



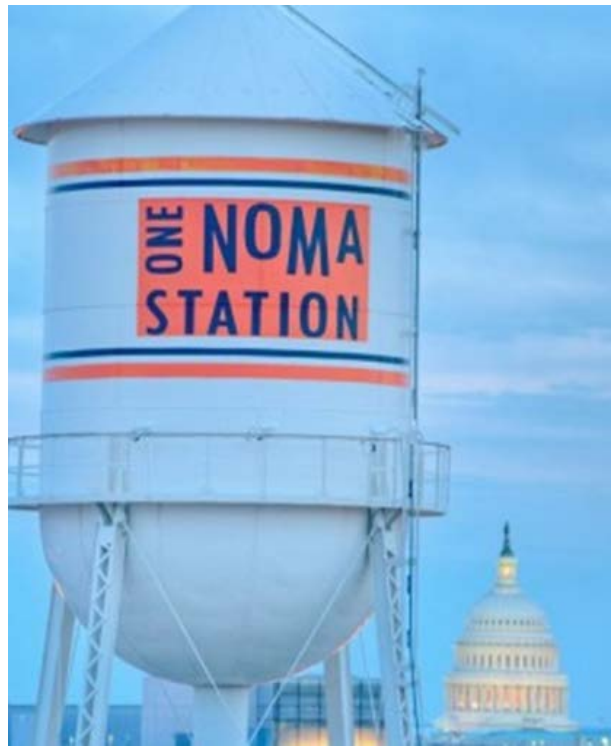
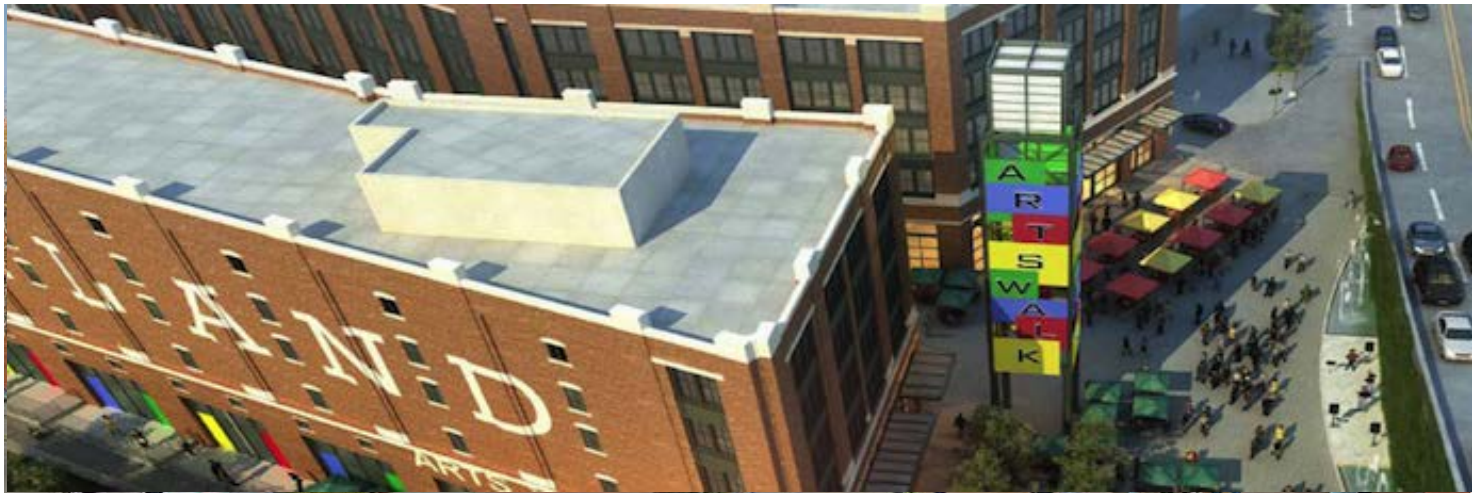
# McMillan Sand Filtration Site First Stage and Consolidated PUD



ZONING COMMISSION  
District of Columbia  
May 1, 2014  
CASE NO. 13-14  
EXHIBIT NO. 155A

