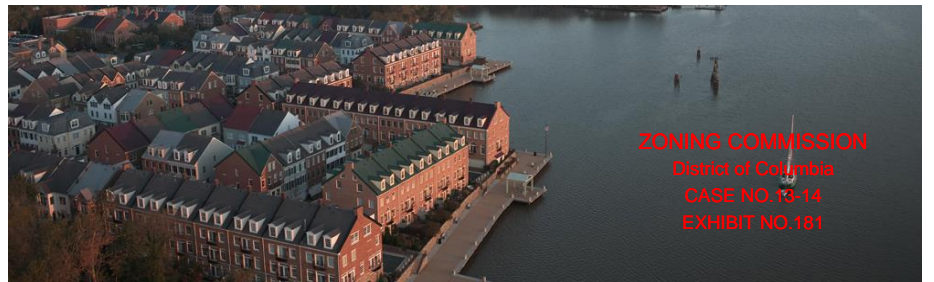




McMillan PUD Hearing #2

May 5, 2014



ZONING COMMISSION
District of Columbia
CASE NO. 13-14
EXHIBIT NO. 181



Introduction to EYA



- **Founded in 1992**
- **Infill Expertise:** High-quality, urban infill residential, mixed-use and mixed-income development
- **Proven Track Record:** Over 4,000 units in this region
- **Mixed-Income Housing:** One of the largest developers of fee simple, mixed-income housing in the region
- **High-Quality Projects:** Creative site plans with unique high-quality architecture compatible with surroundings
- **Catalyst for Revitalization:** Projects spark development and investment in surrounding community
- **Community Oriented:** Build consensus through participatory processes

“Life within Walking Distance®”

Chancellor's Row Washington, DC



209 Market Rate Rowhomes
28 Affordable Rowhomes
Strong Community Benefits

Capitol Quarter Washington, DC



238 Rowhomes (138 market rate, 100 workforce and affordable)
81 Affordable Apartments



- Selected by the District to develop the site in 2007
- Passion for neighborhood scale, mixed-income housing and historic preservation
- Aligned with District’s goal of preservation, open space, and a mix of neighborhood serving uses
- Desire to deliver park on what was always an industrial site and bring vitality to what is now decrepit
- Serve as a transition from neighborhood to park to mixed-use
- Encouraged by the unanimous HPRB approval and positive momentum with the ANC 5E
- Enthused by DC Water’s use of Cell 14, purest form of cell preservation
- We need the jobs, we need the retail, we need the housing, we need the revenue, and we need the park space for our families and children
- Proud as a Ward 4 resident to be a part of what will be one of the most transformative and community friendly projects in the District

“Life within Walking Distance®”

- 146 Rowhomes
- 10% of the GFA, 12% of the units, a total of 18 units, IZ to serve up to 80% of AMI
- LEED Silver or better
- Large roofdecks, rear decks, and 12-acre park system for active and passive recreation
- Request for minimal relief consistent with CR, Capital Quarter and other EYA ZC approvals
- Sustainable stormwater techniques within the streetscape
- All parking for homeowners in rear garages, allowing street parking for visitors of the park, community center, homes, and the retail
- Walkability to retail, work, play, and educational options (Howard, Trinity)
- EYA pushed to envelope to develop a siteplan (blocks sized like cells) and modern/industrial architecture to honor the site and complement the surrounding historic assets and new buildings

“Life within Walking Distance[®]”



