

VISION McMILLAN PARTNERS

Respecting our heritage. Building our future.



McMillan Community Meeting
Re: McMillan Sand Filtration Site
February 7, 2009



THE NEIGHBORHOODS OF

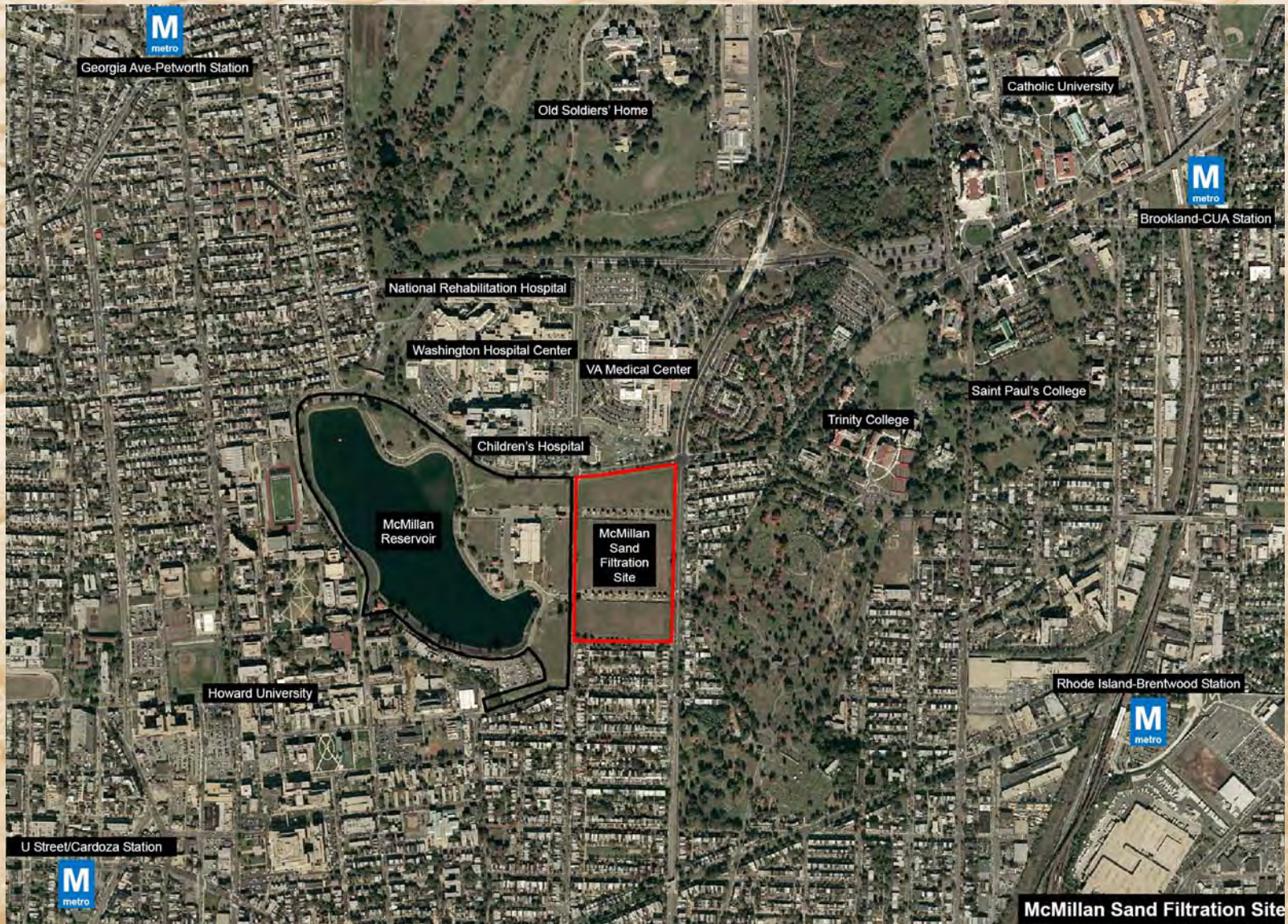
EYA

life within walking distance[™]
ZONING COMMISSION
City of Columbia

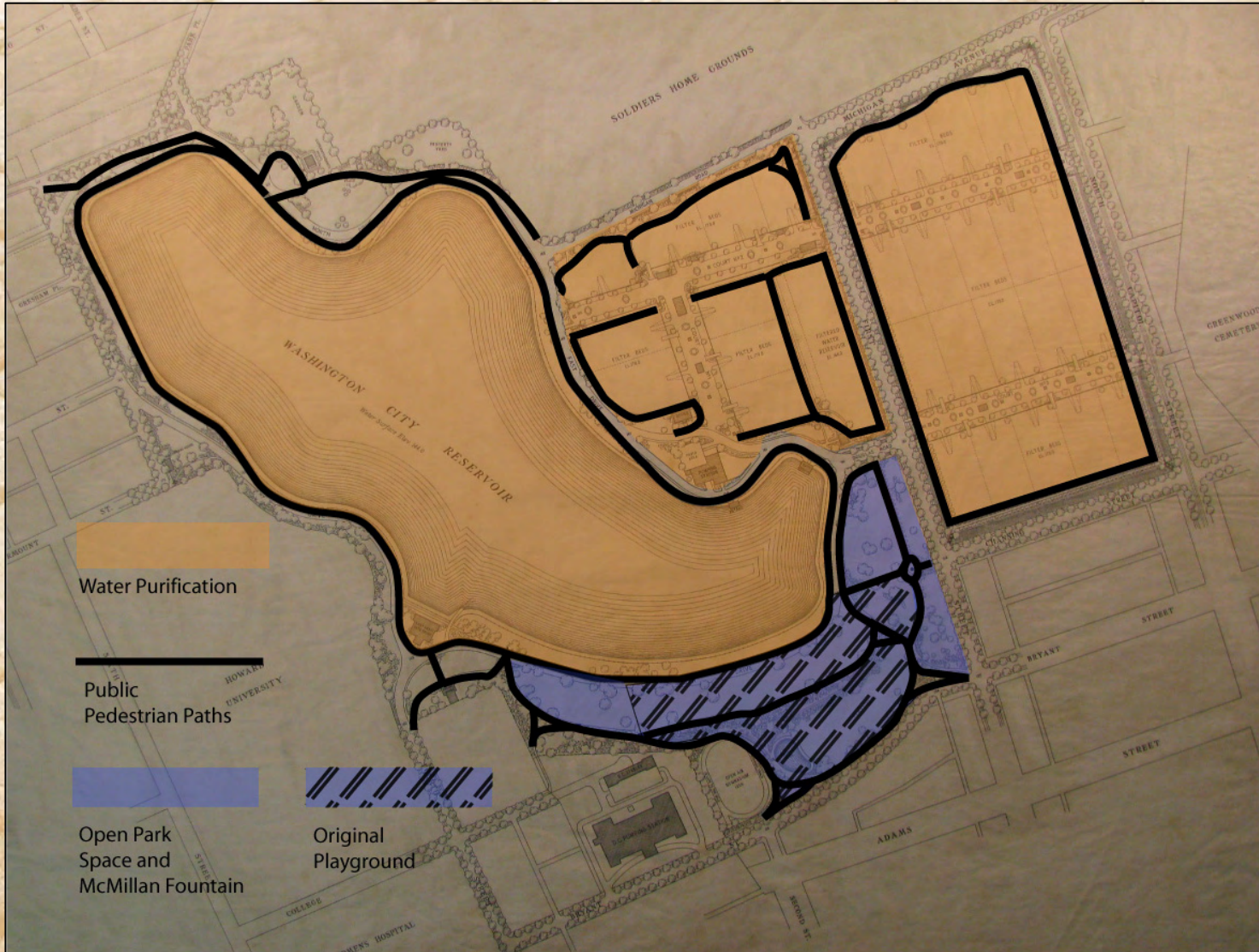
Presentation Outline

- I. Community Feedback
- II. Revised Concept Plans
- III. Park Presentation
- IV. Economics
- V. Next Steps

Aerial of McMillan Site



Site History – Site Use



Site History – Landscape Design



Site Character

Sand Storage Bin **Court** **Sand Washer** **Regulator Building** **Retaining Wall and Filter Cell Entrance**