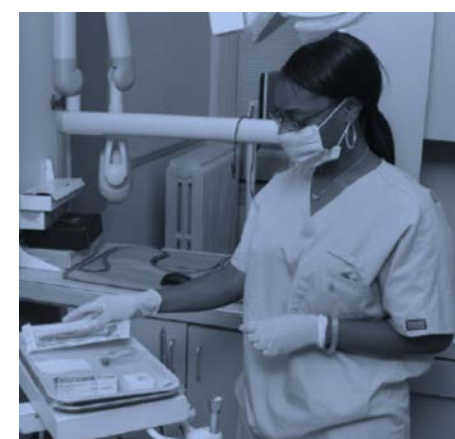


# Anne L. Corbett, Project Director





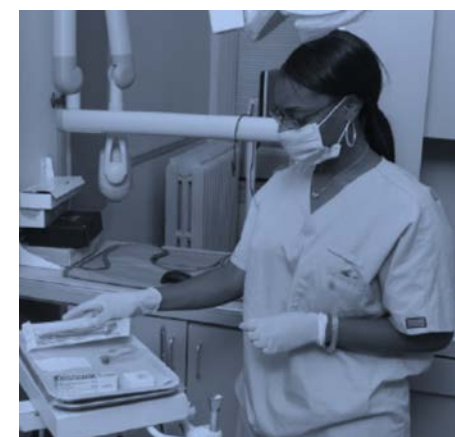
Honor the **HISTORIC LEGACY** of the McMillan Sand Filtration Site by creating a welcoming place that promotes **HEALTH, SUSTAINABILITY** and **JOB OPPORTUNITIES** through an elegant mix of large **OPEN SPACES, HOMES, SHOPS, OFFICES** and **RESTAURANTS**.





# Vision Principles

1. **Community** - Ensure community partnership
2. **Integration** – Opportunities for all
3. **Context** - Create fabric between existing neighborhood & McMillan
4. **History** - Respect history of site
5. **World-Class Design** - Development of the highest design quality
6. **Open Space** - Significant, contiguous & interspersed open space
7. **Housing** - Mixed-income housing
8. **Retail** - Neighborhood serving retail
9. **Commercial** – Provide jobs & serve adjacent community
10. **Land Development and Infrastructure** - Innovative solutions enhancing quality of life and reducing environmental impacts





# Community Engagement

- Collaborative Community Process followed VMP selection as developer competitive RFP
- Over 200 Community Events since 2007
  - Charrettes
  - Open Houses
  - Presentations & Community Forums
- ANC 5E, 5A & 1B
  - 8 Civic Associations
  - McMillan Advisory Group



**Buildings Open House**  
**McMillan Sand Filtration Site**

**See the Architectural Designs for the New Buildings & Park**

Come see the building designs for the park, community center, grocery store, apartments, townhouses and offices from the Vision McMillan Developers and project architects. We want to hear your questions and comments.

**Saturday, April 27, 2013 12PM-2PM OPEN HOUSE**  
St. George's Episcopal Church 160 U Street, NW

For more information contact Tania Jackson  
Phone: (202) 355-8998  
Email: mcmsalon@gmail.com



