



The View at Waterfront

Washington DC

MODIFICATION TO THE CONSOLIDATED PLANNED UNIT DEVELOPMENT AND RELATED MAP AMENDMENT
PRE-HEARING SUBMISSION MAY 20th, 2015 (PREVIOUS SUBMISSION MARCH 31st, 2015)

Square: 0542
Lots: 0855 & 0859

SITE LOCATION
1162-1198 6th Street, SW
Washington, DC 20024

DEVELOPMENT TEAM / APPLICANT
Mill Creek Residential Trust

LAND USE COUNSEL
Holland & Knight LLP

ARCHITECT
SK&I Architectural Design Group, LLC

CIVIL ENGINEER
Bowman Consulting

LANDSCAPE ARCHITECT
Land Design



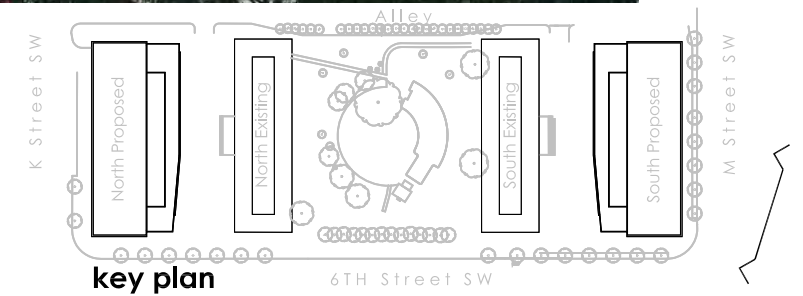
Notes: "X" denotes new or modified sheet.

Sheet	Proposed Modified Drawings	12.22.14 submission	03.31.15 submission	05.20.15 submission
Site Context				
G-00	Cover Sheet			X
G-01	Sheet Index			X
G-02	Perspective View M Street		X	
G-03	Perpective View SW Corner 6th and M Street			X
G-04	Enlarged Perpective View with Material Precedents			X
A-01	Aerial Site Plan	X		
A-02	Map of Zoning Districts	X		
A-03	Neighborhood Photos - Alley to East of Site	X		
A-04	Neighborhood Photos - 6th Street	X		
A-05	Neighborhood Photos - 6th Street	X		
A-06	Neighborhood Photos - Surrounding Area	X		
Landscape Design				
L-10	Site Plan			X
L-11	Enlarged Conceptual Great Lawn		X	
L-12	Streetscape Sections			X
L-13	Streetscape Sections		X	
L-14	Landscape Plan - North Courtyard		X	
L-15	Sections - North Courtyard		X	
L-16	Landscape Plan - South Courtyard			X
L-17	Sections - North Courtyard		X	
L-18	Perspectives - Proposed South Building			X
L-19	Thematic Imagery		X	
Building Elevations				
A-16	Elevation - 6th Street Extended			X
A-18	Elevation - 6th Street South Building		X	
A-18b	Elevation - 6th Street North Building			X
A-18c	Enlarged Elevation Detail - Upper Floors		X	
A-18d	Enlarged Elevation Detail - Lower Floors		X	
A-18e	Material Precedents		X	
A-18f	Material Precedents		X	
A-18g	Terrace Precedents		X	
A-18h	Terrace Color Options			X
A-19	Elevation - M Street South Building			X
A-19a	Elevation Detail - M Street Dwelling Units			X
A-19b	Elevation - K Street North Building			X
A-20	Sections - North South		X	
A-21	Section - Thru M Street South Building		X	
A-21b	Section - Thru K Street North Building	X		
A-23	Section - West East South Building		X	
A-23b	Section - West East North Building		X	
A-24	Elevation - East South Building			X
A-24b	Elevation - East North Building			X
A-25	Elevation - Vest Pocket Park South Building		X	
A-25b	Elevation - Vest Pocket Park North Building		X	
Plans				
A-26	Ground Floor / Site Circulation Plan		X	
A-27	Plans - Typical Floors	X		
A-28	Plan - 6th Floor Level		X	
A-29	Parking Levels	X		
A-29b	Roof Plan			X
A-29c	Enlarged Roof Plan and Aerial Roof Diagram			X
Project Data				
A-35	Area Zoning Tabulations		X	
A-35b	LEED Scorecard		X	
Civil Design				
C-01	General Notes, Abbreviations, & Legend	X		
C-02	Overall Existing Conditions Plan	X		
C-03	Overall Site Plan	X		
C-04	Overall Grading Plan	X		
C-05	Overall Utility Grading Plan	X		
C-06	Overall Erosion and Sediment Control Plan	X		



