



MILL CREEK
RESIDENTIAL

The View at Waterfront



MILL CREEK
RESIDENTIAL

PEOPLE • PLACES • RELATIONSHIPS

ZONING COMMISSION

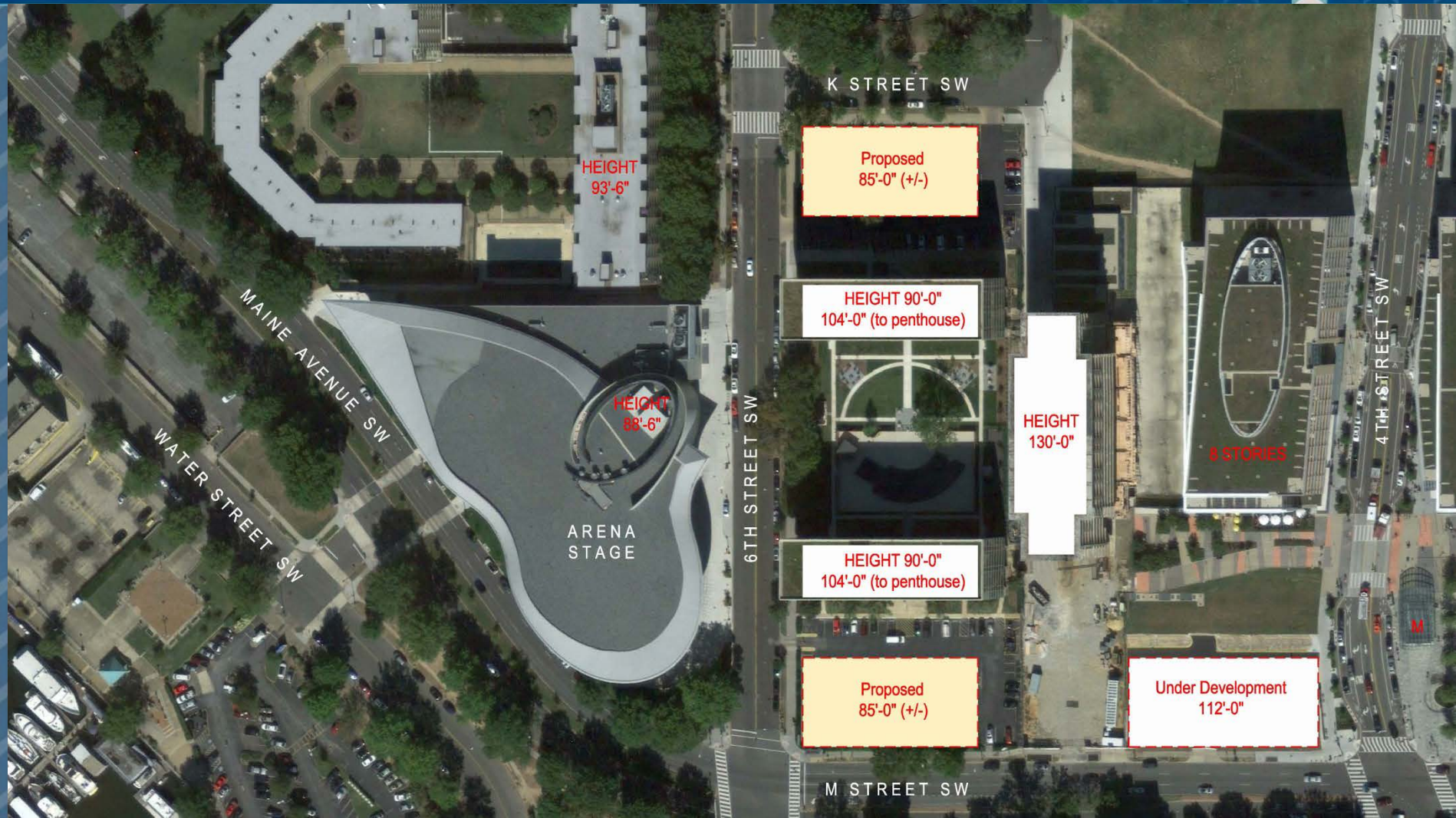
District of Columbia

CASE NO. 05-388

EXHIBIT NO. 30

THE VIEW AT WATERFRONT

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THE VIEW AT WATERFRONT

3



THE VIEW AT WATERFRONT

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	Approved PUD	Proposed PUD
<u>Distance:</u> Between Buildings	+/- 51'	+/- 57'
<u>Distance:</u> 6th Street Side	+/- 100' *Driveway interrupts the green space	+/- 64' *All Green
<u>Distance:</u> Alley Side	+/-52'	+/- 67'
Building Height	112' Feet	85' Feet

