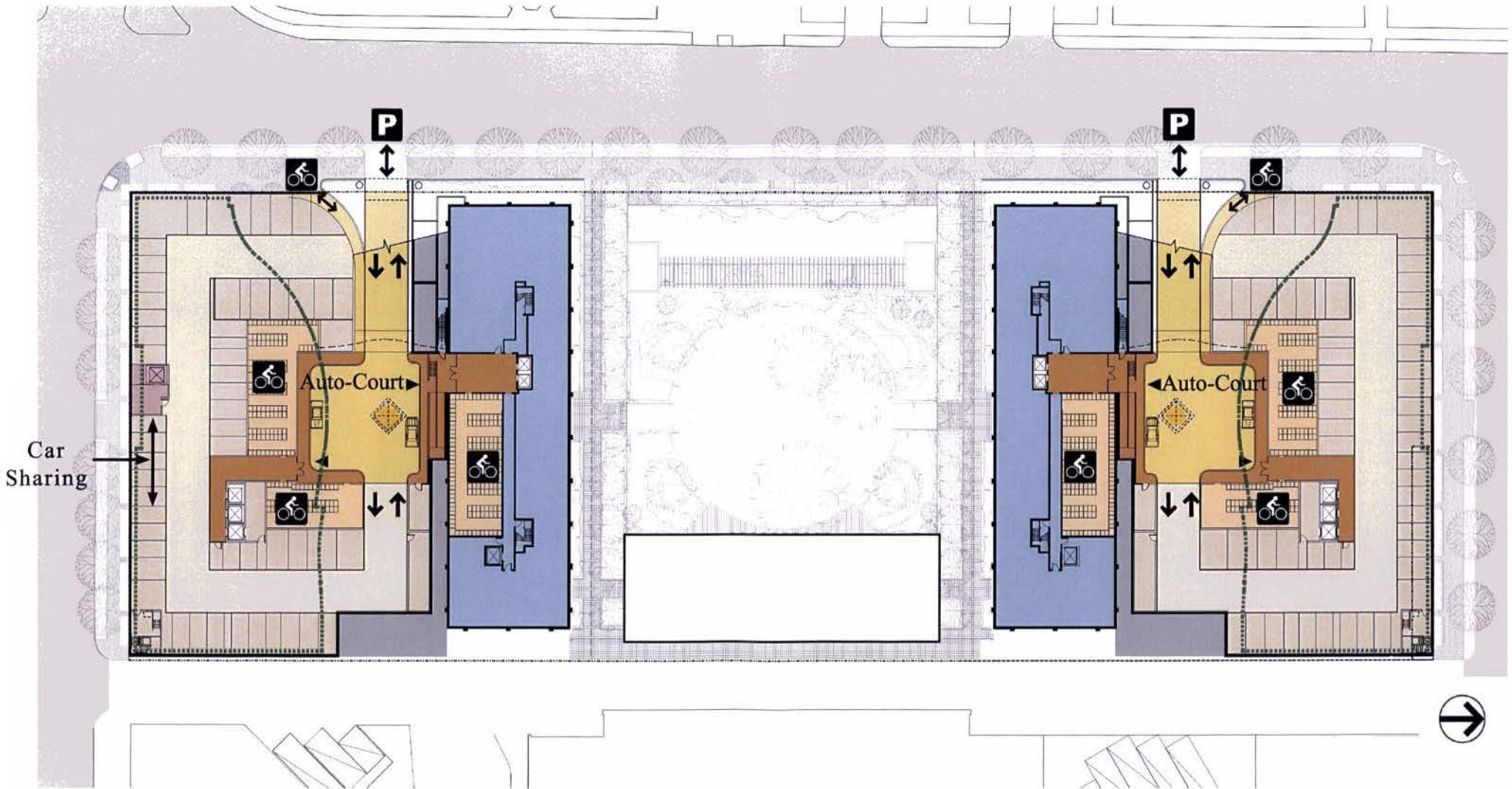
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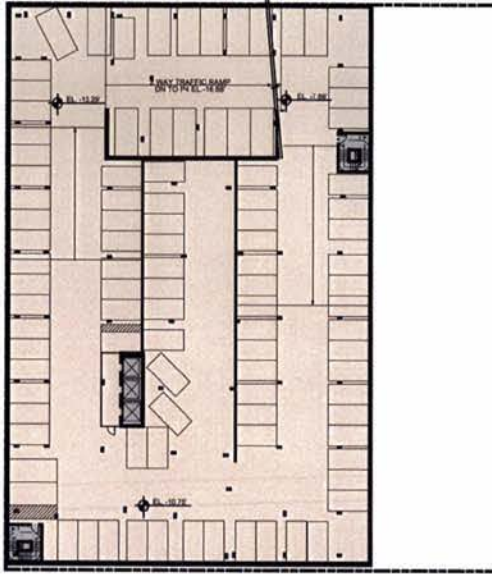
ESOCOFF & ASSOCIATES | architects

ZION BREEN & RICHARDSON ASSOCIATES | Landscape architect

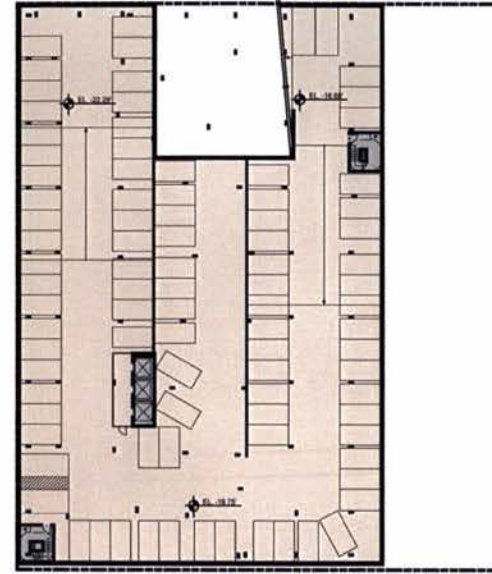
Ground Floor - Shared Drive

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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

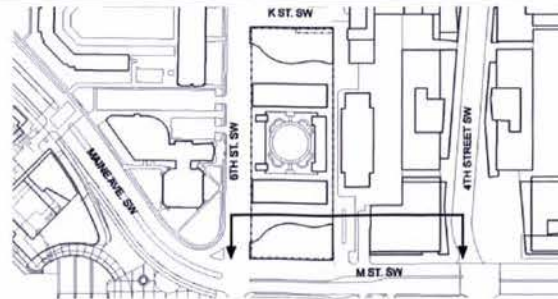
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Parking Level Plans

