



The View at Waterfront

Washington DC

MODIFICATION TO THE CONSOLIDATED PLANNED UNIT DEVELOPMENT AND RELATED MAP AMENDMENT
REVISIONS FOR ZONING COMMISSION JUNE 10th, 2015 (PREVIOUS SUBMISSION MAY 20th, 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

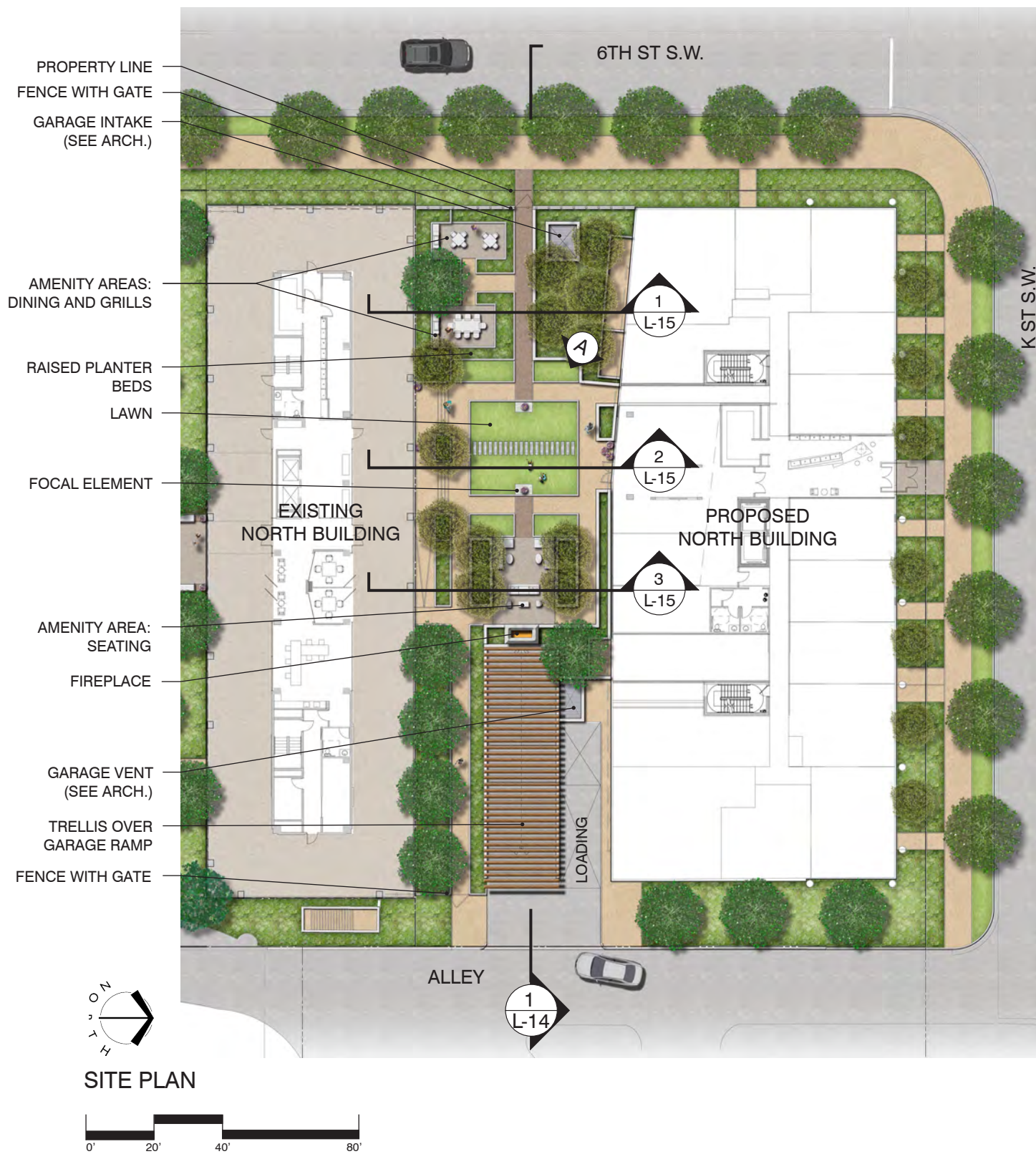
ARCHITECT
SK&I Architectural Design Group, LLC

