

**MODIFICATION OF CONSOLIDATED PLANNED UNIT DEVELOPMENT  
MARINA VIEW**

1100 6th Street, SW  
Washington, DC

Submitted by the Zoning Commission of the District of Columbia

**Delegated Action of the Executive Director**

October 31, 2008

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, 40 U.S.C. §8724(a), and DC Code §2-1006(a), I find that the proposed modification of the Consolidated Planned Unit Development for Marina View at 1100 6th Street, SW, Washington, D.C. is not inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests.

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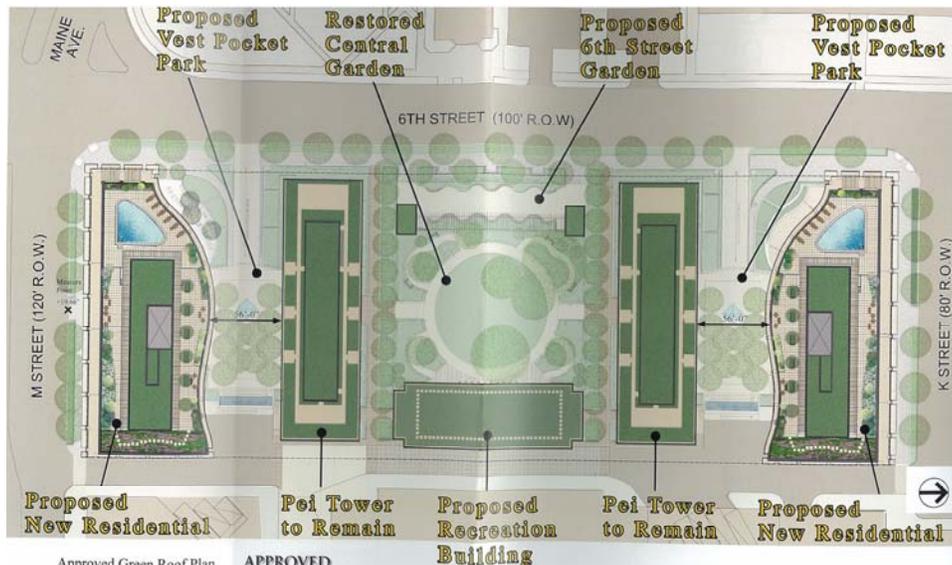
The Zoning Commission of the District of Columbia has taken a proposed action to modify the building and landscape design, and amenity package for an approved Consolidated Planned Unit Development (PUD).

The 3.11 acre site is located on 6th Street, SW, between M and K Streets, SW, directly west of Waterside Mall and east of Arena Stage. Approved in May 2007 by the Zoning Commission, this PUD includes: (a) upgrading of two existing residential towers (Marina View), (b) the construction of two additional 112-foot tall residential towers at the north and south ends of the site with 285-315 residential units, (c) construction of underground parking, street level retail, a new recreation building, and (d) restoration of the central courtyard. A related map amendment changed the zoning from R-5-D to C-3-C.

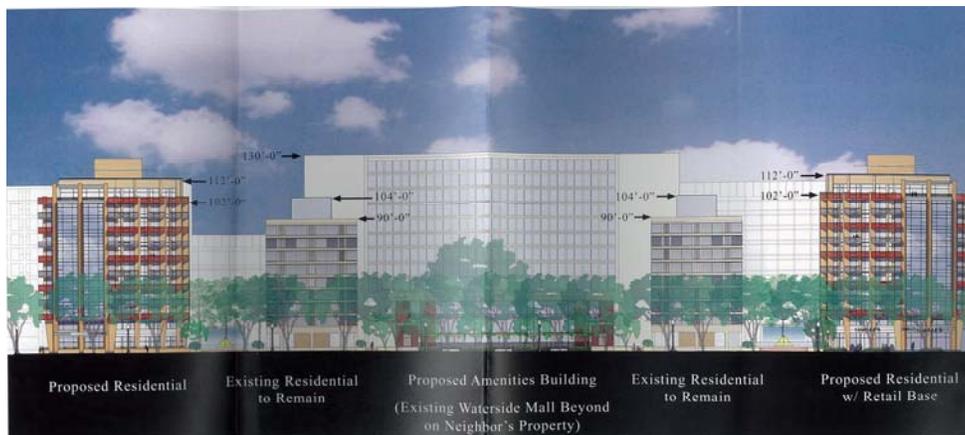
Sixth Street, SW has a street width of 100 feet, which would allow a maximum building height of 120 feet under the Height of Buildings Act. M Street, SW has a street width of 120 feet, which would allow a 130 foot tall building. The existing residential towers are 90 feet tall.

In May 2007, NCPC commented favorably on the original proposal by delegated action of the Executive Director. Staff noted that the submission materials indicated the measuring point used

for the calculation of building height was the midpoint of a new building fronting M Street. As required by the Height of Buildings Act, the height of the proposed two new buildings separated by two existing buildings should have been determined from *separate measuring points*. Accordingly, a second point should have been indicated along 6th Street, SW. However, staff found the building heights in conformance with the Height of Buildings Act, below the maximum height of 120 feet for both 6<sup>th</sup> and M Streets, SW when measured at separate points along the respective frontages of the two new buildings. The new buildings are 112 feet in height at the measuring points on both 6<sup>th</sup> and M Streets, SW, and the penthouses are properly set back.



**ROOF VIEW**



**WEST ELEVATION - 6<sup>TH</sup> STREET, SW**

The proposed modification to the approved Planned Unit Development is not inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests.

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Marcel C. Acosta  
Executive Director

