



# MCMILLAN

## Parcel 2 - Mixed-Use Multifamily Building

# PUD Application

September 15, 2015

 JAIR LYNCH DEVELOPMENT PARTNERS

 MV+A ARCHITECTS

 BOWMAN CONSULTING

## MCMILLAN PROJECT TEAM

**OWNER**  
DISTRICT OF COLUMBIA

**DEVELOPMENT TEAM**  
EYA  
JAIR LYNCH DEVELOPMENT PARTNERS  
TRAMMELL CROW COMPANY

**PROJECT DIRECTOR**  
ANNE L. CORBETT

**MASTER PLAN ARCHITECT**  
EE&K A PERKINS EASTMAN COMPANY

**LANDSCAPE ARCHITECT**  
NELSON BYRD WOLTZ

**HISTORIC PRESERVATION CONSULTANT**  
EHT TRACERIES, INC.

**CIVIL ENGINEER**  
BOWMAN CONSULTING

**STRUCTURAL ENGINEER**  
ROBERT SILMAN ASSOCIATES

**TRAFFIC CONSULTANT**  
GOROVE / SLADE

**LAND USE COUNSEL**  
HOLLAND & KNIGHT

**BUILDING ARCHITECTS**  
EE&K A PERKINS EASTMAN COMPANY  
LESSARD DESIGN  
MV+A / DAVID JAMESON  
SHALOM BARANES ASSOCIATES



## Phase 2 Mixed-Use Multifamily Building

### Architecture Description

The proposed concept design of the mixed-use, multifamily, and retail building on Parcel 2 is conceived to provide a unique expression of the McMillan Sand Filtration Site that conforms to the Master Plan and Design Guidelines, and relates to the existing approved vertical building concepts. Special focus was placed on the creation of premium views to the reservoir to the west and the park and community center to the south.

- **Simple Geometry** – Consistent with the massing strategy used in the other proposed buildings at McMillan, the proposed massing is expressed as a series of simple linear bars. As outlined in the design guidelines, providing rational and straightforward geometries “reflect[s] the site’s logical organization and the historic structures’ formal simplicity.”
- **The Draped Landscape** – Connecting to the manner in which the grassy landscape of the McMillan Sand Filtration Plant drapes and folds over the vaulted filter cells below, the building’s white metal element is expressed as draping over a dark masonry building beneath. The contrast between the treatments of the two elements relates to the contrast between the grassy landscape and the functional elements required for the water filtration process. Furthermore, this concept follows the design guidelines suggestion that a “systematic layering and variation of façade elements is appropriate and encouraged.”
- **Unified Palette** – In order to maintain the cohesion of the McMillan site as a singular place, this concept design utilizes a material palette and material treatment consistent with existing approved building concepts. The primary building color is white as expressed through a white metal panel facade system; secondary building color of charcoal grey is expressed through charcoal masonry and charcoal metal; and a tertiary building color is expressed in the wood balcony railings and accent mullions.
- **Banded Pattern / Grid Pattern** – The banded patterning of the white metal facade treatment and striping on the dark masonry relates to the patterning on the sand bins left behind from their construction process. Similar patterning is proposed through different means and materials on the other buildings on the North Service Court. The regular gridded patterns of McMillan are referenced in the simple regular grid of windows on the building’s white metal facade system. The playful dance of its small vertical windows further provides diagonal readings similar to the manhole covers in McMillan’s grassy landscape.
- **Accented Entries / Portal Passages** – The McMillan Sand Filtration site features a number of celebrated portal passageways with accented entries such as the pronounced framed entries into each of the filtration cells, and the bold openings to the sand bins. The previously proposed buildings and landscape design employ abstracted portal passageways in a variety of locations and scales. This proposed building creates a portal passageway beneath the connection across Three Quarter Street which frames reciprocal views to and from the North and South Service Courts.
- **North Service Court Cohesion** – This building’s design contributes to the cohesive nature of the North Service Court as outlined by the approved design guidelines. All buildings provide a unified podium and all buildings setback from the court above the podium to evoke the plinth and provide more breathing room to the historic elements. As was proposed on Parcel 1 and 4, the podium wall is canted similar to the existing service court wall and punctuated by a portal passage that mirrors a similar design element in the healthcare facility across the court.