CIVIL ENGINEER
Bowman Consulting

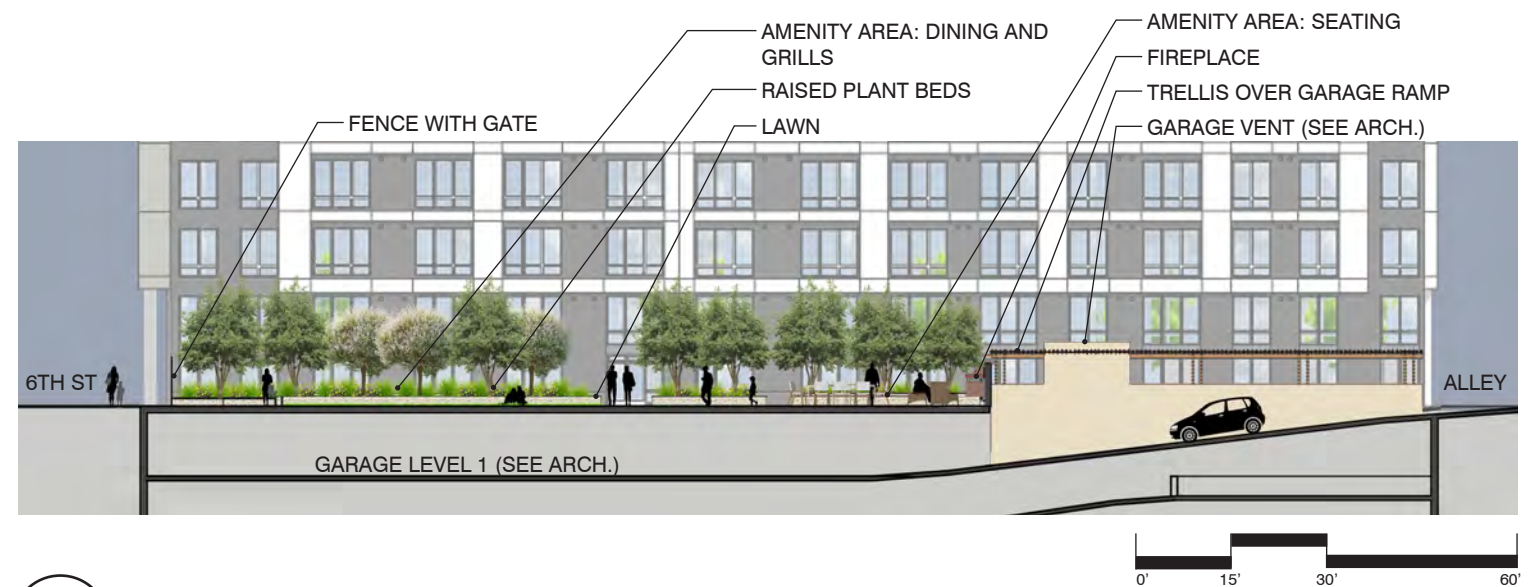
LANDSCAPE ARCHITECT
Land Design

INDEX OF SHEETS CHANGED FOR ZONING COMMISSION	
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L-15	SECTIONS - NORTH COURTYARD
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PERSPECTIVE VIEW 'A'