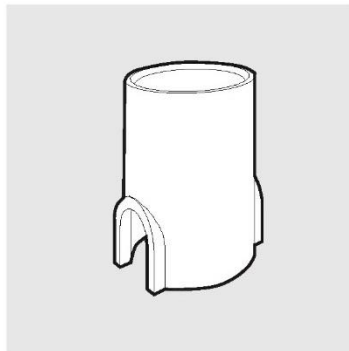
THE NEIGHBORHOODS OF



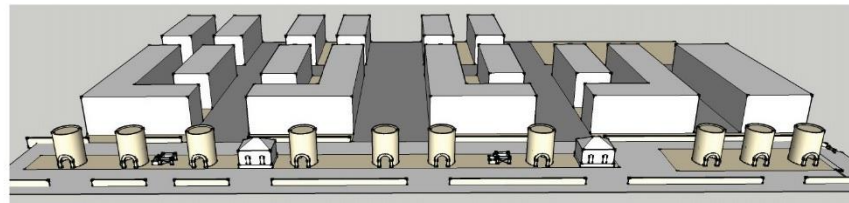
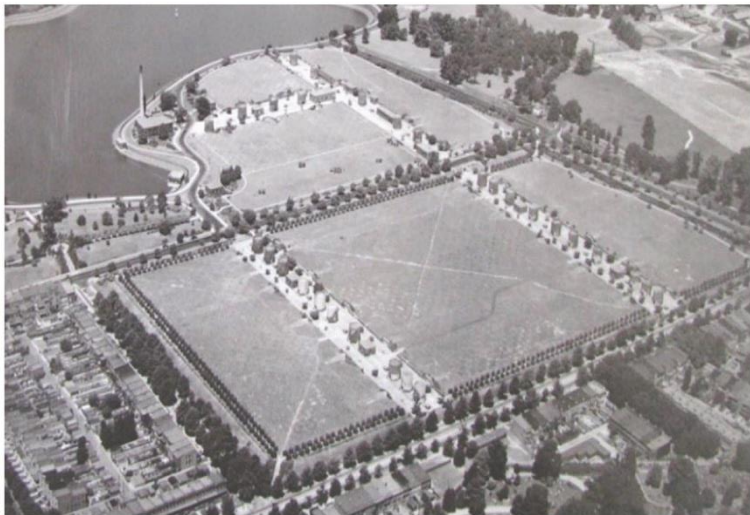
life within walking distance[®]



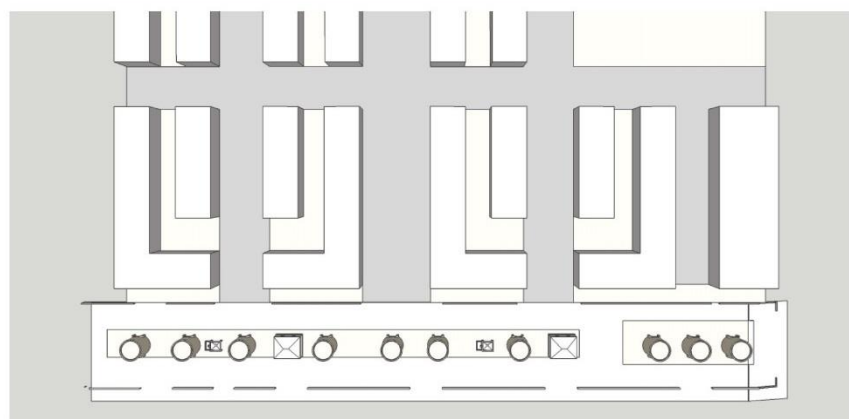




SIMPLE GEOMETRY

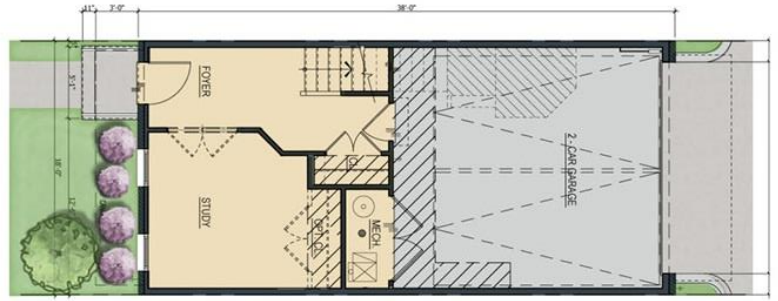
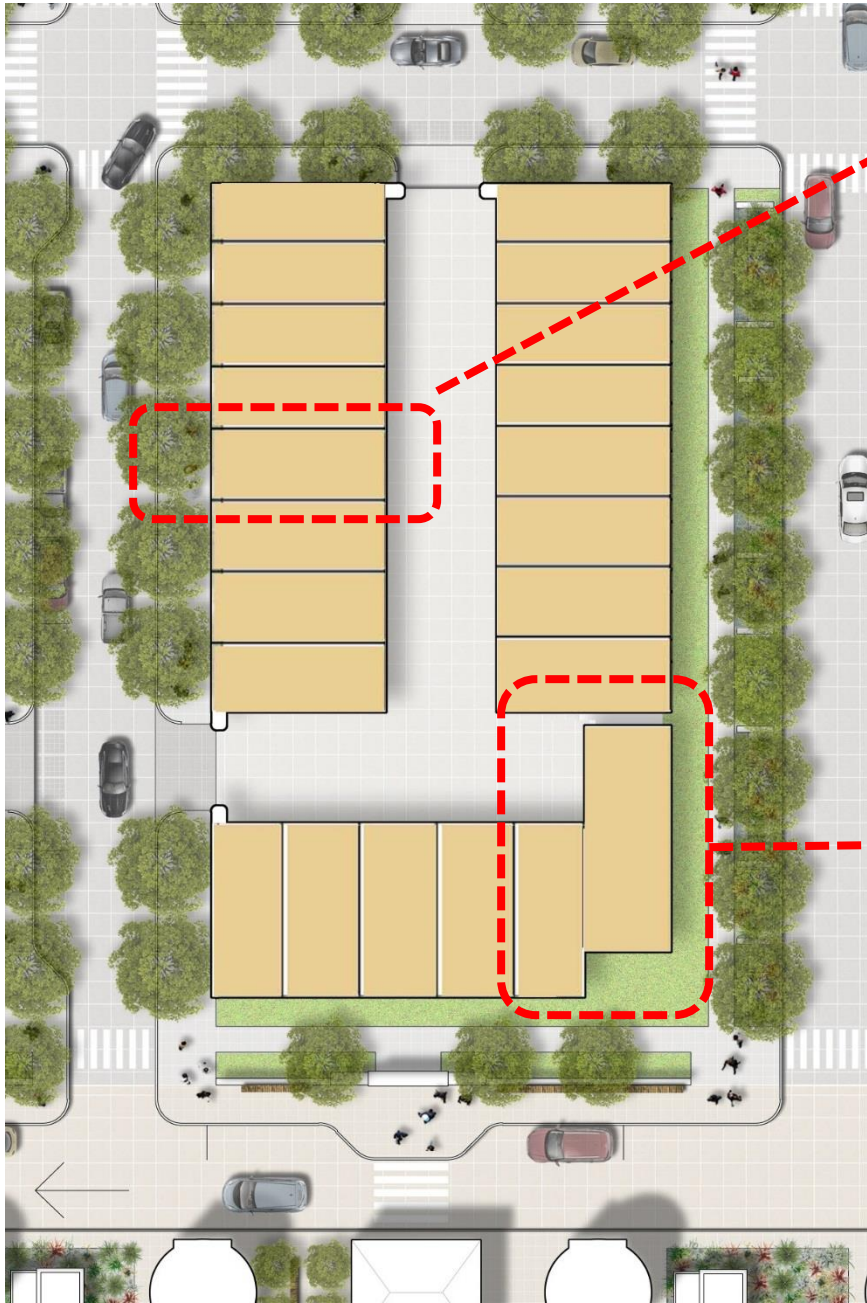