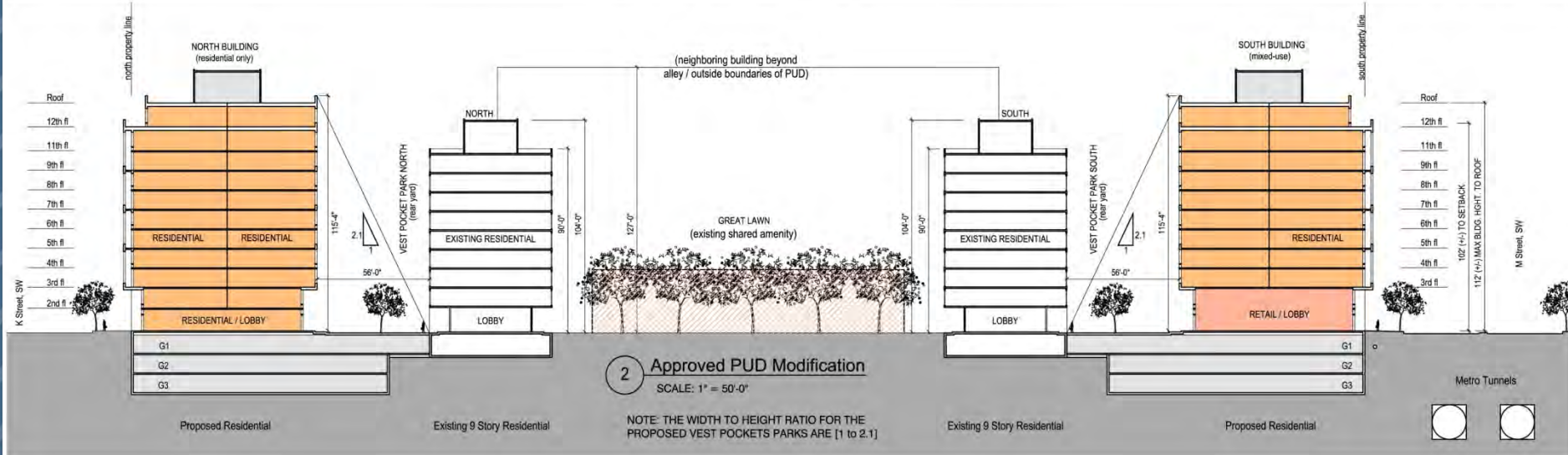
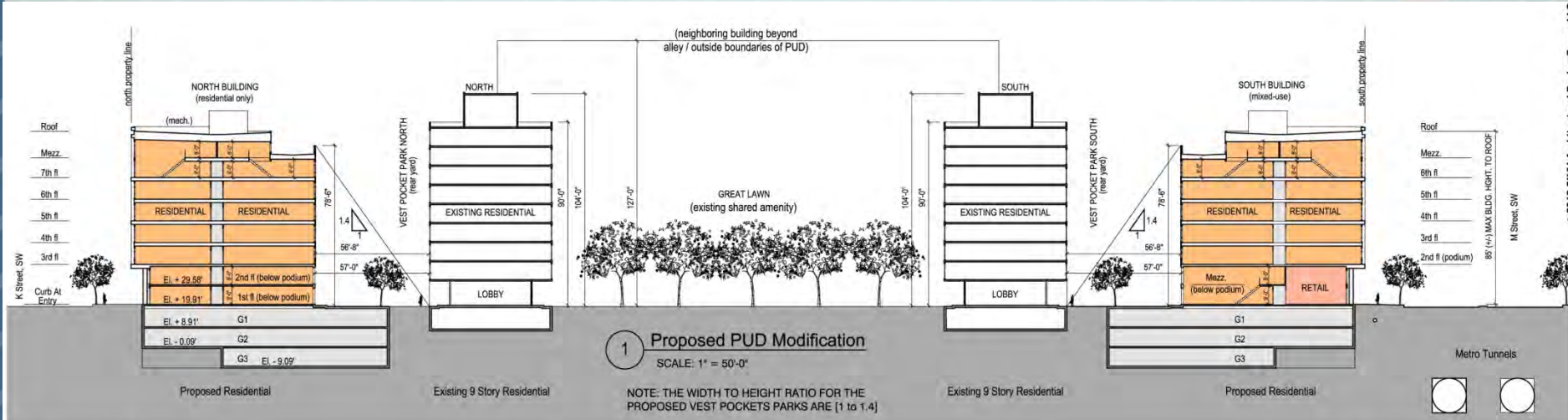
THE VIEW AT WATERFRONT

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	Approved PUD	Proposed PUD
FAR:	4.39	3.40
Dwelling Units:	up to 580 256 existing + 324 new	up to 516 256 existing + 260 new
Retail:	8,900 sf	5,220 sf
Lot Occupancy:	51%	42%
Side Yard:	None	+/- 17'
Parking:	569	290
Bicycle Parking:	1:1 new dwelling	1:1 new dwelling

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THE VIEW AT WATERFRONT

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PROPOSED PUD MODIFICATION

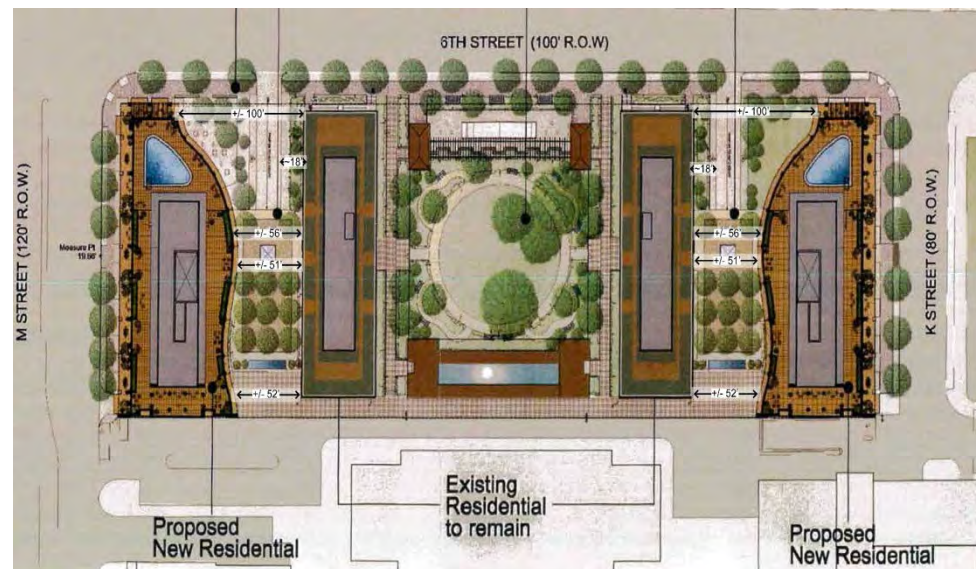
March 31, 2017



ORIGINAL PUD SITE PLAN

(by others)