1 SECTION - NORTH COURTYARD
L-14

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



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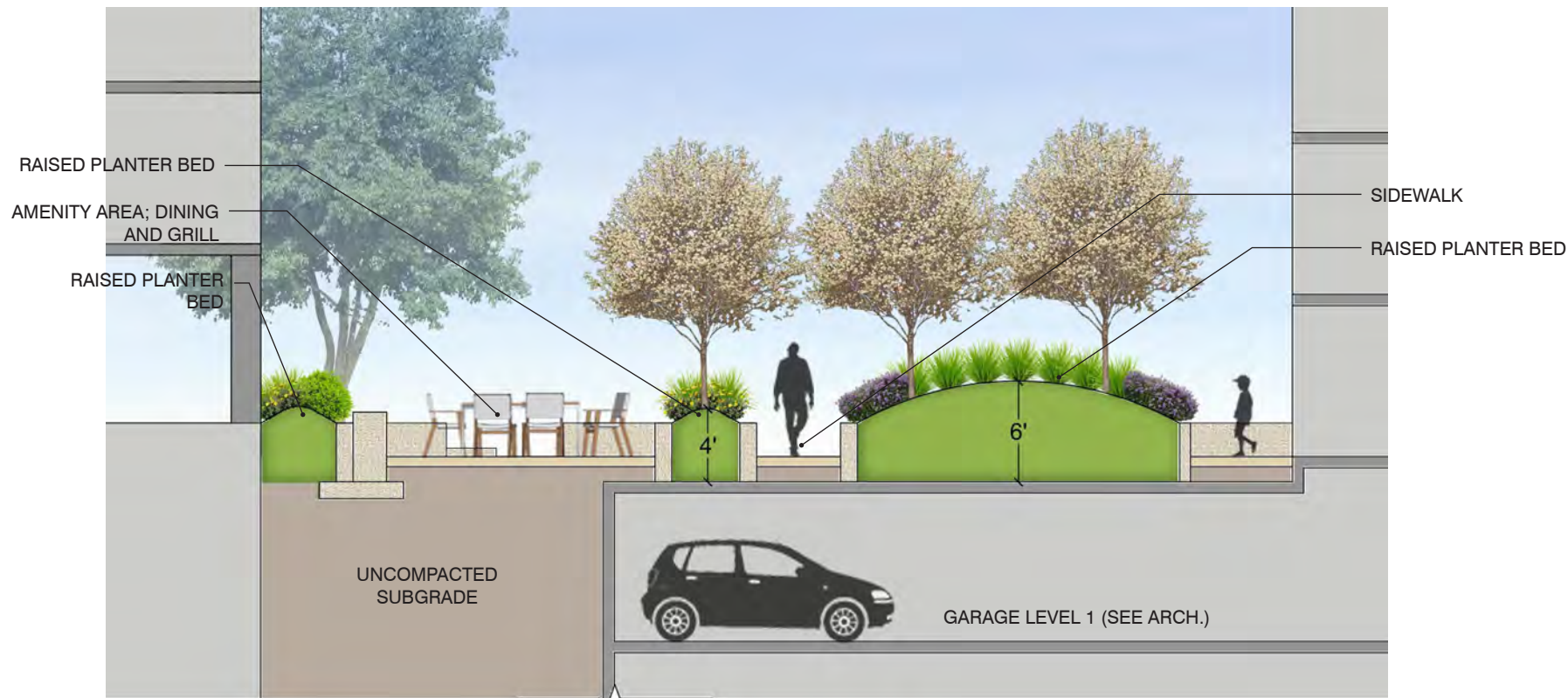
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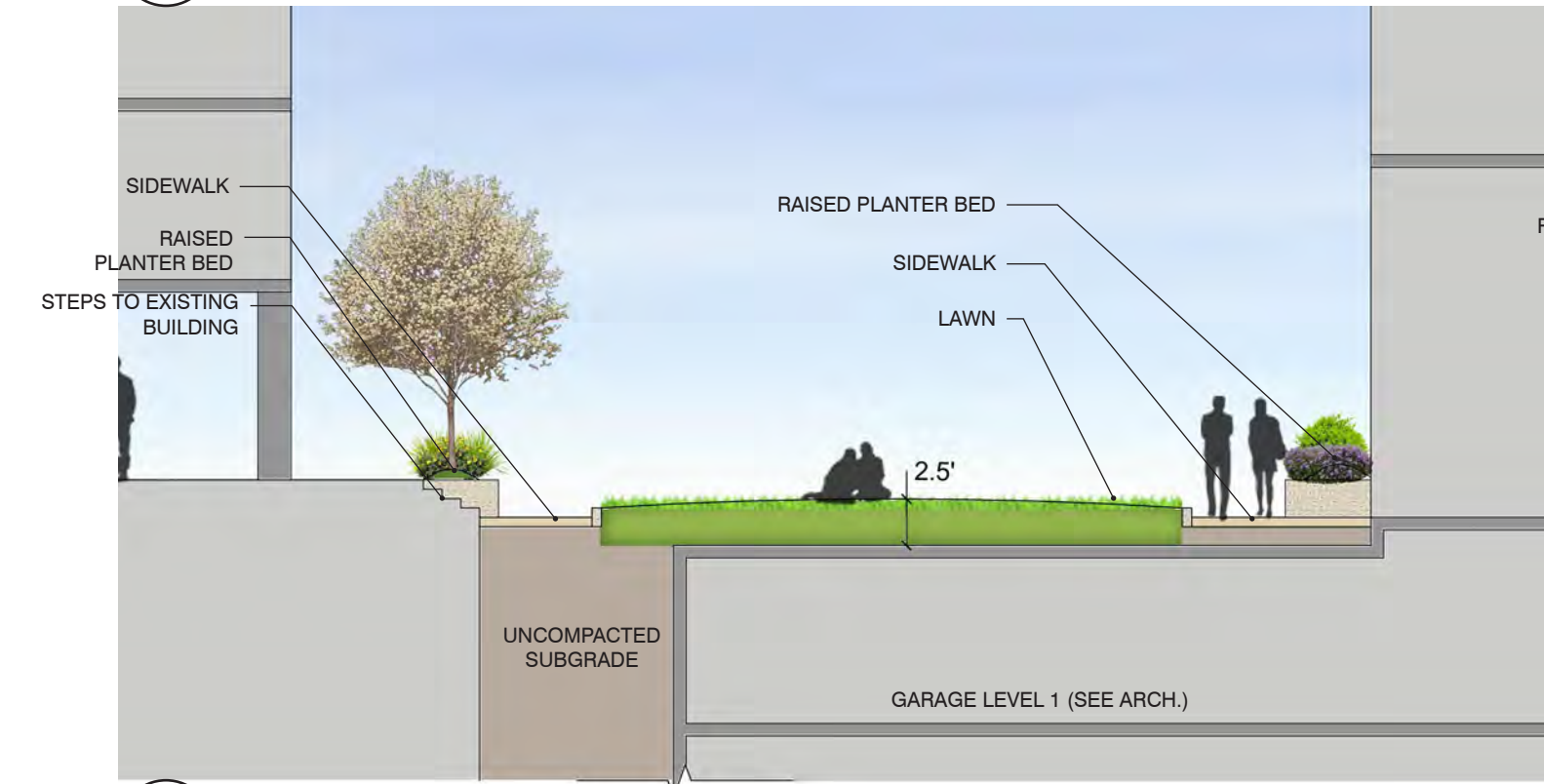