SITE PERSPECTIVE






SITE FIGURE GROUND





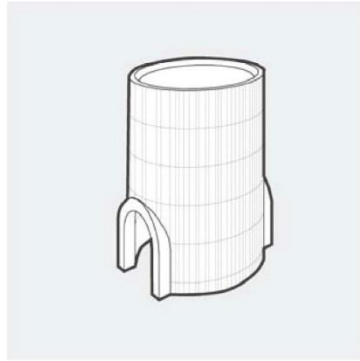
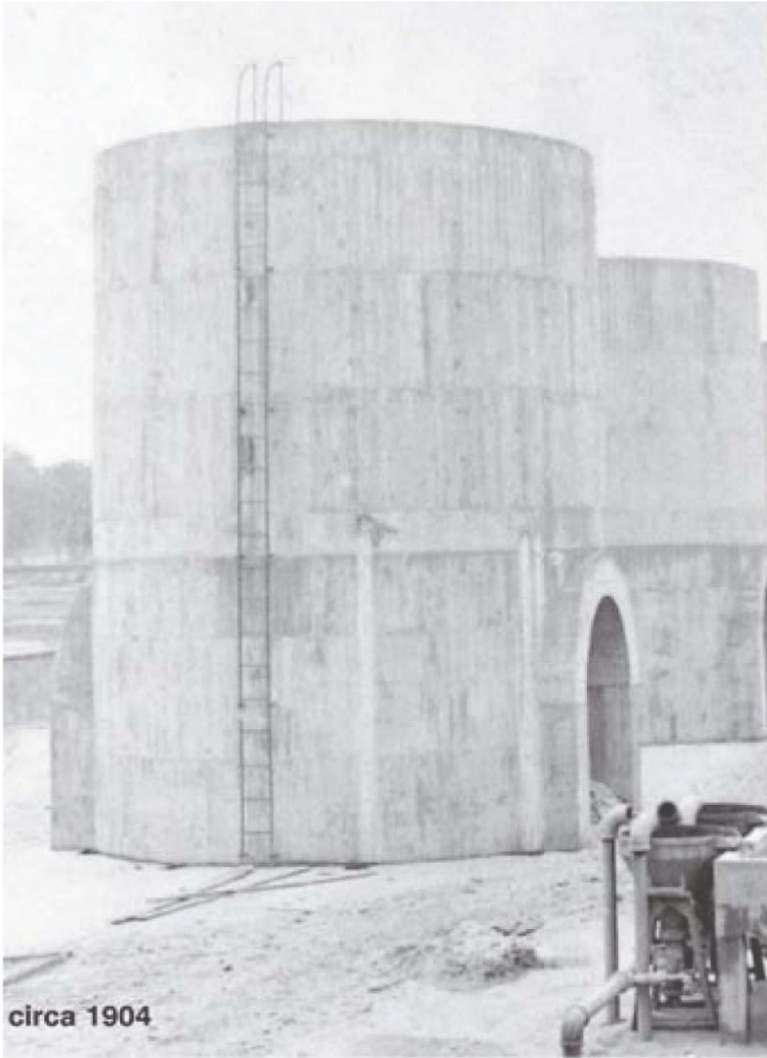
SITE USE PLAN BY TYPES