October 31, 2008



THE VIEW AT WATERFRONT

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THE VIEW AT WATERFRONT

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repose gray

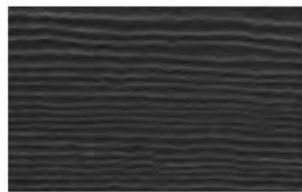


dorian gray



grounded gray

nichiha illumination series
(staggered color pattern)



iron gray

smooth fiber-cement siding
(used in background plane)



bone white - option 1



bone white - option 2



sandstone

composite metal panel
(field color with depth)



sky blue



hemlock green

composite metal panel
(accent color and soffit)



charcoal gray



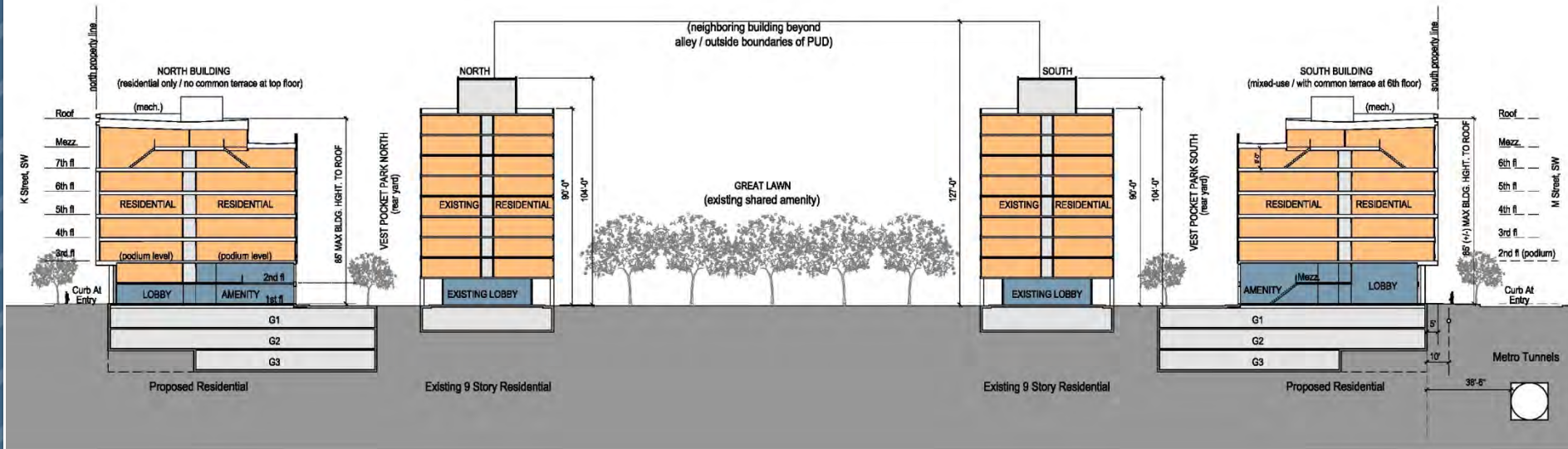
statuary bronze

composite metal panel
(accent color and soffit)

THE VIEW AT WATERFRONT

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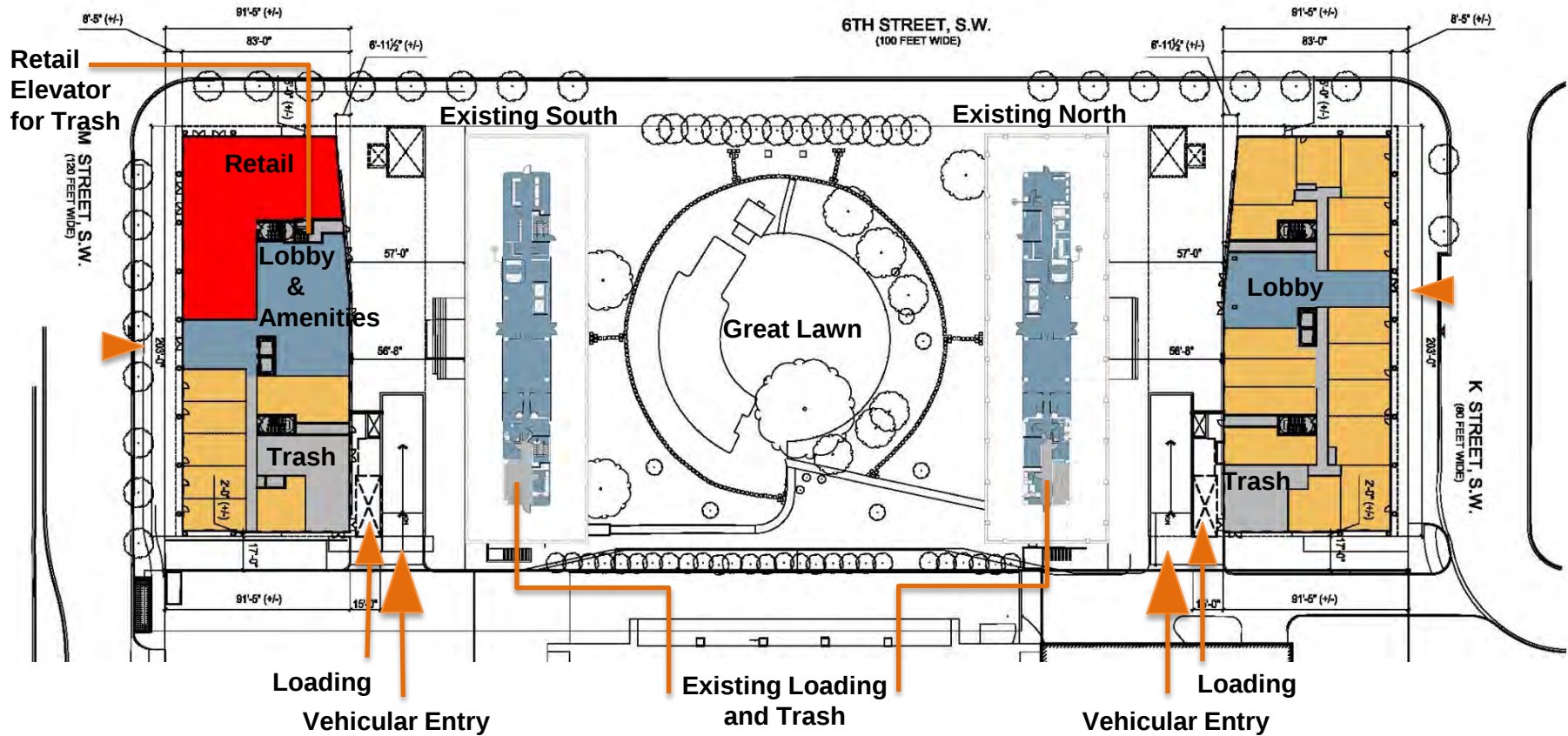
SITE SECTION



