

**DEVELOPER**  
TRAMMELL CROW COMPANY

**PROJECT DIRECTOR**  
ANNE L. CORBETT

**ARCHITECTS**  
SHALOM BARANES ASSOCIATES

**LANDSCAPE ARCHITECTS**  
NELSON BYRD WOLTZ



**The McMillan Campus for the Advancement of Health and Wellness (“McHW”)** is located in Northwest DC, directly adjacent to four of the most powerful and prestigious hospitals in the region; Children’s National Medical Center (“CNMC”), Washington Hospital Center, National Rehabilitation Hospital, and the VA Medical Center. The initial phase of the McHW development will satisfy a critical need for the expansion of the surrounding medical institutions, along with the space demands of other hospital systems, physicians, research facilities and healthcare-related users.

The District’s healthcare-related facilities have been a historically underserved market, primarily due to scarcity of land and limited development opportunities. Consequently, developments located adjacent to or within the District’s medical clusters are, for the most part, limited and outdated.

The District’s existing stock of healthcare facilities is scattered across the city and located either on the campus of the various hospitals, or within a small number of individual, off-campus facilities. Unfortunately, most of these off-campus facilities provide doctors with limited, unattractive and often inconvenient options for their office and clinical space. The District’s lack of available, convenient, Class-A medical space hampers many hospital systems’ ability to expand, attract, and retain the most talented physicians and researchers.

Similarly, the lack of available first-class medical facilities has stymied cutting edge medical and research institutions within the bio-tech and bio-life sciences space from locating in the District, opting instead for facilities in the surrounding suburbs.

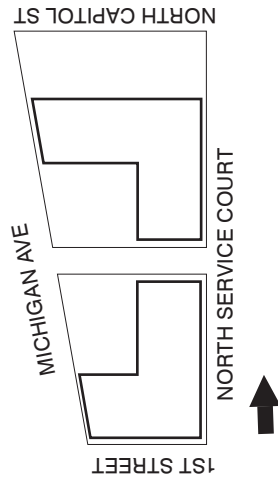
The McHW seeks to address these market needs by fulfilling the immediate demand for new, state-of-the-art, Class A, healthcare and research space.

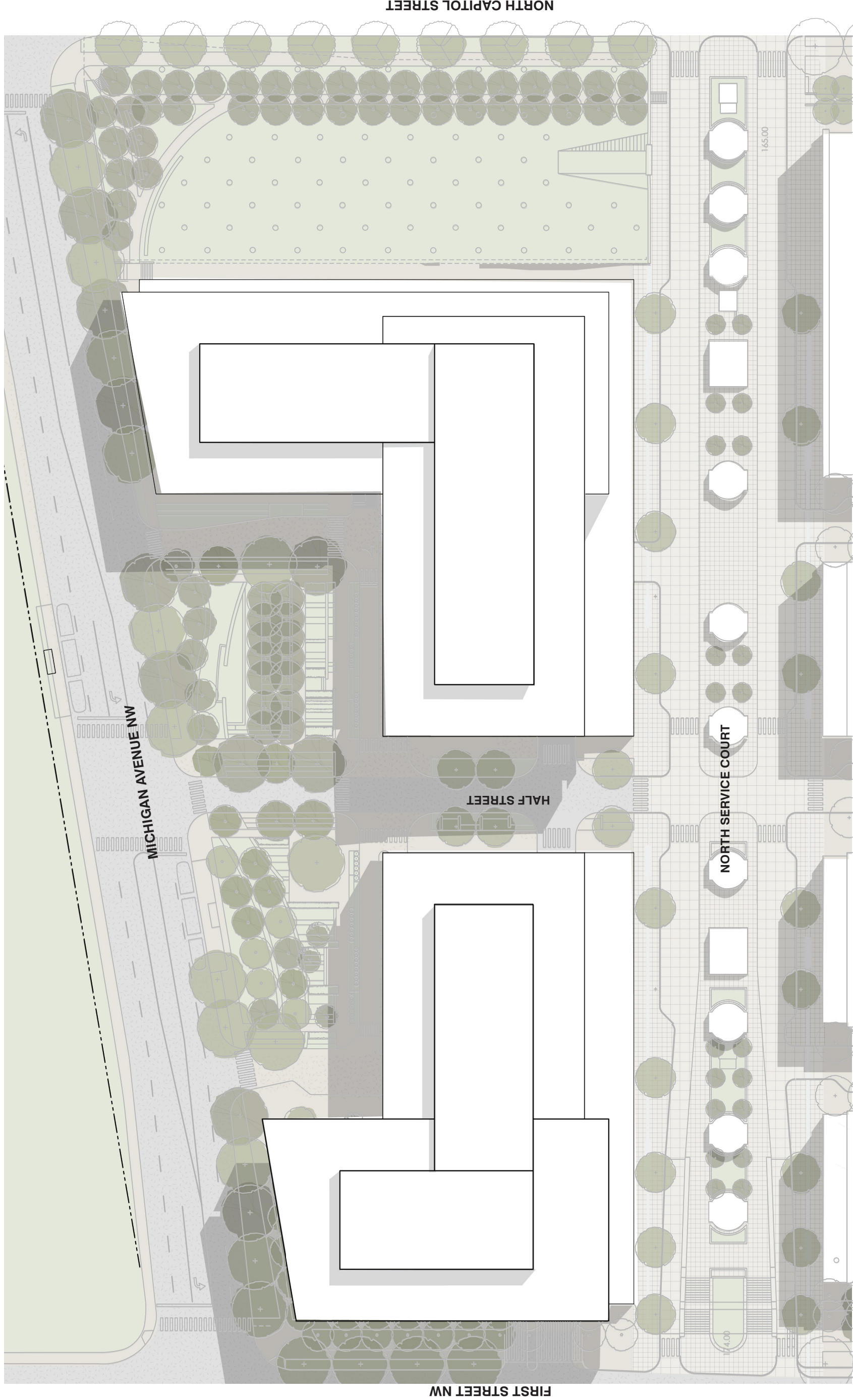
As recently articulated in the Mayor’s Five-Year Economic Development Strategy, the District and Vision McMillan Partners are working collaboratively to ensure the McHW becomes a best-in-class, global medical center by establishing a medical hub that brings together local hospitals, universities and research institutions, and leverages these anchor institutions to help grow the nearby local economy.