KEY

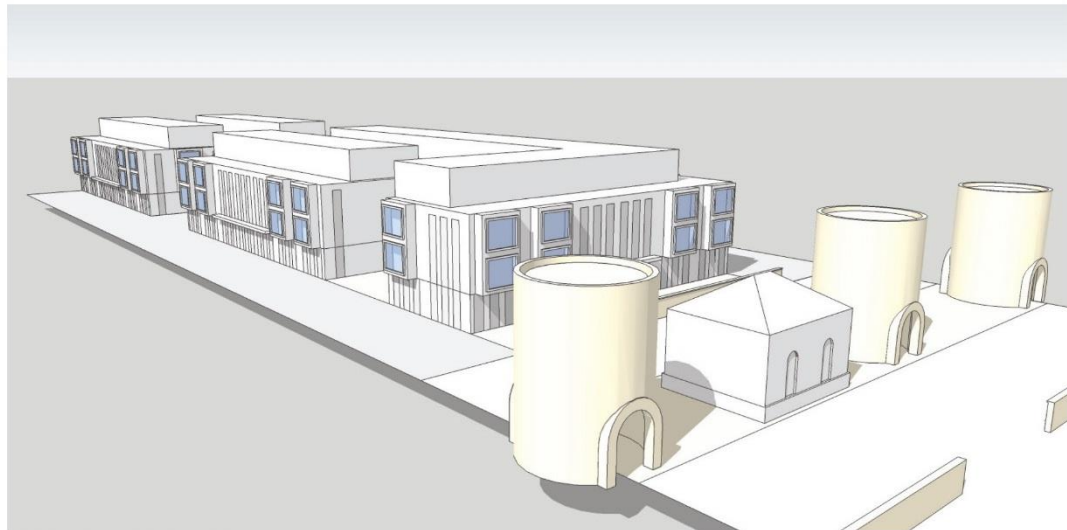
-  ROW HOUSE • 130 UNITS
-  * DENOTES IZ UNIT • 18 UNITS
-  BACK TO BACK • 16 UNITS



