



VISION MCMILLAN PARTNERS

POST HEARING SUBMISSION

JUNE 23, 2014

OWNER

DISTRICT OF COLUMBIA

DEVELOPMENT TEAM

EYA

JAIR LYNCH DEVELOPMENT PARTNERS

TRAMMELL CROW COMPANY

PROJECT DIRECTOR

ANNE L. CORBETT

MASTER PLAN ARCHITECT

EE&K A PERKINS EASTMAN COMPANY

LANDSCAPE ARCHITECT

NELSON BYRD WOLTZ

HISTORIC PRESERVATION CONSULTANT

EHT TRACERIES, INC.

PUBLIC ART CONSULTANT

CULTURAL DC

LIGHTING DESIGNER

GEORGE SEXTON ASSOCIATES

CIVIL ENGINEER

BOWMAN CONSULTING

STRUCTURAL ENGINEER

ROBERT SILMAN ASSOCIATES

TRAFFIC CONSULTANT

GOROVE / SLADE

LAND USE COUNSEL

HOLLAND & KNIGHT

BUILDING ARCHITECTS

EE&K A PERKINS EASTMAN COMPANY

LESSARD DESIGN

MV+A / DAVID JAMESON

SHALOM BARANES ASSOCIATES

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MASTERPLAN

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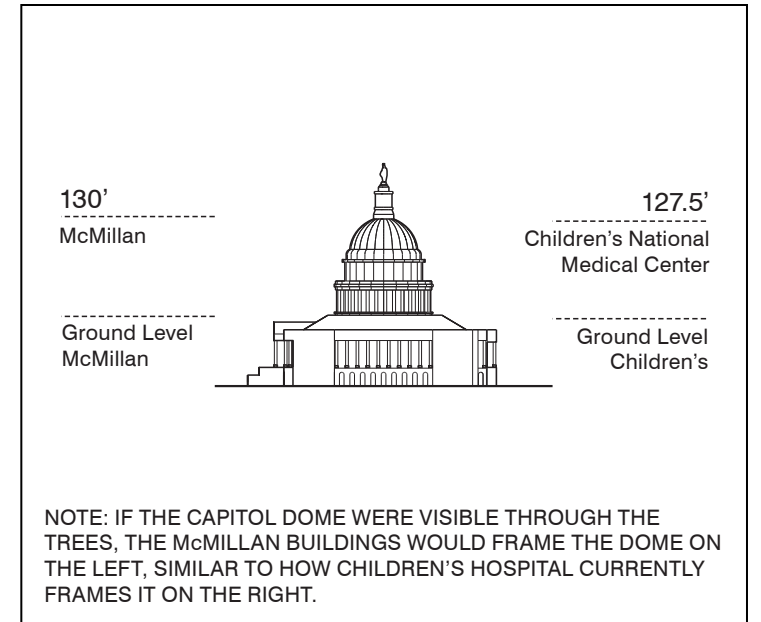
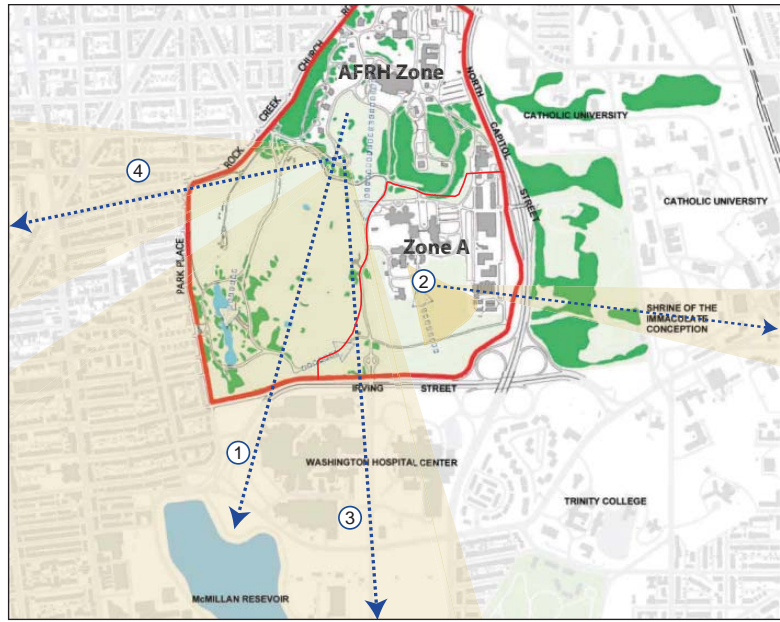
MASTER PLAN ARCHITECT

EE&K A PERKINS EASTMAN COMPANY

MASTERPLAN: STREET NETWORK

- Tripartite Organization
- Service Courts Maintained and Enhanced
- Plinth Maintained
- Olmsted Walk Remade
- Views across Site from 1st St to North Cap.
- Underground Cells Preserved
- Storm water Management Features
- 3 Parks
- Street Network**
- Healthcare Facilities
- Multifamily Building
- Row Homes
- Community Center
- Retail Frontage





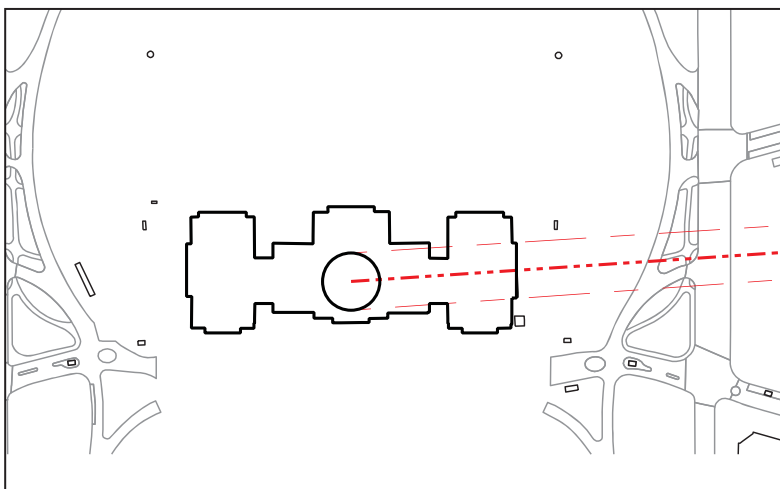
AFRH VIEWS (MASTER PLAN AUGUST 2008)

1. VIEW FROM SCOTT STATUE (VIEW OF CAPITOL BLOCKED BY TREES)

2. BUILDING HEIGHT RELATIONSHIP



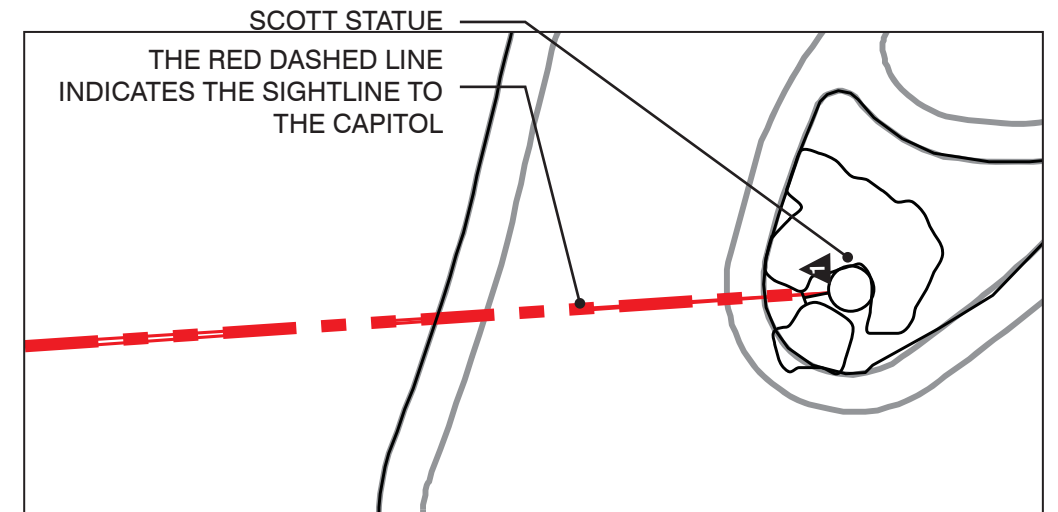
SIGHT LINE FROM SCOTT STATUE TO THE CAPITOL DOME (LABELED VIEW 3 IN AFRH MASTER PLAN)