CONCEPTUAL LANDSCAPE PLAN - NORTH COURTYARD

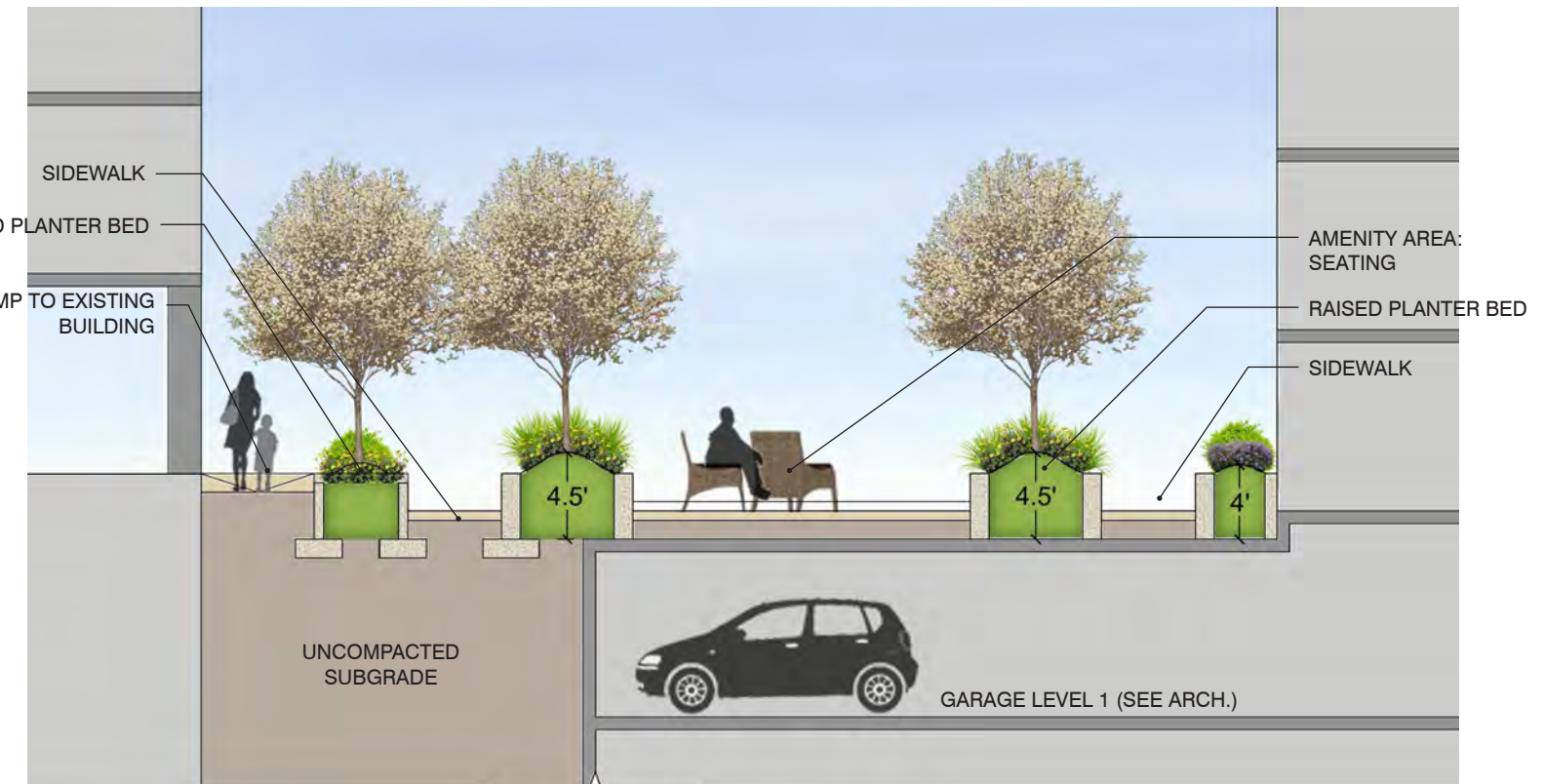
L-14



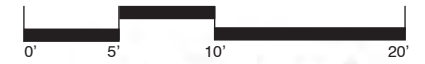
1 SECTION - NORTH COURTYARD A-A'