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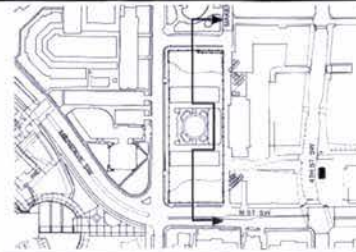
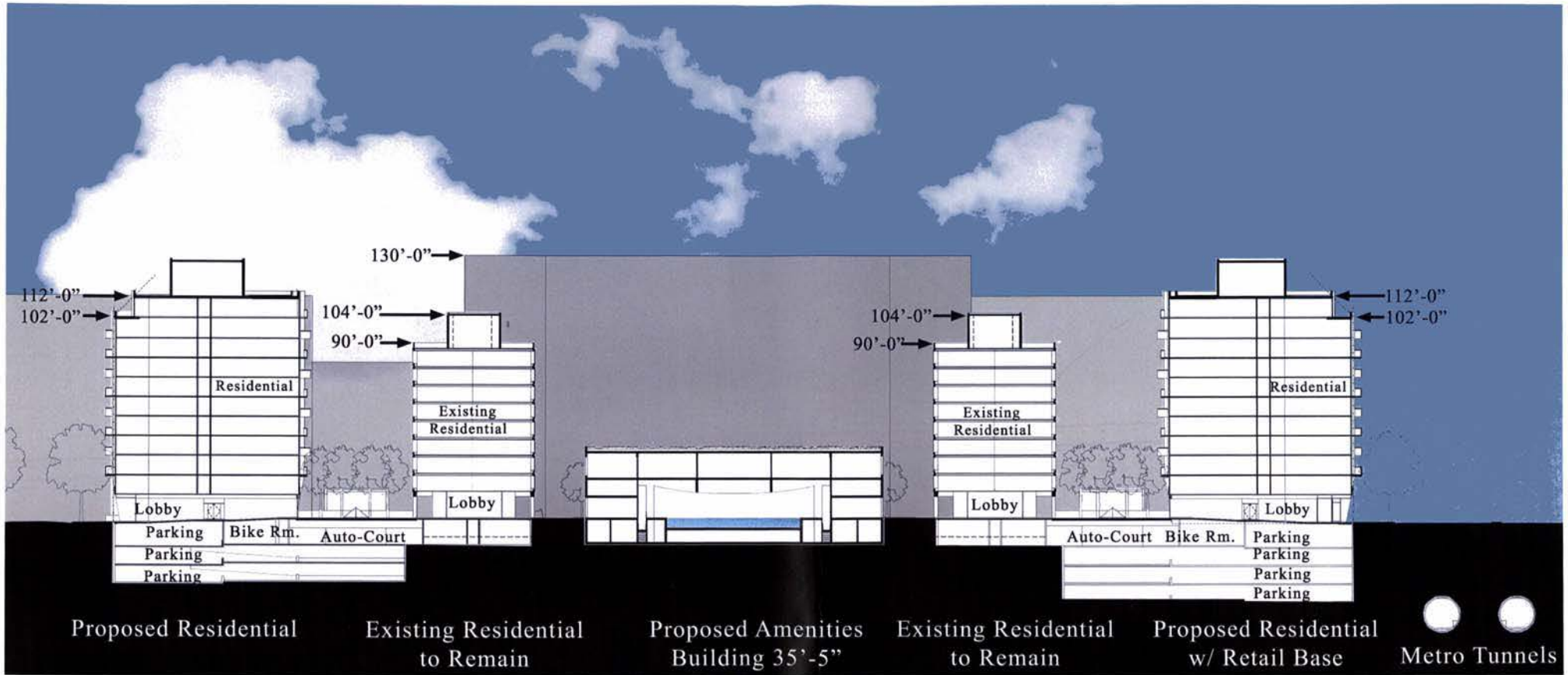
Elevation - Vest Pocket Park

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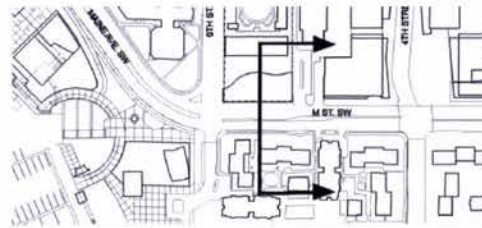
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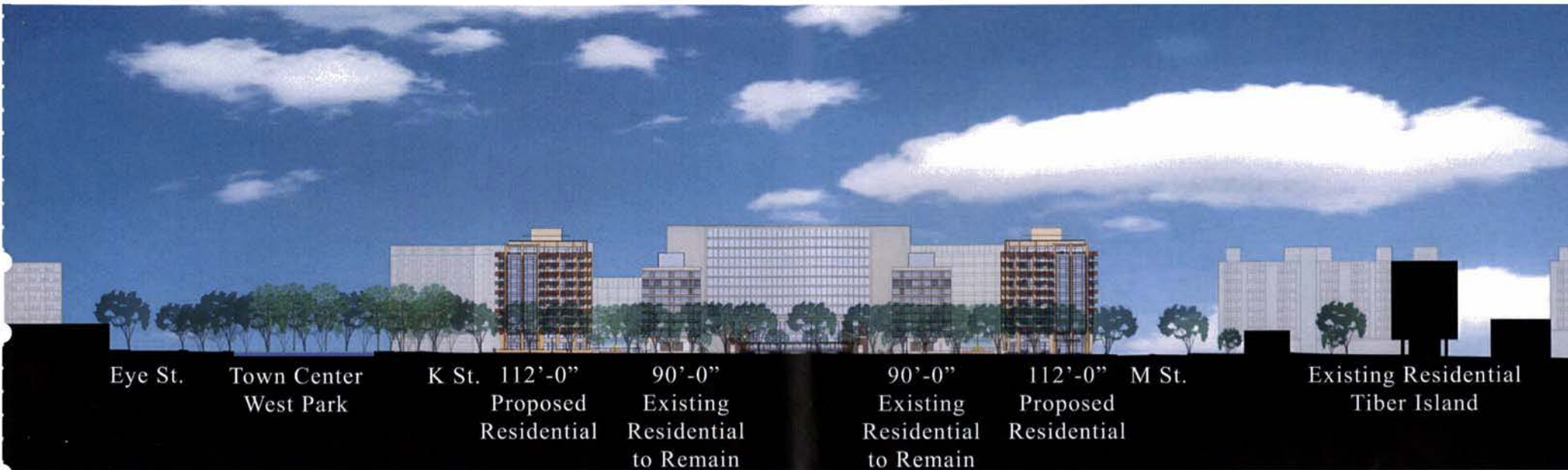
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Section - North South

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Section - Thru M Street



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Elevation - 6th Street Extended

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Elevation - 6th Street

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Elevation - Proposed 6th Street Garden

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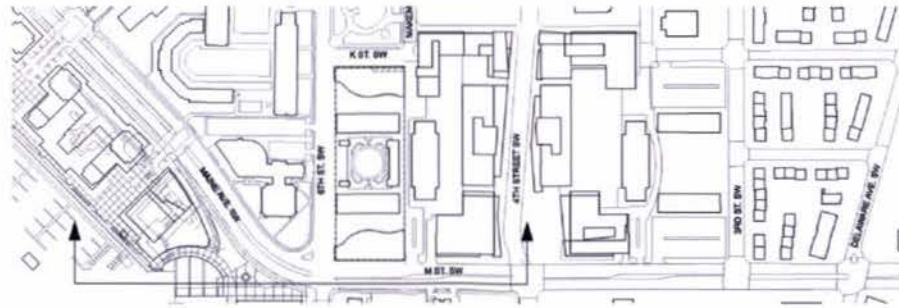
Elevation - Proposed 6th Street Garden Blow-up

