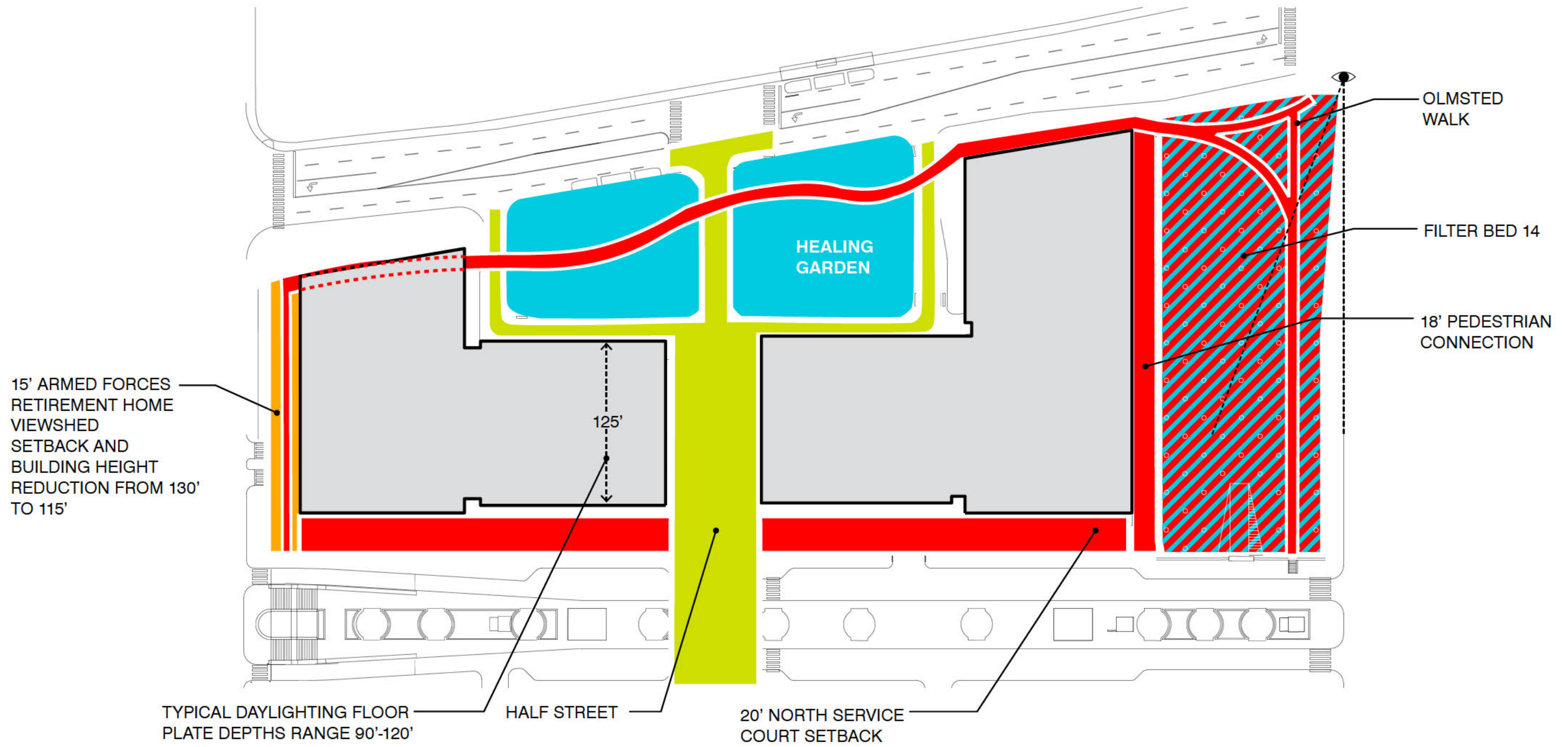
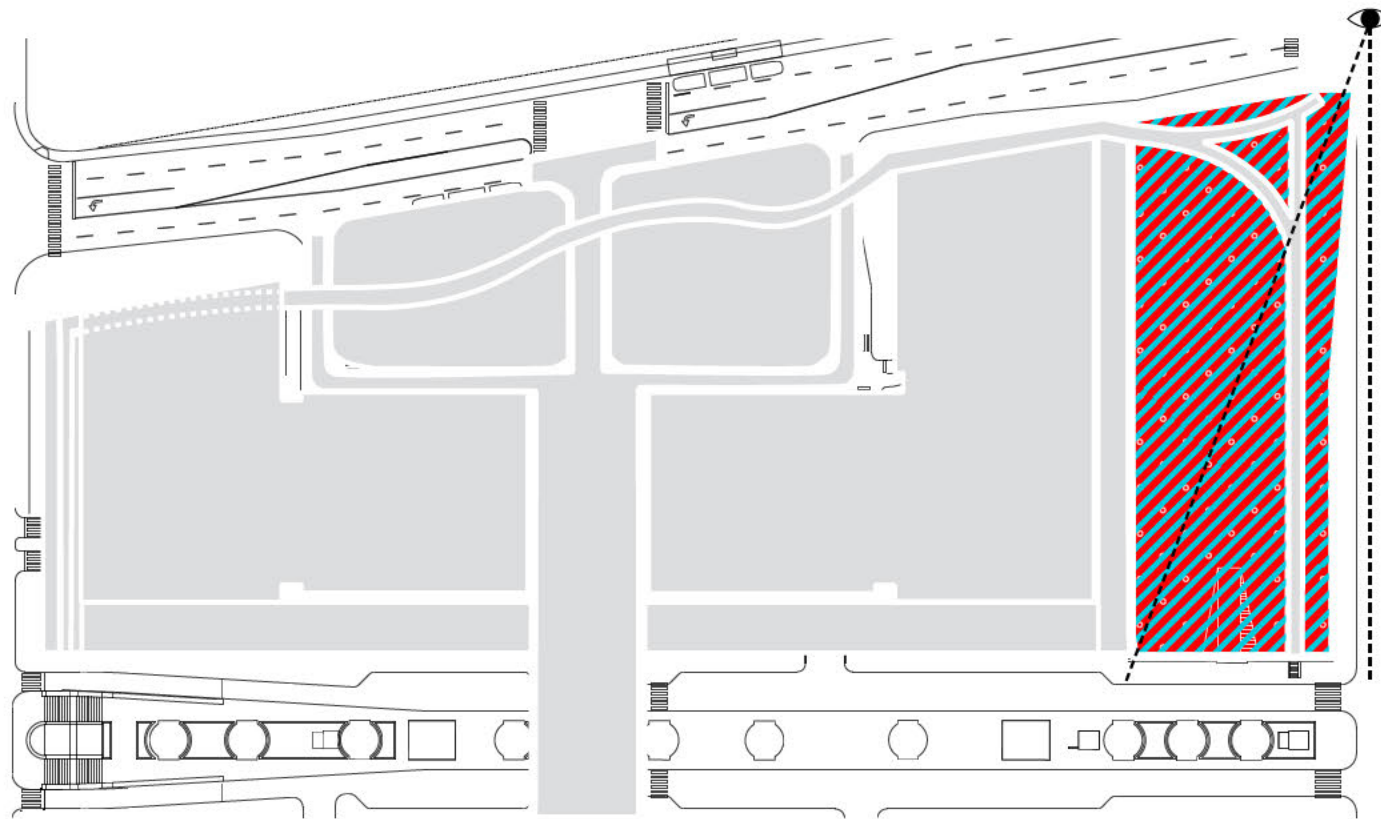