### Building Architecture

Bounded by 1st Street, NW to the west, Michigan Avenue, NW to the north, North Capitol Street to the east, and the historic north service court to the south, the first phase of the McHW development is a 214,507 square foot site situated at the far north end of the site. With the retention of Cell #14 at the corner of North Capitol Street and Michigan Avenue, the building's footprint is weighted to the western side of the site, and rises in roughly two halves that are separated by the proposed new Half Street. The 9-story building extends to its full 130-foot height at the corner of Michigan Avenue and First Street, matching the height of the CNMC. As the proposed new structure extends to the east, the height steps down to a maximum of 115 feet on Half Street, and further down to 100 feet at the far east and northeast extensions. These extensions are setback from North Capitol Street by almost 150 feet and from the residential developments on the east side of North Capitol by nearly 250 feet.

With the building's footprint occupying just slightly more than half of the total site area, a substantial amount of open space is proposed, preserving important sightlines across the historic site. Beside the retention of the ¾-acre filtration Cell #14, a new "Healing Garden" is proposed along Michigan Avenue. The proposed reconstruction of the "Olmstead Path" along Michigan Avenue will provide a pedestrian link between the two major open spaces and preserved elements or reinterpretations of features currently located on the site (i.e. sand washers, cell walls, etc.) will be interspersed throughout the Healing Garden.





ZONING TABULATIONS

<b>SITE AREA</b>	
PARCEL	214,555
CELL #14	(36,879)
HALF STREET R.O.W.	(16,082)
1st STREET SETBACK	(3,047)
<b>EFFECTIVE TOTAL</b>	<b>158,547</b>

<b>STREET WIDTHS</b>	
NORTH CAPITOL STREET	130 FT - USED FOR HEIGHT ACT COMPLIANCE PURPOSES
MICHIGAN AVENUE, NW	90 FT
FIRST STREET, NW	90 FT - USED FOR MEASURING POINT PURPOSES

	C-3-C w/ PUD GUIDELINES	
	PERMITTED/REQUIRED	PROVIDED

<b>BUILDING HEIGHT</b> (§2405.1)	130'	130'
<b>FLOOR AREA RATIO</b> (§2405.2)	8.0	4.08 ACTUAL <sup>1</sup> 5.52 EFFECTIVE <sup>2</sup>