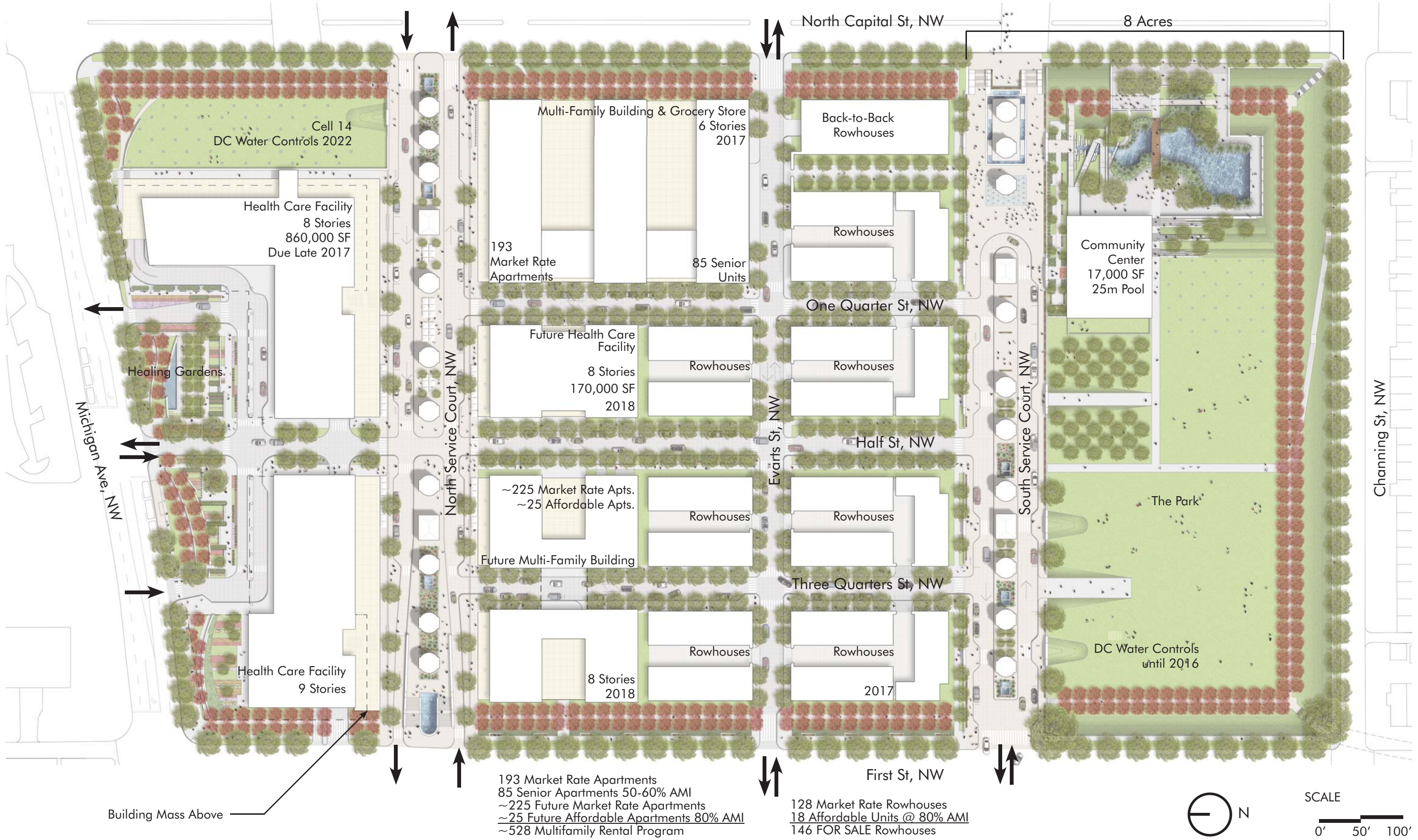
A ENLARGED SIGHT LINE @ CAPITOL DOME



B SIGHT LINE @ McMILLAN SITE



C SIGHT LINE @ SCOTT STATUE



LEED 2009 for Neighborhood Development Project Scorecard

Project Name:
Date:

Smart Location and Linkage 27 Points Possible

Yes	?	No	Requirement	Points
Y			Prereq 1 Smart Location	Required
Y			Prereq 2 Imperiled Species and Ecological Communities	Required
Y			Prereq 3 Wetland and Water Body Conservation	Required
Y			Prereq 4 Agricultural Land Conservation	Required
Y			Prereq 5 Floodplain Avoidance	Required
10			Credit 1 Preferred Locations	10
		2	Credit 2 Brownfield Redevelopment	2
7			Credit 3 Locations with Reduced Automobile Dependence	7
1			Credit 4 Bicycle Network and Storage	1
3			Credit 5 Housing and Jobs Proximity	3
		1	Credit 6 Steep Slope Protection	1
1			Credit 7 Site Design for Habitat or Wetland and Water Body Conservation	1
	1		Credit 8 Restoration of Habitat or Wetlands and Water Bodies	1
	1		Credit 9 Long-Term Conservation Management of Habitat or Wetlands and Water Bodies	1

Neighborhood Pattern and Design 44 Points Possible

Yes	?	No	Requirement	Points
Y			Prereq 1 Walkable Streets	Required
Y			Prereq 2 Compact Development	Required
Y			Prereq 3 Connected and Open Community	Required
12			Credit 1 Walkable Streets	12
4	2		Credit 2 Compact Development	6
2		2	Credit 3 Mixed-Use Neighborhood Centers	4
2			Credit 4 Mixed-Income Diverse Communities	7
		1	Credit 5 Reduced Parking Footprint	1
2			Credit 6 Street Network	2
1			Credit 7 Transit Facilities	1
		2	Credit 8 Transportation Demand Management	2
1			Credit 9 Access to Civic and Public Spaces	1
1			Credit 10 Access to Recreation Facilities	1
	1		Credit 11 Visitability and Universal Design	1
		2	Credit 12 Community Outreach and Involvement	2
		1	Credit 13 Local Food Production	1
2			Credit 14 Tree-Lined and Shaded Streets	2
1			Credit 15 Neighborhood Schools	1

Green Infrastructure and Buildings 29 Points Possible

Yes	?	No	Requirement	Points
Y			Prereq 1 Certified Green Building	Required
Y			Prereq 2 Minimum Building Energy Efficiency	Required
Y			Prereq 3 Minimum Building Water Efficiency	Required
Y			Prereq 4 Construction Activity Pollution Prevention	Required

Green Infrastructure and Buildings, Continued

Yes	?	No	Requirement	Points
	5		Credit 1 Certified Green Buildings	5
	2		Credit 2 Building Energy Efficiency	2
	1		Credit 3 Building Water Efficiency	1
1			Credit 4 Water-Efficient Landscaping	1
		1	Credit 5 Existing Building Use	1
	1		Credit 6 Historic Resource Preservation and Adaptive Reuse	1
		1	Credit 7 Minimized Site Disturbance in Design and Construction	1
2		2	Credit 8 Stormwater Management	4
1			Credit 9 Heat Island Reduction	1
		1	Credit 10 Solar Orientation	1
		3	Credit 11 On-Site Renewable Energy Sources	3
	2		Credit 12 District Heating and Cooling	2
	1		Credit 13 Infrastructure Energy Efficiency	1
	2		Credit 14 Wastewater Management	2
	1		Credit 15 Recycled Content in Infrastructure	1
	1		Credit 16 Solid Waste Management Infrastructure	1
	1		Credit 17 Light Pollution Reduction	1

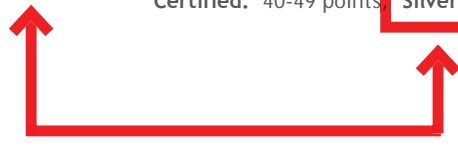
Innovation and Design Process 6 Points

Yes	?	No	Requirement	Points
1	5	0	Credit 1.1 Innovation and Exemplary Performance: Provide Specific Title	1
		1	Credit 1.2 Innovation and Exemplary Performance: Provide Specific Title	1
		1	Credit 1.3 Innovation and Exemplary Performance: Provide Specific Title	1
		1	Credit 1.4 Innovation and Exemplary Performance: Provide Specific Title	1
		1	Credit 1.5 Innovation and Exemplary Performance: Provide Specific Title	1
1			Credit 2 LEED® Accredited Professional	1