THE VIEW AT WATERFRONT

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GROUND FLOOR PLAN

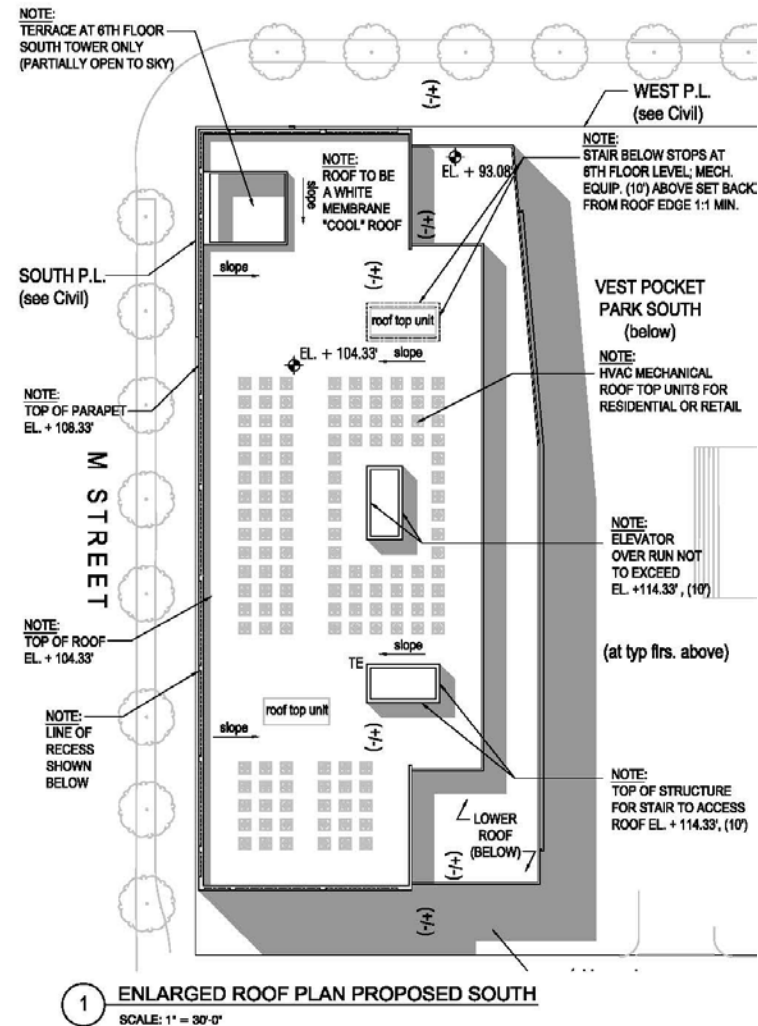
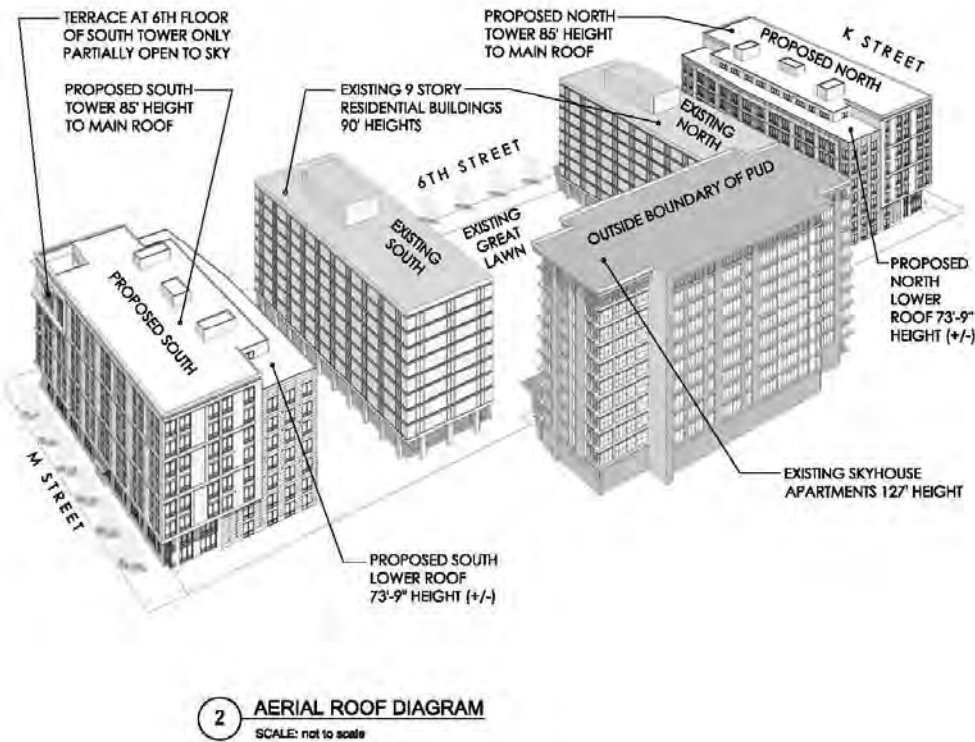