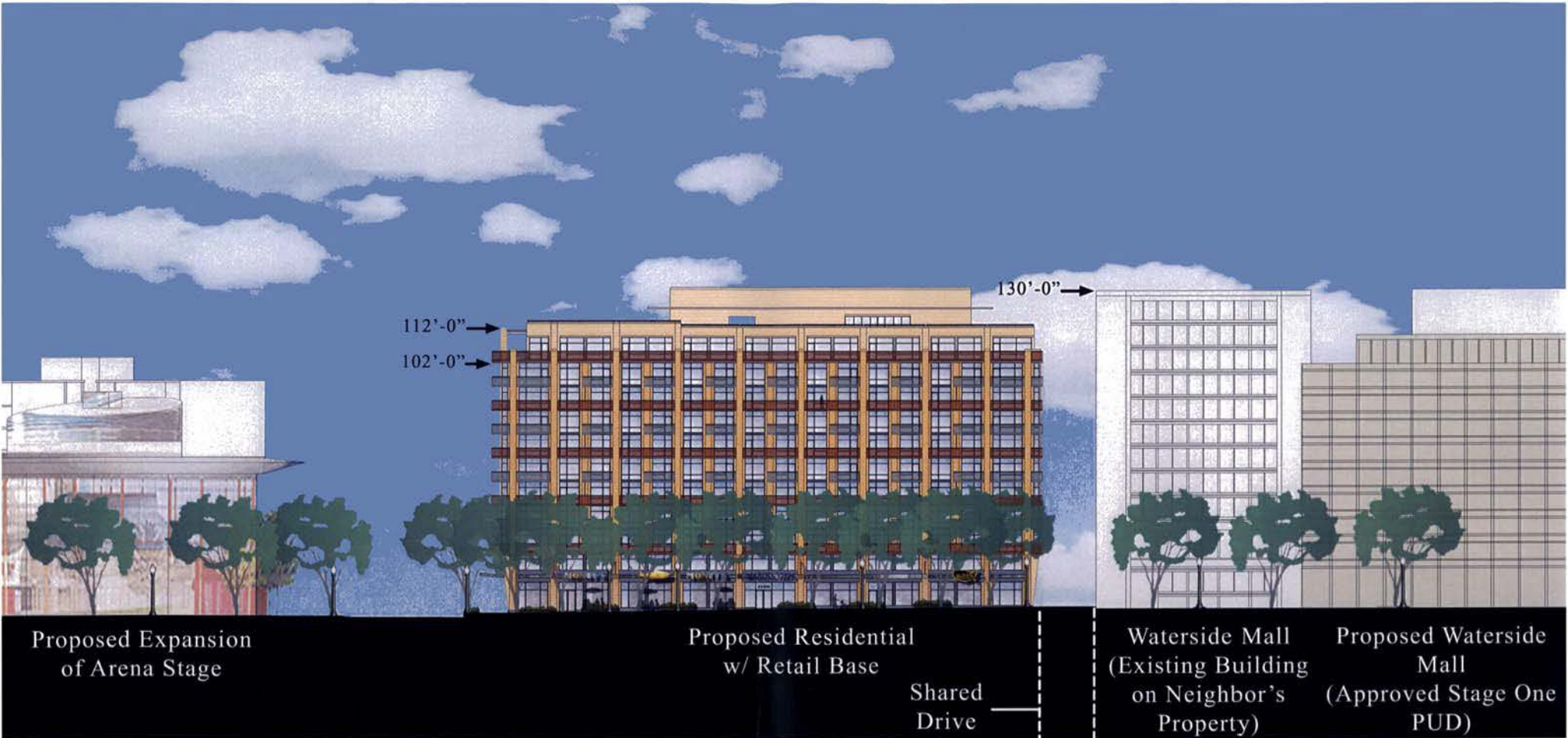
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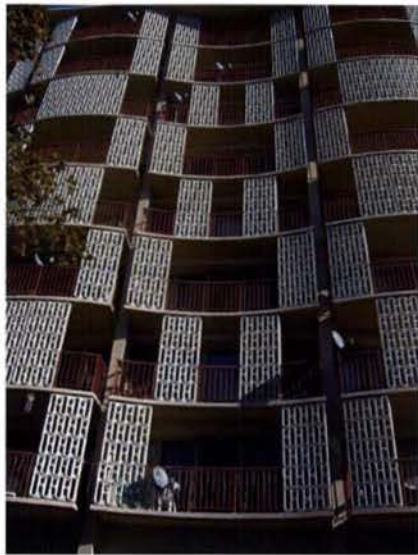
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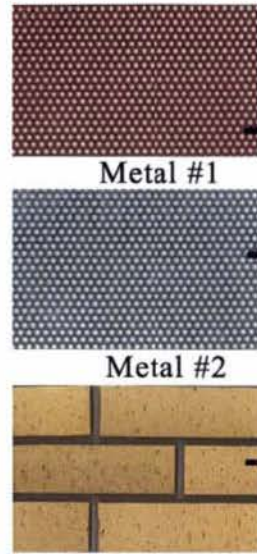
ZION BREEN & RICHARDSON ASSOCIATES Landscape architect







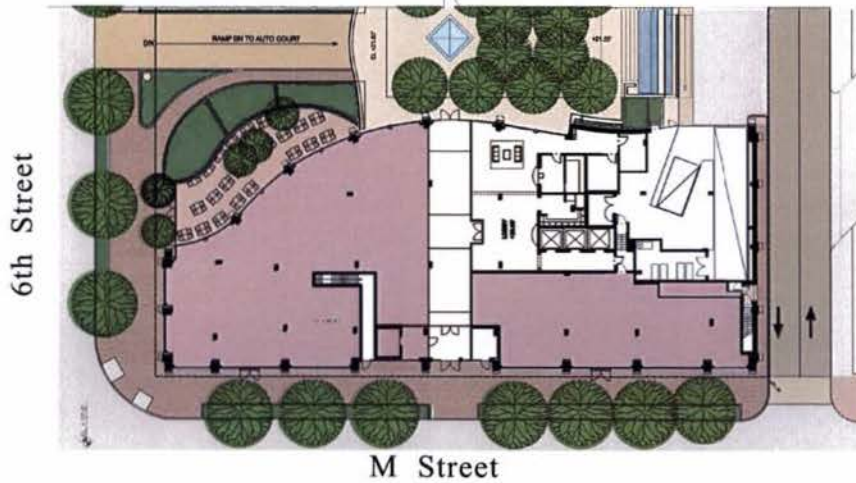
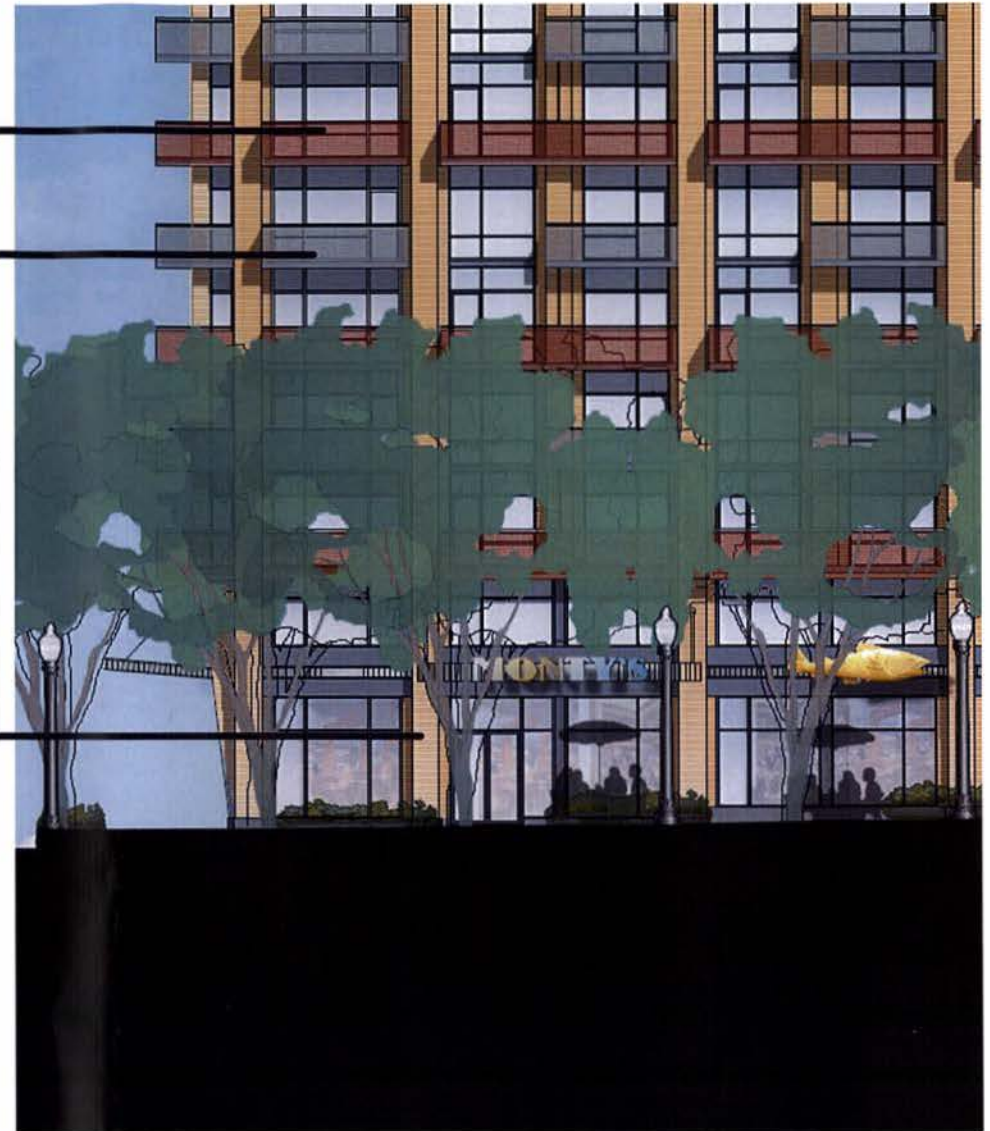
Capitol Park Plaza, Detail of Balcony Screen
- designed by Chloethiel Woodard Smith