Regional Priority Credit 4 Points

Yes	?	No	Requirement	Points
		1	Credit 1.1 Regional Priority Credit: Region Defined	1
		1	Credit 1.2 Regional Priority Credit: Region Defined	1
		1	Credit 1.3 Regional Priority Credit: Region Defined	1
		1	Credit 1.4 Regional Priority Credit: Region Defined	1

Project Totals (Certification estimates) 110 Points
 Certified: 40-49 points, **Silver: 50-59 points**, Gold: 60-79 points, Platinum: 80+ points



LEED FOR NEIGHBORHOOD DEVELOPMENT 110 TOTAL POINTS POSSIBLE

Category	Points	Requirement	Points
SMART LOCATION & LINKAGE	27	PREREQ 1 Smart Location	REQ
		PREREQ 2 Imperiled Species and Ecological Communities	REQ
		PREREQ 3 Wetland and Water Body Conservation	REQ
		PREREQ 4 Agricultural Land Conservation	REQ
		PREREQ 5 Floodplain Avoidance	REQ
		CREDIT 1 Preferred Locations	10
		CREDIT 2 Brownfield Redevelopment	2
		CREDIT 3 Locations w/ Reduced Automobile Dependence	7
		CREDIT 4 Bicycle Network and Storage	1
		CREDIT 5 Housing and Jobs Proximity	3
		CREDIT 6 Steep Slope Protection	1
		CREDIT 7 Site Design for Habitat/Wetland & Water Body Conservation	1
		CREDIT 8 Restoration of Habitat/Wetlands and Water Bodies	1
		CREDIT 9 Long-Term Cnsrvtn. Mgmt. of Habitat/Wetlands & Water Bodies	1
GREEN INFRASTRUCTURE & BUILDINGS	29	PREREQ 1 Certified Green Building	REQ
		PREREQ 2 Minimum Building Energy Efficiency	REQ
		PREREQ 3 Minimum Building Water Efficiency	REQ
		PREREQ 4 Construction Activity Pollution Prevention	REQ
		CREDIT 1 Certified Green Buildings	5
		CREDIT 2 Building Energy Efficiency	2
		CREDIT 3 Building Water Efficiency	1
		CREDIT 4 Water-Efficient Landscaping	1
		CREDIT 5 Existing Building Use	1
		CREDIT 6 Historic Resource Preservation and Adaptive Reuse	1
		CREDIT 7 Minimized Site Disturbance in Design and Construction	1
		CREDIT 8 Stormwater Management	4
		CREDIT 9 Heat Island Reduction	1
		CREDIT 10 Solar Orientation	1
		CREDIT 11 On-Site Renewable Energy Sources	3
		CREDIT 12 District Heating and Cooling	2
		CREDIT 13 Infrastructure Energy Efficiency	1
		CREDIT 14 Wastewater Management	2
		CREDIT 15 Recycled Content in Infrastructure	1
		CREDIT 16 Solid Waste Management Infrastructure	1
		CREDIT 17 Light Pollution Reduction	1
NEIGHBORHOOD PATTERN & DESIGN	44	PREREQ 1 Walkable Streets	REQ
		PREREQ 2 Compact Development	REQ
		PREREQ 3 Connected and Open Community	REQ
		CREDIT 1 Walkable Streets	12
		CREDIT 2 Compact Development	6
		CREDIT 3 Mixed-Use Neighborhood Centers	4
		CREDIT 4 Mixed-Income Diverse Communities	7
		CREDIT 5 Reduced Parking Footprint	1
		CREDIT 6 Street Network	2
		CREDIT 7 Transit Facilities	1
		CREDIT 8 Transportation Demand Management	2
		CREDIT 9 Access to Civic and Public Spaces	1
		CREDIT 10 Access to Recreation Facilities	1
		CREDIT 11 Visitability and Universal Design	1
		CREDIT 12 Community Outreach and Involvement	2
		CREDIT 13 Local Food Production	1
		CREDIT 14 Tree-Lined and Shaded Streets	2
		CREDIT 15 Neighborhood Schools	1
INNOVATION & DESIGN PROCESS	6	CREDIT 1 Innovation and Exemplary Performance	5
		CREDIT 2 LEED Accredited Professional	1
REGIONAL PRIORITY CREDIT	4	CREDIT 1 Regional Priority	4

LEED for Neighborhood Development offers designations for many types of projects and phases of development. Projects may constitute whole, multiple, or portions of neighborhoods, and may be single- or mixed-use. A three-stage certification model corresponds to the phases of the development process:

Stage 1 – Conditionally Approved Plan: Projects that have not completed the entitlements, or public review, process can earn this designation, envisioned to help gain support from the local government and the community.

Stage 2 – Pre-Certified Plan: Fully-entitled projects or projects under construction may earn this designation, which can help secure financing, expedite permitting, or attract tenants.

Stage 3 – Certified Neighborhood Development: Constructed projects can certify that the final built project meets all attempted prerequisites and credits.

40-49 POINTS: CERTIFIED 50-59 POINTS: SILVER 60-79 POINTS: GOLD 80+ POINTS: PLATINUM
 FOR MORE INFORMATION SEE THE LEED REFERENCE GUIDE FOR GREEN NEIGHBORHOOD DEVELOPMENT

The LEED-ND Rating System was created by the Congress for the New Urbanism, Natural Resources Defense Council, and the U.S. Green Building Council.

Note: This LEED ND Project Scorecard has been completed on a preliminary basis. It has not been submitted to USGBC for review.



HISTORIC RESOURCES

OWNER

DISTRICT OF COLUMBIA

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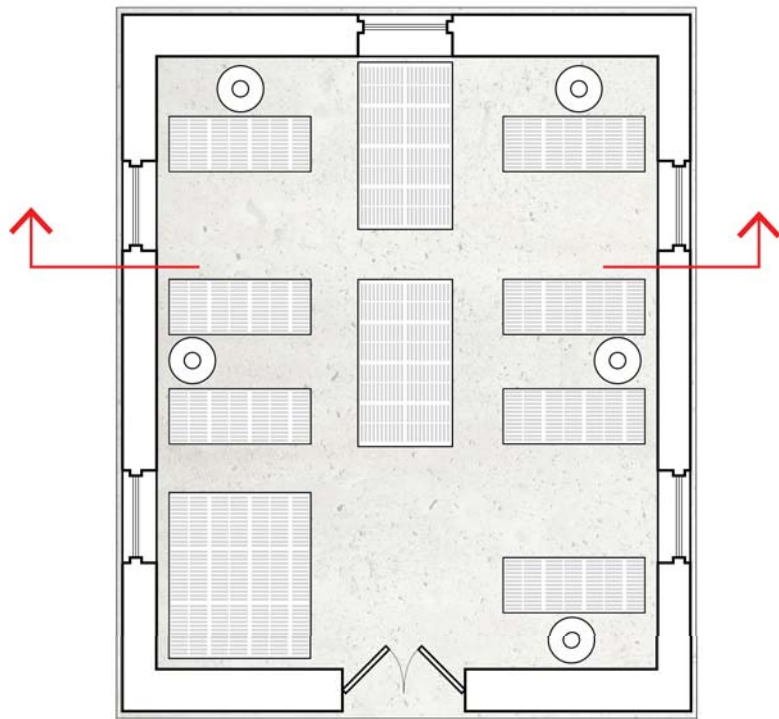
JAIR LYNCH DEVELOPMENT PARTNERS