PARCEL 1 BUILDING FOOTPRINT CONSTRAINTS: CUMULATIVE



- HISTORIC PRESERVATION ELEMENTS
- COMMUNITY REQUEST
- COMMUNITY/HISTORIC
- MASTER PLAN COMPONENTS
- NCPC REQUEST

PARCEL 1 BUILDING FOOTPRINT CONSTRAINTS: FILTER BED 14



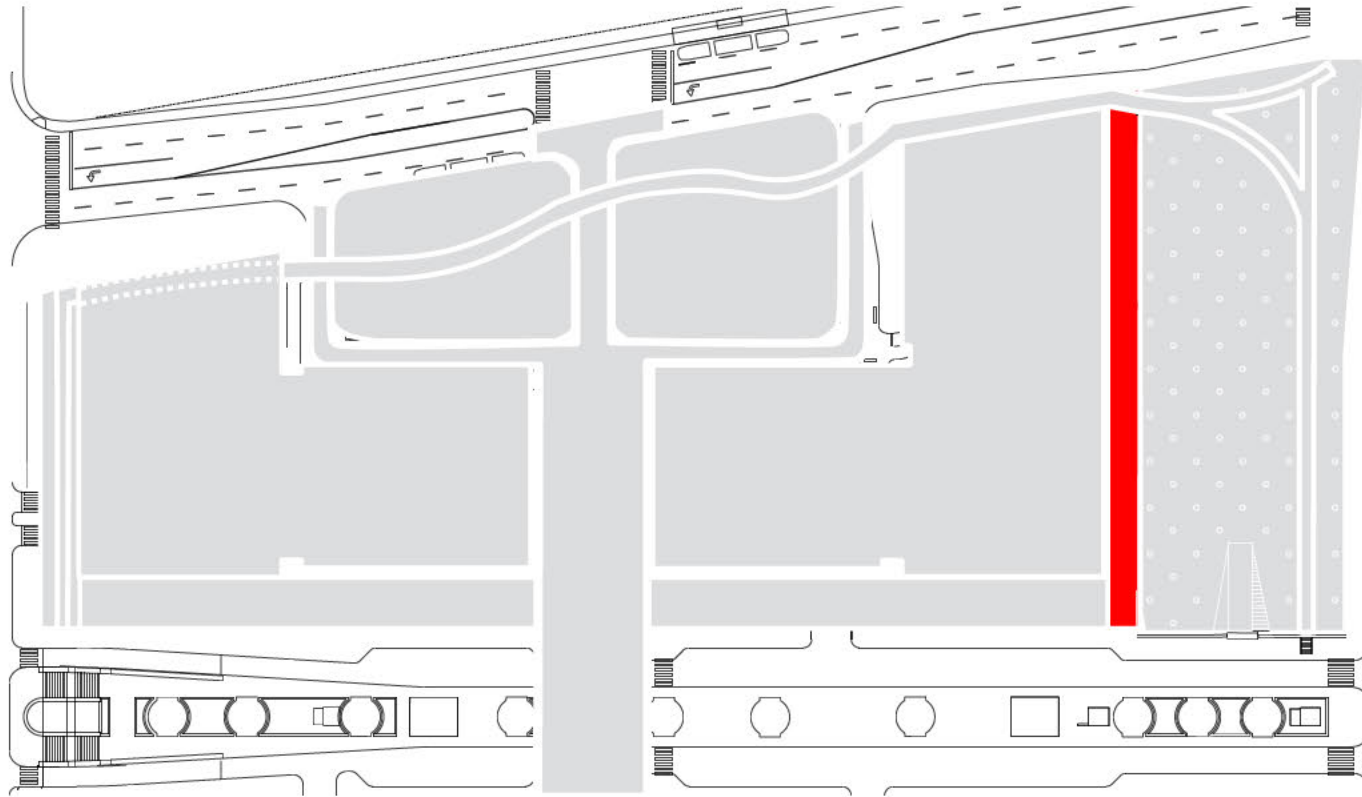
The site features twenty un-reinforced concrete filter beds, each of which is approximately one acre in area. All the filter beds are concealed beneath a layer of fill and appear from above-grade as flat plains of grass. Each filter bed is independent of the other filter beds and has its own entrance that opens into the service courts.