2 SECTION - NORTH COURTYARD B-B'



3 SECTION - NORTH COURTYARD C-C'



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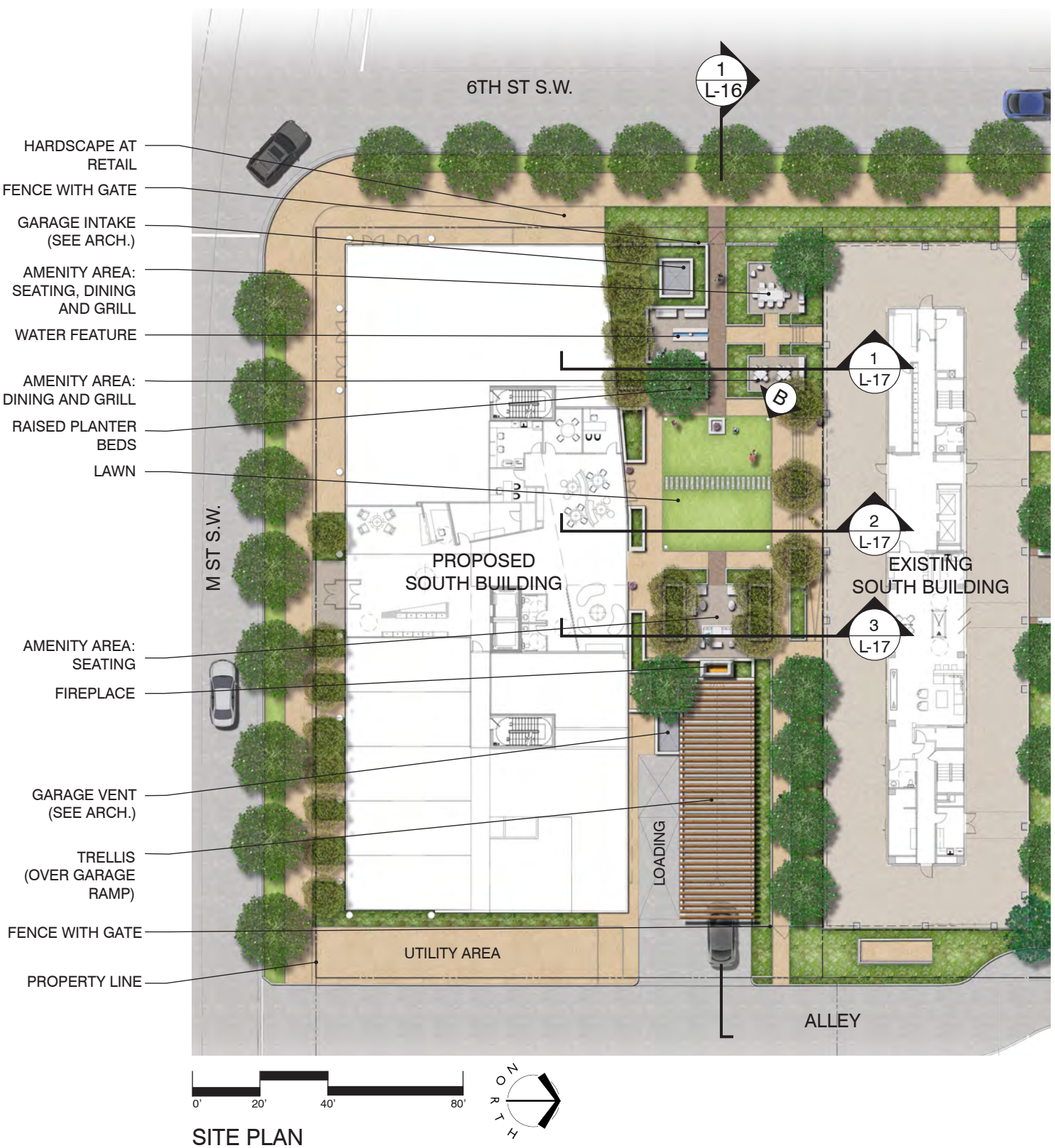
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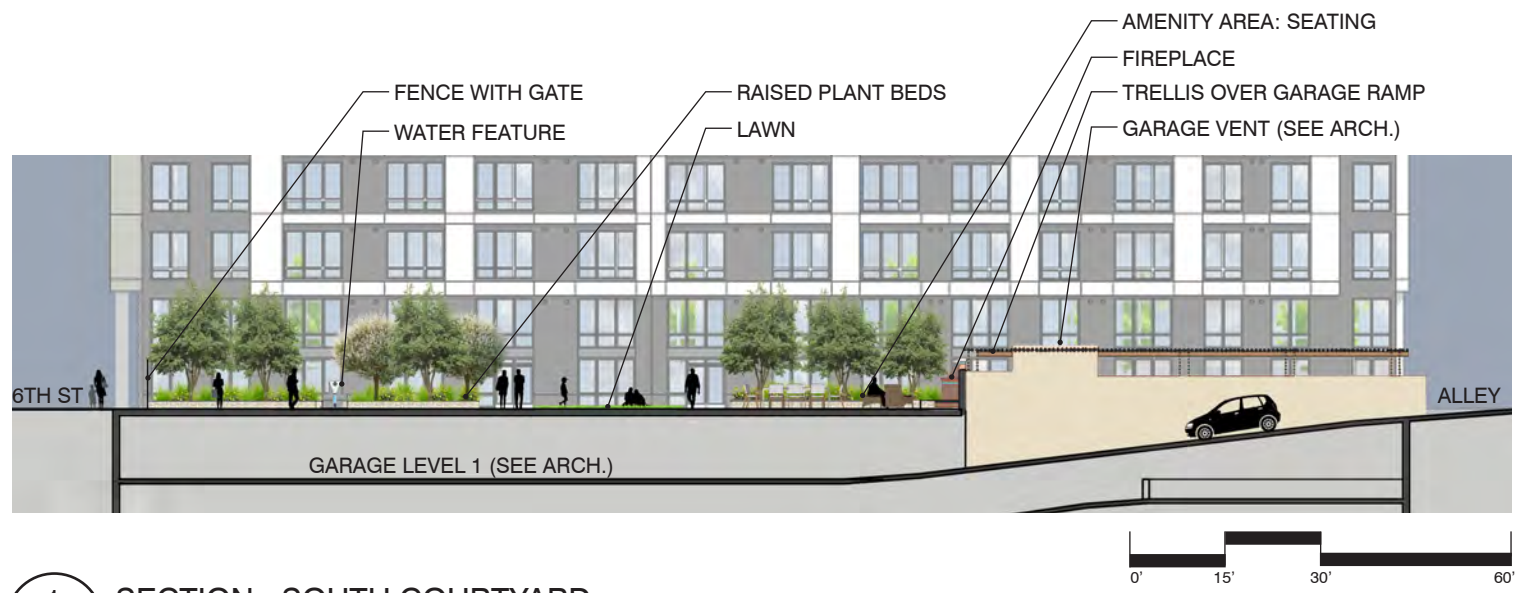


SECTIONS - NORTH COURTYARD

L-15



PERSPECTIVE VIEW 'B'



1 SECTION - SOUTH COURTYARD

L-16