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THE VIEW AT WATERFRONT

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Landscape Architecture

Matthew Clark, RLA
Land Design



THE VIEW AT WATERFRONT

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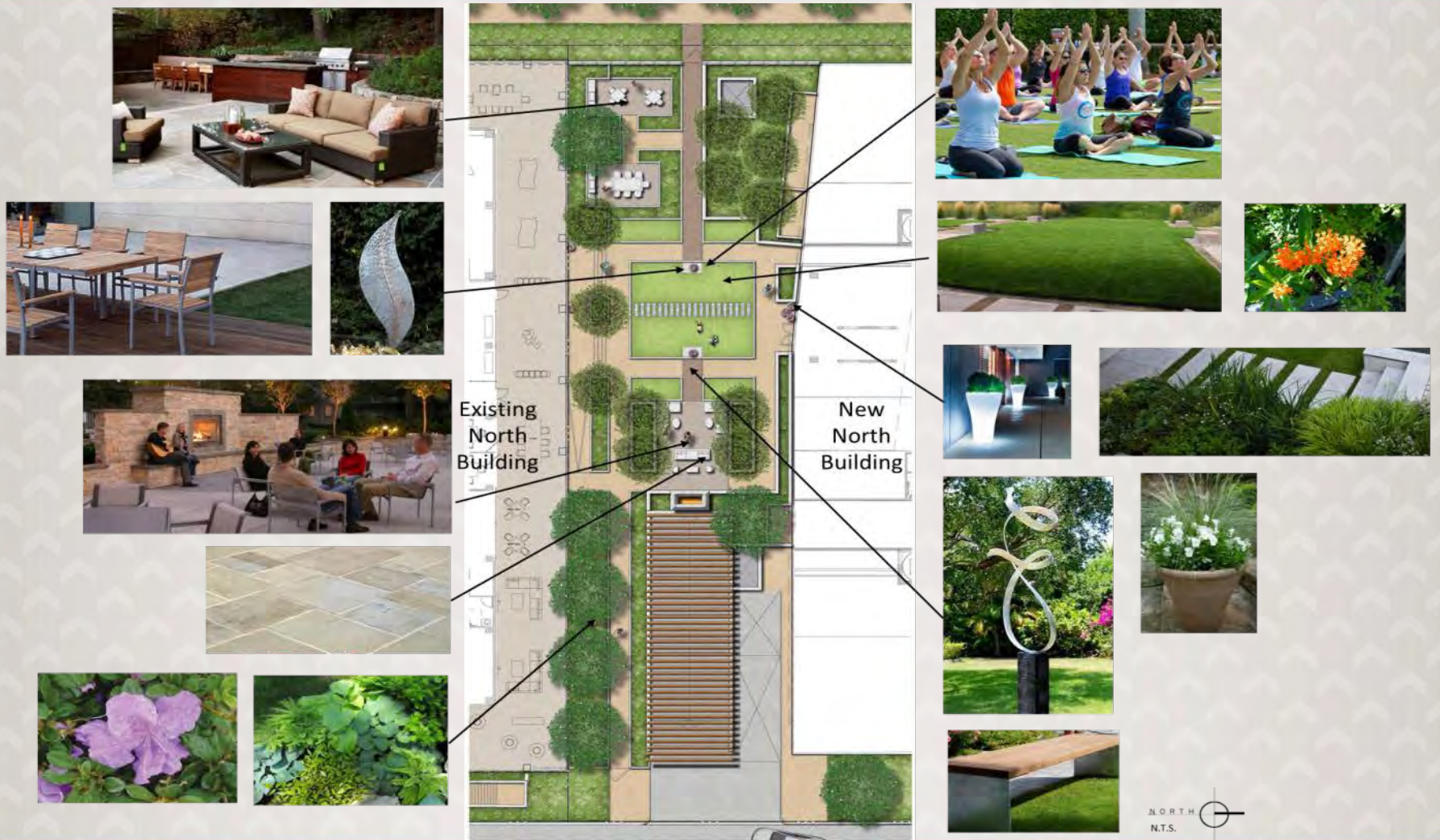
THE VIEW AT WATERFRONT