...e, Hospitality,  
...d Cultural

.../Smart  
...nity Benefits,  
...on, Sustain-  
...Other Issues

*Provided*

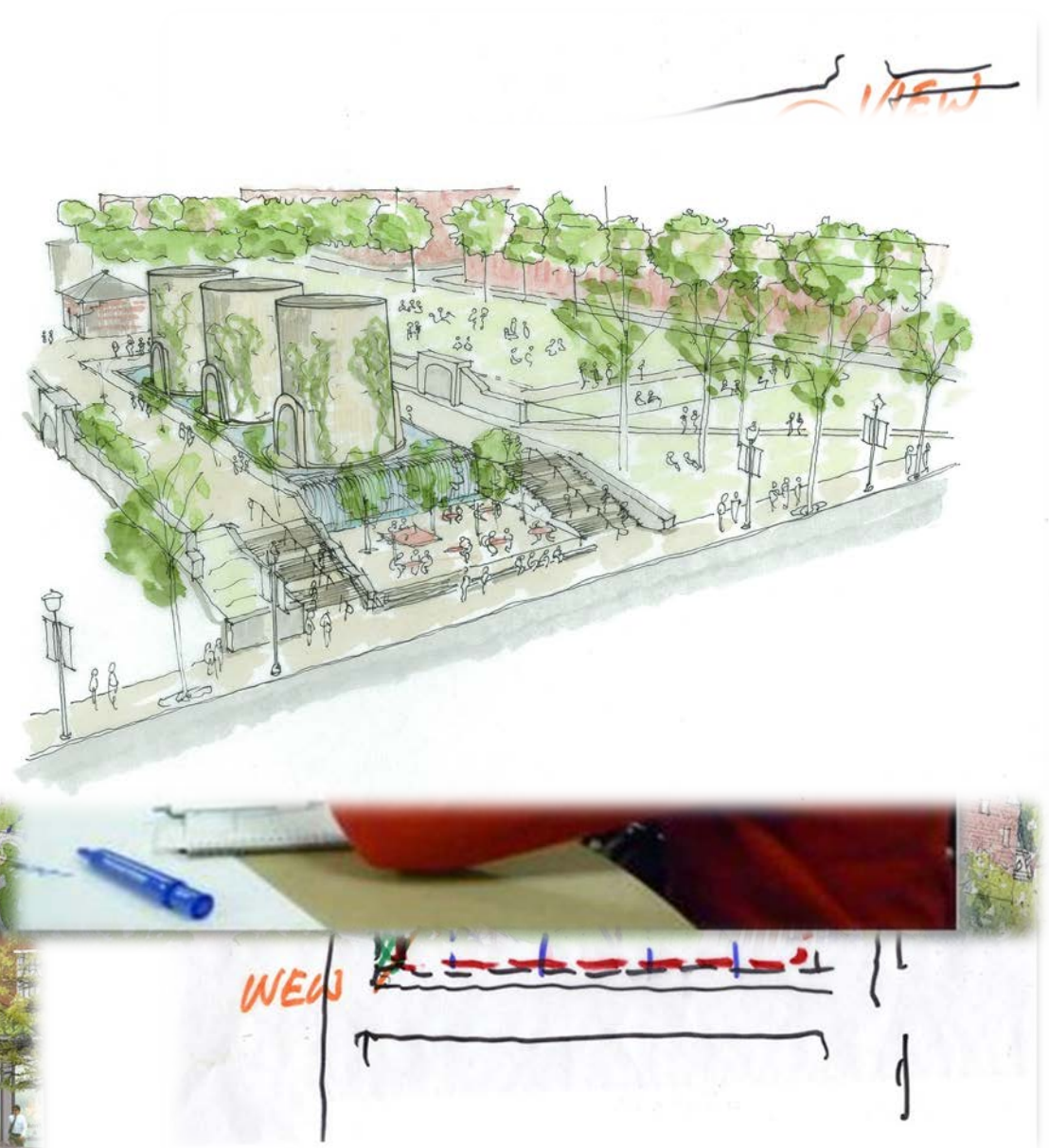
...tact  
...at 202-727-8204  
...-8600



Master Plan is a *direct* result of community engagement process