ARCHES and VAULTS

MASONRY

WOOD

TILE

METAL

ARCHITECTURAL and STRUCTURAL RHYTHMS

CIRCLES and CYLINDERS

FONTS

COLORS

GRIDS

Filter Bed / Filter Cells

Historic ideas used to develop concept plan

Themes from Community Members

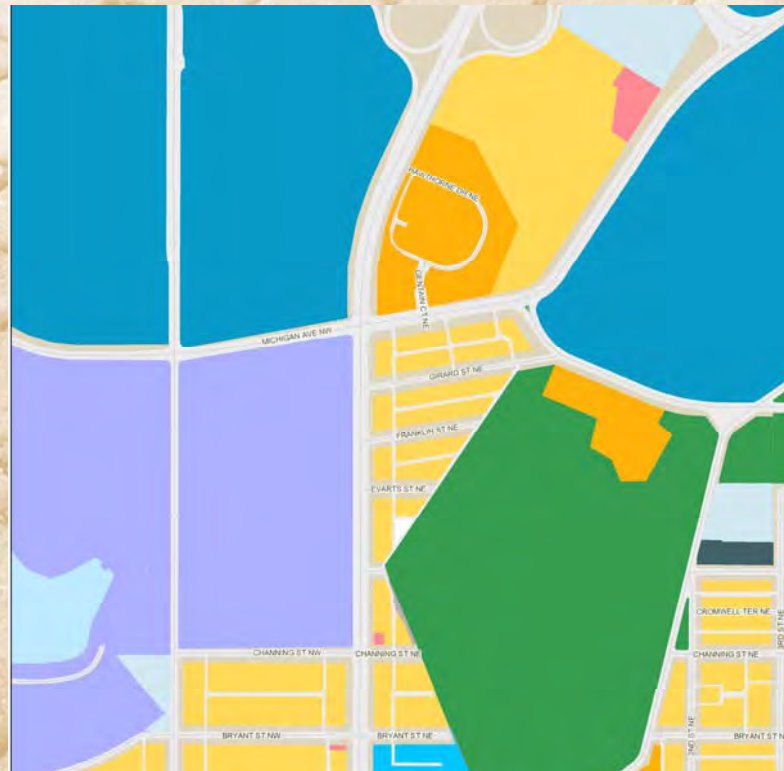
Established Summer 2006

- Historic Preservation
- Open Space
- Mixed-Income Housing
- Community Serving Retail
- Job Creating Office/Commercial/Hospitality
- Community/Cultural/Civic Spaces
- Adequate Infrastructure
- Smart Growth/Pedestrian Orientation
- Sustainable Design
- Local and LSDBE Job Creation

