

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 05-38B

As Secretary to the Commission, I hereby certify that on December 23, 2014, copies of the Z.C. Notice of Filing were sent via electronic mail, or by first-class, postage prepaid mail if indicated by an asterisk(*), to the following:

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| 1. <i>D.C. Register</i> | 6. Gottlieb Simon
ANC |
| 2. Kyrus Freeman, Esq.
Holland & Knight | 7. Councilmember Tommy Wells |
| 3. ANC 6D*
1101 4 th Street, SW: Suite W 130
Washington, DC 20024 | 8. Office of Planning (Jennifer Steingasser) |
| 4. Commissioner Sam Marrero #101C
SMD 6D01
907 6th Street SW
Washington, DC 20024 | 9. DDOT (Jamie Henson) |
| 5. Commissioner Andy Litsky
SMD 6D04
423 N Street SW
Washington, DC 20024 | 10. Melinda Bolling, Acting General Counsel
DCRA |
| | 11. Office of the Attorney General (Alan
Bergstein) |
| | 11. DDOE (Jay Wilson) |

ATTESTED BY:

A handwritten signature in blue ink, reading "Sharon S. Schellin", is written over a horizontal line.

Sharon S. Schellin
Secretary to the Zoning Commission
Office of Zoning

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING
Z.C. Case No. 05-38B
(Mill Creek Residential Trust, LLC –
PUD Modification @ Square 499, Lots 855-859)
December 22, 2014

THIS CASE IS OF INTEREST TO ANC 6D

On December 22, 2014, the Office of Zoning received an application from Mill Creek Residential Trust, LLC (the “Applicant”) for approval of a modification to a previously-approved PUD for the above-referenced property.

The property that is the subject of this application consists of Lots 855-859 in Square 499 in Southwest Washington, D.C. (Ward 6), which is bounded by K Street to the north, Square 542 to the east, M Street to the south, and 6th Street to the west. Pursuant to Z.C. Order No. 05-38, the Zoning Commission approved a PUD and related map amendment to rezone the property from the R-5-D Zone District to the C-3-C Zone District.

The Applicant seeks approval to make further modifications to the project. The revised project will reduce the height of the new residential buildings from 112 feet to 85 feet each and will reduce the PUD’s overall density from 4.38 FAR to 3.40 FAR. The new building on the north side of the PUD Site (the “North Tower”) will have six stories; the new building on the south side of the PUD Site (the “South Tower”) will have seven stories. The new residential towers will contain a combined total of approximately 231,605 square feet of gross floor area, with approximately 220,540 square feet of gross floor area devoted to residential and residential amenity uses; approximately 5,220 square feet of gross floor area devoted to retail use, and approximately 5,845 square feet of gross floor area devoted to service space. The overall gross floor area for the new building and the Pei Towers combined is 449,045 square feet. The number of residential units for the overall project will be reduced from 580 to 516. The number of parking spaces will be reduced from 569 to 290 spaces, located in three levels of below-grade parking in each new residential building.

This case was filed electronically through the Interactive Zoning Information System (“IZIS”), which can be accessed through <http://dcoz.dc.gov>. For additional information, please contact Sharon S. Schellin, Secretary to the Zoning Commission at (202) 727-6311.