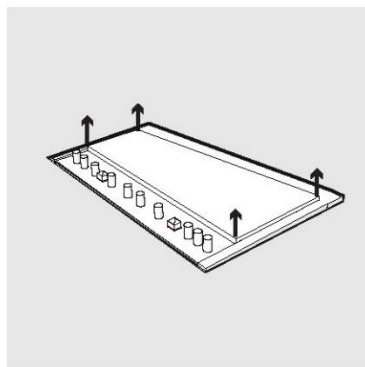




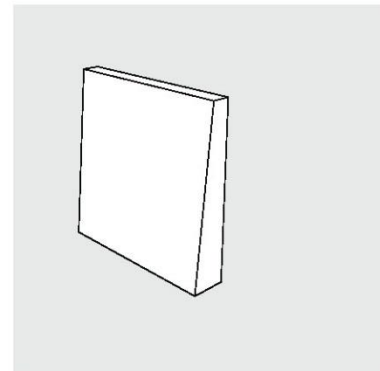
SKIN PATTERN • RHYTHM



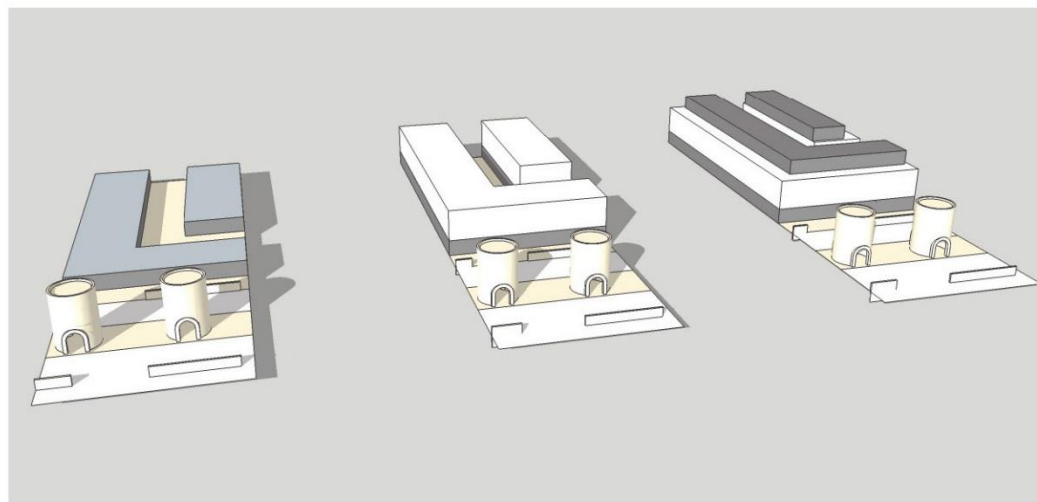
FACADE ARTICULATION



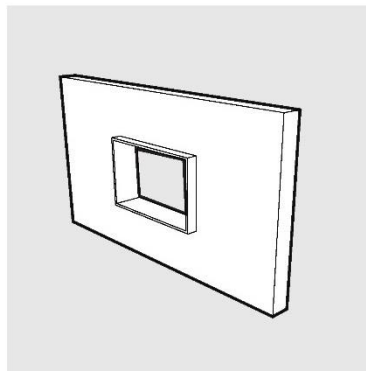
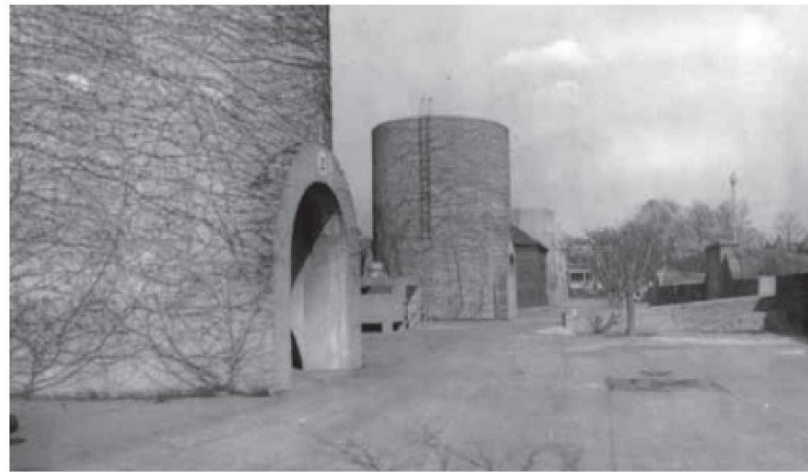
RAISED PLINTH