<b>GROSS FLOOR AREA</b>		
MEDICAL OFFICE	1,716,440	860,000 MAX
RETAIL	1,716,440	15,000 MIN
TOTAL	1,716,440	875,000 MAX

<b>LOT OCCUPANCY</b> (§772.1)	100%	55% ACTUAL <sup>1</sup> 74% EFFECTIVE <sup>2</sup>
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<b>REAR YARD</b> (§774)	2.5 IN PER FT OF BUILDING HEIGHT = 27'-1" MIN	27'-1" MIN
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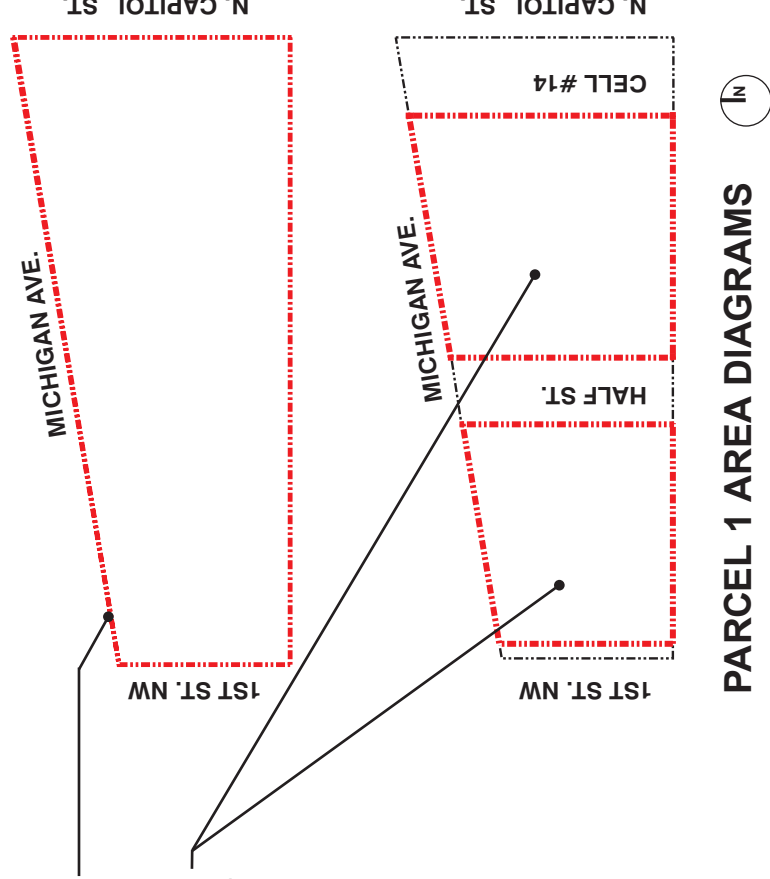
<b>ROOF STRUCTURE</b> (§411)		
AREA	0.37 FAR MAX	0.37 FAR MAX
HEIGHT	18'-6" MAX	18'-6" MAX
SETBACK	1:1 MIN	1:1 MIN

<b>PARKING</b> (§2101)		
MEDICAL OFFICE	IN EXCESS OF 2,000 SF, 1 PER 900 SF = 954 SPACES	
RETAIL	IN EXCESS OF 3,000 SF, 1 PER 750 SF = 16 SPACES	
TOTAL	970 SPACES	1,900 MAX

<b>LOADING</b> (§2201)		
OFFICE		
12' x 30' BERTH/100 SF PLATFORMS	3	
10' x 20' SERVICE/DELIVERY SPACE	1	
RETAIL		
12' x 30' BERTH/100 SF PLATFORMS	0 <sup>5</sup>	
TOTAL	3	4
12' x 30' BERTHS		
10' x 20' SERVICE/DELIVERY SPACE	1	4

NOTES:

- Actual FAR includes the entire zoning parcel in the calculation.
- Effective FAR excludes cell #14, 1st Street Setback and the Half Street R.O.W. In the calculation.
- Gross floor area of ground level is calculated using perimeter method.
- As a through lot, the rear yard is measured from the center line of North Capitol Street (§774.11).
- Because medical office use occupies more than 90% of the gross floor area and cellar floor area, retail loading isn't required (§2201.2).