Metal #1

Metal #2

Brick



6th Street

M Street

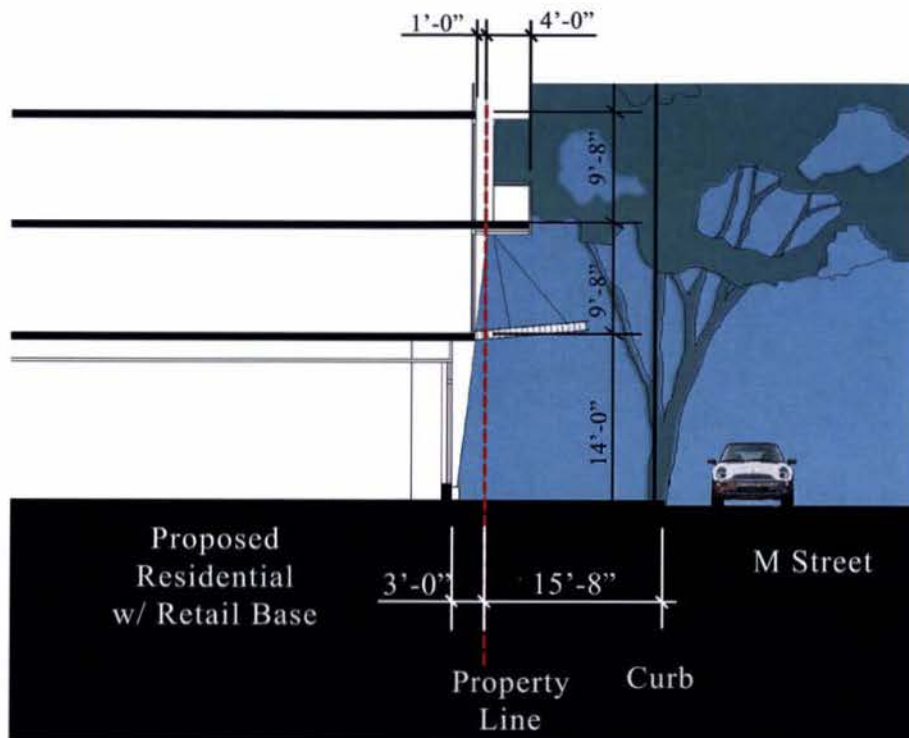
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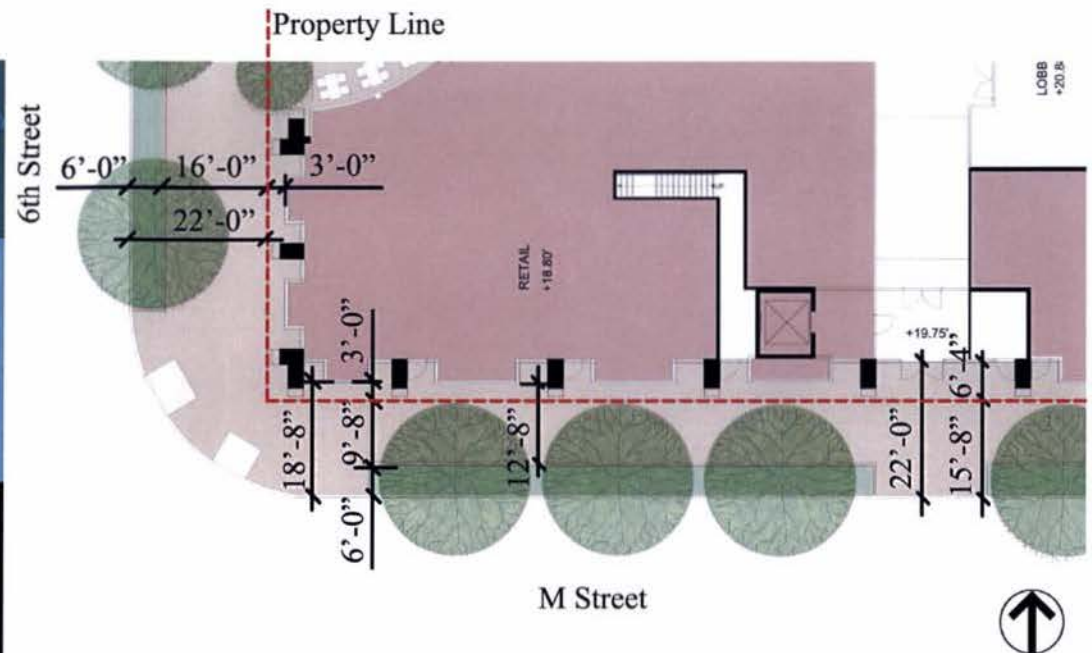
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Detailed elevation @ M & 6th Streets

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M Street Section



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



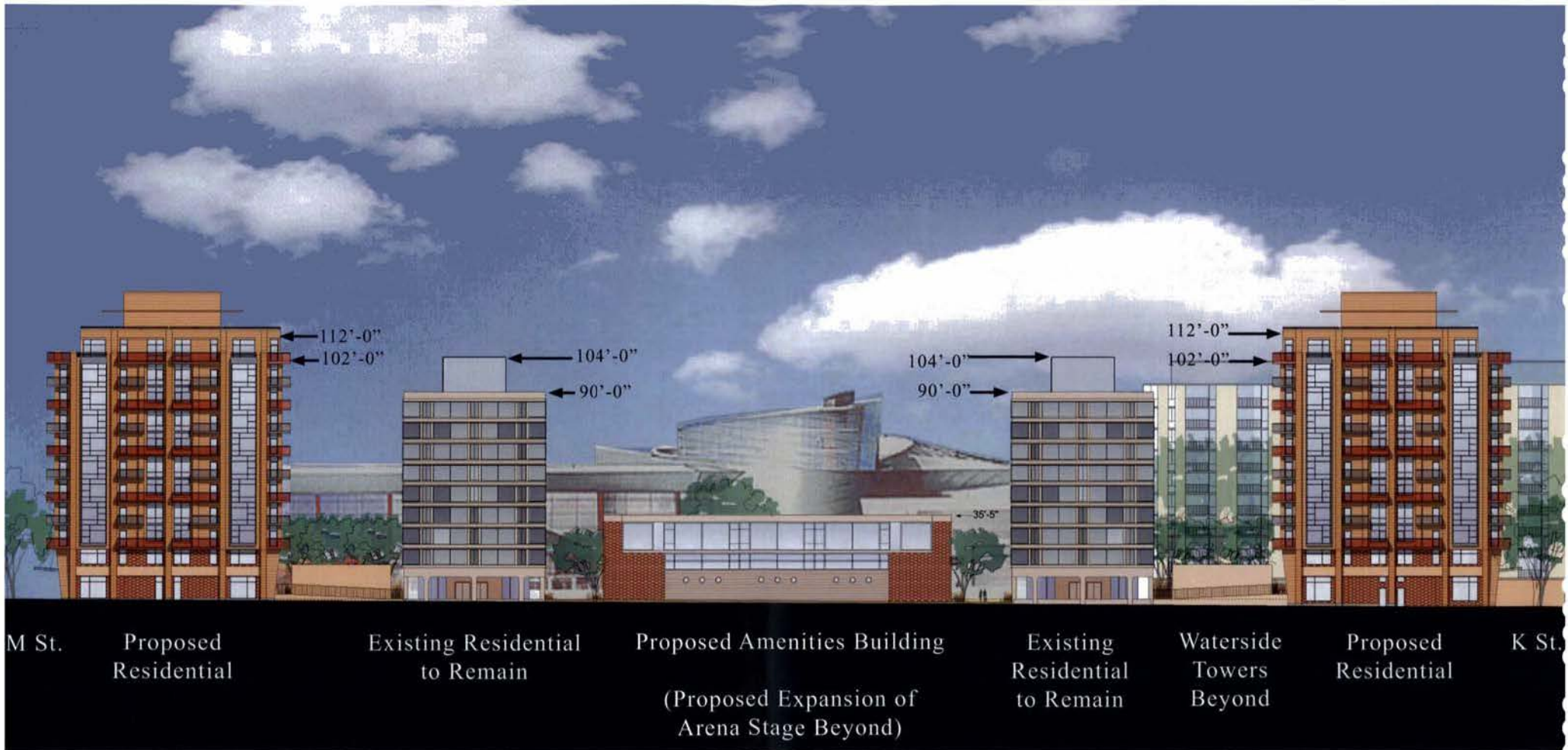
Property Line

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Streetscape Plan Prosed North Building



Elevation - East

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Repair and clean
existing concrete
structural frame