Planning Process 2008 – 2009

- MAG Visioning Meetings (Jan–Apr 2008)
- Broader Community Visioning Meeting (Apr 2008)
- MAG Monthly Meetings (Apr-Dec 2008)
- Presentation of Initial Concepts to Community and MAG - Solicitation of Feedback (Dec 2008)
- MAG Monthly Meeting (Jan 2009)
- Concept Plan Meeting with MAG and Broader Community (Feb 2009)

Zoning Status



Designated for “moderate density commercial, medium density residential, and parks recreation and open space” per the Comprehensive Plan for the neighborhood.

Context and Open Space

Site Character



EYA Rowhomes



Mitchell Park



Mitchell Park



Mitchell Park



Mitchell Park



Mitchell Park



Mitchell Park



Mitchell Park



Trinity



Trinity



Trinity



Hirshhorn Sculpture Garden



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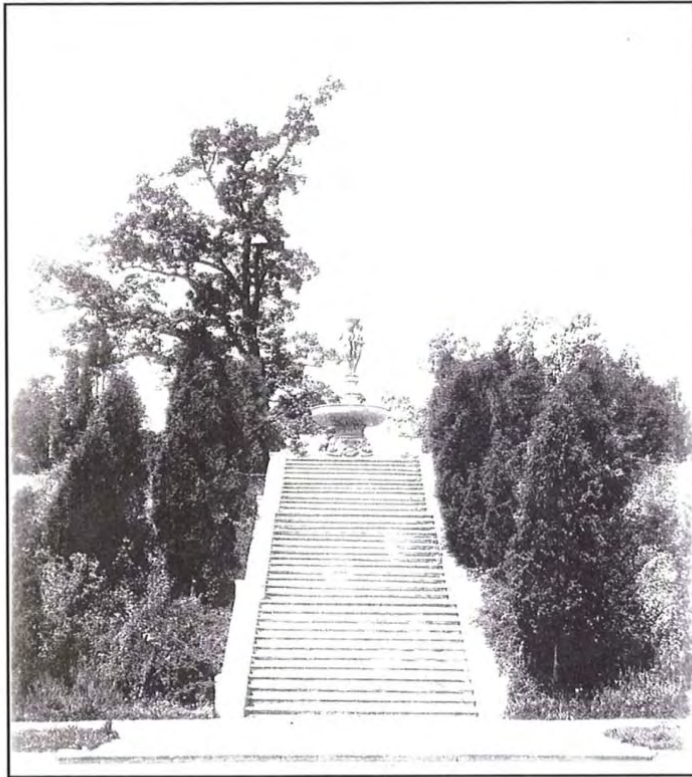
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Hirshhorn Sculpture Garden



Historical Fountain



Historic Photo of Fountain in its Original Setting



Fountain Today at the Reservoir Site

Programming for Parks

- Large central park
- Historic Fountain
- Farmer's markets
- Amphitheater for performances, shows and public gatherings
- Children's exhibits
- Historic exhibits
- Wide sidewalks and greenway for walking, jogging and biking
- Tot lots and playgrounds
- Community center overlooking park
- Dog parks
- Discussion to open Reservoir for additional trails and greenspace