PARCEL 2

PARCEL 2 MIXED-USE MULTIFAMILY BUILDING

APPROVED MASTERPLAN

**Zoning: CR (per First-Stage PUD, ZC Order No. 13-14)**

**Site Area**

<b>Site Area</b>	<b>66,654 sf</b>
<b>Minus Internal Streets / Easements</b>	<b>(18,476 sf)</b>
<b>Effective Total</b>	<b>48,178 sf</b>

**Street Widths**

1st Street, NW	90 ft - used for height act compliance purposes
Three Quarter Street, NW	52 ft (private)
Half Street, NW	72 ft (private)
North Service Court, NW	117 ft (private)

**CR PUD Guidelines**

	<b>Permitted/Required</b>	<b>Provided</b>
<b>Building Height</b> (§2405.1)	110'	82'-6"
<b>Floor Area Ratio</b> (§2405.2)	8.0 Residential 4.0 Non-residential 8.0 Total	3.34 Residential actual 4.62 Residential effective 0.28 Non-residential actual 0.39 Non-residential effective 3.62 Total actual 5.01 Total effective
<b>Gross Floor Area</b>		
Residential	533,232	222,444 (does not include 1,834 sf under Three Quarter St. span)
Non-residential	266,616	18,772
Total	533,232	241,216
<b>Lot Occupancy</b> (§772.1)	100% non-residential 75% residential	Level 1: 61% (40,529/66,654) actual 84% (40,529/48,178) effective Level 2: 46% (30,771/66,654) actual 63% (30,771/48,178) effective Levels 3-7: 50% (33,243/66,654) actual 69% (33,243/48,178) effective
<b>Roof Structure</b>		
Area (§411.7)	0.37 FAR max	0.37 FAR max
Height (§770.6)	18'-6" max	18'-6" max
Setback (§400.7)	1:1 min	1:1 min