Replace windows to match original
configuration and appearance

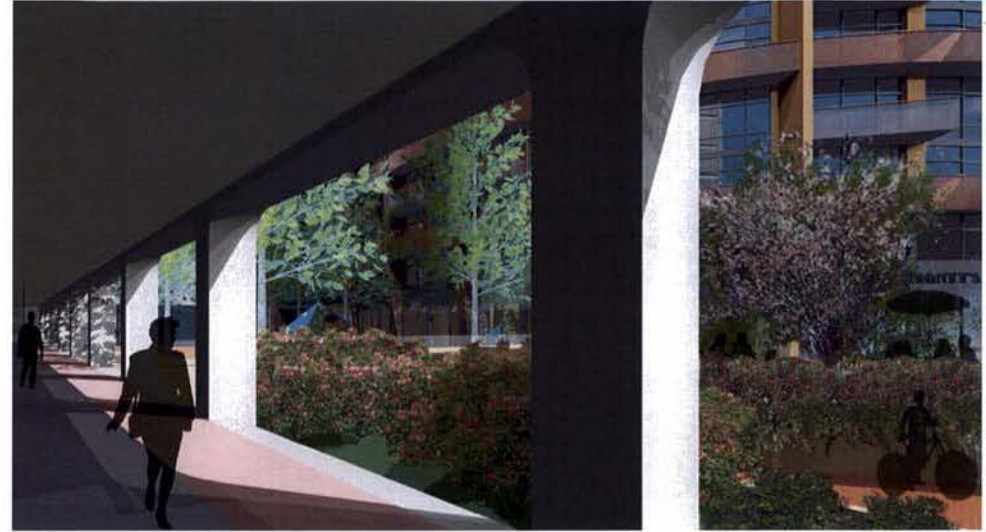
Replace single glazed windows
with double glazed panels to
match original configuration and
appearance

Retain & restore brick walls

Retain arcade



Proposed Lobby Arcade



Proposed Vest Pocket Park by Zion Breen & Richardson



Existing Lobby Arcade

Existing Building Restoration Program

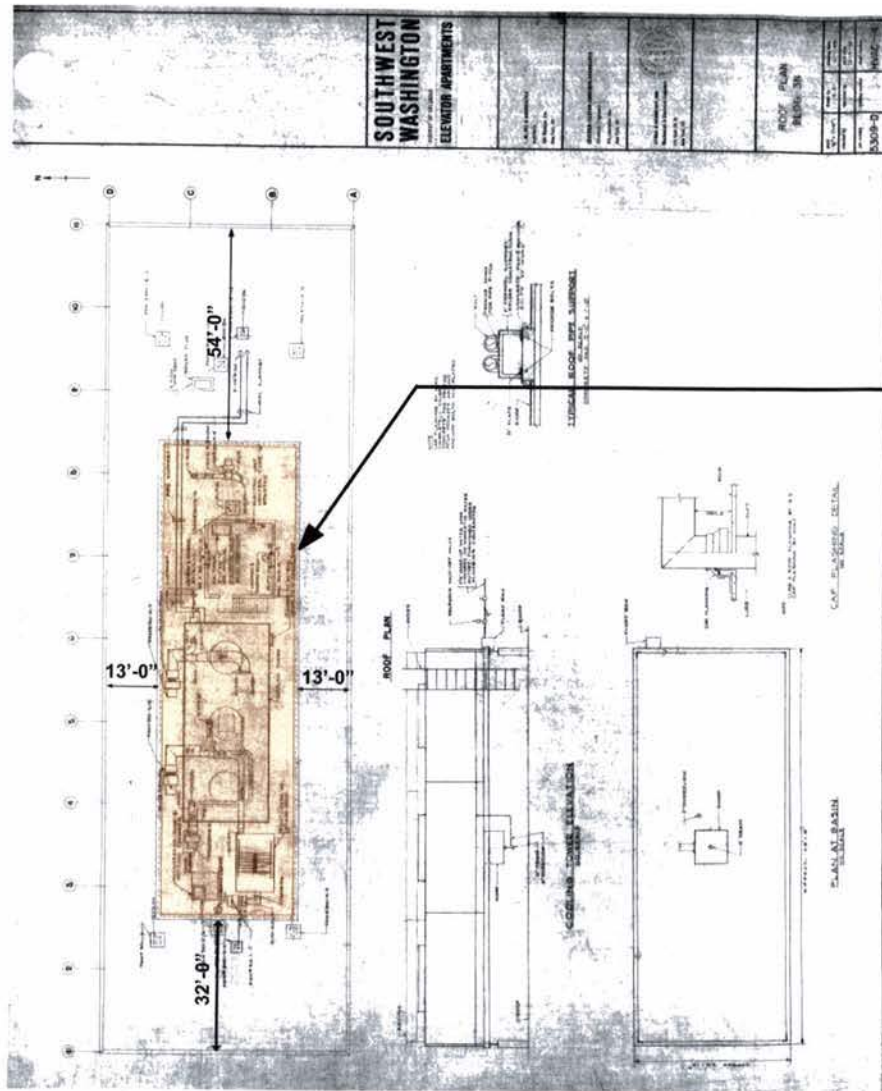


Existing View from Arcade

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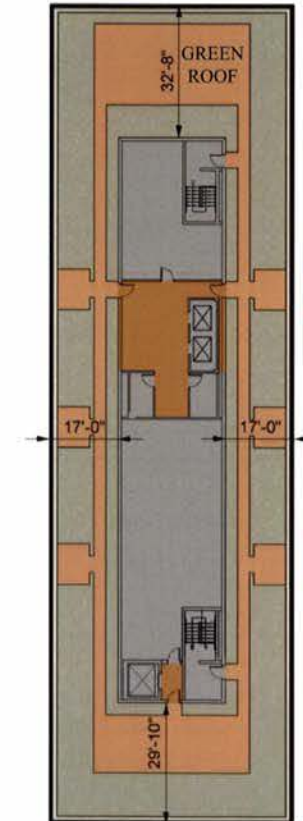
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Contemplated Penthouse Enclosure

Original Construction Documents indicate a 17' high Penthouse Enclosure

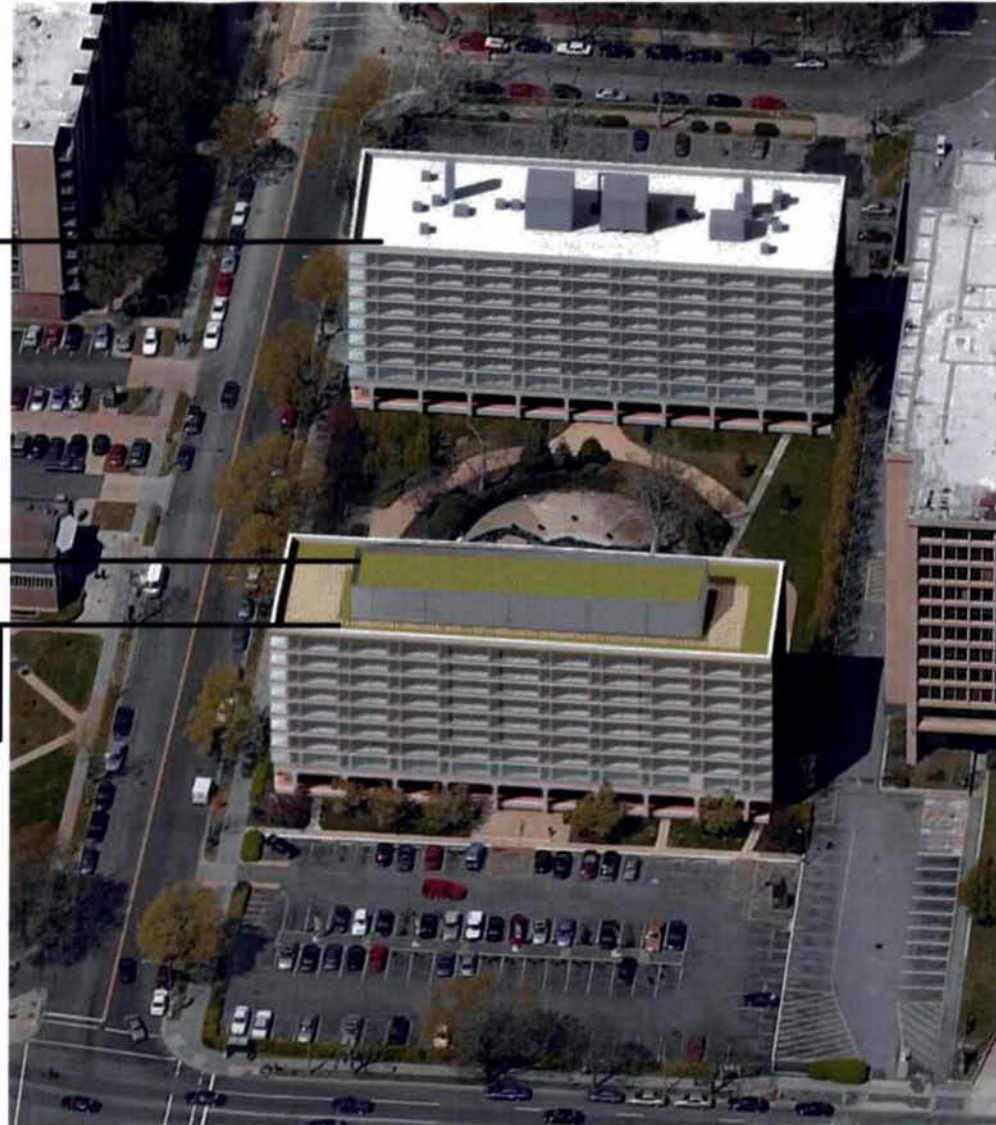


Proposed Penthouse Enclosure

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.