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THE VIEW AT WATERFRONT

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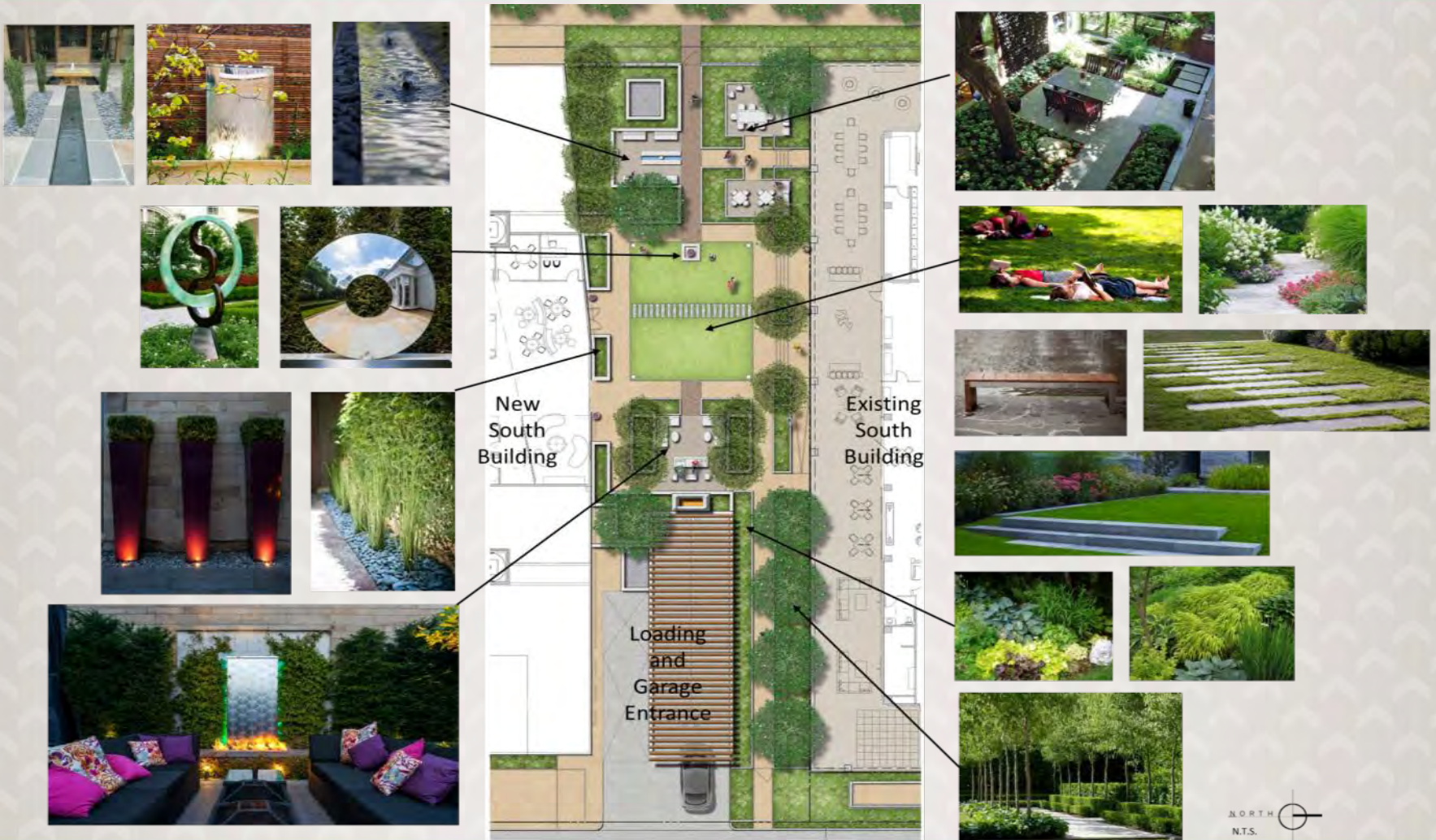
THE VIEW AT WATERFRONT

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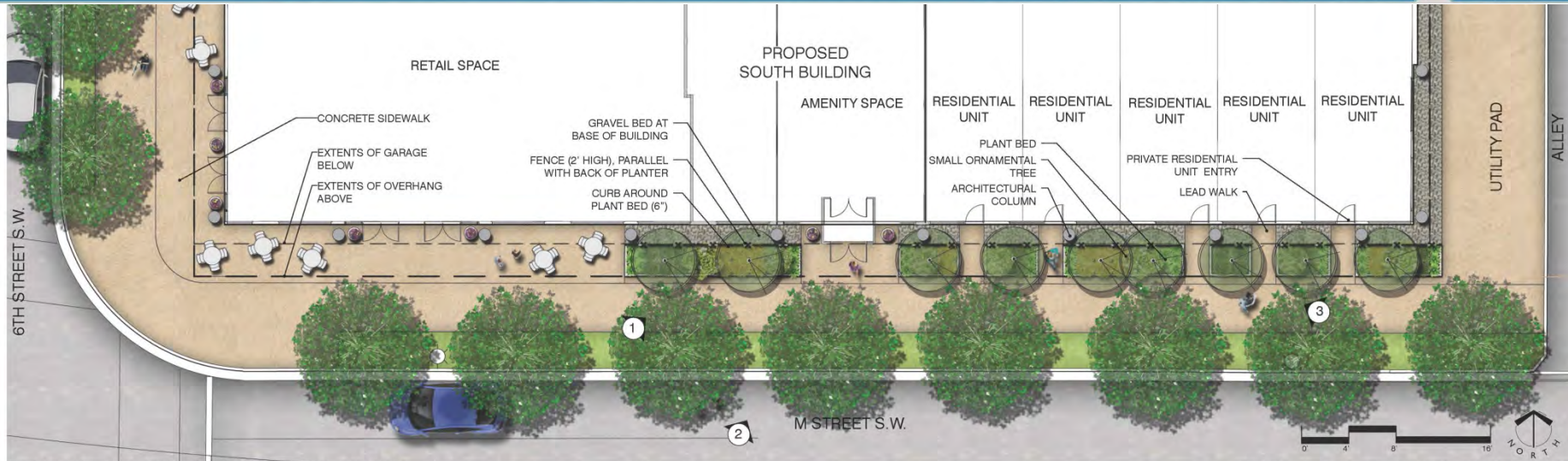
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THE VIEW AT WATERFRONT

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The information shown on this sheet is for illustrative purposes only.

NOTE: Final plant selections along M St, K St and 6th St to be suitable for high-traffic, urban areas (i.e. drought tolerant, non-invasive).