Filter Bed 14 was chosen to be preserved for several reasons. The bed itself is not collapsing like many of the beds to the south. It protects the historic viewshed from North Capitol Street, it creates a significant 260-foot buffer between the adjacent Stronghold Neighborhood and the healthcare facilities, and it creates an opportunity for an additional 1-acre of park space, further contributing to the neighborhood request for a network of public open spaces throughout the site. For these reasons, it is fundamental to the preservation strategy and overall master plan of the McMillan Development.

It is currently being used by DC Water to alleviate flooding in Bloomingdale. However, the intent is for the adaptive reuse of the filter bed into possible uses within the structure and a park space above so that the filter bed could be utilized for public events, whether programmed or informal gatherings.


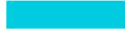



- HISTORIC PRESERVATION ELEMENTS
- COMMUNITY REQUEST
- COMMUNITY/HISTORIC
- MASTER PLAN COMPONENTS
- NPCC REQUEST

PARCEL 1 BUILDING FOOTPRINT CONSTRAINTS: 18' PEDESTRIAN CONNECTION

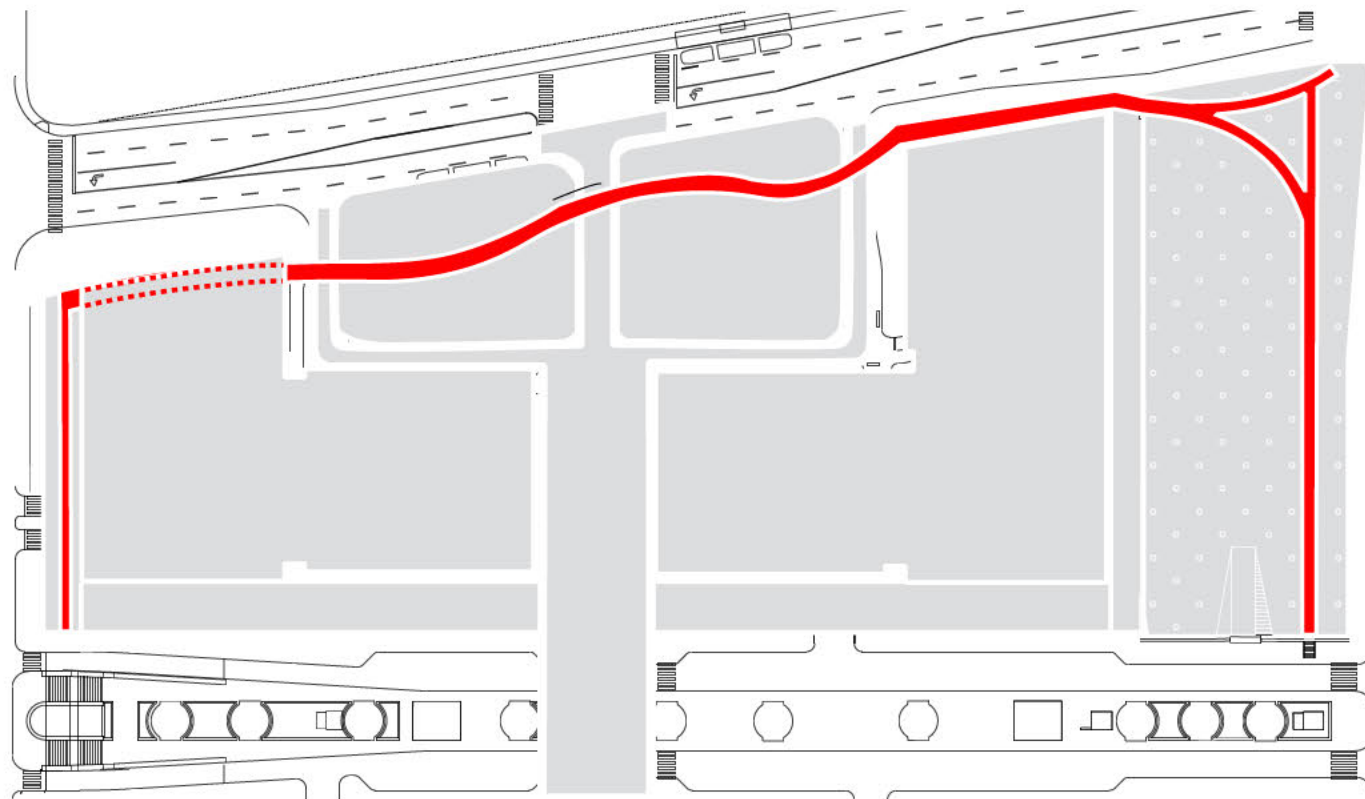


The pedestrian connection between the North Service Court and Michigan Ave. provides a pedestrian shortcut from the grocery store and Michigan Ave. It also affords a view portal into Filter Bed 14, an important part of the telling of McMillan's history.

The pedestrian connection also gives a visual buffer between the edge of Filter Bed 14 and the Healthcare Facility.

-  HISTORIC PRESERVATION ELEMENTS
-  COMMUNITY REQUEST
-  COMMUNITY/HISTORIC
-  MASTER PLAN COMPONENTS
-  NCPC REQUEST

PARCEL 1 BUILDING FOOTPRINT CONSTRAINTS: OLMSTED WALK



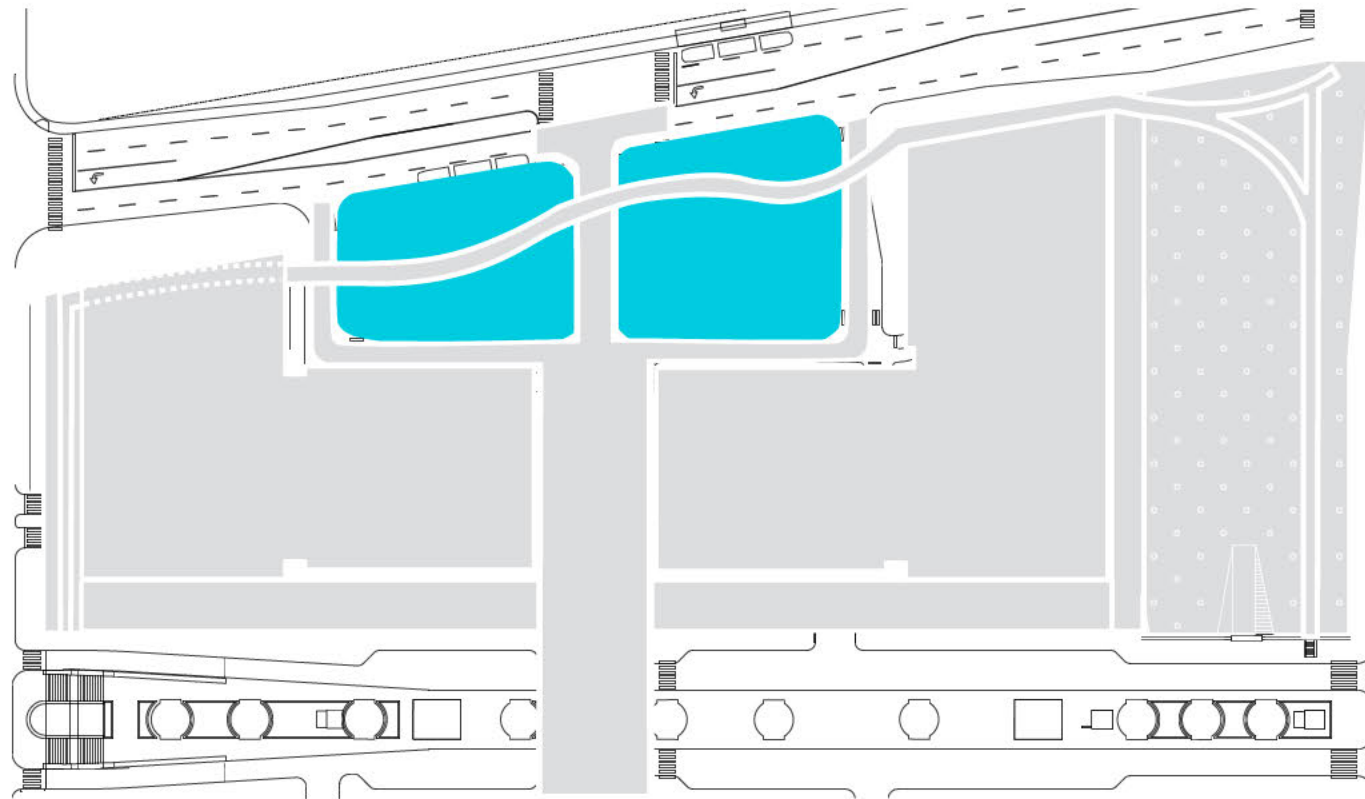
- HISTORIC PRESERVATION ELEMENTS
- COMMUNITY REQUEST
- COMMUNITY/HISTORIC
- MASTER PLAN COMPONENTS
- NCPD REQUEST