**Notes**

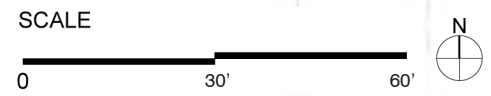
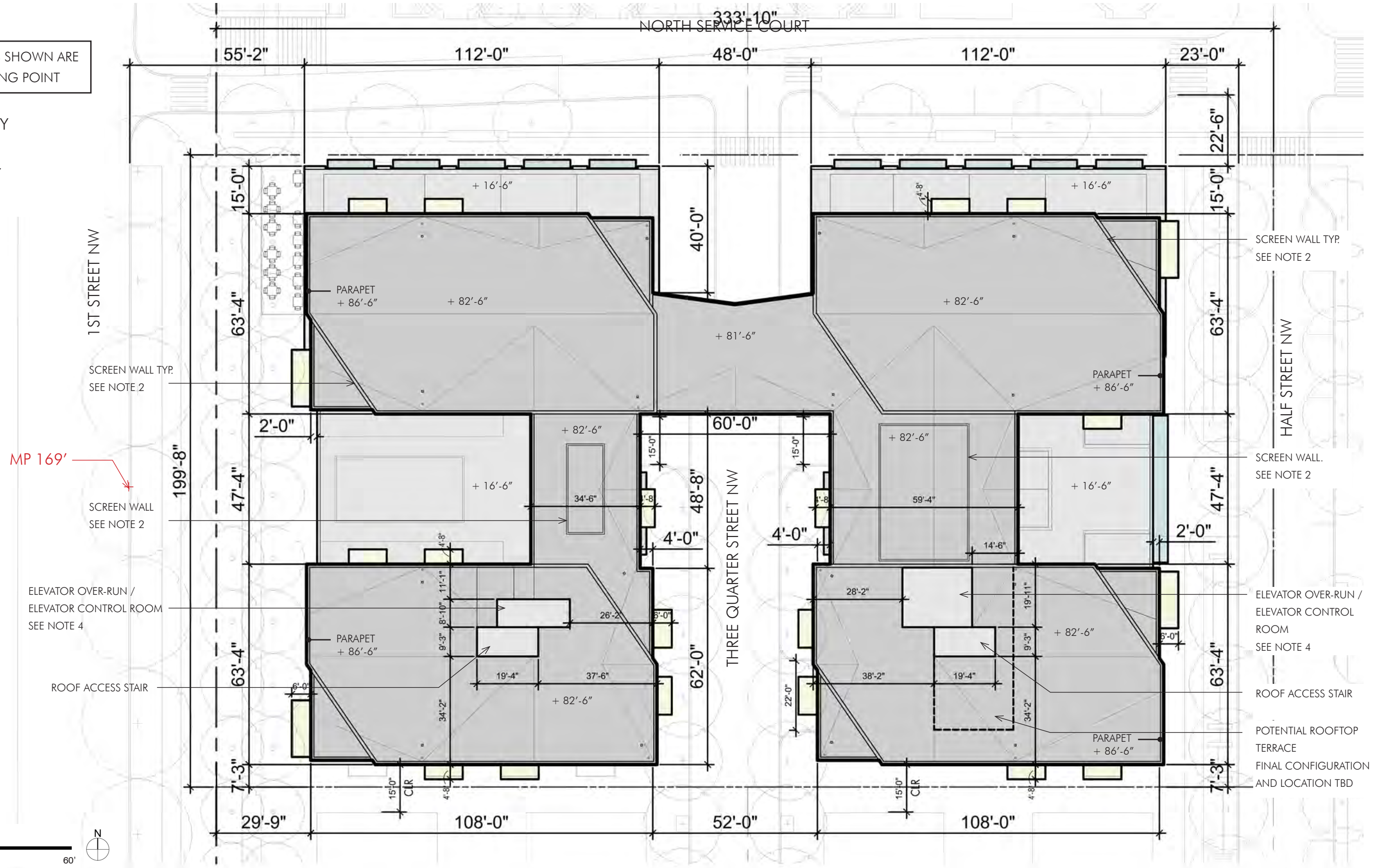
- (§411.4) Permitted to provide multiple penthouses when multiple elevator or stair cores extend to roof.
- (§411.17) All other screens and walls, and rooftop mechanical are less than four feet above parapet.
- (§2201.2) Because residential uses occupy more than 90% of the gross floor area of the building, required loading is calculated as if residential uses occupy the entire building.
- (§770.6) 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.

**Parking & Loading Tabulations**

<b>Parcel 2</b>				
<b>Land Use Type</b>	<b>Parking or Loading Requirement</b>	<b>Gross Floor Area / Unit</b>	<b>Required</b>	<b>Proposed</b>
<b>Retail</b>	In excess of 3,000 sf, 1 for each additional 750 ft.2 of gross floor area	18,772	22	67
Retail Accessible Parking	51 to 75 Spaces: 3 Spaces	-	3	3
Retail Loading	See Note 3	-	None	None (shared with residential)
Retail Bicycle Parking	5% of vehicular spaces provided		4	8
<b>Residential</b>	1 Space per (3) Dwelling Units	236	79	155
Residential Accessible Parking	151 to 200 Spaces: 6 Spaces	-	6	6
Residential Loading	(1) Loading Berth at 55' Deep with (1) Platform at 200 sf, (1) Loading Space at 20' Deep	-	1 55' Berth with 200 sf platform 1 Loading space	(1) 40' berth with 200 sf platform (1) 30' berth with 100 sf platform
Residential Bicycle Parking	1 space for every 3 units		79	79

NOTE: HEIGHTS SHOWN ARE FROM MEASURING POINT

- BALCONY
- CANOPY



MP 169'