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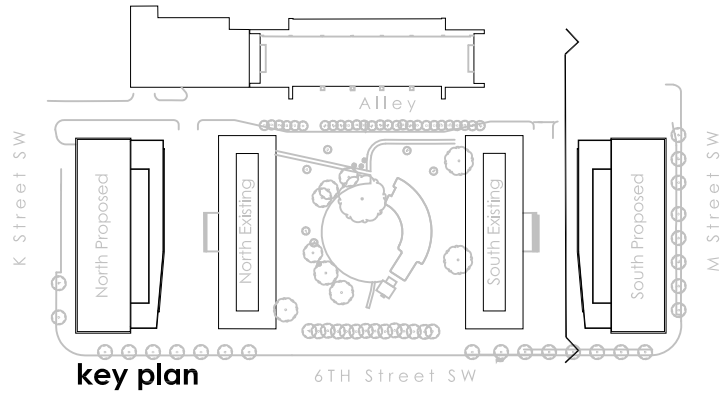


CONCEPTUAL LANDSCAPE PLAN - SOUTH COURTYARD

L-16



Note: See sheets L-10 through L-19 for landscape site plan and details



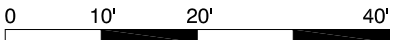
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VEST POCKET PARK NORTH ELEVATION (SOUTH BLDG.)