Central Park



Central Park



Central Park

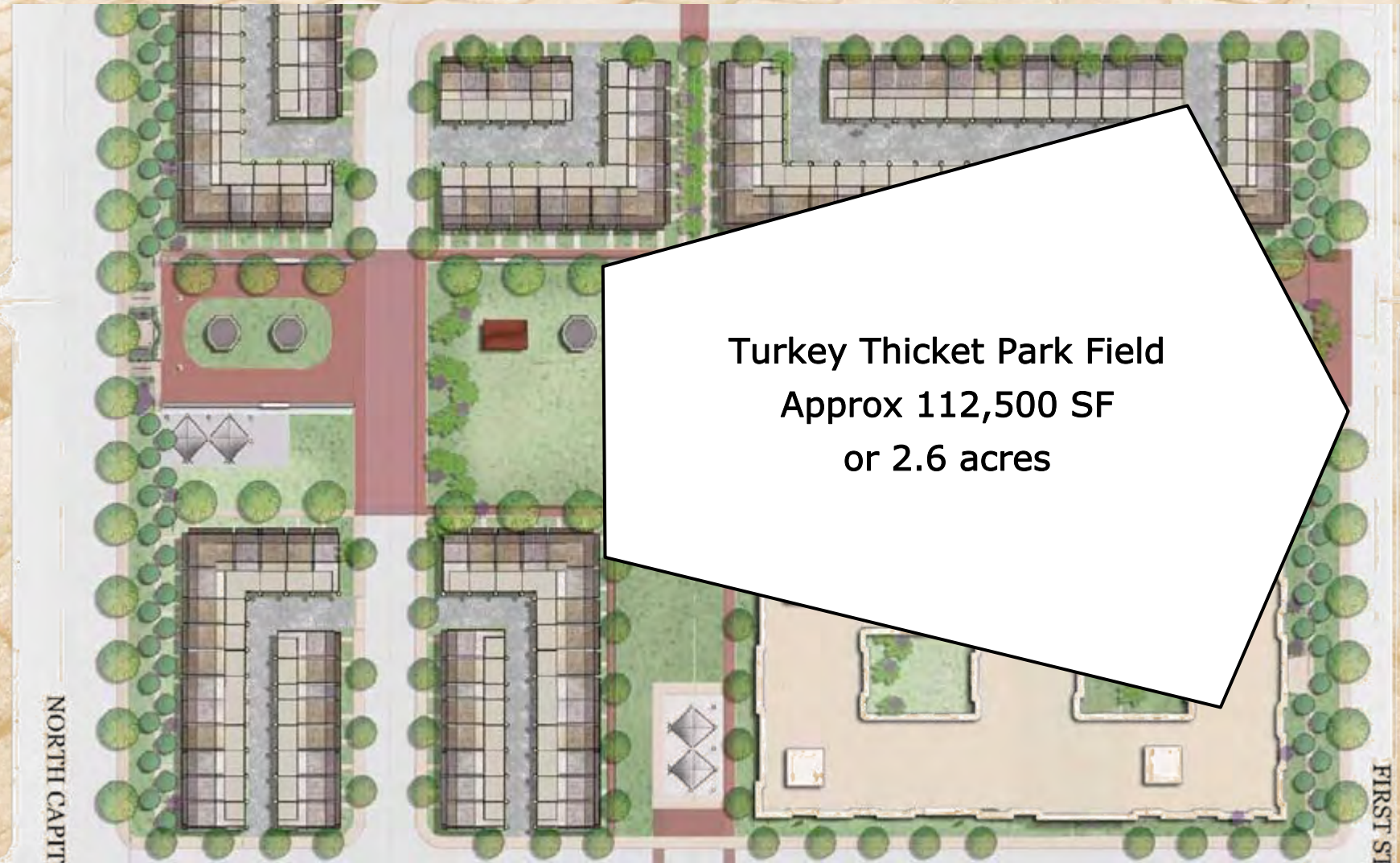


Mitchell Park
Approx 90,000 SF
or 2.1 acres

Central Park

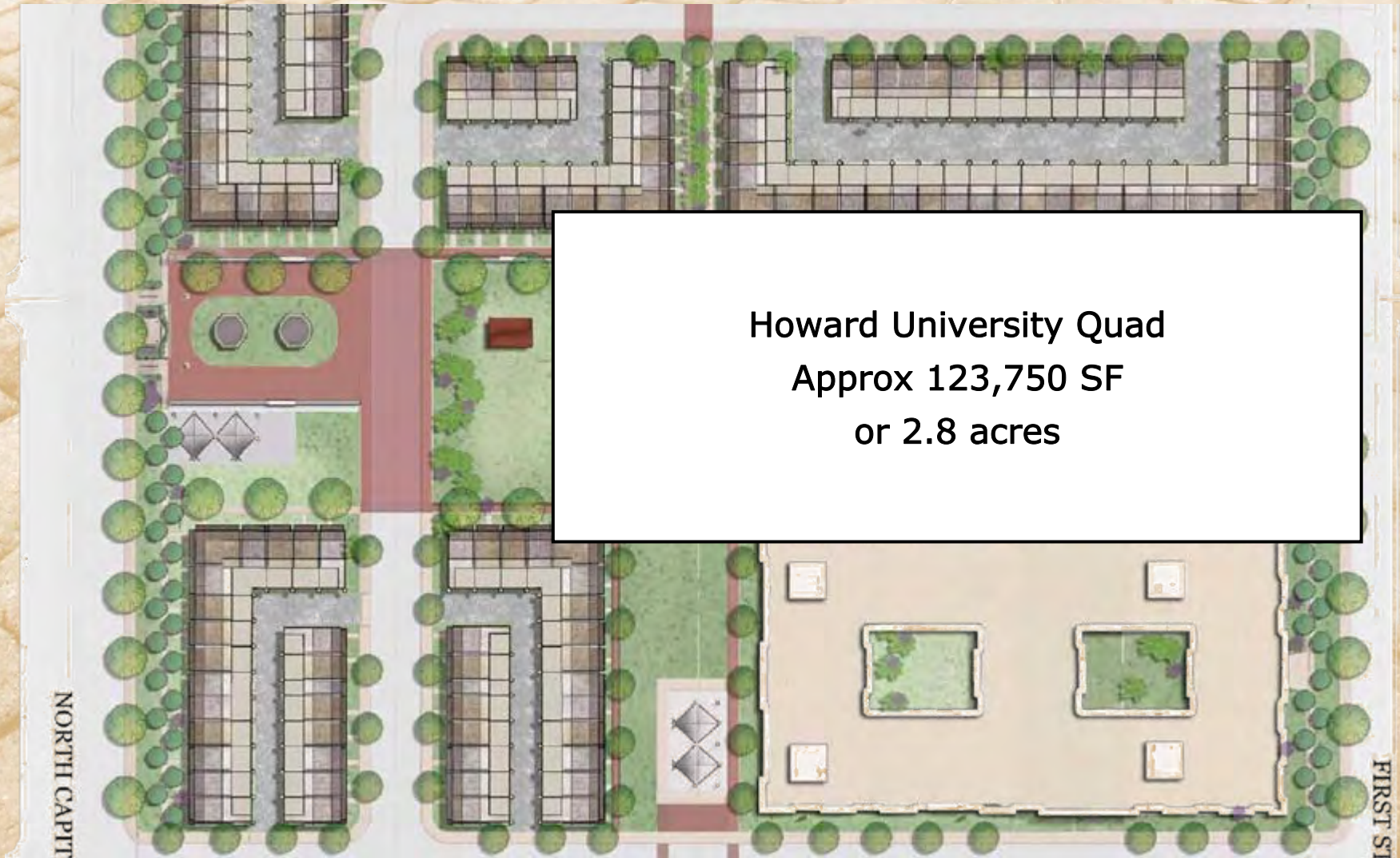


Central Park

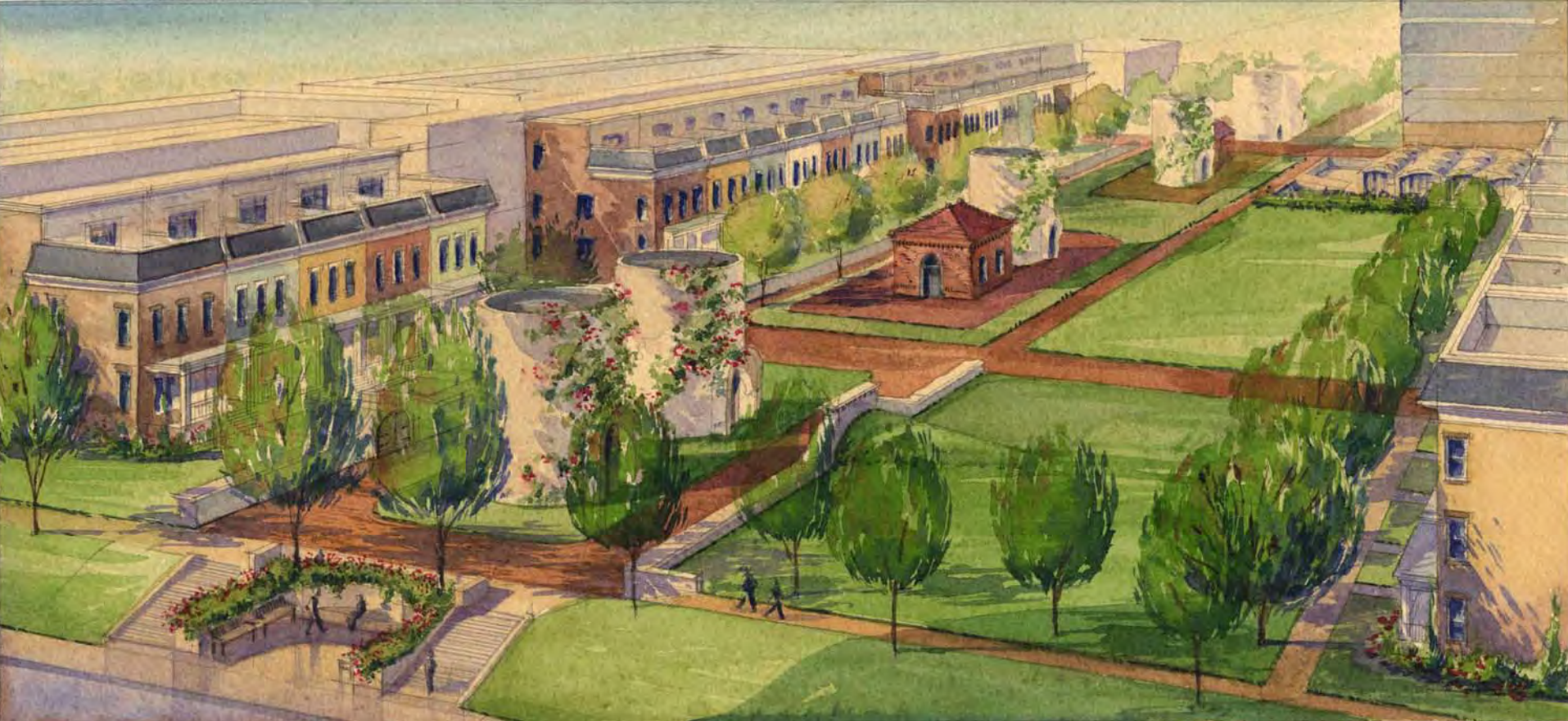


Central Park

Howard University Quad
Approx 123,750 SF
or 2.8 acres



Central Park with Historic Amenities



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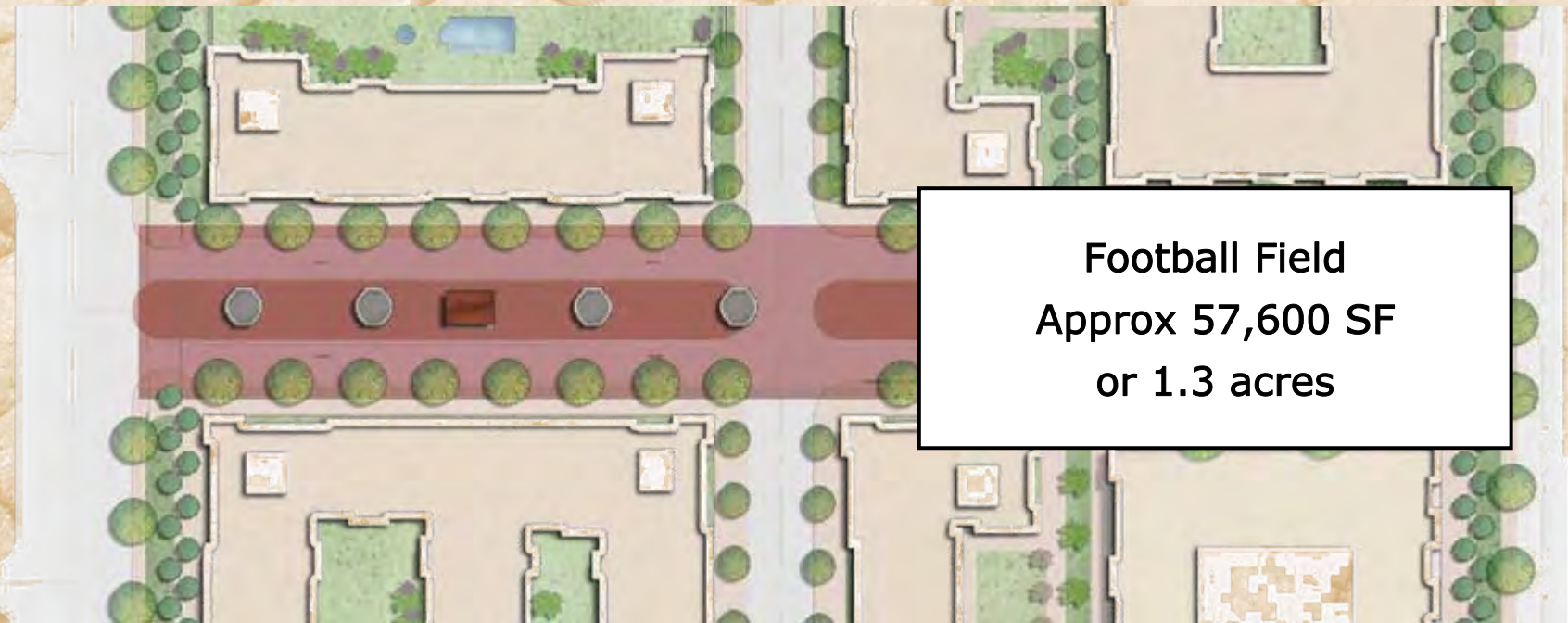


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Amphitheater/Public Space



Football Field
Approx 57,600 SF
or 1.3 acres

Amphitheater & Public Space



North Capitol Street (facing north)



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Pedestrian Retail Environment



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Historic Resources / Main Street



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Site Character



Revised Concept Master Plan



CHANGES

1. More contiguous park space
2. Park connections to Channing and 1st Streets