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.



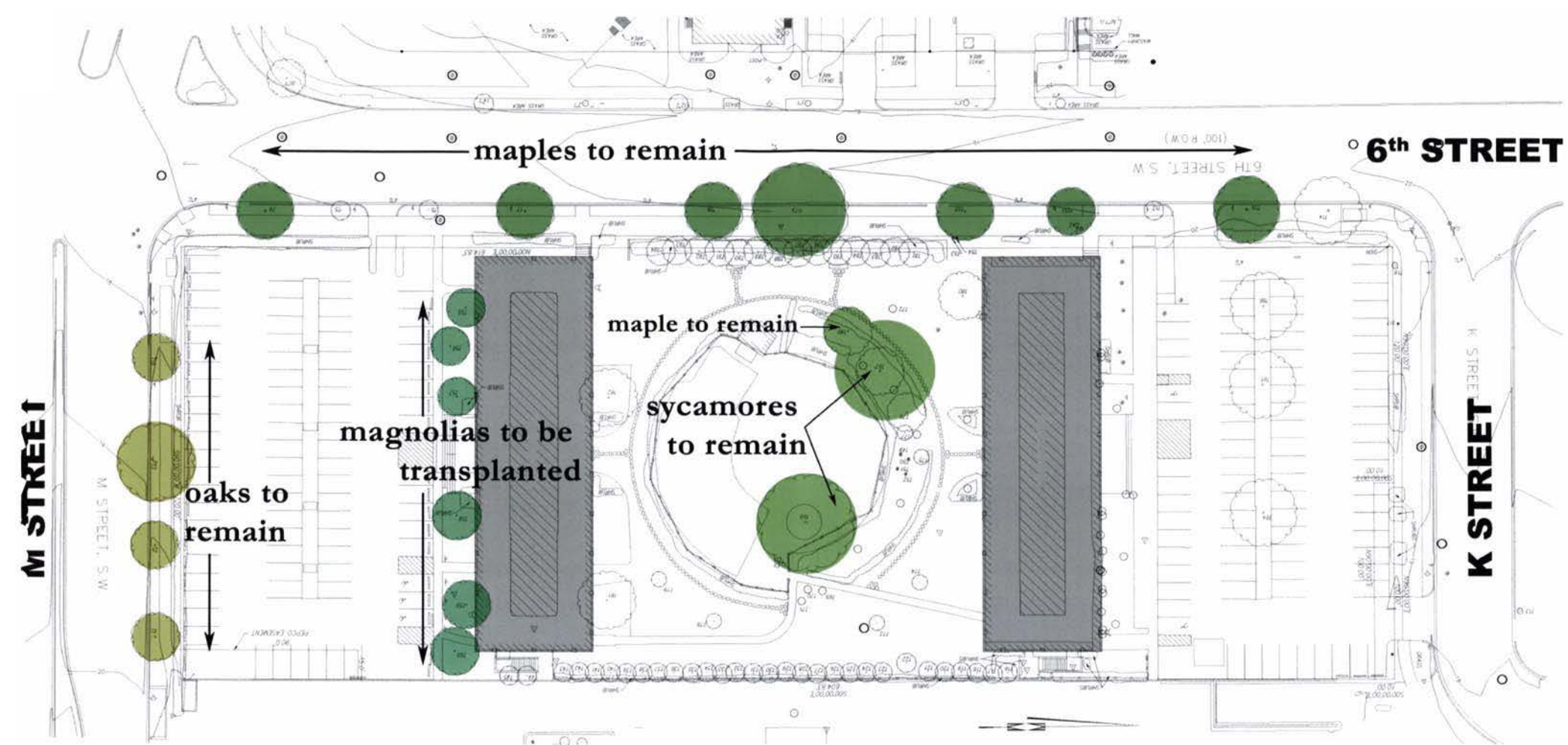
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Zion Breen & Richardson - Landscape Architects





6th STREET

COMMUNITY ACTIVITY AREA

- 100' x 100' x 100' x 100' x 100'
- 100' x 100' x 100' x 100' x 100'
- 100' x 100' x 100' x 100' x 100'
- 100' x 100' x 100' x 100' x 100'

CLUSTER OF LEAVE UNDER
WITH JOINTS, CONCRETE AND ASPHALT



RESIDENT'S GARDEN -

- 100' x 100' x 100' x 100' x 100'
- 100' x 100' x 100' x 100' x 100'
- 100' x 100' x 100' x 100' x 100'
- 100' x 100' x 100' x 100' x 100'



SECTION B-B

PLANTING LEGEND



EXISTING SHADE TREES



PROPOSED SHADE TREES
(10'-15' x 4" DIA.)



PROPOSED EVERGREEN TREES
(6'-8' x 1")



PROPOSED FLOWERING TREES
(6'-8' x 1")



PROPOSED HEDGE
(2'-3' x 1")



PROPOSED EVERGREEN FLOWERING SHRUBS
(6' x 4' x 1")

POSSIBLE SPECIES

QUERCUS

ACER

STREET TREES

ACER SACCHARUM

QUERCUS (VARIETY TO MATCH EXISTING)

WITHIN SITE:

PIRUS CALLERYANA CHANTICLEER

PLATANUS ACERIFOLIA BLOODGOOD

GLEITSIA TRIANGULARIS SWEET

SLEX OPACA

SLEX NELLIE STEVENS

MAHONIA BOULANGERANA

CORNUS KOUSA

LADERS TRODEMA BEDIA

PRUNUS SUBHISTELLA AUTUMNALIS

SLEX CRENATA

TAXUS MEDIA YATFIELD

RHODODENDRON AZALEAS HYDRANGEA

VIBURNUM MAYCHINA NEDLAND ROSES

PAVEMENT AND SITE FURNITURE LEGEND



MODULAR BRICK OR CONCRETE PAVERS



SCORED CONCRETE PAVEMENT



GRANITE COBBLE OR MODULAR CONCRETE PAVERS



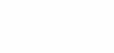
GRAVEL OR SHREDDED HARDWOOD BARK MULCH



BENCHES

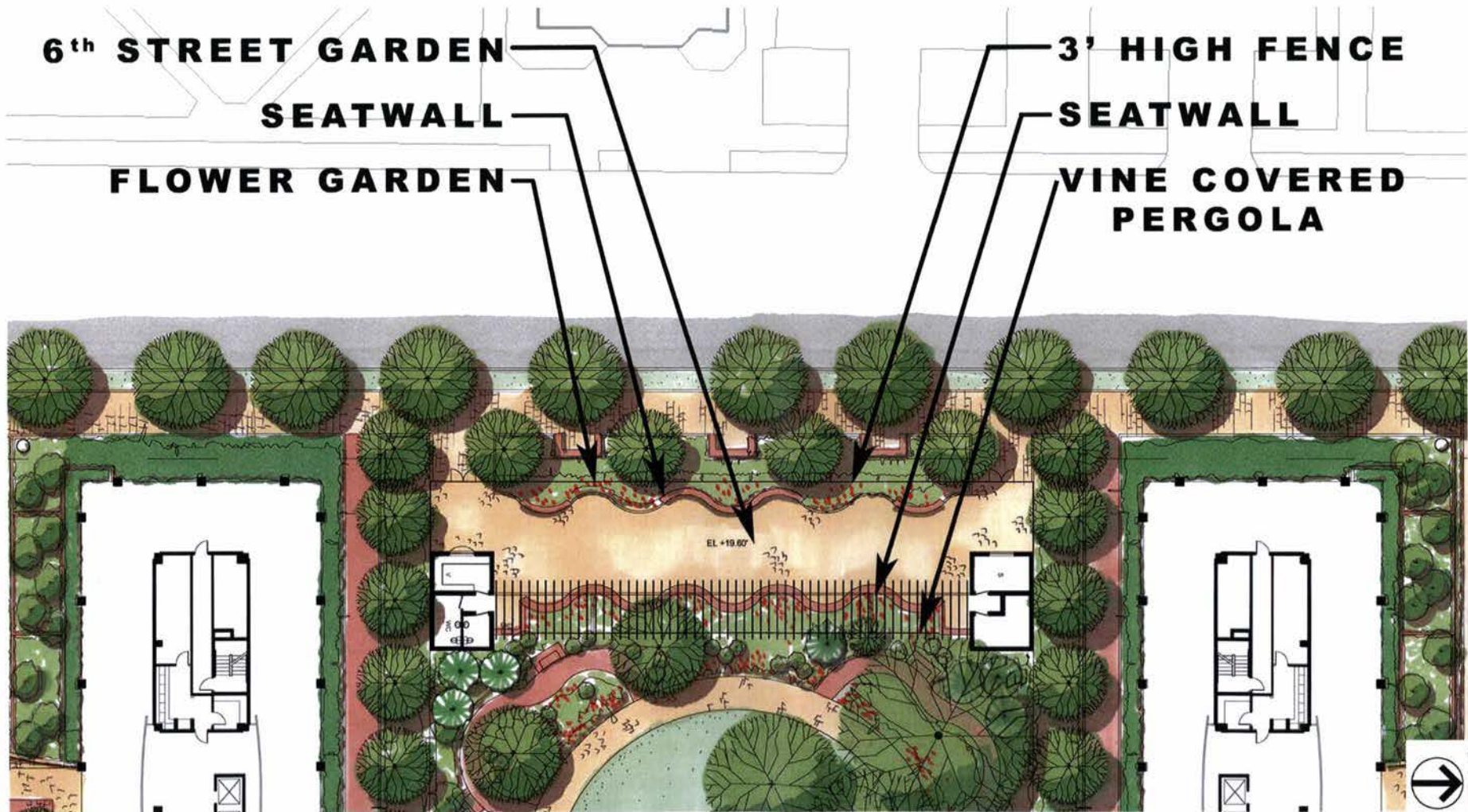


PLANT BOX WITH HEDGE



PLANT CONTAINER WITH ANNUALS







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

SIDEWALK CAFE

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

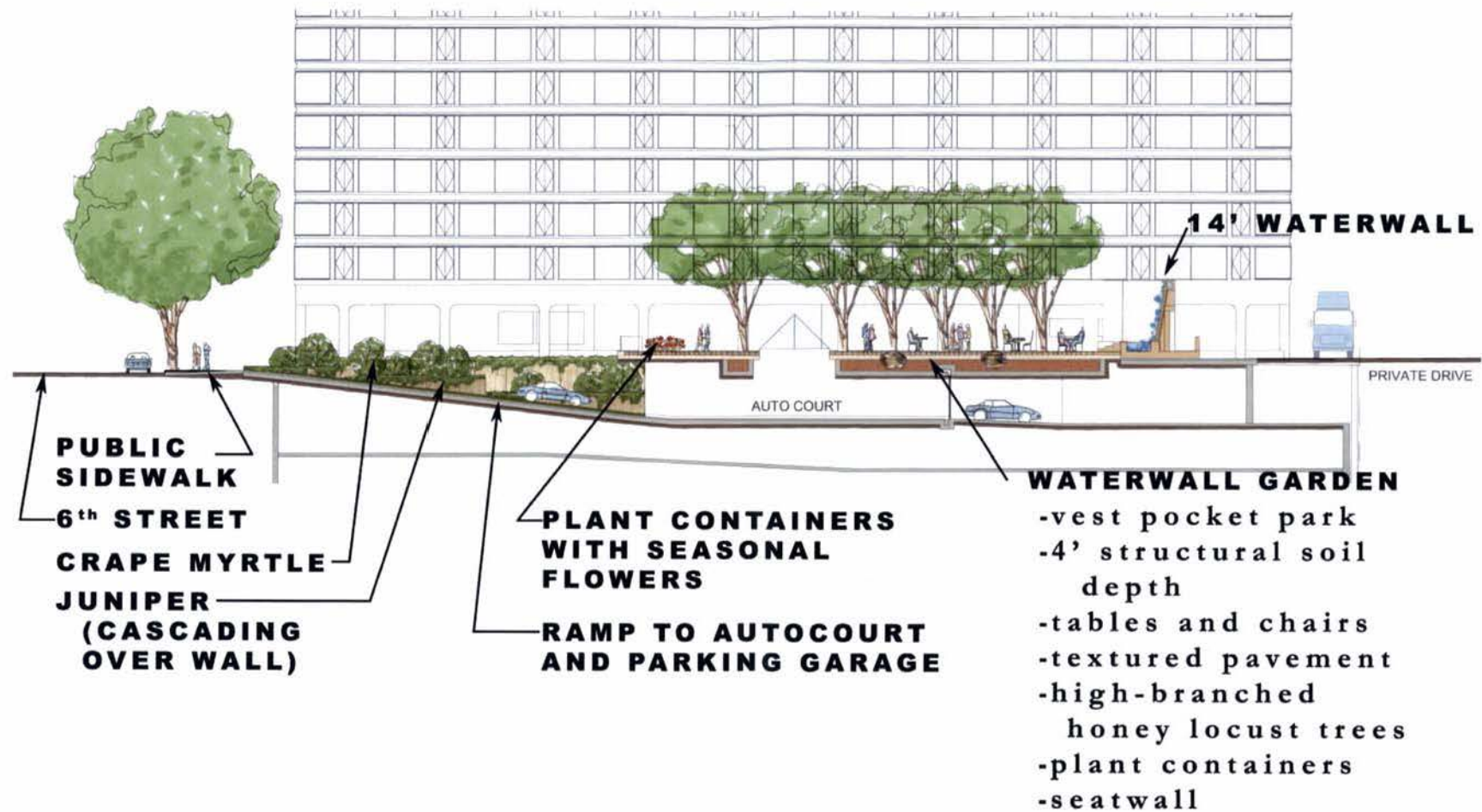
SKYLIGHT

**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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ZION BREEN & RICHARDSON ASSOCIATES | Landscape architect

Paley Park

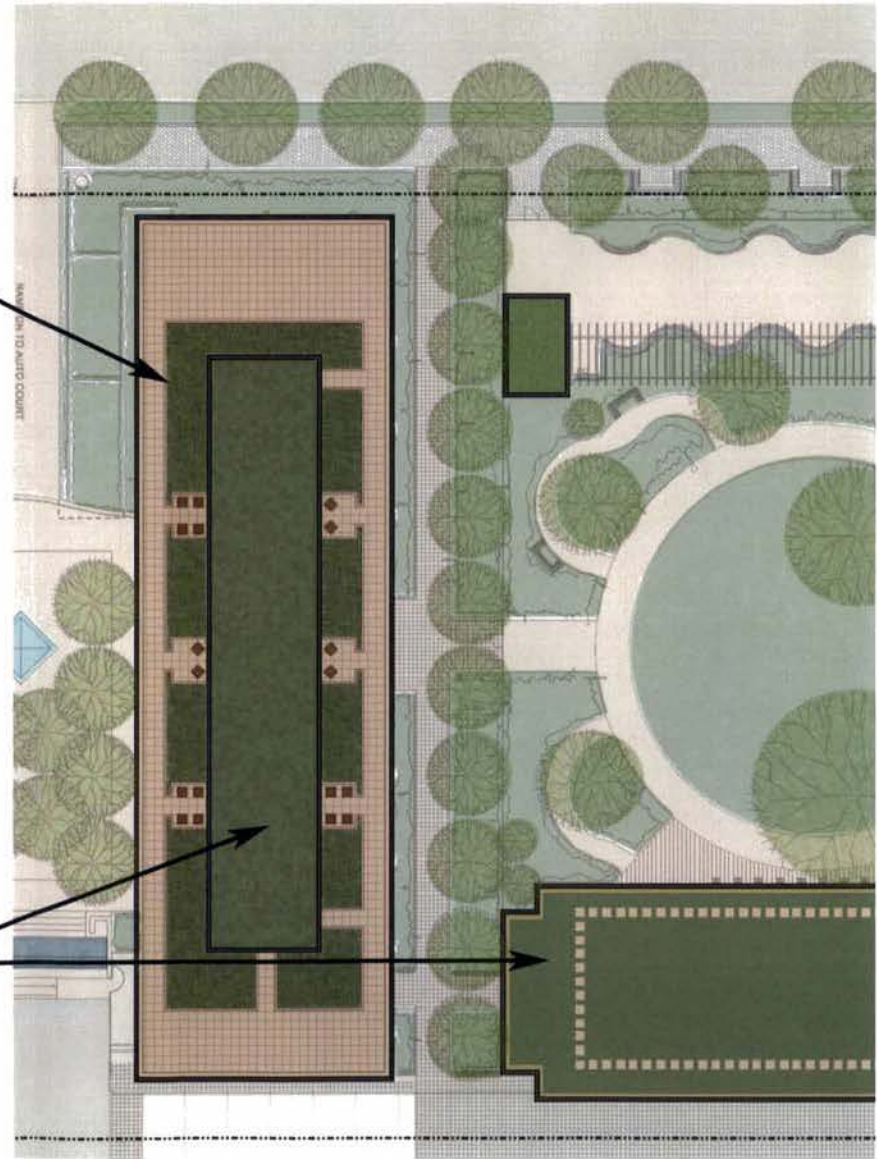
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ORNAMENTAL GRASSES IN VARIETY