SCREEN WALL TYP. SEE NOTE 2

SCREEN WALL SEE NOTE 2

ELEVATOR OVER-RUN / ELEVATOR CONTROL ROOM SEE NOTE 4

ROOF ACCESS STAIR

SCREEN WALL TYP. SEE NOTE 2

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ROOF ACCESS STAIR

POTENTIAL ROOFTOP TERRACE  
FINAL CONFIGURATION AND LOCATION TBD







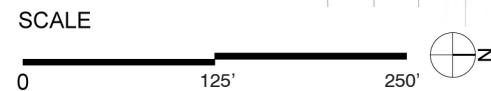
INTERFACE MULTIMEDIA



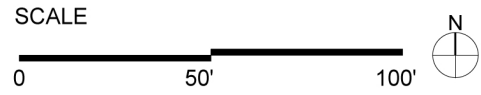
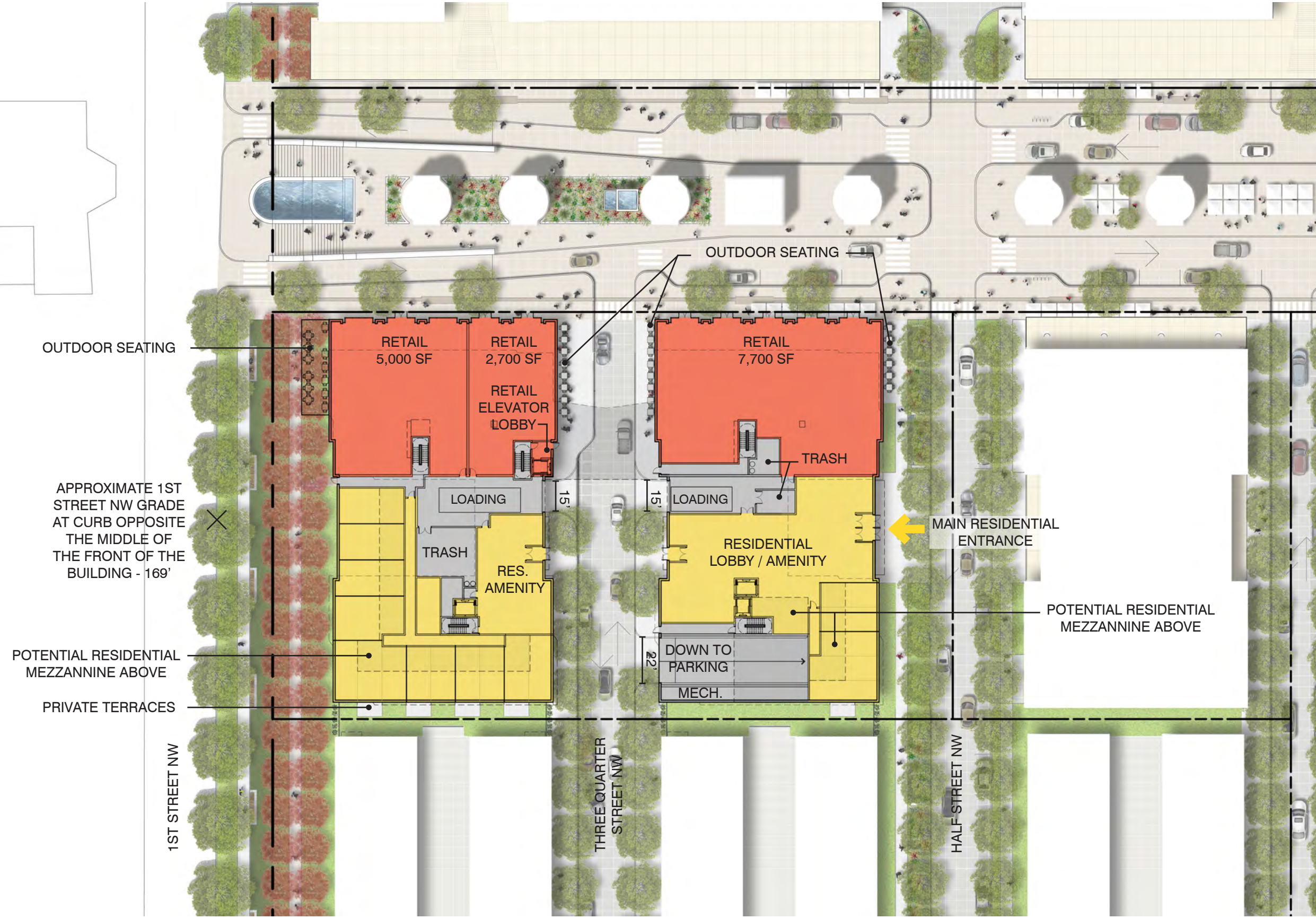
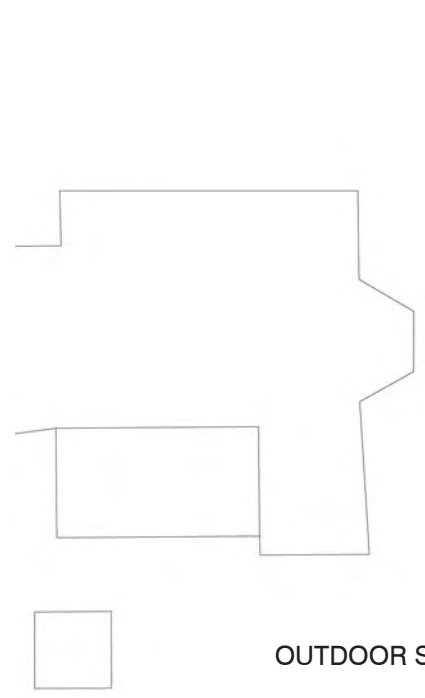