TRAMMELL CROW COMPANY

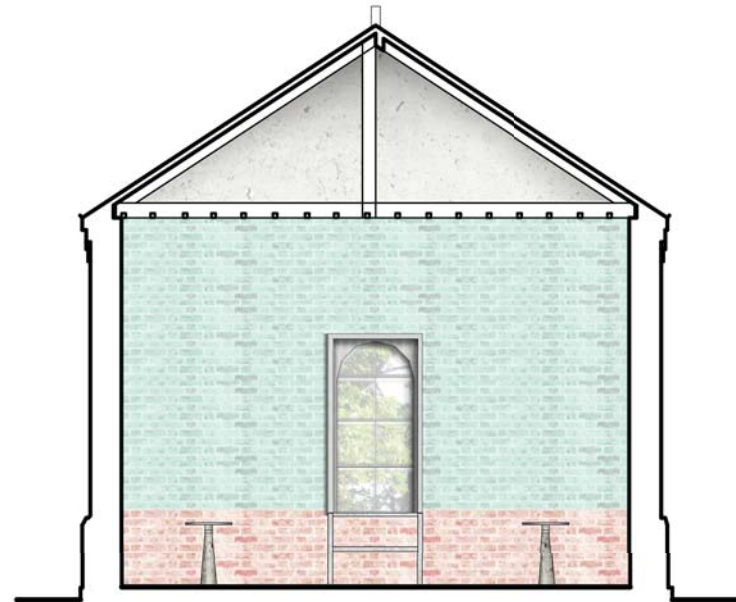
PROJECT DIRECTOR

ANNE L. CORBETT

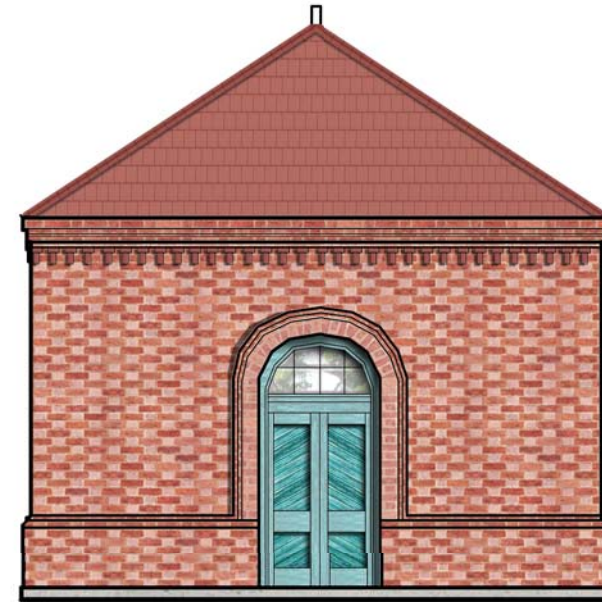
PRESERVATION OPTION



PLAN



SECTION



FRONT
ELEVATION

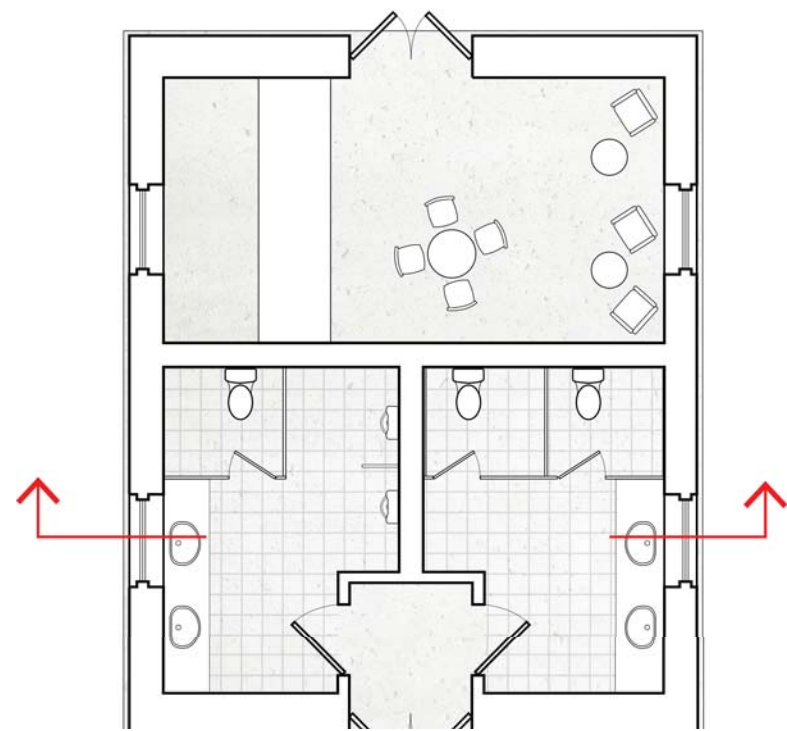


SIDE

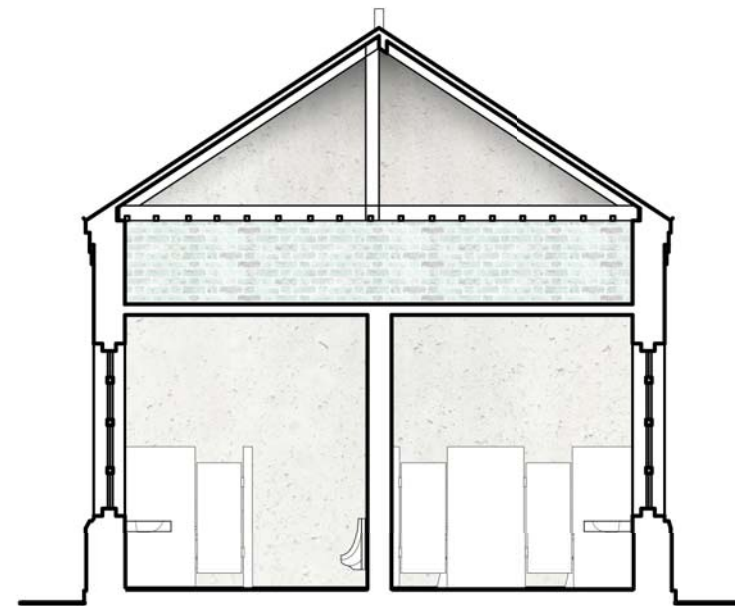
General Note: Restore building and all materials to original condition to accurately convey historic use and give an understanding of its workings relative to the McMillan water filtration system



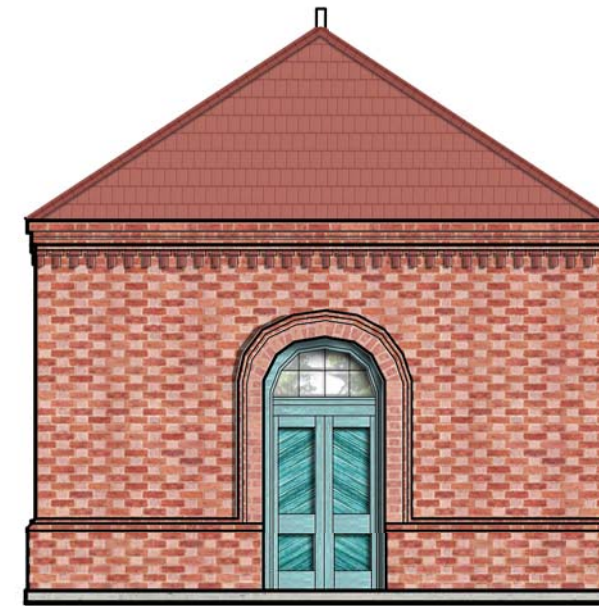
PUBLIC RESTROOM /RETAIL OPTION



PLAN



SECTION



FRONT & REAR

ELEVATION

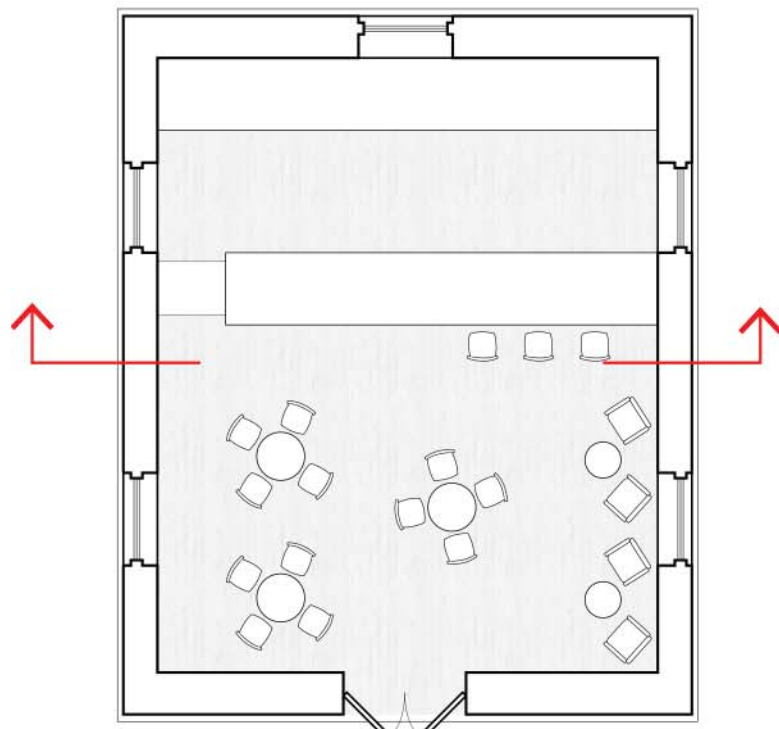


SIDE

General Note: Restore building and all materials to original condition and adapt interior for use as public restroom and small food service or retail space