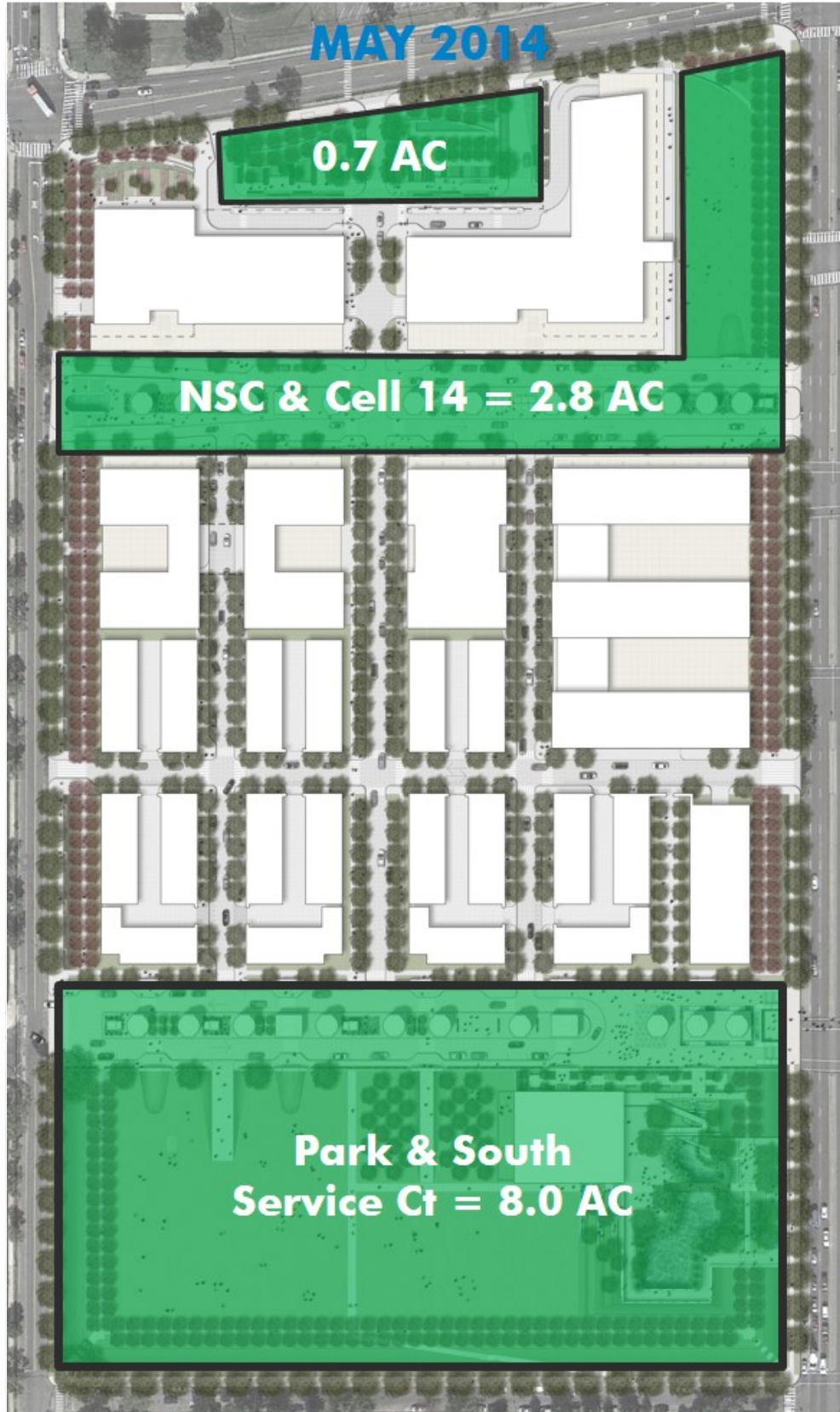
## Key Community Requests

- Improve Transportation
- Manage Stormwater
- Grocery store plus local retail
- House Seniors
- Increase Park & Open Space
- Preserve more Historic Resources
- Distinguish the Landmark