- RETAIL
- RESIDENTIAL
- PARKING/  
LOADING/ MEP

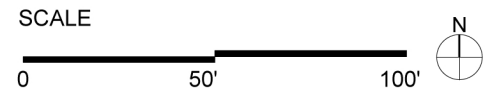
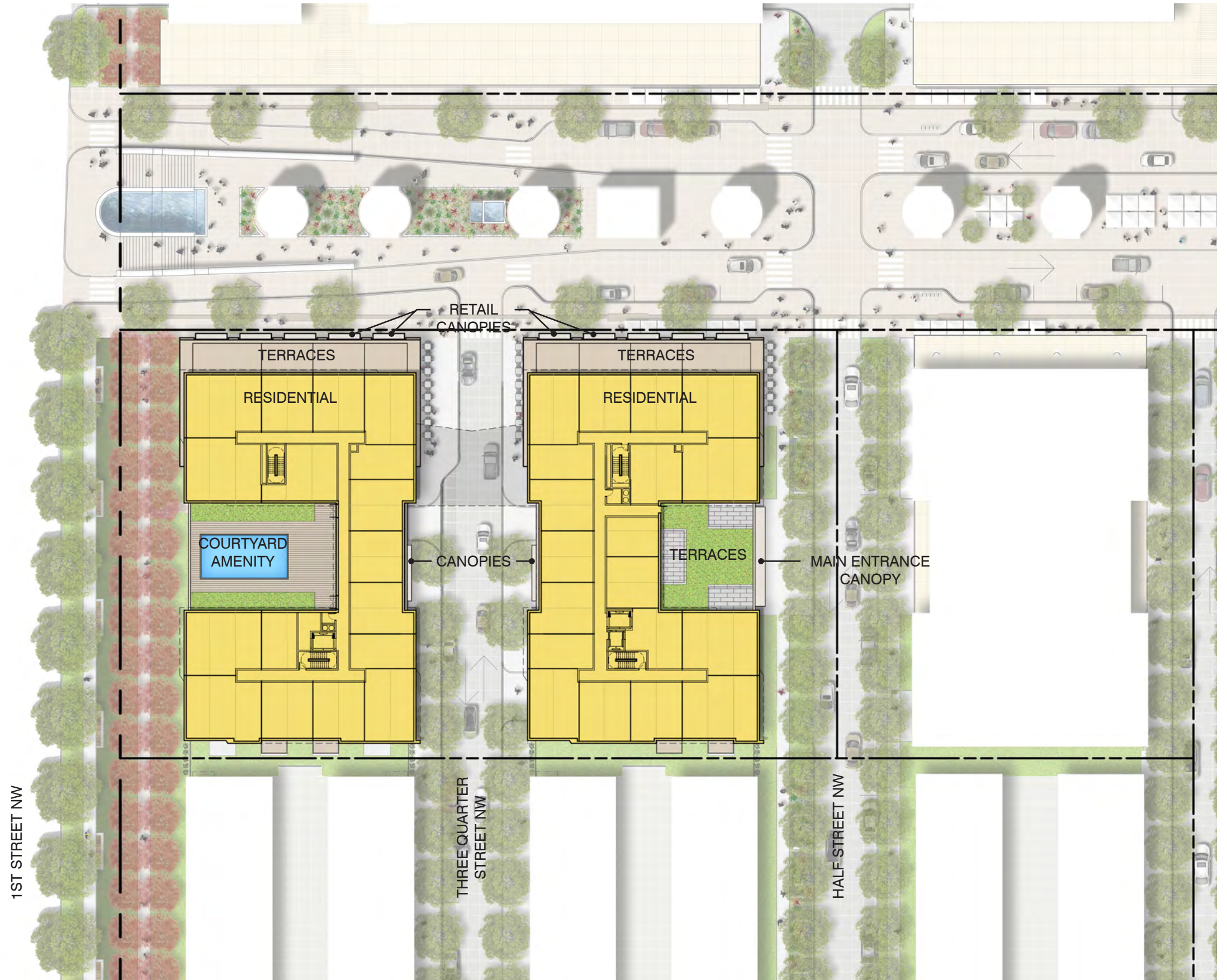
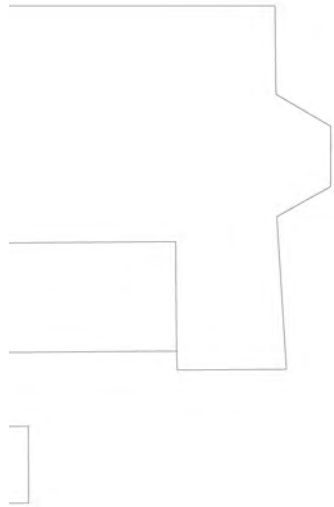