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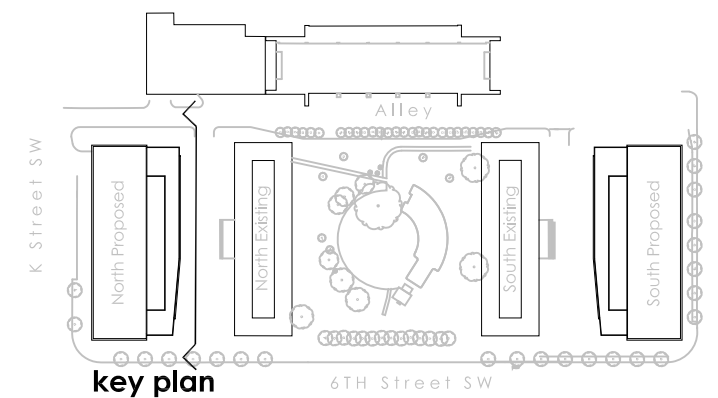
A-25





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Note: See sheets L-10 through L-19 for landscape site plan and details



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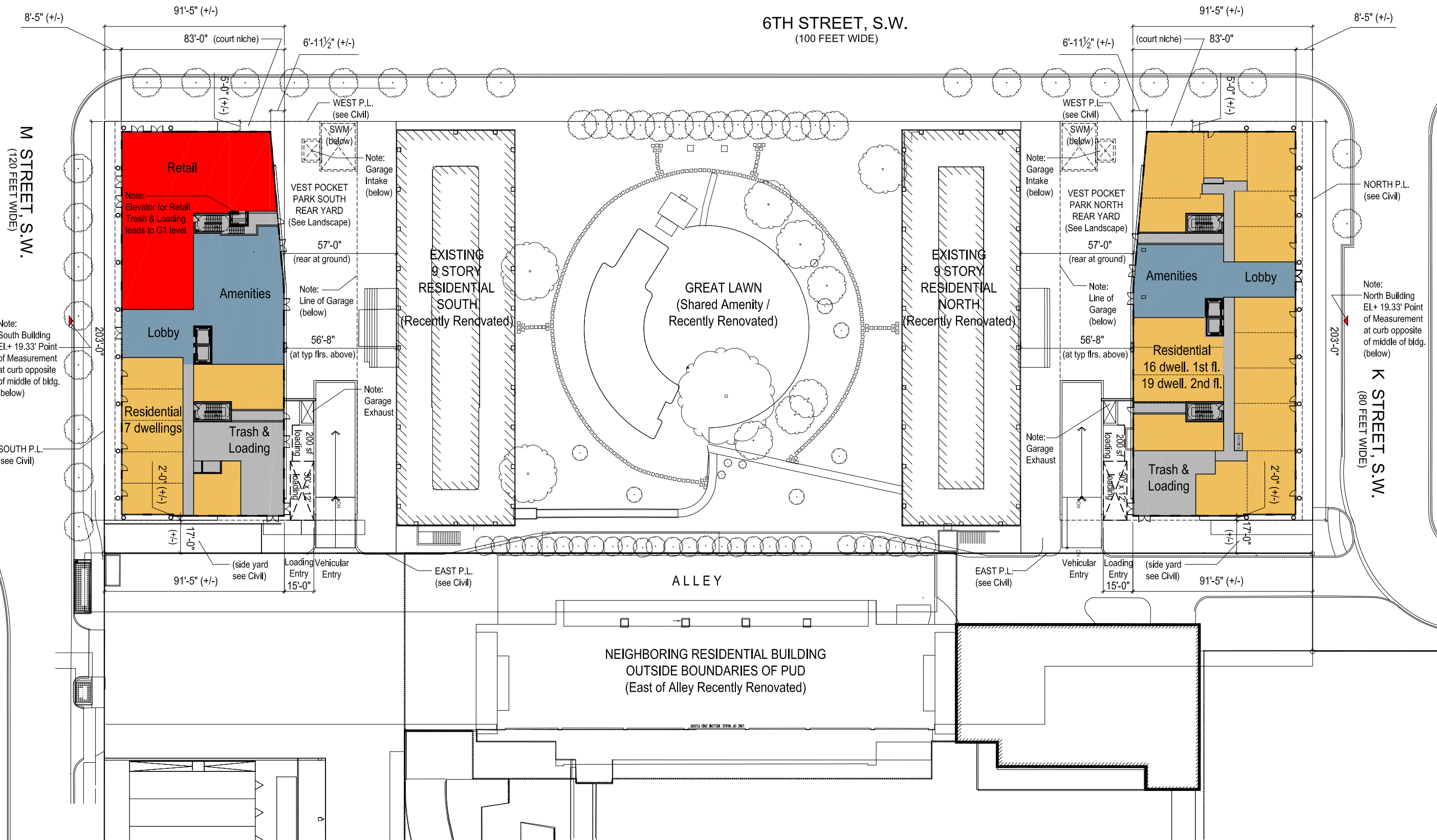
June 09, 2015