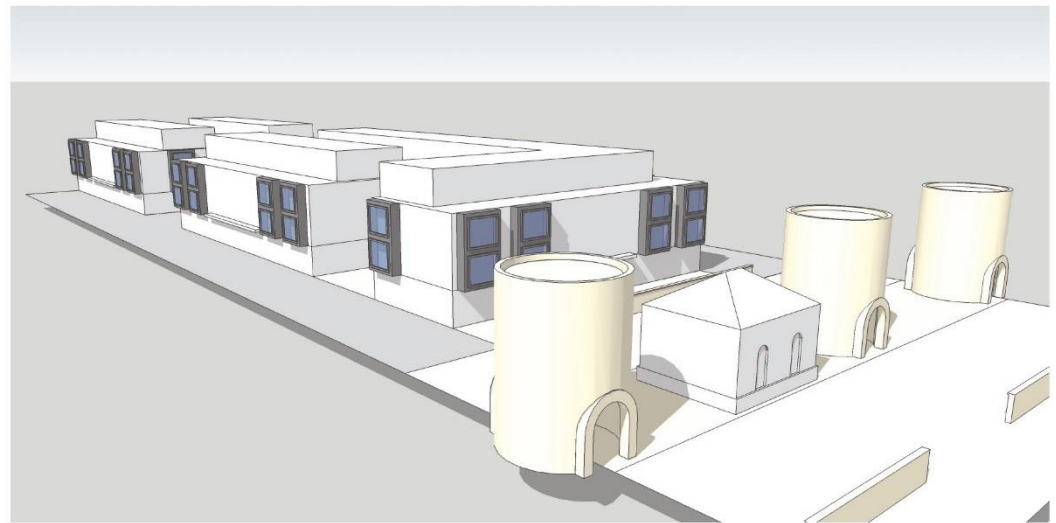
CANTED WALL



BLOCK CONSTRUCTION



FRAMED OPENING



UNIT BAYS + GLAZED OPENINGS



STREET ELEVATION AA: HALF STREET • EAST SIDE ELEVATION



STREET ELEVATION BB: "QUARTER" STREET • WEST SIDE ELEVATION



BUILDING KEY PLAN





BUILDING KEY PLAN



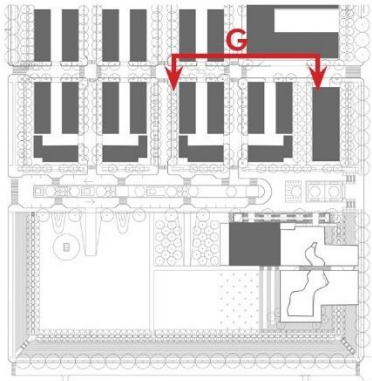
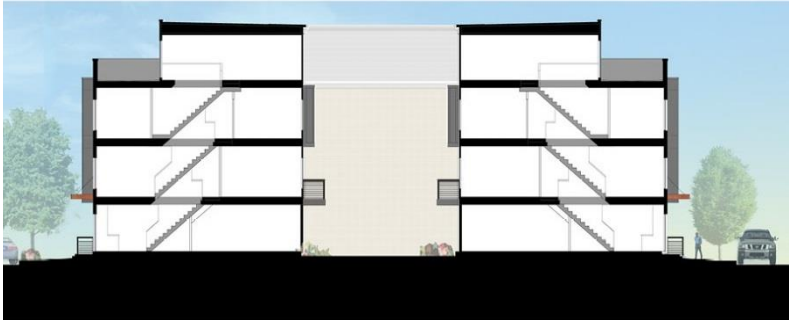
STREET ELEVATION CC: SOUTH SERVICE COURT • NORTH SIDE ELEVATION