One of Frederick Law Olmsted Jr.'s primary design intentions was to emphasize and reinforce the border of the formal plain through the introduction of a perimeter path and multiple layers of plantings. Olmsted's intent was for the public to remain on the perimeter path overlooking the formal plain, rather than allow public access on the plain. The plain was considered a hazard, as many of the manholes would be left open during operation.

The east, west and south legs of the Olmsted walk run in straight lines parallel to the adjacent streets. The north leg is curvilinear to reflect the more picturesque qualities that once defined the character of the land north of Michigan Avenue.

The Healthcare Facility respects the Olmsted Walk by allowing it to meander through the Healing Garden, and by lifting the west wing off the ground by 40 feet to allow the path to gently meander underneath the building.

PARCEL 1 BUILDING FOOTPRINT CONSTRAINTS: HEALING GARDEN



- HISTORIC PRESERVATION ELEMENTS
- COMMUNITY REQUEST
- COMMUNITY/HISTORIC
- MASTER PLAN COMPONENTS
- NCPC REQUEST



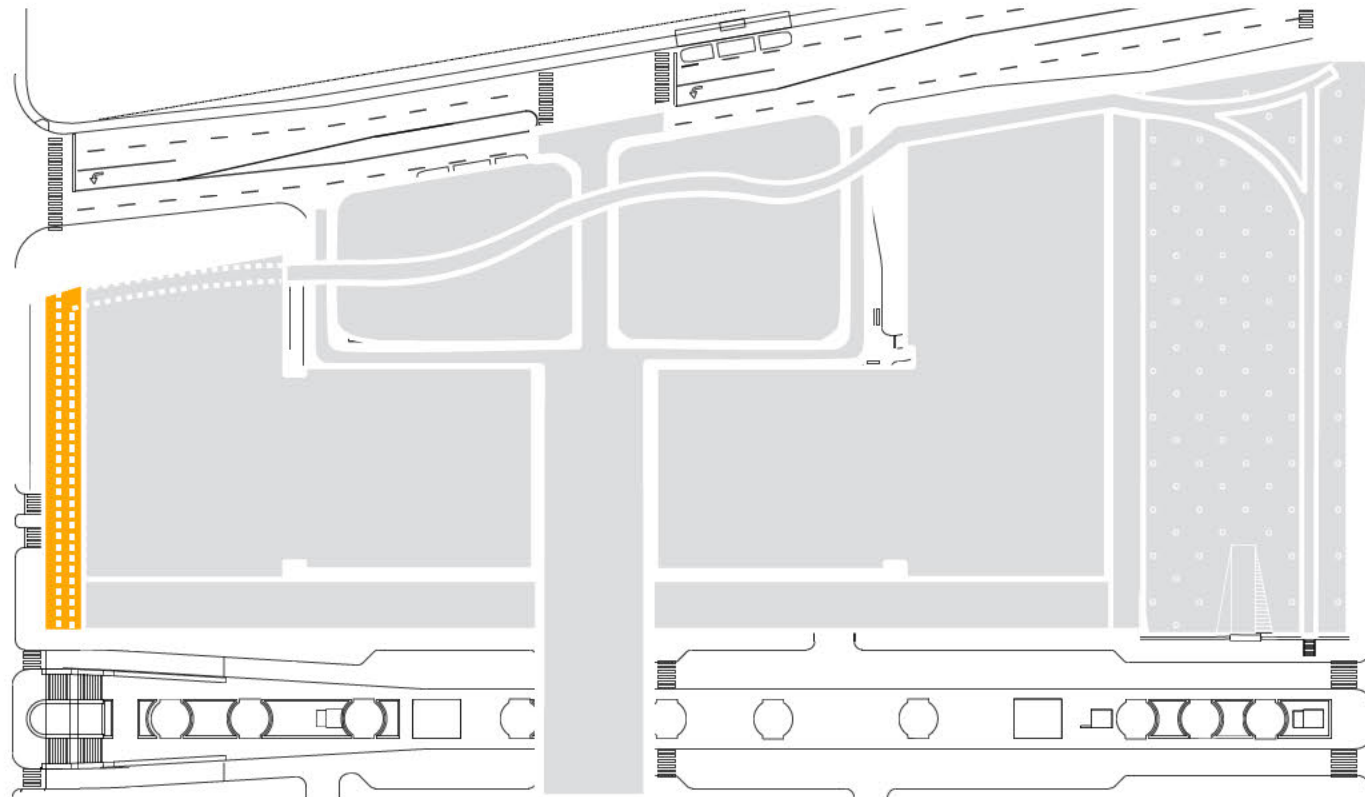
The Healing Gardens were created as a direct response to community requests for additional parks and open spaces to be dispersed throughout all portions of the site. In the case of the Healing Gardens, the community made an explicit request for the building footprint to be made smaller, and the height of the healthcare facilities increased in exchange for the placement of the Healing Gardens along Michigan Avenue.