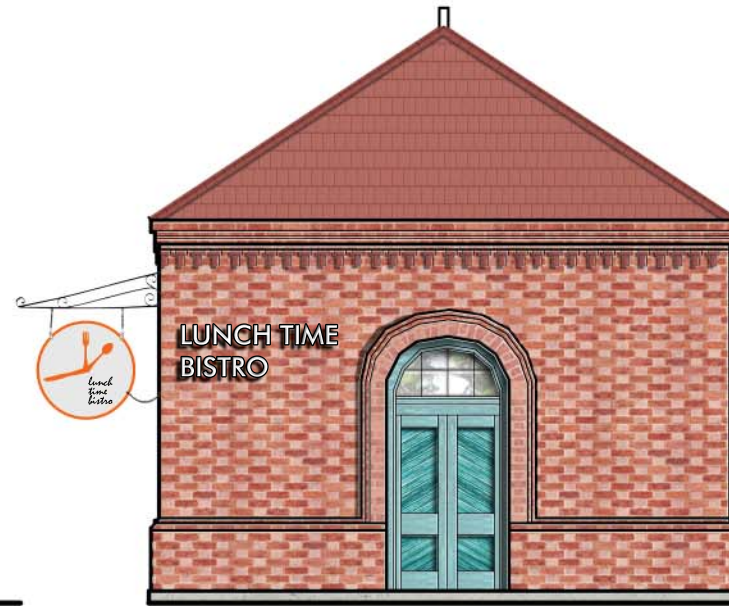
RETAIL OPTION



PLAN



SECTION



FRONT
ELEVATION

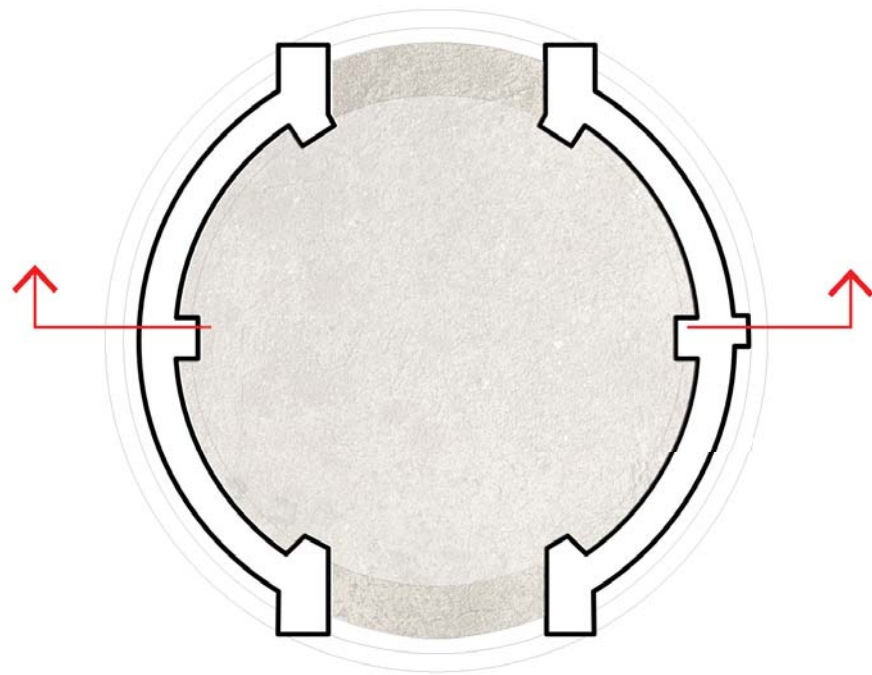


SIDE

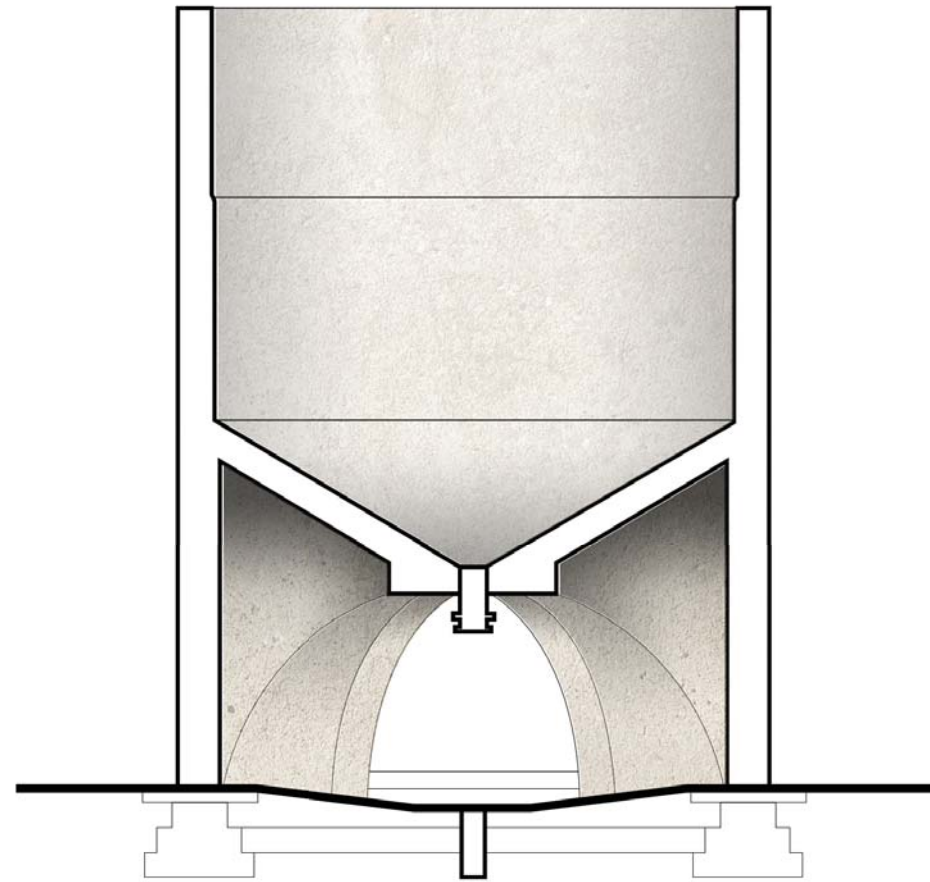
General Note: Restore building and all materials to original condition and adapt to function as a small retail incubator