STREET ELEVATION DD: EVARTS STREET • SOUTH SIDE ELEVATION









STREET ELEVATION **EE**: NORTH CAPITOL STREET • EAST SIDE ELEVATION

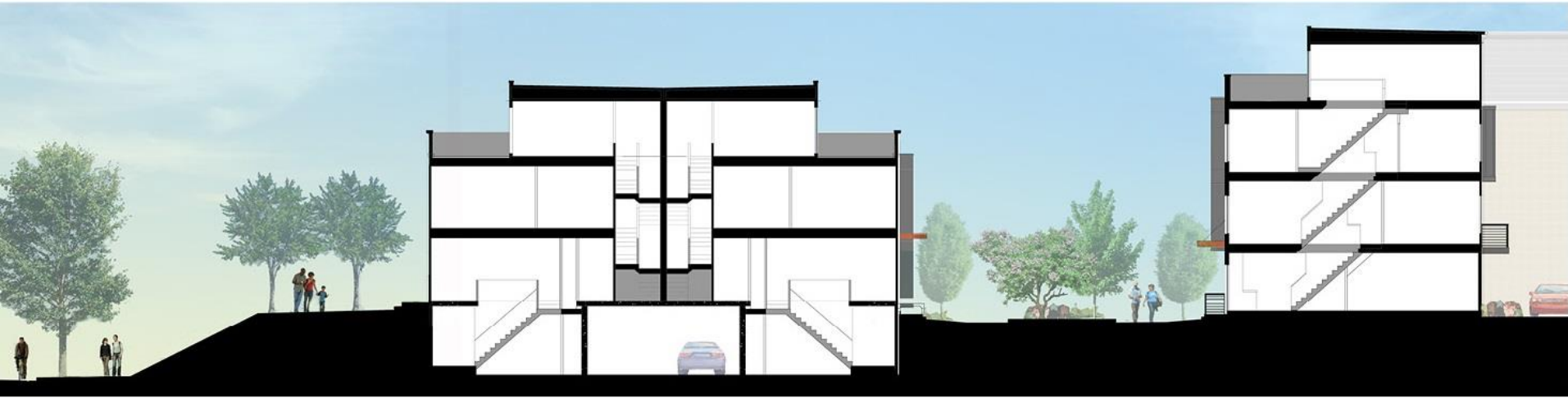


STREET ELEVATION **FF**: SOUTH SERVICE COURT • NORTH SIDE ELEVATION



STREET ELEVATION **GG**: EVARTS STREET • SOUTH SIDE ELEVATION





Color Palette



Primary Building Color

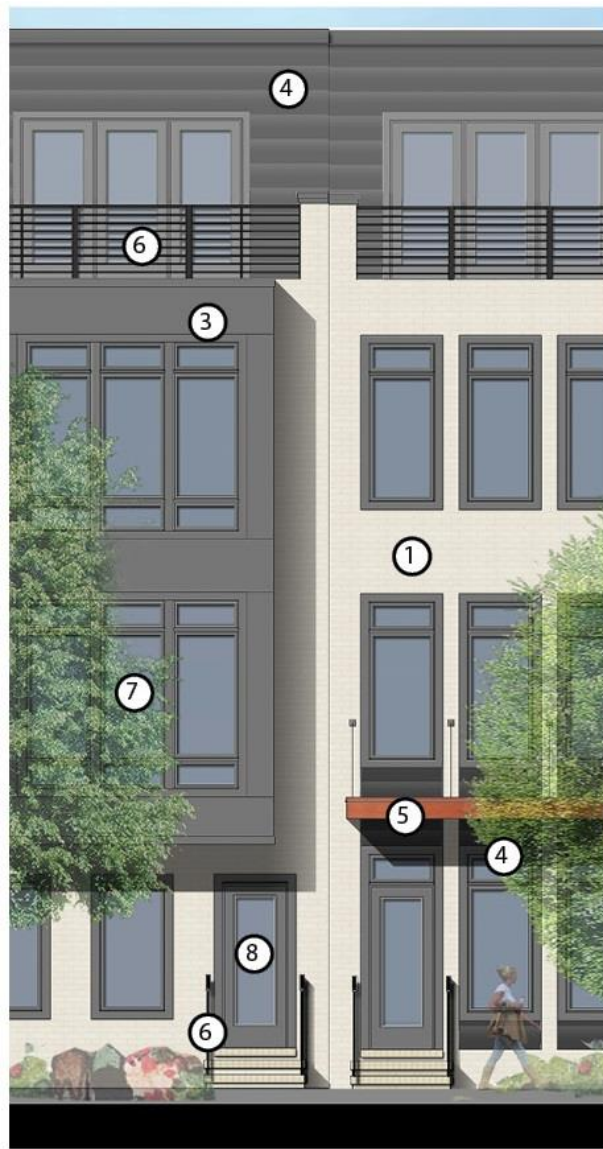


Fenestration, Railings,
Secondary Building
Color etc.



Tertiary Building Color,
Highlight Colors





A. DETAIL



B. DETAIL



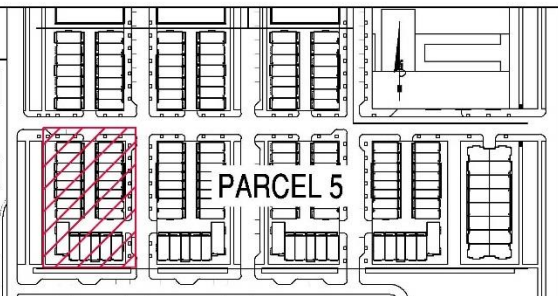
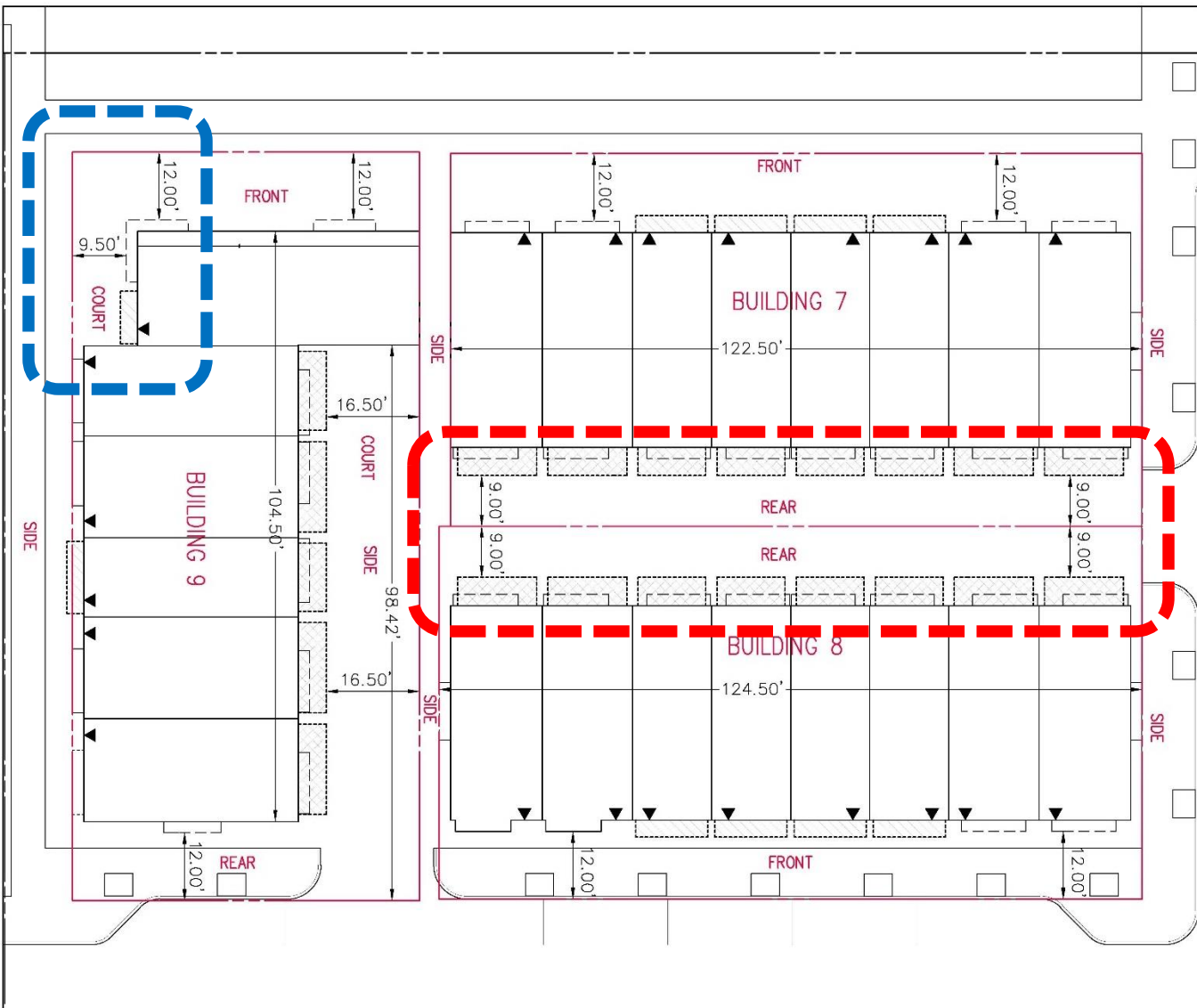
A.