Placement of the Healing Gardens in this location also allowed for a more expansive treatment of the Olmstead Walk and ensured that Healthcare Facilities properly respect this critical historic element.

Furthermore, the Healing Gardens provide a stark contrast to the adjacent hospital facilities which welcome patients through a sea of parking and hardscape that is not overly friendly. The placement of the Healing Gardens allows the Healthcare facilities to abandon this trend by drawing inspiration from the site's past and the City Beautiful Movement. In the same manner that Frederick Law Olmsted was successful in softening a piece of civic infrastructure through attractive landscaping, the Healing Gardens borrow from Olmsted's charter and uses it to reintroduce the importance of natural settings and healing.

Aside from their aesthetic beauty, natural settings are fundamental to counterbalance the stresses faced by families and patients visiting these healthcare facilities. Recent research has shown the therapeutic benefits of incorporating gardens and parks into the healing process. Viewing natural scenes and elements foster stress recovery by evoking positive feelings, reducing negative emotions, effectively holding attention/interest, and blocking or reducing stressful thoughts.

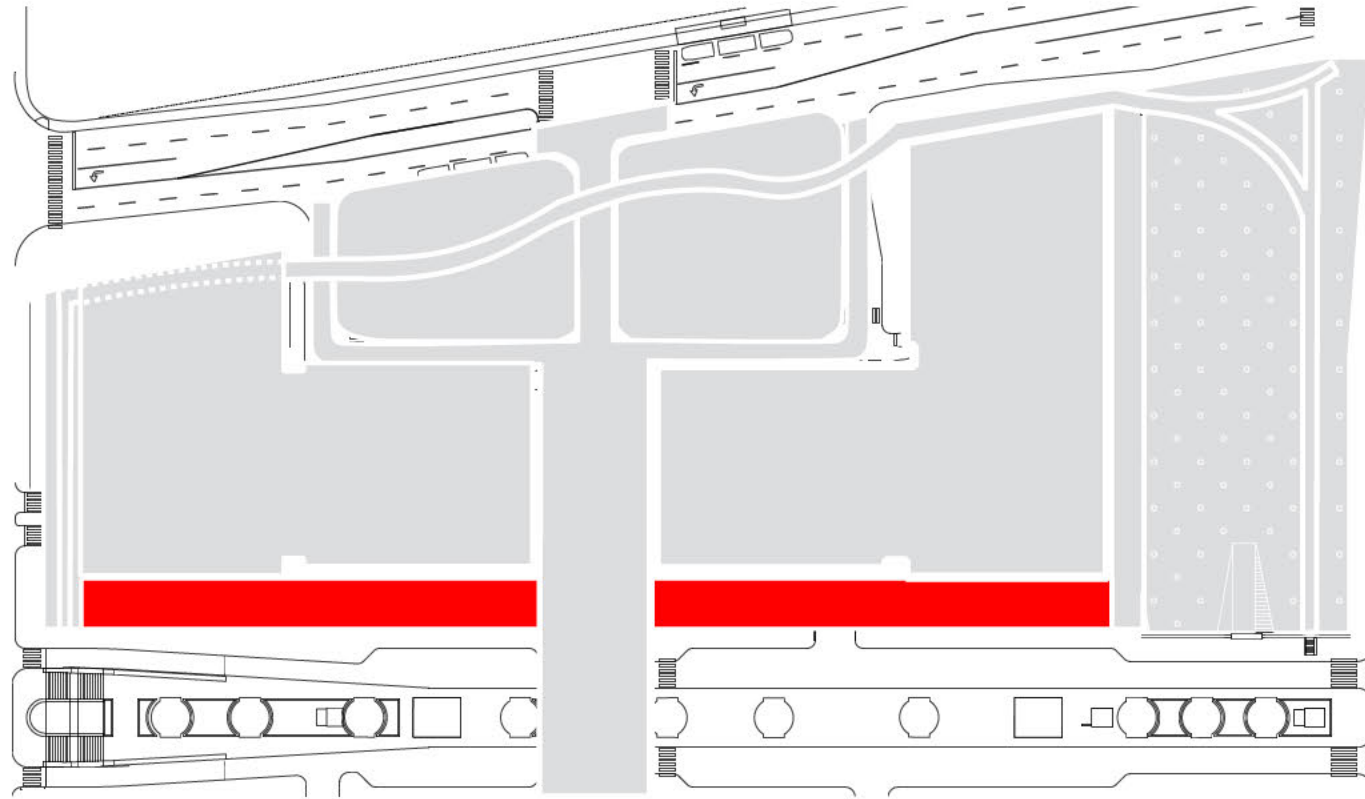
PARCEL 1 BUILDING FOOTPRINT CONSTRAINTS: ZONING COMMISSION REQUIREMENTS



Through the NCPC review process, viewsheds from the Armed Forces Retirement Home (AFRH) were studied. While the Healthcare Facility did not block the view from Scott Statue, NCPC staff felt that the building needed to allow more visual separation between it and the Capitol Dome. In order to accommodate NCPC's request, the Healthcare Facility's western edge was moved 15' east and the building height was reduced from 130' to 115'.