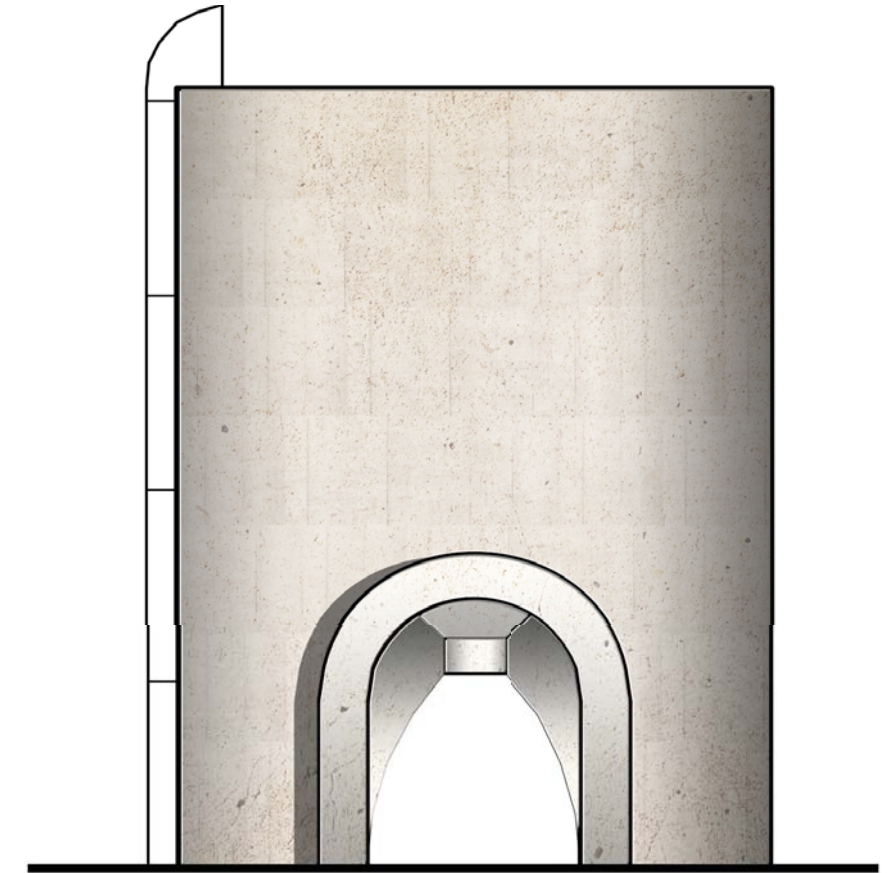
PRESERVATION OPTION



PLAN



SECTION

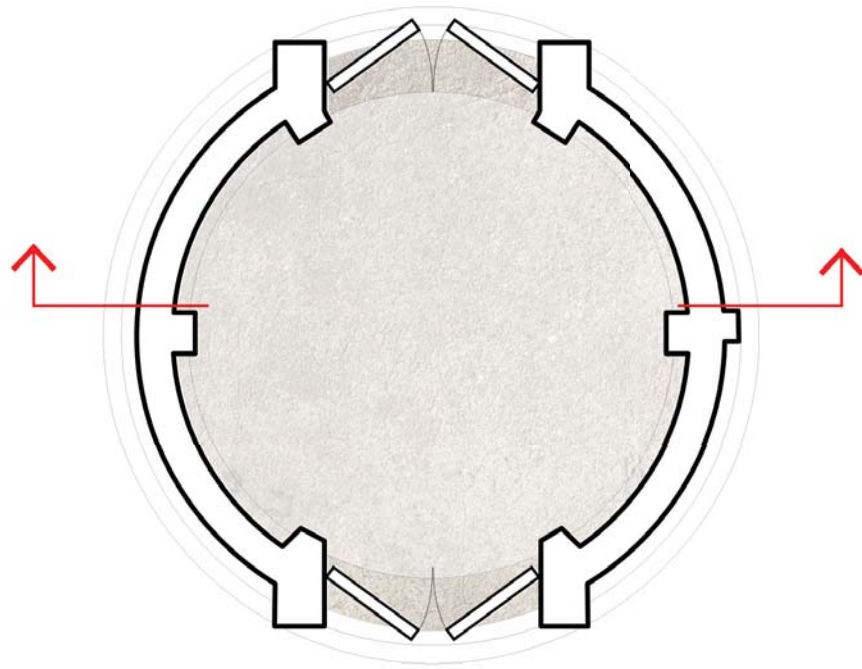


ELEVATION

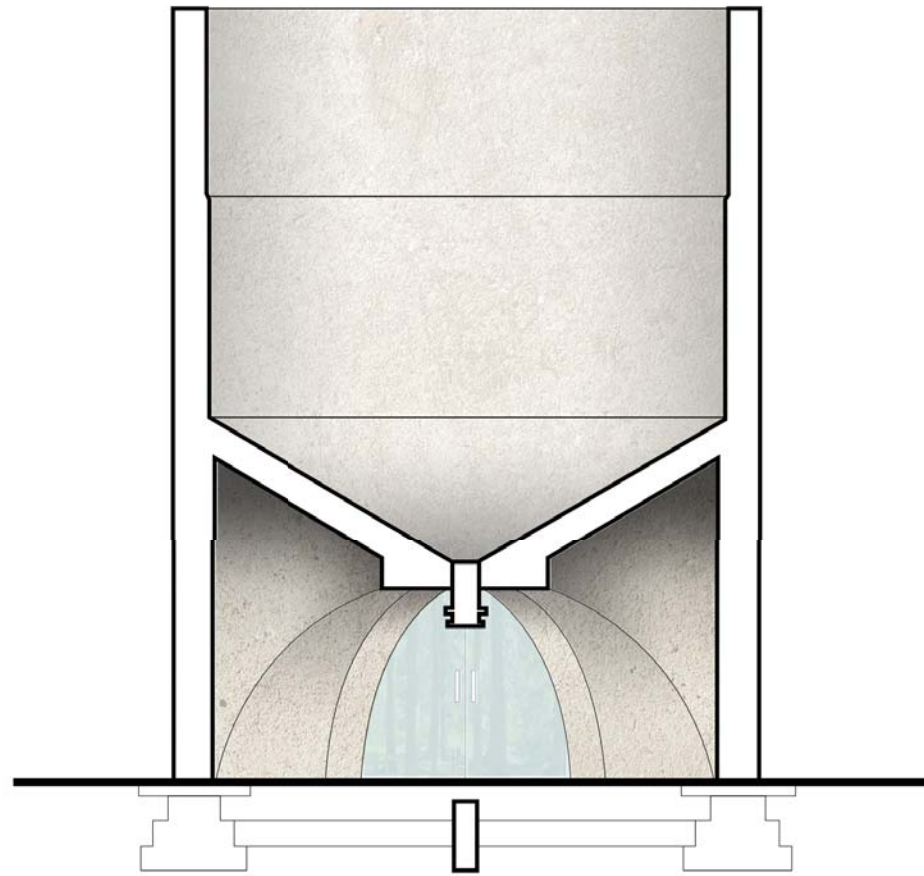
General Note: Restore building and all materials to original condition to accurately convey historic use and give an understanding of its workings relative to the McMillan water filtration system