- 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

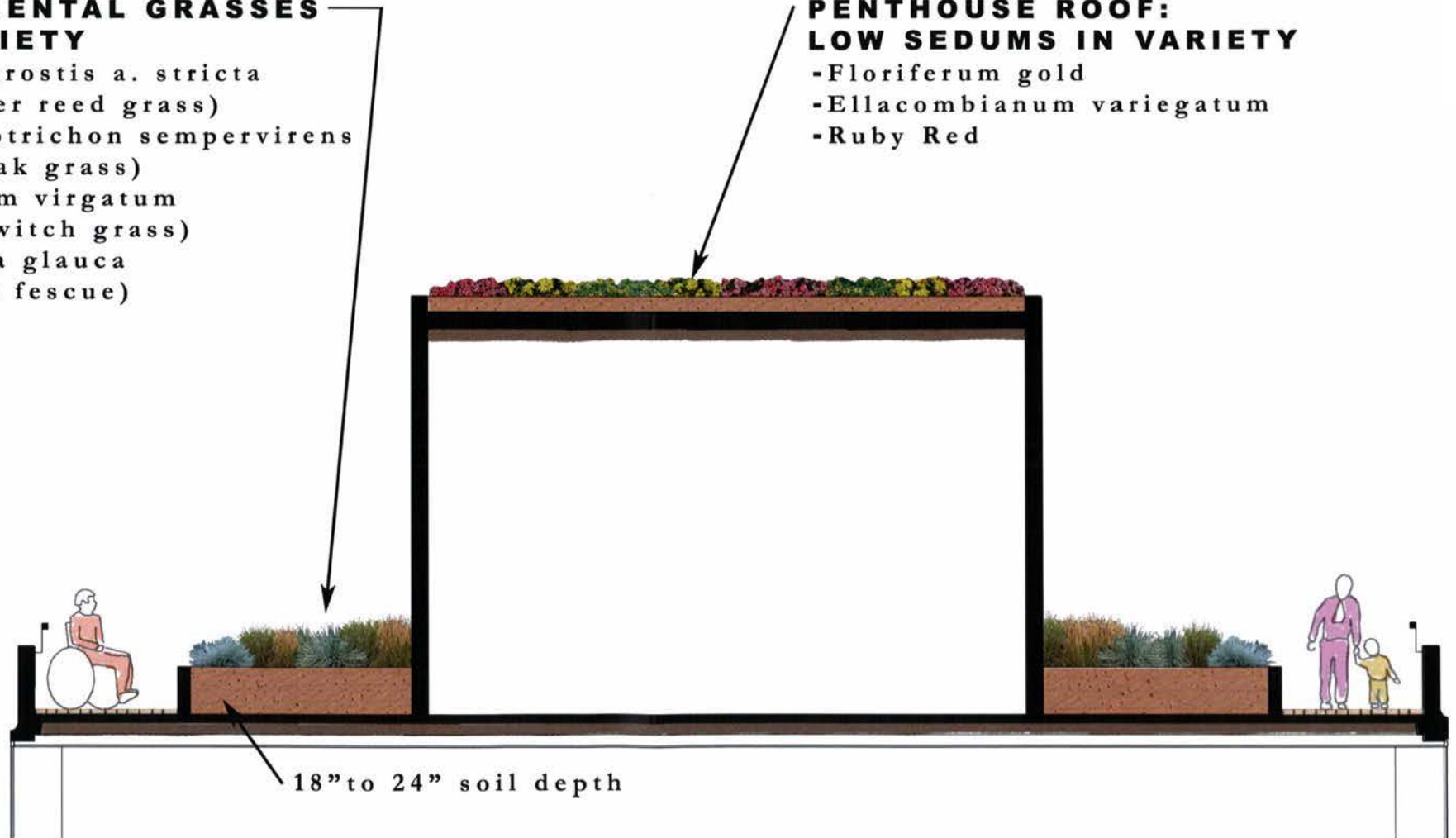


ORNAMENTAL GRASSES IN VARIETY

- 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

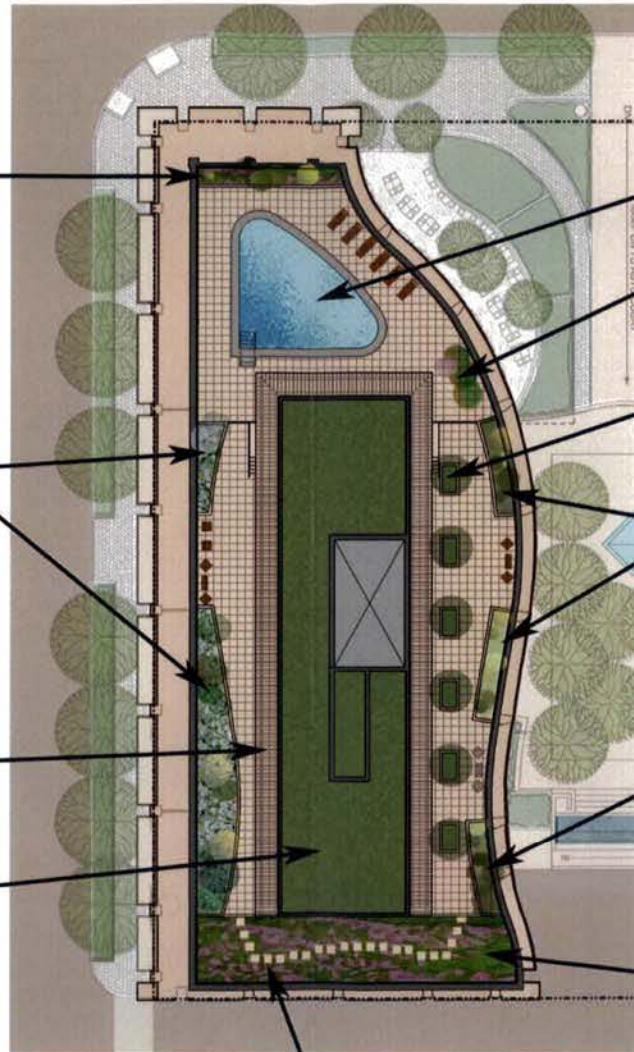


- Perennials in variety
- Viburnum opulus
- Liriope muscari

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

- ARBOR**
- Wisteria floribunda

- SEDUMS- LOW GROWING VARIETIES**
- Floriferum gold
 - Ellacombianum variegatum
 - Ruby Red



POOL

PLANT CONTAINERS
-seasonal plantings

Malus floribunda
(crabapple trees)

- Perennials in variety
- Rosa in variety
- Pieris japonica

- Perennials in variety
- Salvia
- Rubeckia
- Sedum-Autumn Joy

- Buddleia David (butterfly bush)
- Viburnum opulus (cranberry red)

Stone path