3. Preservation of a portion of 3 cells
4. Channing Street homes will be at grade with homes across the street
5. View across the site

EYA Rowhomes



Estimated Cost to Prepare the Site – Land Development & Infrastructure

Demolition/Grading/Utilities/Roads	\$ 23,500,000
Preservation/Parks/Traffic Improvements/Site Finishing	\$ 14,000,000
Engineering/Planning/PUD	\$ 9,500,000
Contracting Fees and Financing Costs	\$ 8,000,000
Total	\$ 55,000,000

These values are an estimate based on VMP's analysis of the McMillan site

Estimated Value of Site Parcels

Average Home Sales in the neighborhood. \$400,000 - \$600,000

- Projected townhome land value per unit - \$70,000 - 90,000

Average Apartment costs in the neighborhood. \$1,200 - \$2,000

- Projected Apartment land value per unit - \$25,000 - \$30,000

Average Hotel rental rate in the city. \$150 - \$350/per night

- Projected Hotel land value per room - \$60,000 - \$80,000

Average Office rental rate in the city. - \$40/sf - \$60/sf

- Projected office land value per square foot - \$40/sf

Estimated Value of Site Parcels

<u>Unit Type</u>	<u># of Units</u>	<u>Area (SF)</u>	<u>Average Land Sales Price</u>	<u>Total Revenue</u>
Office		300,000	\$ 40	\$ 12,000,000
MF Residential	565	585,510	\$ 30,000	\$ 16,950,000
Retail/Parking		70,000	\$ (40)	\$ (2,800,000)
Skilled Nursing/Office	150	175,000	\$ 25,000	\$ 3,750,000
Hotel		100,000	\$ 40	\$ 4,000,000
Senior Housing	100	92,640	\$ 25,000	\$ 2,500,000
Townhomes	210	420,000	\$ 90,000	\$ 18,900,000
Total	1,025	1,743,150		55,300,000
Value of Finished Pads	1,025	1,743,150	-	55,300,000

These values are based on VMP's market experience and analysis of values with the McMillan area

Does not include affordable housing requirements

Viability Analysis

Value of parcels must be greater the costs to prepare parcels

Residual Land Value - All Market	
Value of Parcels	\$ 55,300,000
Land Development/Infrastructure Cost	\$ (55,000,000)
Surplus/Gap	\$ 300,000

This analysis is a projection and subject to change.