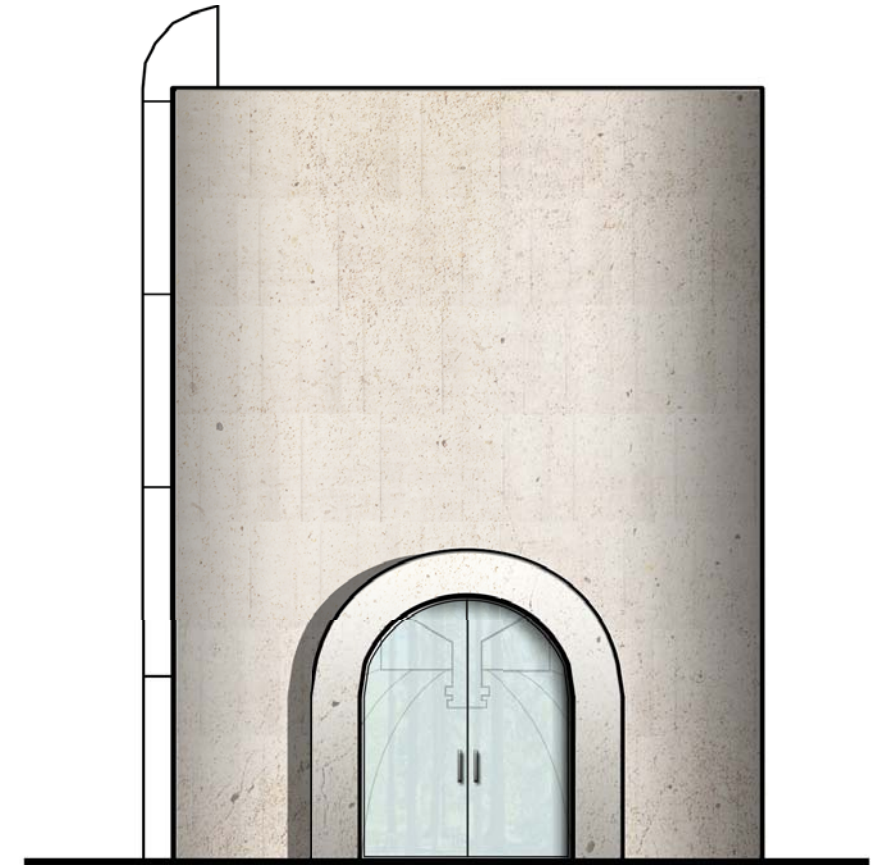
STORAGE OPTION



PLAN



SECTION

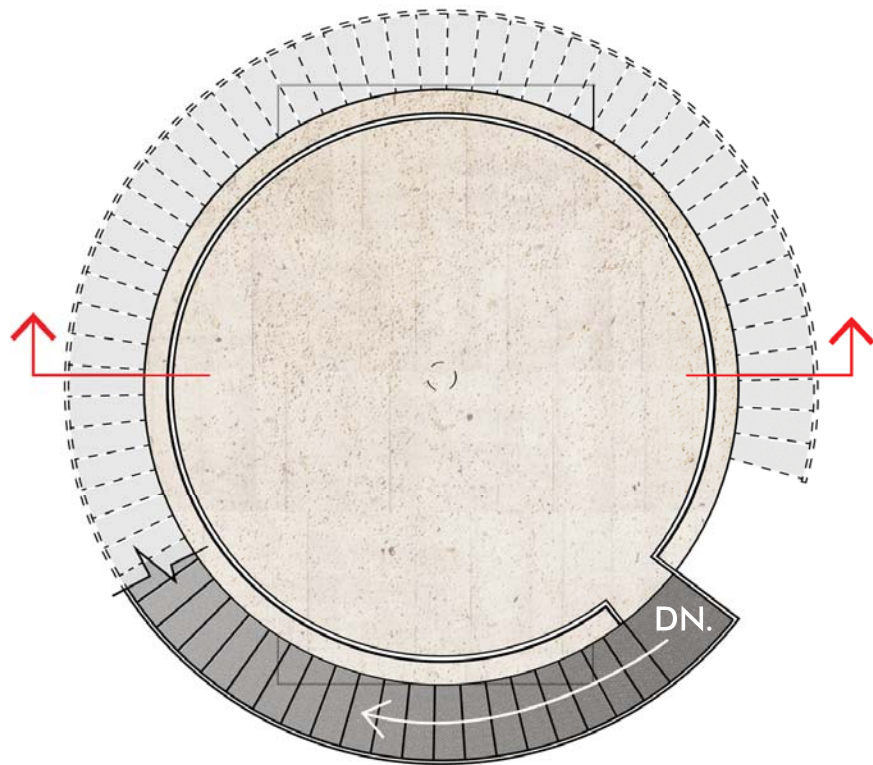


ELEVATION

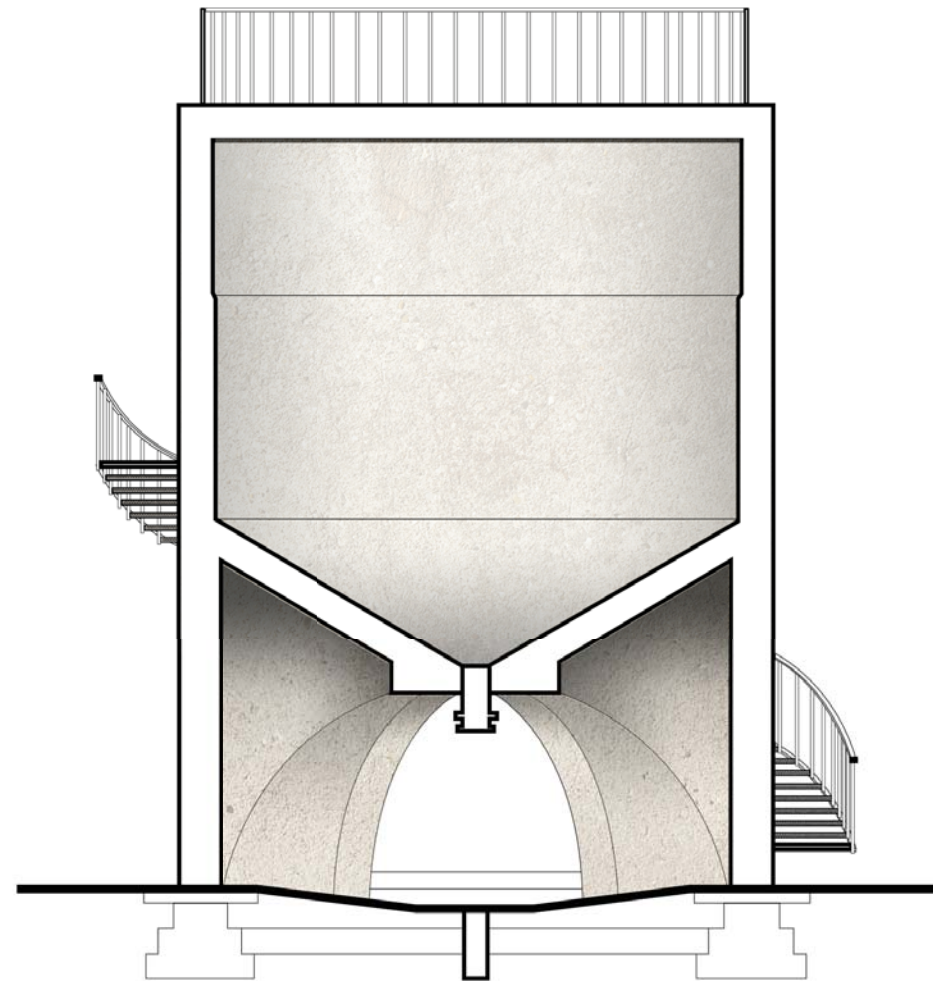
General Note: Restore building and all materials to original condition and adapt for storage.



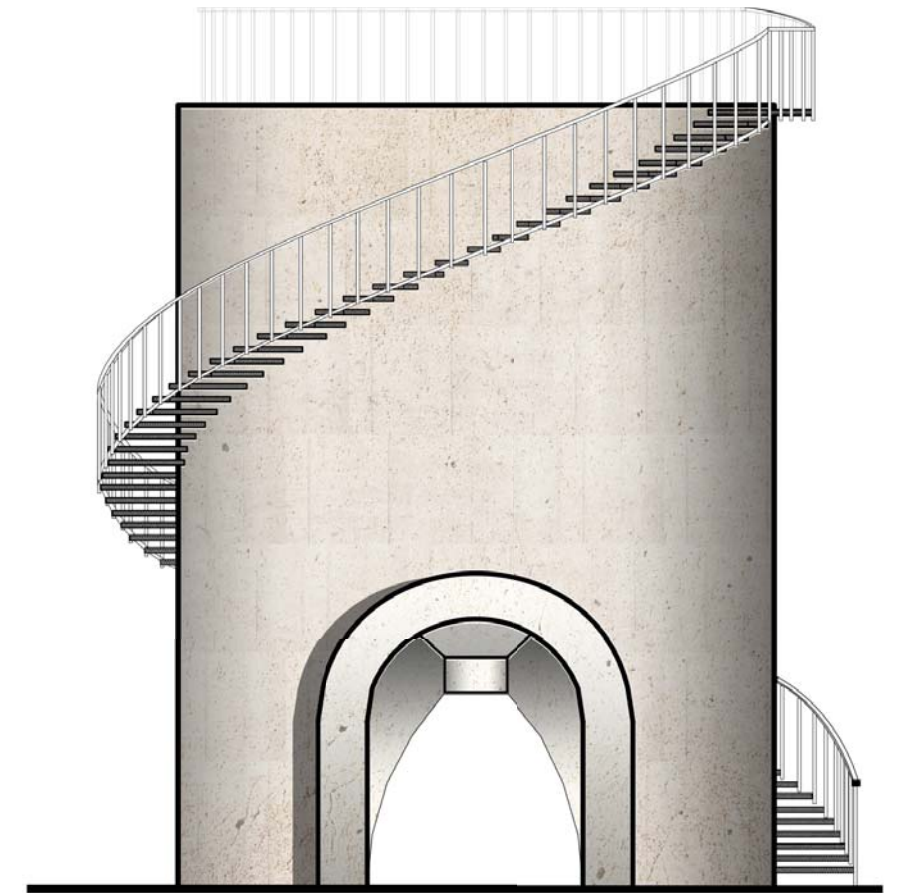
LOOKOUT TOWER OPTION



PLAN



SECTION



ELEVATION

General Note: Restore building and all materials to original condition and adapt to include an exterior stair and observation platform.