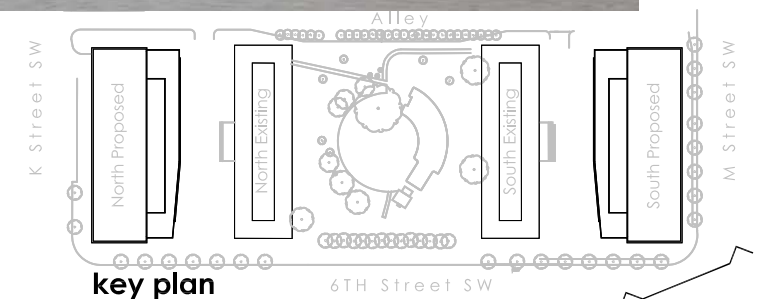


Note: Renderings are for illustrative purposes to express the intended building design and materials, for specific landscape items not related to the building design see the landscape drawings and landscape renderings.





Note: Renderings are for illustrative purposes to express the intended building design and materials, for specific landscape items not related to the building design see the landscape drawings and landscape renderings.

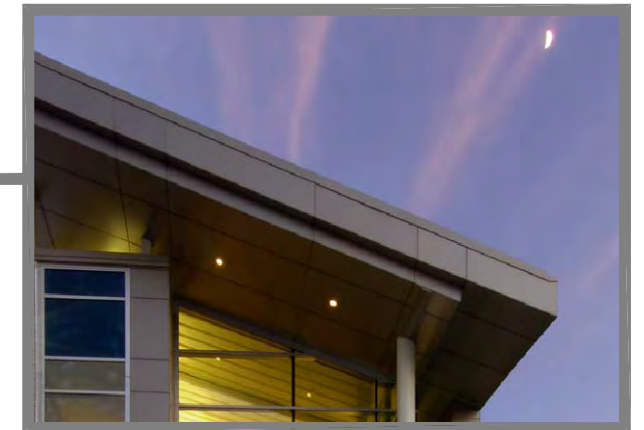




1. EXAMPLE: NICHHA ILLUMINATION SERIES (STAGGERED COLOR PATTERN)



2. EXAMPLE: SMOOTH FIBER-CEMENT SIDING (USED IN BACKGROUND PLANE)



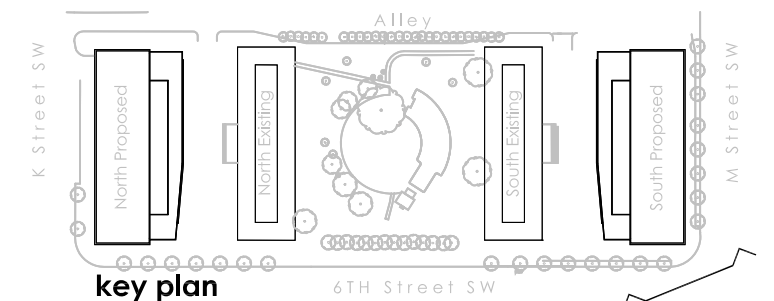
3. EXAMPLE: COMPOSITE METAL PANEL (ACCENT COLOR AND SOFFIT)



4. EXAMPLE: COMPOSITE METAL PANEL (FIELD COLOR WITH DEPTH)

Notes:

1. Renderings are for illustrative purposes to express the intended building design and materials, for specific landscape items not related to the building design see the landscape drawings and landscape renderings.
2. See sheets A-18c thru A-18g for more detail material and precedent information.