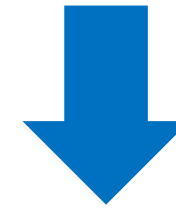




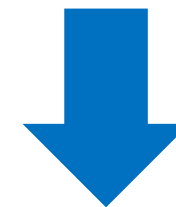
# Design Evolution – Park & Open Space



Dec 2008 – 6 AC of Open Space centered on North & South Service Courts

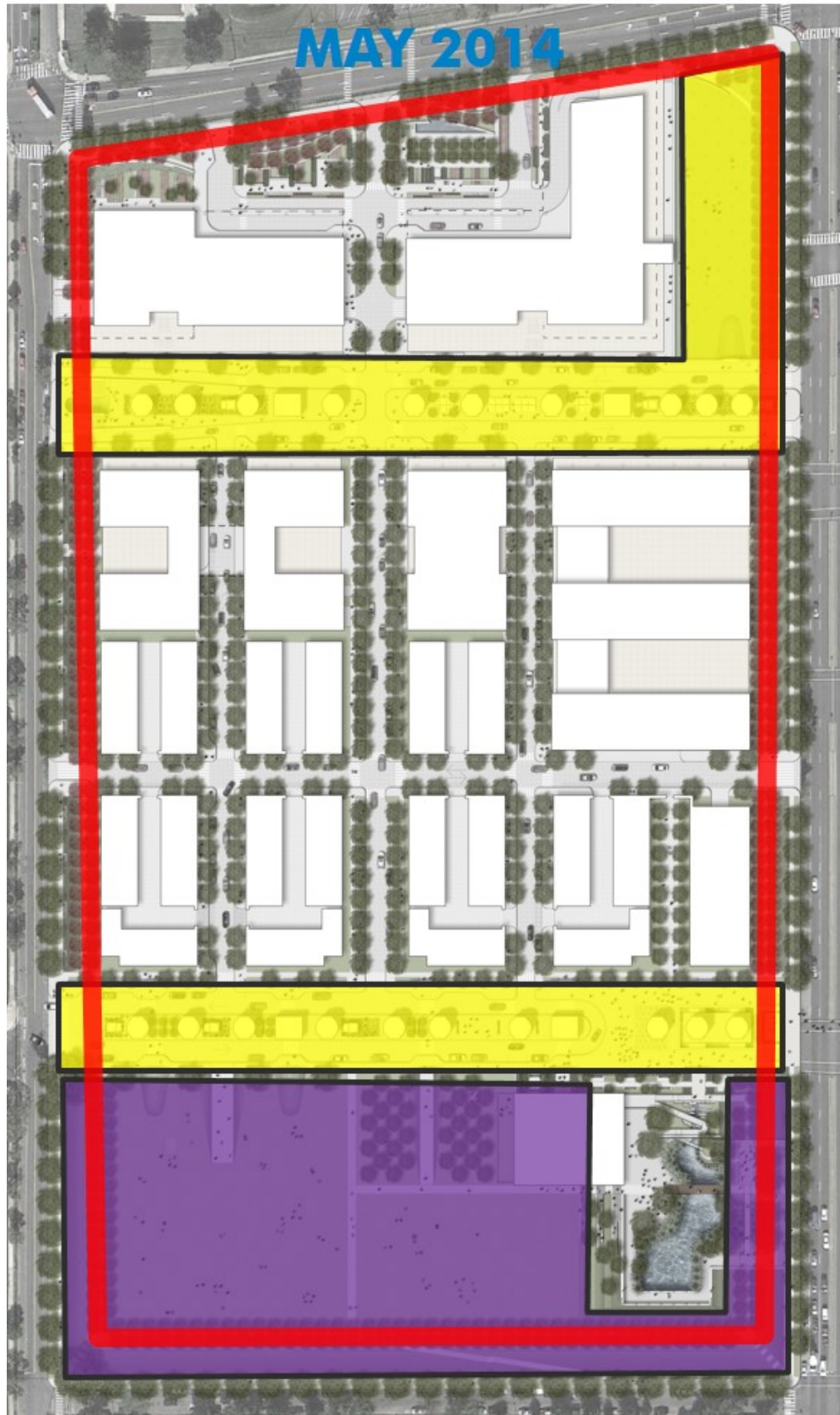


Jan 2011 – 9 AC of Open Space, including addition of Cell 14



May 2014 – 12 AC of Open Space, almost double the 2008 plan

# Design Evolution – Historic Preservation



Dec 2008 – 18 historic structures preserved, minimal preservation of underground cells



Jan 2011 – 22 historic structures preserved, Cell 14 & portion of Cell 20, Partial restoration of Olmsted Walk,



May 2014 – All 24 historic structures preserved, Cell 14 & portion of Cell 28, existing topography & Full restoration of Olmsted Walk



# Programmatic Evolution – Change in Land Use



Dec 2008 – 263K SF Office, 100K SF Hotel, 1,226 Apts, 205 Rowhouses



Jan 2011 – 1M SF Healthcare, 1,226 Apts, 175 Rowhouses, 5K SF Community Center



April 2013 – 1M SF Healthcare, 525 Apts, 160 Rowhouses, 17K SF Community Center



May 2014 – 1M SF Healthcare, 536 Apts, 146 Rowhouses, 17K SF Community Center