Development Vision

Preservation of key elements
+
8 acres of green, open, and public space
+
Indoor community space
+
1,000 units of mixed-income
and multi-generational housing –in
context with neighborhood
+
300 – 400K SF of job creating office
space
+
Boutique hotel
+
Potential for nursing home
+
100,000+ SF of retail



=



A vibrant, viable mixed-use and mixed-income addition to your community

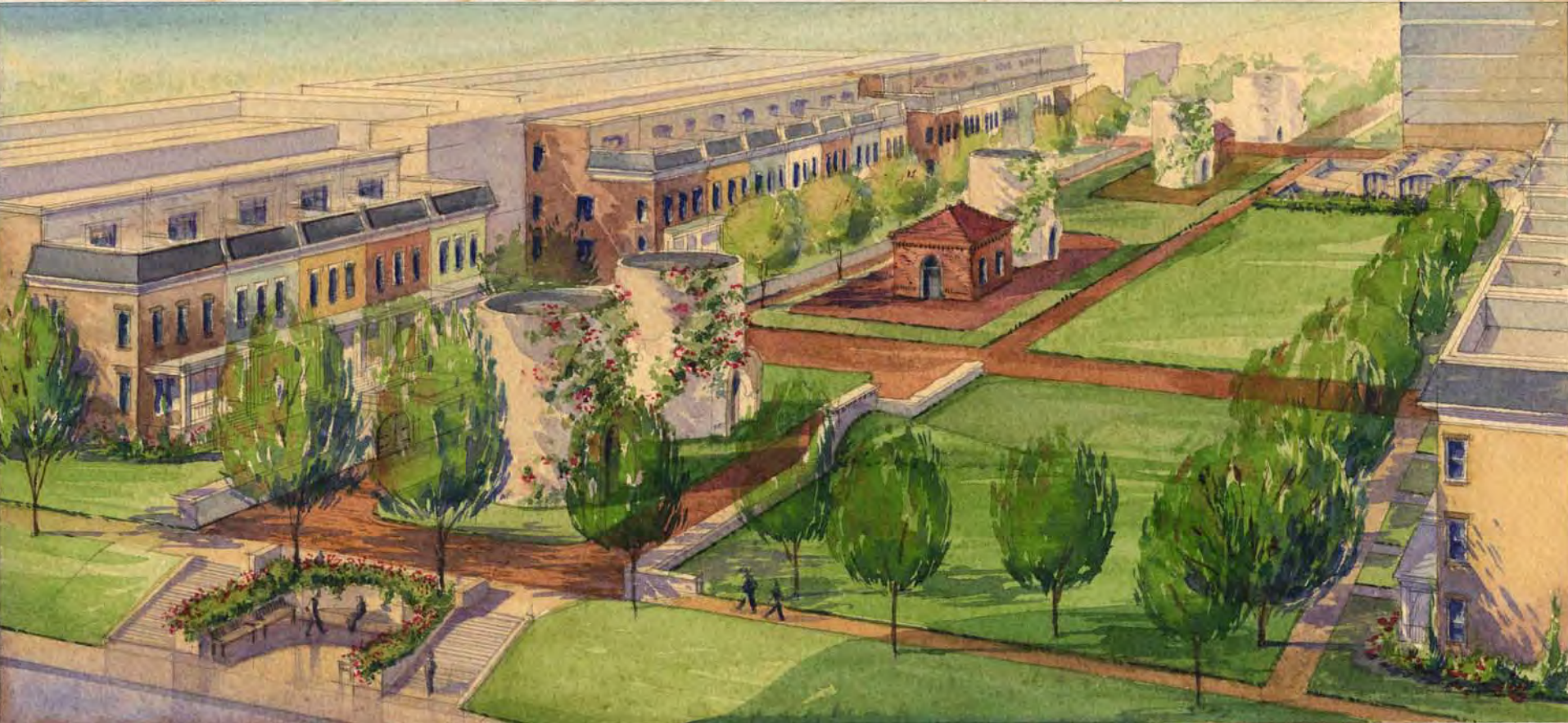
Community Questions

- Traffic / Parking – “Circulator” and other transport options, analyze intersections and improve roads, shared parking, increase pedestrian activity
- Stormwater Management – enhance the current situation with new infrastructure and Green Solutions
- Community Benefits Package – will work with MAG and ANC
- Affordable Housing – 15-30% Affordable and Workforce Housing serving families making \$30,000 - \$120,000

Why this Plan?