- HISTORIC PRESERVATION ELEMENTS
- COMMUNITY REQUEST
- COMMUNITY/HISTORIC
- MASTER PLAN COMPONENTS
- NCPC REQUEST

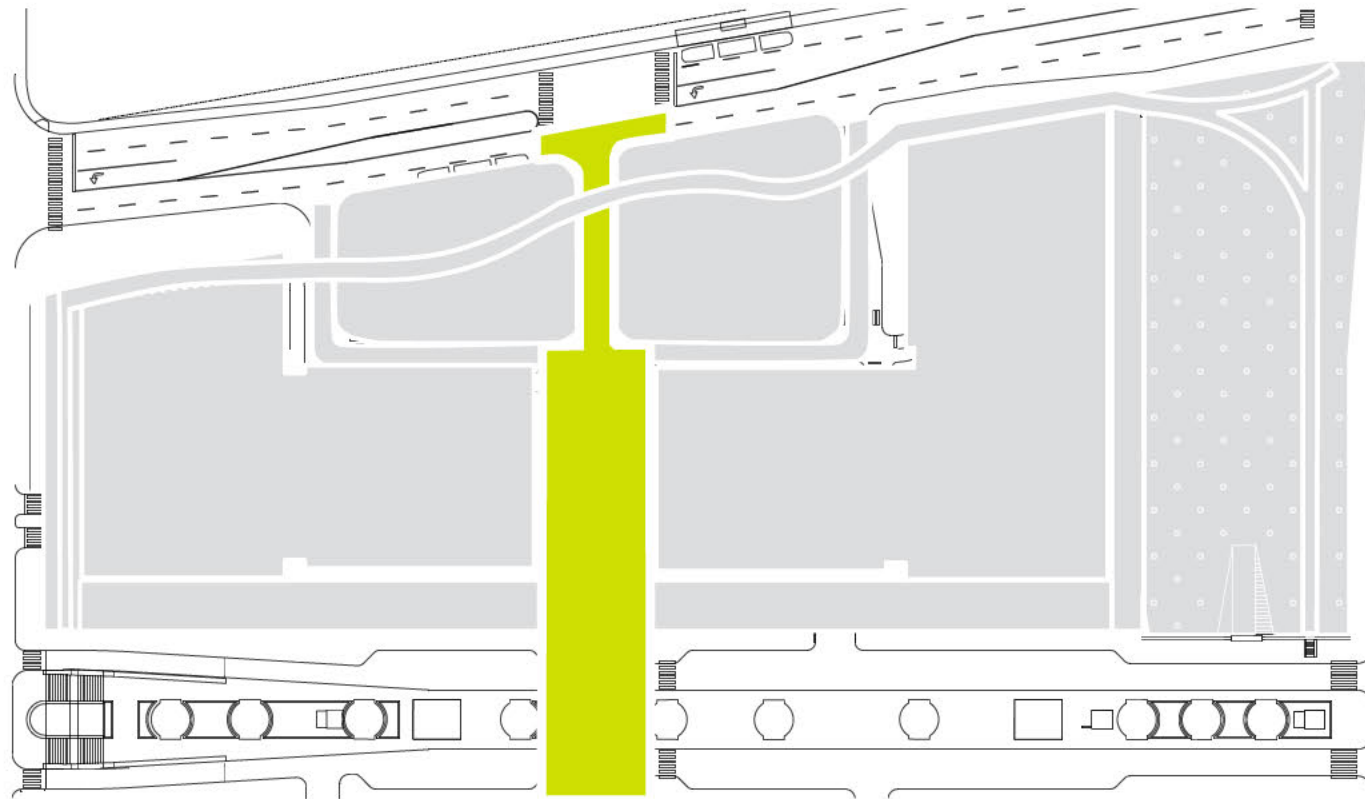
PARCEL 1 BUILDING FOOTPRINT CONSTRAINTS: NORTH SERVICE COURT



While the majority of the McMillan Sand Filtration site is located below grade, the service courts are the iconic elements which visually define the site. The courts, along with the regulator houses and sand bins, are fundamental to the preservation of the site. It was very important to HPO staff and HPRB to preserve the above grade elements, along with their future adaptive reuse. As part of the preservation plan, the edges of the cell walls would continue to be defined and read as a plinth for the building. The building mass would then be set back a minimum of 20', in order to allow the legibility of the plinth.