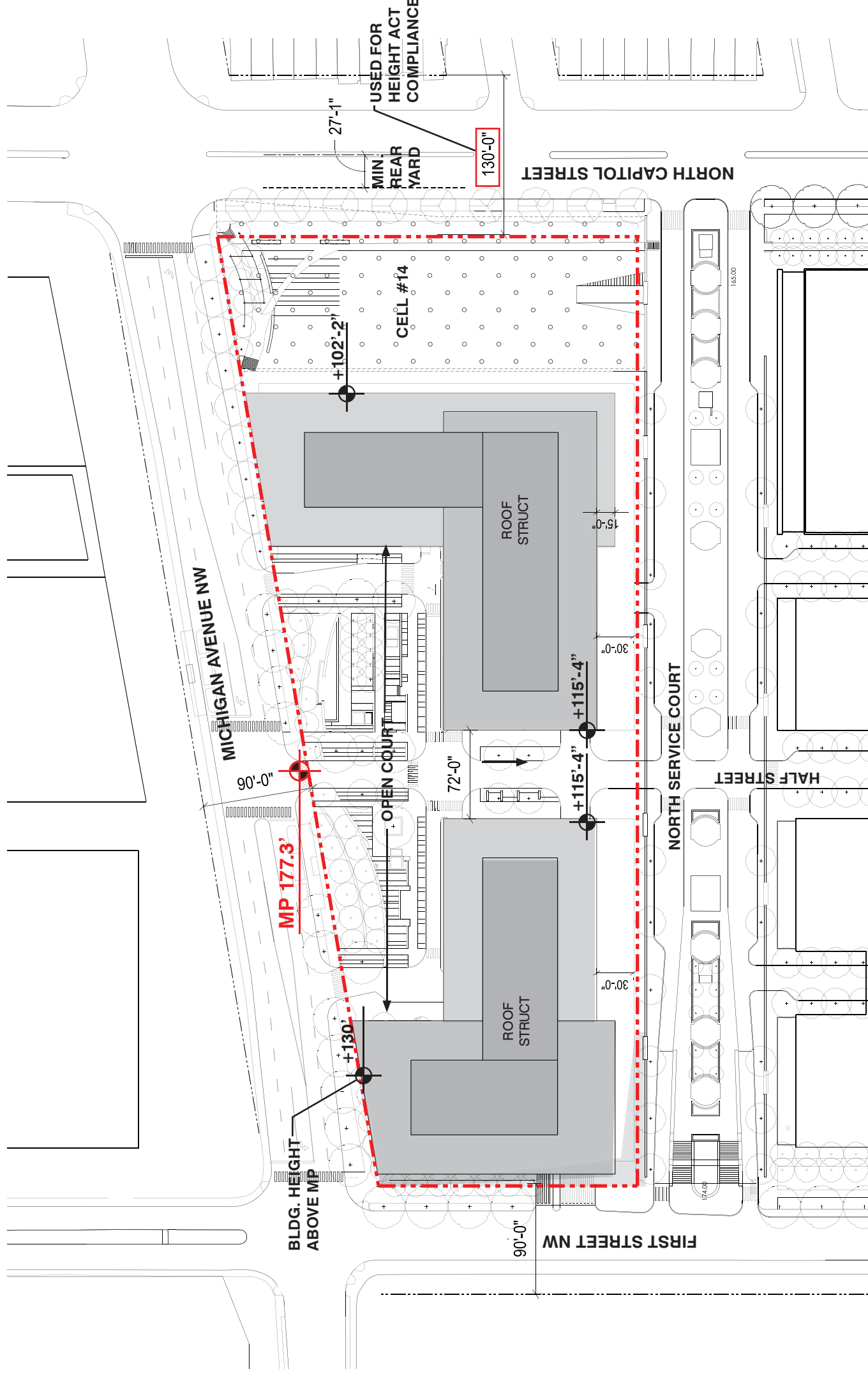
PARCEL 1 AREA DIAGRAMS

PARKING TABULATIONS

NUMBER OF SPACES (§2101)	PERMITTED/REQUIRED	PROVIDED			
		LEVEL	STANDARD	COMPACT	ACCESSIBLE
MEDICAL OFFICE (SF-MAX.)	IN EXCESS OF 2,000 SF, 1 PER 900 SF = 954 SPACES	G	139	11	14
RETAIL (SF-MIN.)	IN EXCESS OF 3,000 SF, 1 PER 750 SF = 16 SPACES	P1	249	82	47
		P2	302	49	0
		P3	342	64	0
		P4	352	77	0
<b>TOTAL</b>		<b>TOTAL</b>	<b>1,384</b>	<b>283</b>	<b>61</b>
<b>SIZE OF SPACES (§2115)</b>	<b>970 SPACES (MIN.)</b>	<b>1,900 SPACES (MAX.) REQUESTED</b>			
STANDARD	9' x 19', WITH 6'-6" MINIMUM CLEARANCE				
COMPACT	8' x 16', WITH 6'-6" MINIMUM CLEARANCE				
VAN	9' x 19', WITH 7'-2" MINIMUM CLEARANCE				
<b>BICYCLE PARKING</b>		SECURE	OUTDOOR	SHOWERS	LOCKERS
MEDICAL OFFICE (SF-MAX.)	5% OF CAR PARKING SPACES = 94 SPACES	200	20	4	50
RETAIL (SF-MIN.)	5% OF CAR PARKING SPACES = 1 SPACES				

NOTES:

- Interior plan layouts are conceptual and shown for illustrative purposes. The final layouts may vary.
- Number of compact spaces is approximate, up to 40% of parking may be compact spaces.
- Drive aisles will be 20 feet minimum in areas described in DCMR 11.2117.5.
- The provided parking space count may be reduced, but not below the required minimum.
- Medical office and retail will share the secure and outdoor bike parking spaces.



REQUIRED BY DCMR11

1. When roof levels vary by one (1) floor or more or when separate elevator cores are required, there may be one (1) enclosure for each elevator core at each roof level (§411.4). The proposed building has four (4) enclosures, one for each elevator core.
2. Housing for mechanical equipment shall be set back from all exterior walls a distance at least equal to its height above the roof upon which it is located (§770.6). All roof structures will be set back a minimum of 1:1, final dimensions may vary.