- Engaged in 2 year process with community
- Significant open, public, and green spaces
- Significant preservation
- Economically viable given request for minimal to no public subsidy
- In keeping with the neighborhood zoning plan and context
- Mix of uses and total square footage necessary for retail to survive and flourish
- Increase housing options for all income levels and ages
- Increase pedestrian activity and walking to work and retail
- Job creation through construction and permanent jobs, particularly in growing health care field

Central Park with Historic Amenities



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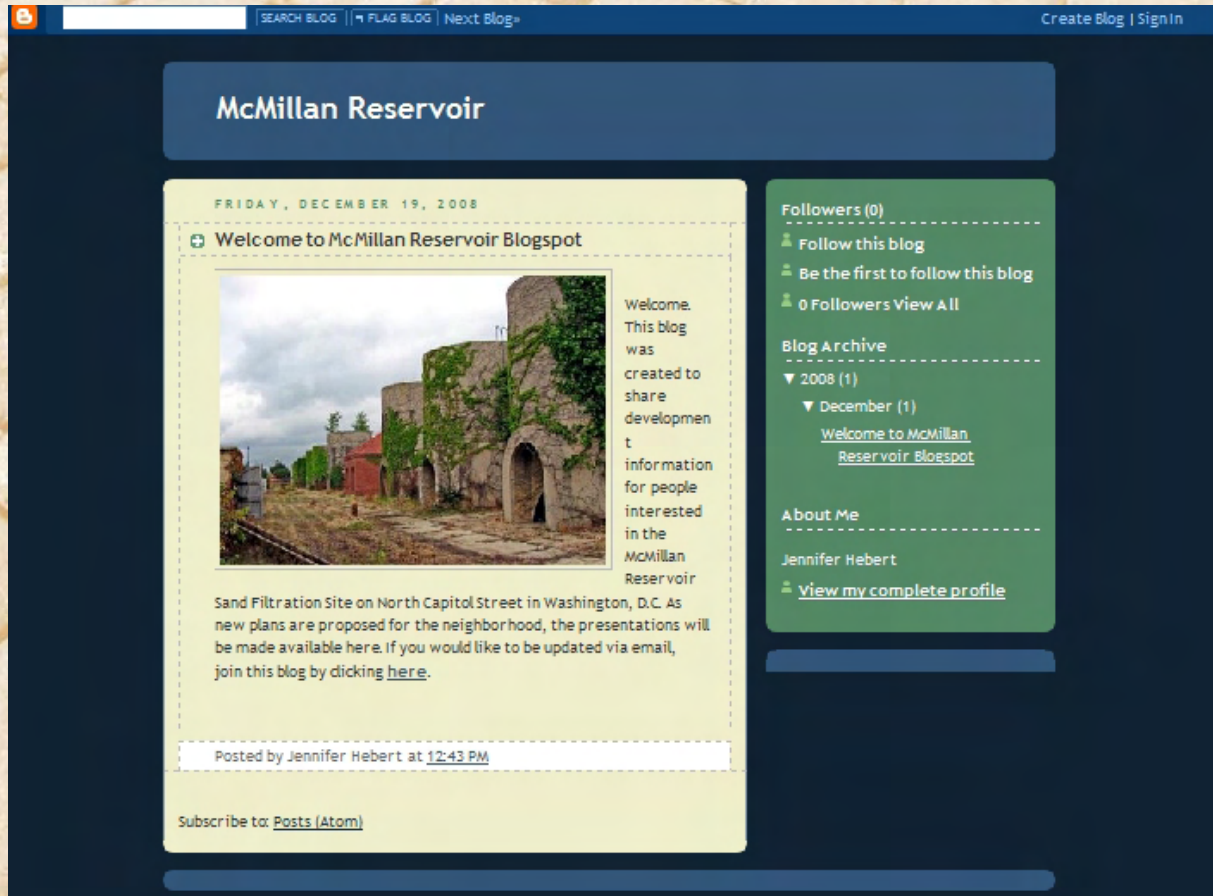
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Next Steps

- Complete Visioning and Planning Process – January 2009
 - 2nd Community Wide Meeting ✓
 - MAG Meeting to Follow-Up ✓
 - 3rd Community Wide Meeting ✓ – Additional meetings throughout process
- Select Additional Vertical Partners – 4th Qtr 2008 – 2nd Qtr 2009
- District and VMP Execute Land Disposition Agreement (LDA) – 3rd Qtr 2009
- Submit PUD and Historic Applications – 2nd Quarter 2009
- PUD and Historic Approval – 2nd Qtr 2010
- Ground Breaking – 1st Qtr 2011

McMillan Web Site

Will be up on Wednesday February 11th



The screenshot shows a Blogger-style web page for 'McMillan Reservoir'. At the top, there is a navigation bar with 'SEARCH BLOG', 'FLAG BLOG', and 'Next Blog'. On the right, it says 'Create Blog | Sign In'. The main content area has a title 'McMillan Reservoir' in a blue box. Below the title, the date 'FRIDAY, DECEMBER 19, 2008' is displayed. The main post is titled 'Welcome to McMillan Reservoir Blogspot' and includes a photo of a brick building with arches. The text of the post reads: 'Welcome. This blog was created to share development information for people interested in the McMillan Reservoir Sand Filtration Site on North Capitol Street in Washington, D.C. As new plans are proposed for the neighborhood, the presentations will be made available here. If you would like to be updated via email, join this blog by clicking [here](#).' Below the post, it says 'Posted by Jennifer Hebert at 12:43 PM' and 'Subscribe to: [Posts \(Atom\)](#)'. On the right side, there is a sidebar with sections: 'Followers (0)' with options to follow and view all followers; 'Blog Archive' showing '2008 (1)' and 'December (1)' with a link to 'Welcome to McMillan Reservoir Blogspot'; and 'About Me' with the name 'Jennifer Hebert' and a link to 'View my complete profile'.

<http://mcmillanreservoir.blogspot.com/>

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