- HISTORIC PRESERVATION ELEMENTS
- COMMUNITY REQUEST
- COMMUNITY/HISTORIC
- MASTER PLAN COMPONENTS
- NCPC REQUEST

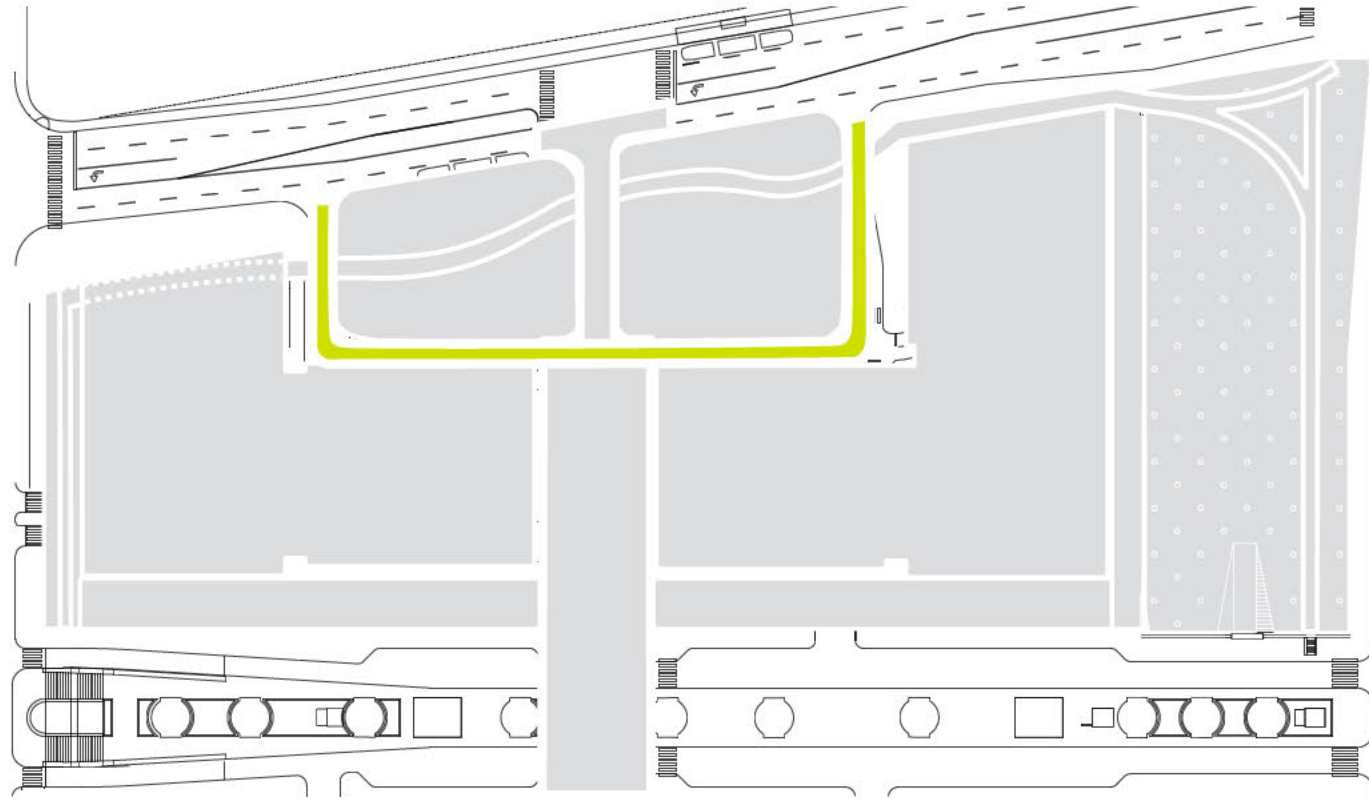
PARCEL 1 BUILDING FOOTPRINT CONSTRAINTS: HALF STREET



Half Street is the site's spine and runs from Michigan Ave. south to the park. It is the primary north-south connector through the site and is centered between 1st Street and Filter Bed 14. The viewshed from Michigan Avenue south toward the park and the Capitol Dome beyond can be seen from the intersection of Half Street and Michigan Ave. Half Street is also fundamental to the stormwater management plan for the site, as it will be lined with LID tree pits and other stormwater retention elements.

- HISTORIC PRESERVATION ELEMENTS
- COMMUNITY REQUEST
- COMMUNITY/HISTORIC
- MASTER PLAN COMPONENTS
- NCPC REQUEST

PARCEL 1 BUILDING FOOTPRINT CONSTRAINTS: DROP-OFF LOOP



The location for the drop off loop mediates between approved DDOT curb cut locations, turning maneuvers, the building foot print and the healing garden. The turning radii were calibrated for curbside drop-off, along with shuttle bus turning maneuvers, while allowing employees/visitors to bypass the drop-off zone and enter the building garage. This current configuration also minimizes backups along Michigan Ave from the use of the drop-off loop.

- HISTORIC PRESERVATION ELEMENTS
- COMMUNITY REQUEST
- COMMUNITY/HISTORIC
- MASTER PLAN COMPONENTS
- NCPC REQUEST