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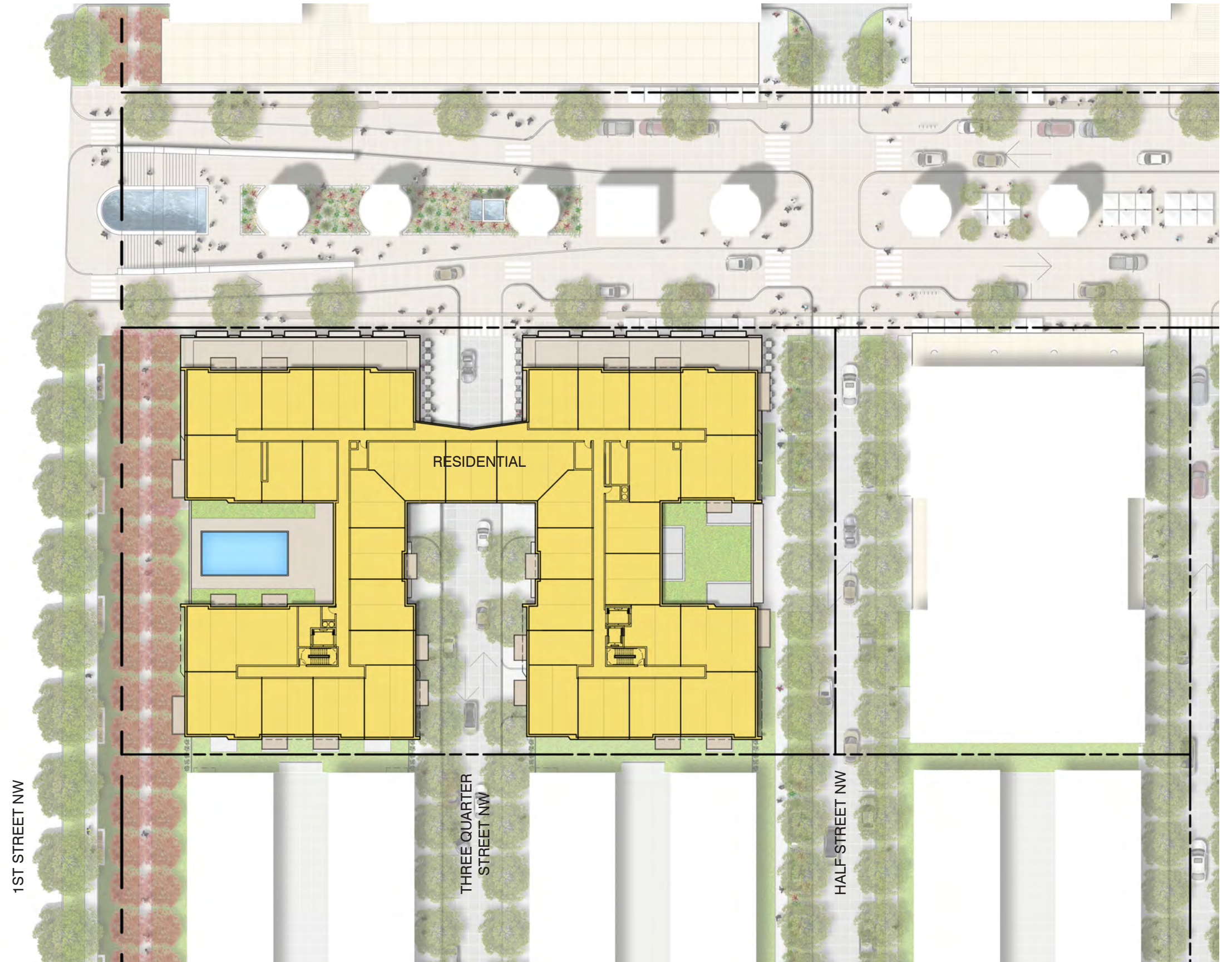
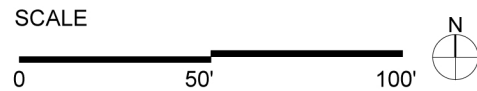
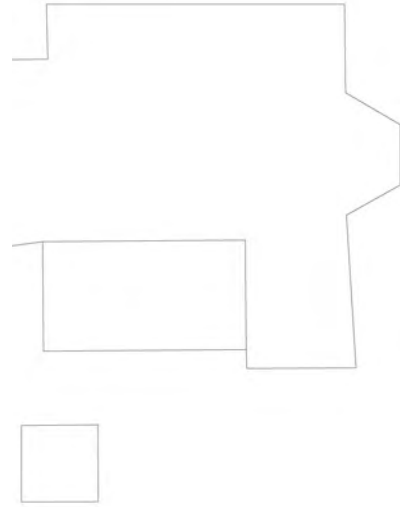
- Interior plan layouts are conceptual and shown for illustrative purposes. Final layouts may vary.  
 - Retail layouts, finished floor elevations, and entrance locations will depend on retail leasing.

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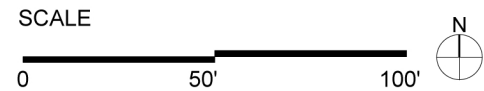
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Note:  
Standard Spaces:  
(Unmarked)  
9' x 19'

Compact Spaces:  
(Marked with C)  
8' x 16'

Accessible Spaces  
(Marked with Accessible  
Symbol)  
9'x 19' Not including  
accessible aisle.



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