- ① WHITESTONE BRICK WITH WHITE MORTAR
- ② MANGANESE IRONSPOT SMOOTH BRICK WITH WHITE MORTAR
- ③ CHARCOAL GREY PANEL
- ④ CHARCOAL GREY (ZINC) METAL SIDING WITH CONCEALED FASTENERS
- ⑤ STAINED WOOD CANOPY WITH WIRE TIEBACKS
- ⑥ BLACK (ALUMINUM) METAL HANDRAILS
- ⑦ CLEAR GLASS WITH LOW-E COATING; CHARCOAL GREY WINDOW TRIM
- ⑧ CHARCOAL GREY METAL WRAPPED DOOR WITH CLEAR GLASS WITH LOW-E COATING



NOTES: (1) Flexibility is requested to vary the final selection of the exterior materials within the color ranges and general material types proposed, based on availability at the time of construction without reducing the quality of materials. (2) Flexibility is requested to make minor refinements to exterior details and dimensions, including sills, bases, cornices, railings and trim, and any other changes to comply with the building codes or that otherwise necessary to obtain final building permit

	CR	CR PUD	Proposal	Flexibility
Area	N/A	15,000 sq. ft.	Total: 251,281 sf Lots sizes range for 8,085 sf. to 16,898 sf.	No
Height	90 ft	110 ft.	48 ft.	No
FAR	Total: 6.0	Total: 8.0	Total: 1.39 1.97 to 2.55	No
Lot Occupancy	75% for residential	75% for residential	35% residential overall 51.68% to 68.43%	No
Front Yard	3 in./ft. of height or 12 ft. whichever is greater.	3 in./ft. of height or 12 ft. whichever is greater.	12 ft.	No
Rear Yard	Residential above grade: 3 in./ft. of height or 12 ft. whichever is greater.	Residential above grade: 3 in./ft. of height or 12 ft. whichever is greater.	9 to 12 ft.	Yes, 9 ft. on Buildings 1-8 and 10-18.
Side Yard	If provided: min. of 3 in./ft. of height or 8ft, whichever is greater	If provided: min. of 3 in./ft. of height or 8 feet, whichever is greater	0 ft.	No
Courts	3"/ft. of height of court but not less than 10 ft.	3"/ft. of height of court but not less than 10 ft.	9.5 ft.	Yes, on Building 9
Parking	1/du. = 146 spaces	1/du = 146 spaces	208 spaces	No



PARCEL 5 - KEY PLAN
SCALE: 1" = 200'

LEGEND

- FRONT AWNINGS
(BUILDING AWNINGS PER § 2502.3)
- REAR DECKS

NOTES

- 1.) SEE SHEETS C8.90 - C8.96 FOR ZONING LOT TABULATIONS
- 2.) THE REMAINDER OF PARCEL 5, NOT SHOWN WITHIN THE BUILDING ZONING LOTS, SHALL BE KNOWN LOT 20.
- 3.) PROPOSED LOT 20, AREA OF 88,414 SF, NO IMPROVEMENTS.

ZONING LOTS - BUILDINGS 7, 8, 9
SCALE: 1" = 20'