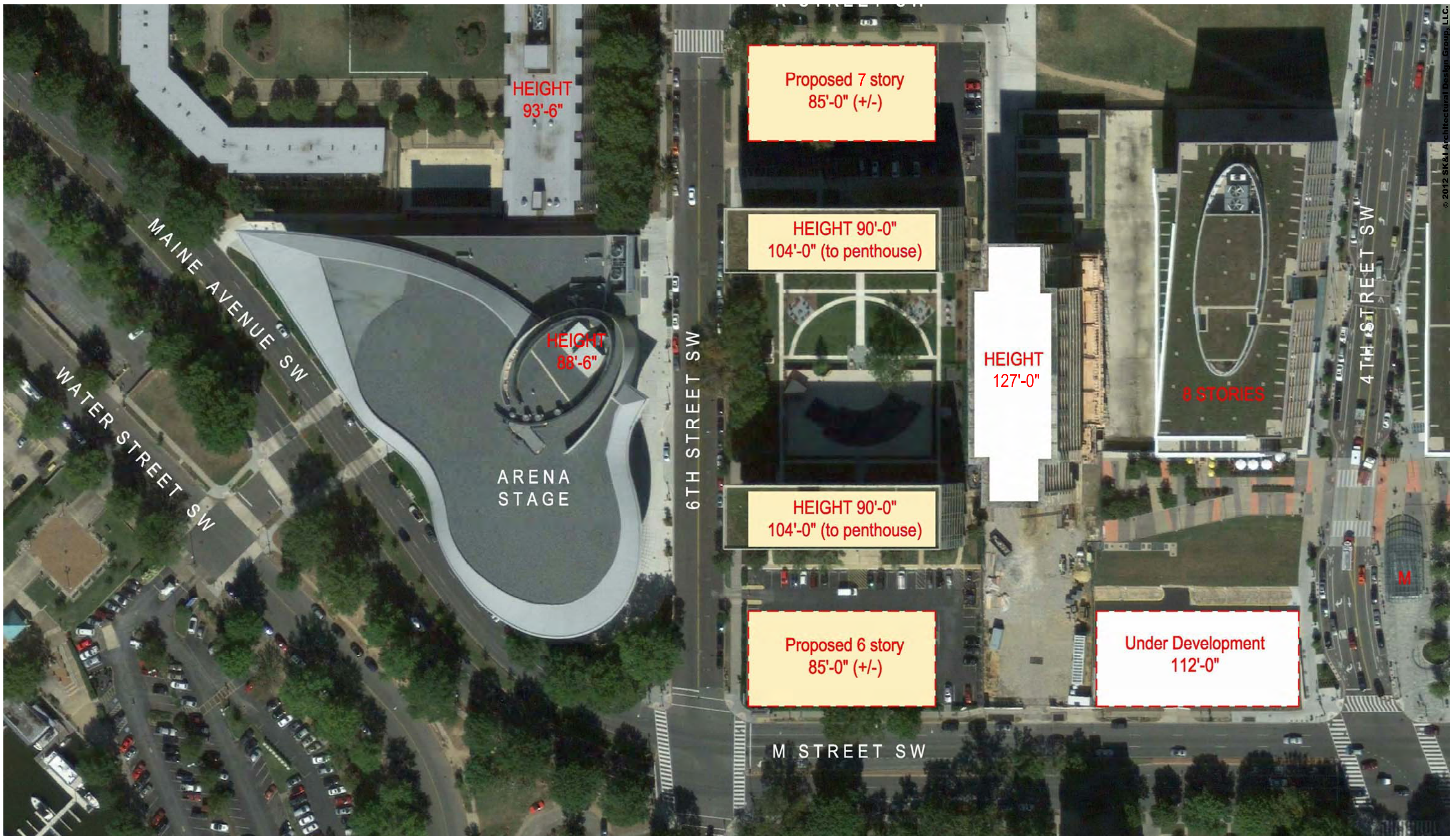


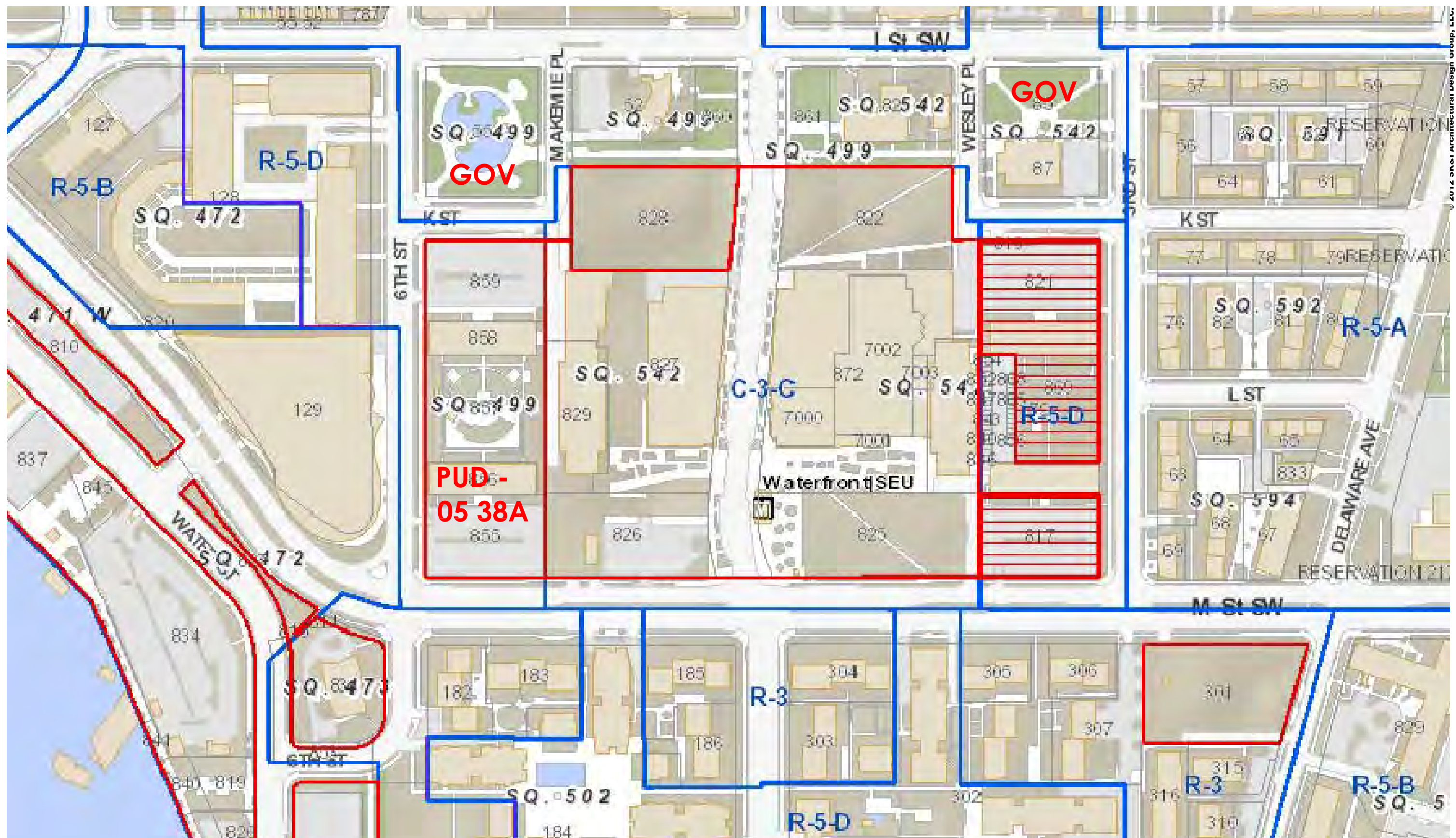
key plan

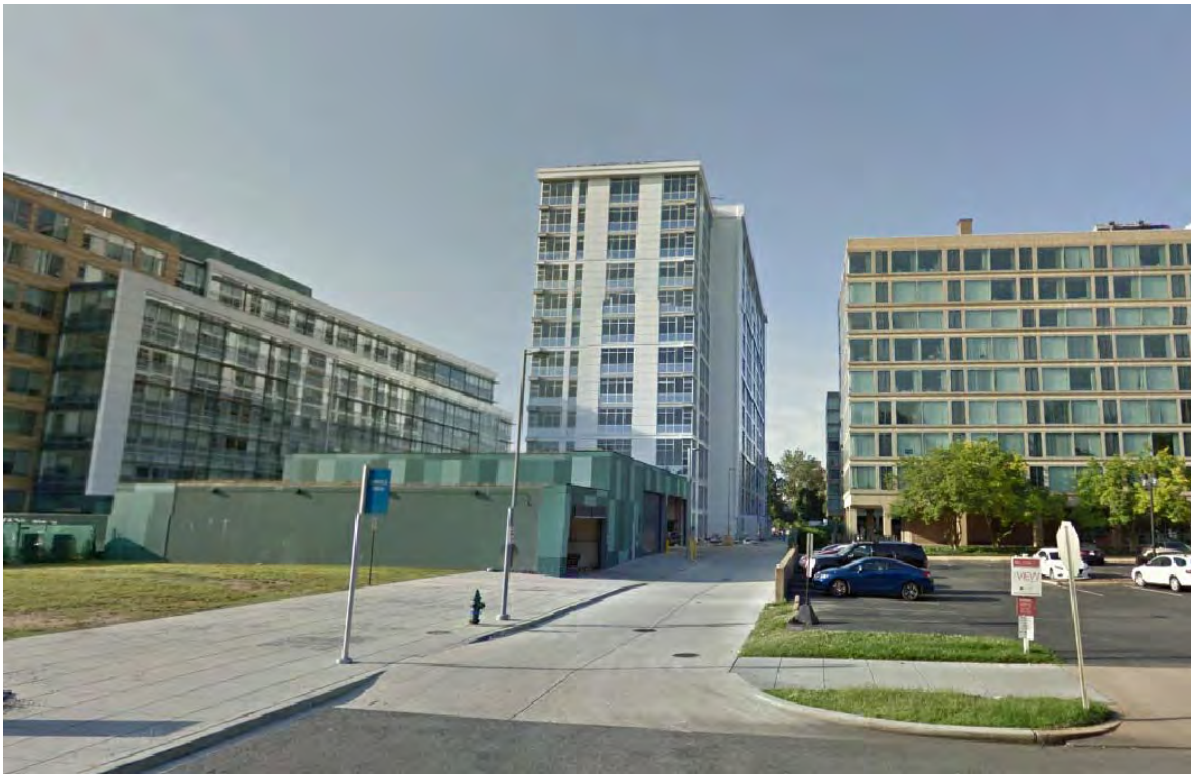
Site Context



© 2012 SK&I Architectural Design Group, LLC.







1 VIEW OF ALLEY LOOKING SOUTH



2 VIEW OF ALLEY LOOKING NORTH

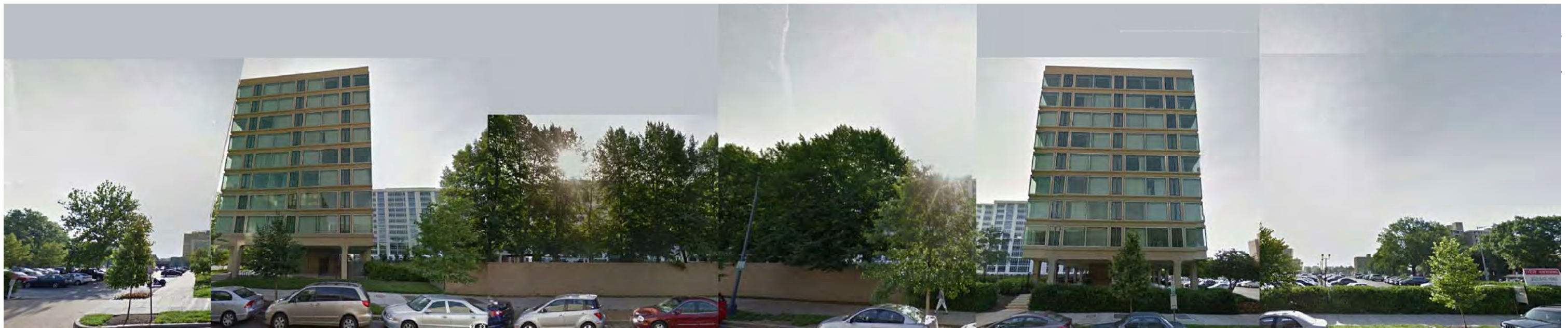


Photo Key Plan



3 EASEMENT WEST OF ALLEY LOOKING NORTH





4 1000 6th Street SW - East Side



5 Intersection 6th and M Street SW - West Side / Arena Stage (Opposite Proposed Project)

NOTE: SEE SHEET A-03 FOR SITE KEY FOR PHOTO LOCATIONS





6 VIEW OF 6TH STREET LOOKING SOUTH



7 VIEW OF M STREET LOOKING EAST



8 VIEW OF COURTYARD LOOKING EAST FROM STREET



9 VIEW OF SITE WEST ON M STREET WITH ARENA STAGE

NOTE: SEE SHEET A-03 FOR SITE KEY FOR PHOTO LOCATIONS



10 SOUTHWEST DUCKPOND TO NORTH OF SITE



11 RENOVATED POOL AT GREAT LAWN BETWEEN EXISTING



12 WATERSIDE APARTMENTS TO WEST OF SITE



13 WATERFRONT METRO STATION

NOTE: SEE SHEET A-03 FOR SITE KEY FOR PHOTO LOCATIONS