1 PERSPECTIVE - PROPOSED SOUTH BUILDING
L-18 LOOKING EAST



2 PERSPECTIVE - PROPOSED SOUTH BUILDING
L-18 LOOKING AT AMENITY ENTRANCE



3 PERSPECTIVE - PROPOSED SOUTH BUILDING
L-18 LOOKING WEST

THE VIEW AT WATERFRONT

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PRIVATE DWELLING ENTRIES ALONG STREETSCAPES





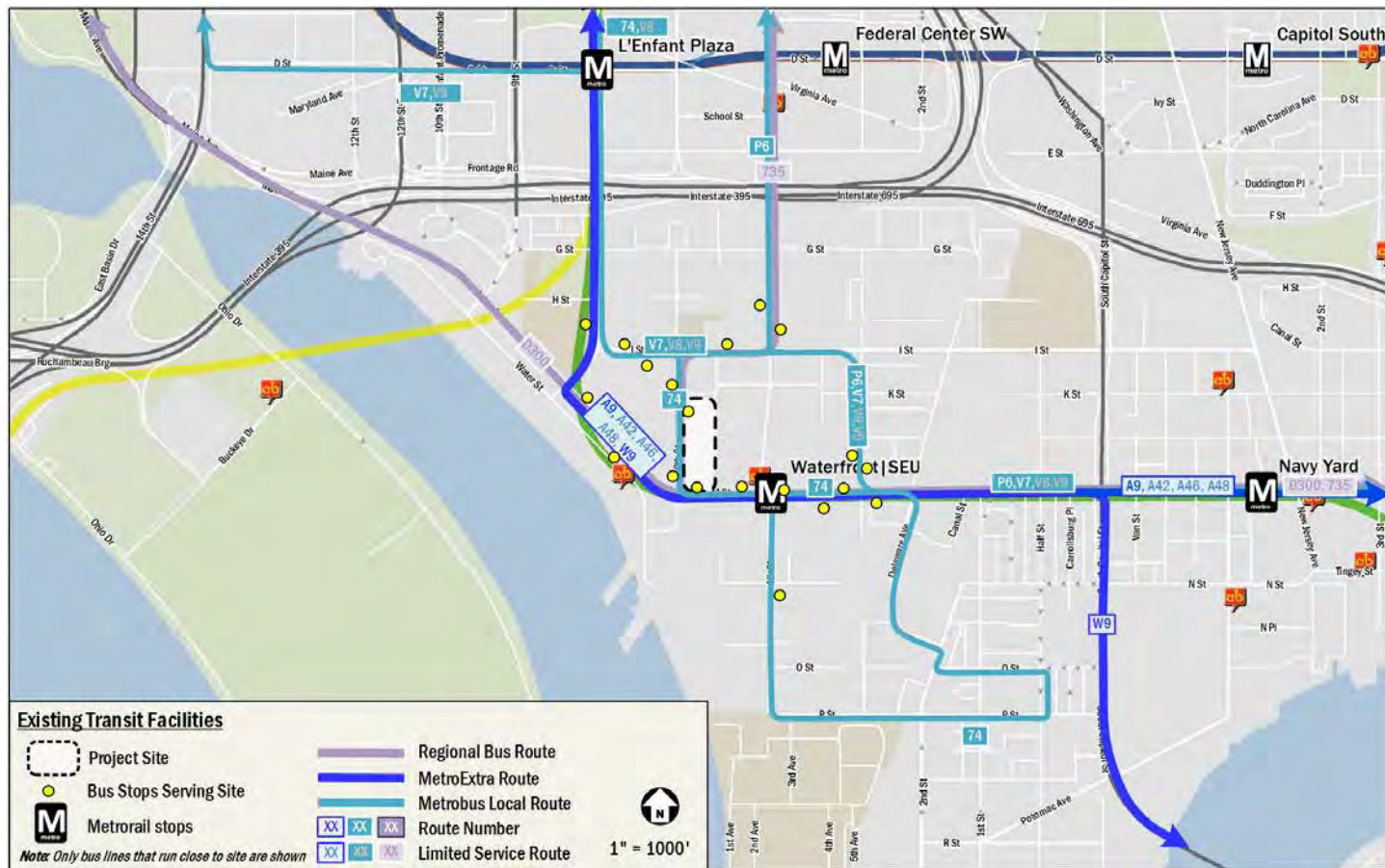
Transportation

Dan VanPelt, P.E., PTOE
Gorove/Slade Associates

Site Location and Access

- All vehicular access from private alley
- No driveways on 6th Street
- Loading facilities accommodate needs of project
- Parking ratio in line with market demands (0.54)