A-25b



VEST POCKET PARK SOUTH ELEVATION (NORTH BLDG.)





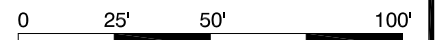
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GROUND FLOOR / SITE CIRCULATION PLAN

June 09, 2015

A-26



UNITS AND AREA TABULATIONS						
Floor	Residential	Service	Amenities/ Lobby	Retail	Total Area	# of Units
North Tower						
7	19,785				19,785	22
6	17,650				17,650	22
5	17,650				17,650	22
4	17,650				17,650	22
3	17,650				17,650	22
2	14,400		3,250		17,650	19
Ground	12,580	2,880	2,190		17,650	16
Total New tower	117,365	2,880	5,440	0	125,685	145
Total Existing Tower	108,720				108,720	128
Total Units						273
South Tower						
6	17,955		1,830		19,785	20
5	17,650				17,650	22
4	17,650				17,650	22
3	17,650				17,650	22
2	17,650		7,595		25,245	22
Ground and mezzanine	7,045	2,965	3,555	5,220	18,785	7
Total New Tower	95,600	2,965	12,980	5,220	116,765	115
Total Existing Tower	108,720				108,720	128
Total						243
Total	430,405	5,845	18,420	5,220	459,890	516

PARKING	G1	G2	G3	Total
North Tower				
Standard space	37	40	14	91
Compact space	12	22	16	50
HC space	3	0	0	3
Van space	1	0	0	1
Retail	0	0	0	0
Total	53	62	30	145
AREA	25,010	25,010	14,392	64,412
South Tower				
Standard space	29	40	14	83
Compact space	12	22	16	50
HC space	3	0	0	3
Van space	1	0	0	1
Retail	8	0	0	8
Total	53	62	30	145
AREA	25,010	25,010	14,392	64,412
Total Spaces	106	124	60	290
Total Area	50,020	50,020	28,784	128,824

ZONING SUMMARY OF CHANGES		
LOT AREA: 135,263 SF	Approved PUD ZONING (C-3-C)	
FAR	Approved	Proposed
	4.39	3.40
HEIGHT	Approved	Proposed
	112'+ 1/1 setback above 102'	85'
Lot Occupancy	Approved	Proposed
	51%	42% (100% allowed)
SIDE YARD	Approved	Proposed
	NONE	17'-0" provided (none; but if provided 6'-0" min or 2" per foot of adjacent height or 14'-2" based on 85'-0" height)
REAR YARD	Approved	Proposed
	Open court in lieu of rear yard; 56' width	56'-8" provided (12'-0" min or 2.5" per foot of adjacent height or 17'-8.5" based on 85'-0" height)
Residential Units	Approved	Proposed
	up to 580= 256 existg. + 324 new	Up to 516= 256 existg. + 260 new
Retail	Approved	Proposed
	8,900 SF	5,220 SF
Parking	Approved	Proposed
	556 res. Spaces + 8 retail spaces +5 spaces for sharing= 569 spaces	277 res. Spaces + 8 retail spaces +5 spaces for sharing= 290 spaces (required 1 per 3 dwellings or 172 for residential plus 1 per 750 sf over 3000 sf of retail or 3 minimum for retail [175 total required])
Loading	Approved	Proposed
	3 berths @ 30' depth North loading areas @ 1,100 sf South loading area @ 600 sf	2 berths @30' depth plus North loading areas @ 200 sf South loading area @ 200 sf