LANDSCAPE ARCHITECTURE

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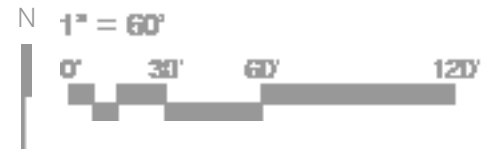
TRAMMELL CROW COMPANY

PROJECT DIRECTOR

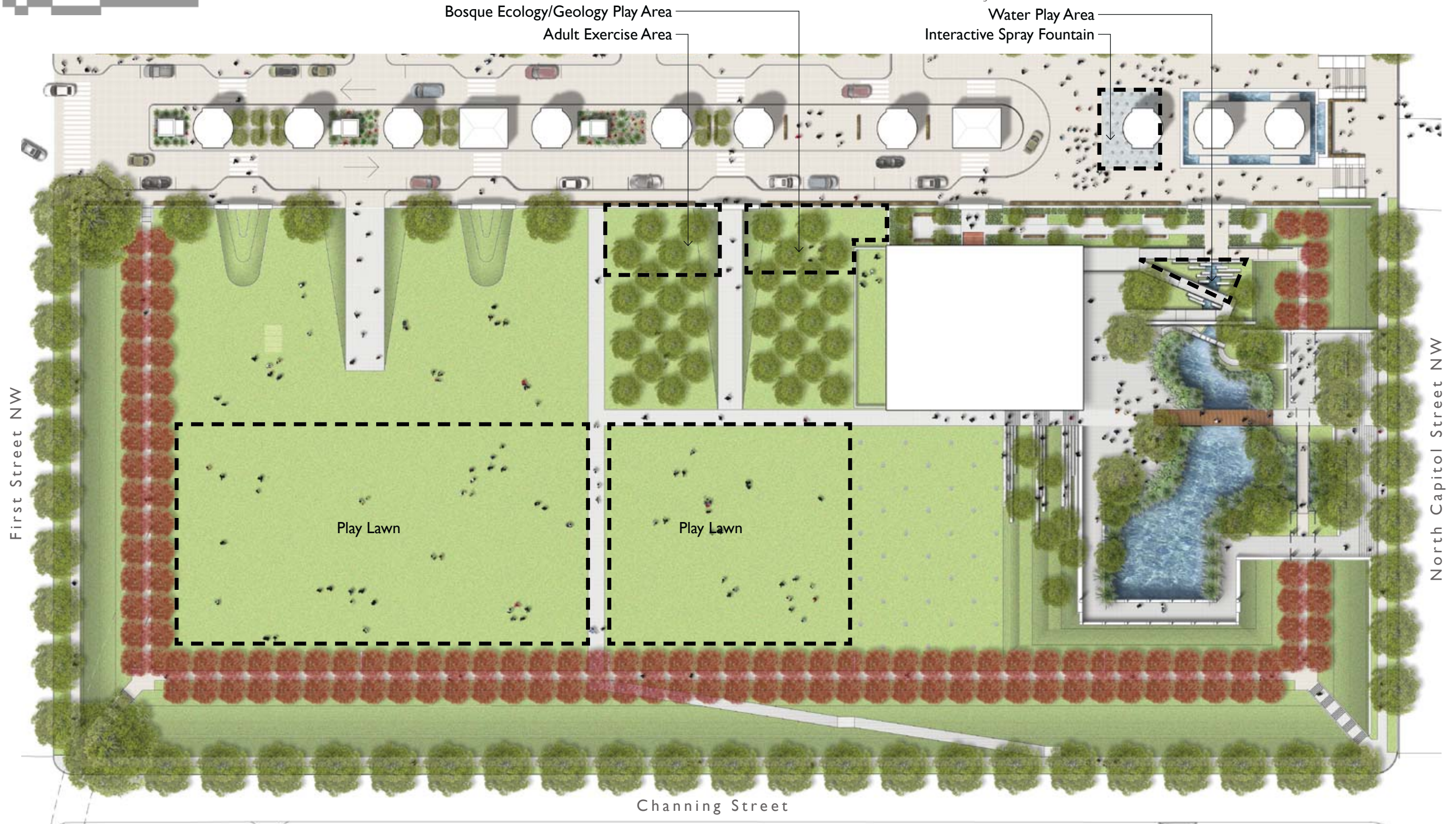
ANNE L. CORBETT

LANDSCAPE ARCHITECT

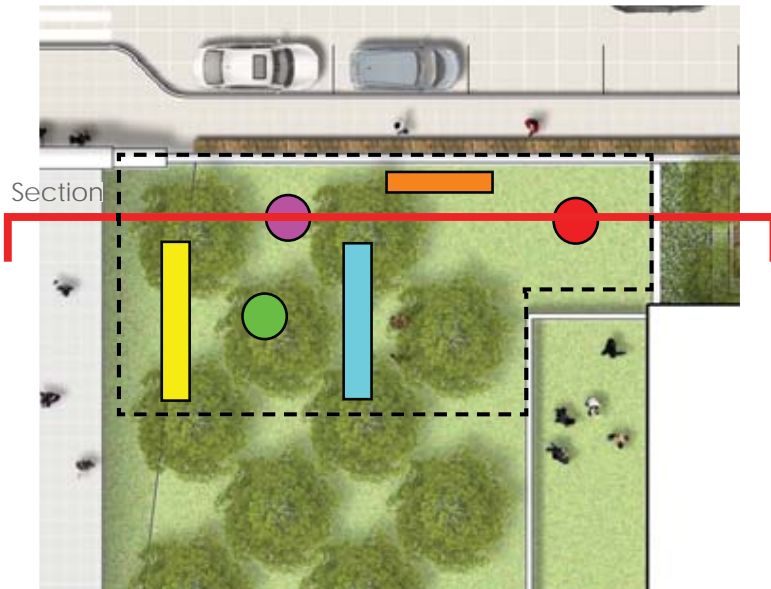
NELSON BYRD WOLTZ



There are four areas in the park designated for children. They range from informal open play fields for group activities to water play and shaded play area that explores ecology and geology of the site. They provide play opportunities throughout the year, the water play elements will be especially appreciated on hot summer days.



The main programmed play area in the park is proposed in the bosque adjacent to the Community Center. The play elements will be interspersed between the bosque trees and benches. The play equipment will be unique, educational, site specific and will appeal to a range of ages. It will potentially explore the history of McMillan Filtration Plant and the ecology/geology of the Washington DC area and the site. Some of the play elements can be developed in collaboration with local artists.



Key plan



Learn about local flora and fauna through sculptural play elements ●



Boulders from site excavation as part of informal play ●



Tree canopy walk ●



Exploration tunnel ●



Telescopes and light prisms ●



Explore geology and movement ●



NOTE: THE PHOTOGRAPHS SHOWN HERE ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE INTENDED TO DESCRIBE PRELIMINARY DESIGN IDEAS; FLEXIBILITY REQUESTED TO COMPORT WITH FINAL HPRB REVIEW. FINAL DESIGN MAY VARY.



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The two play lawns on the park plinth total just under 1.5 acres. They provide flexible recreation space for both kids and adults which can include youth soccer or frisbee games.

The spray fountain is located near the silos in the South corridor. It is intended to serve multiple functions: it could also become a canvas for art projections and seasonal water displays and provide cooling play for local families on hot summer days.



Frisbee



Youth soccer



Spray fountain in the summer



Evening mist with lighting



Seasonal light displays

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The watercourse that channels water to the main pond provides another opportunity for play at the park. Some of the play elements will explore how sand filtration was used to purify water on the site. Interactive play equipment can be safely incorporated in the shallow watercourse and allow children to touch, modify, and interact with the water flow. The adjacent slope can accommodate a slide.



Sand play



Water play



Slide



Controlling the water flow



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