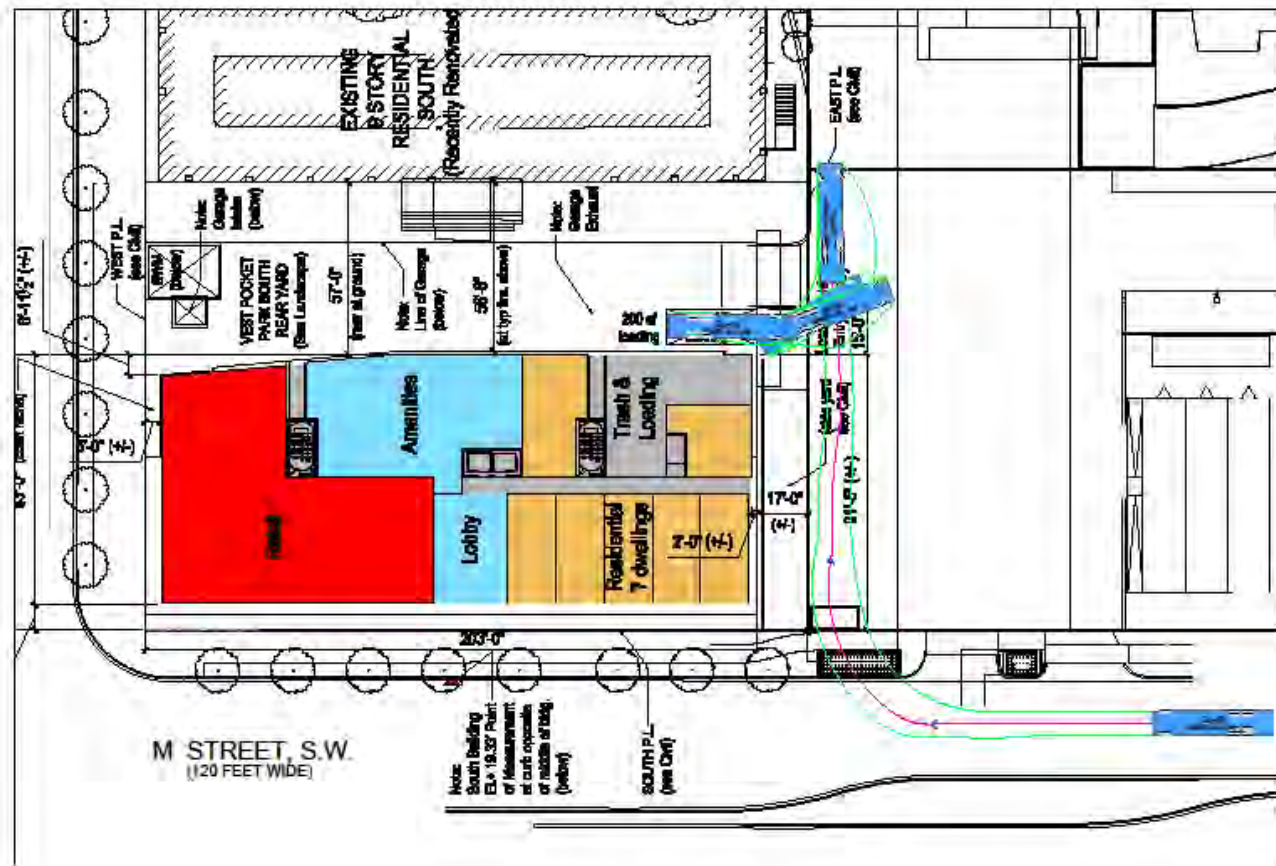
Transportation Statement Summary



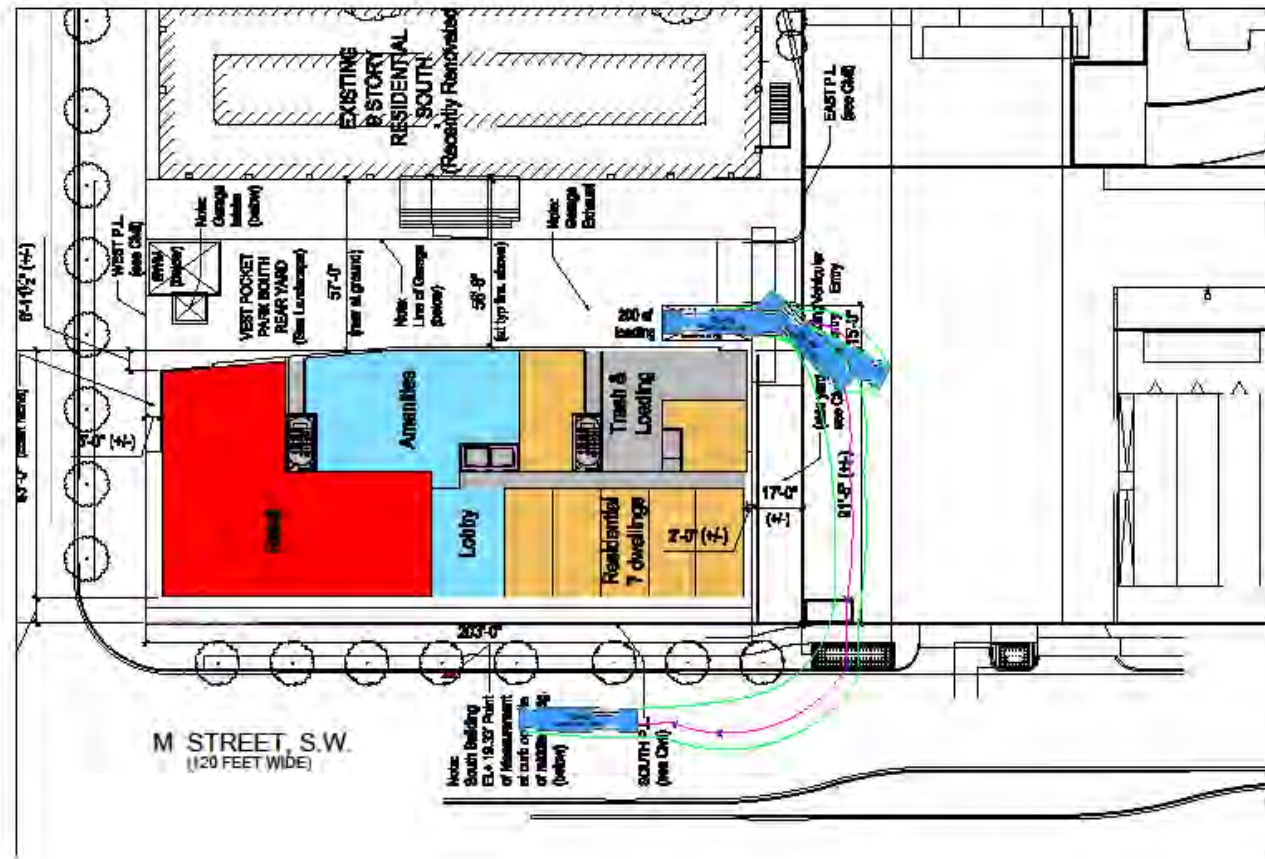
Transportation Demand Management

- TDM coordinator
- Unbundled and market rate parking
- Each building lobby will display real-time transit info
- 248 long-term bicycle parking spaces
- 8 short-term bicycle parking spaces in public space
- For the first 3 years, a one-time, one-year Capital Bikeshare membership or one-year carshare membership will be offered to all new residents of the project
- One 240-volt electric vehicle charging station for each new building

*40' Trucks from M Street



*40' Trucks to M Street



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[illegible]

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[illegible]

THE VIEW AT WATERFRONT

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Thank You

