

Phase II Mixed-Use Multifamily Building

JAIR LYNCH Development Partners

MV+A Architects



INTERFACE MULTIMEDIA

ZONING COMMISSION

District of Columbia
CASE NO.13-14A
EXHIBIT NO.57



APPROVED MASTERPLAN

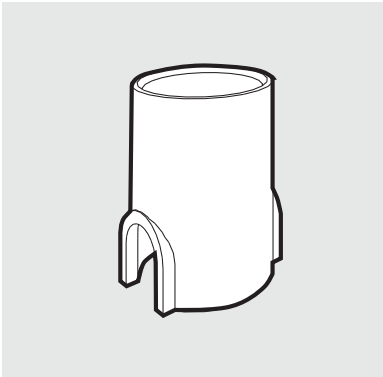


PHASE II MIXED USE RESIDENTIAL

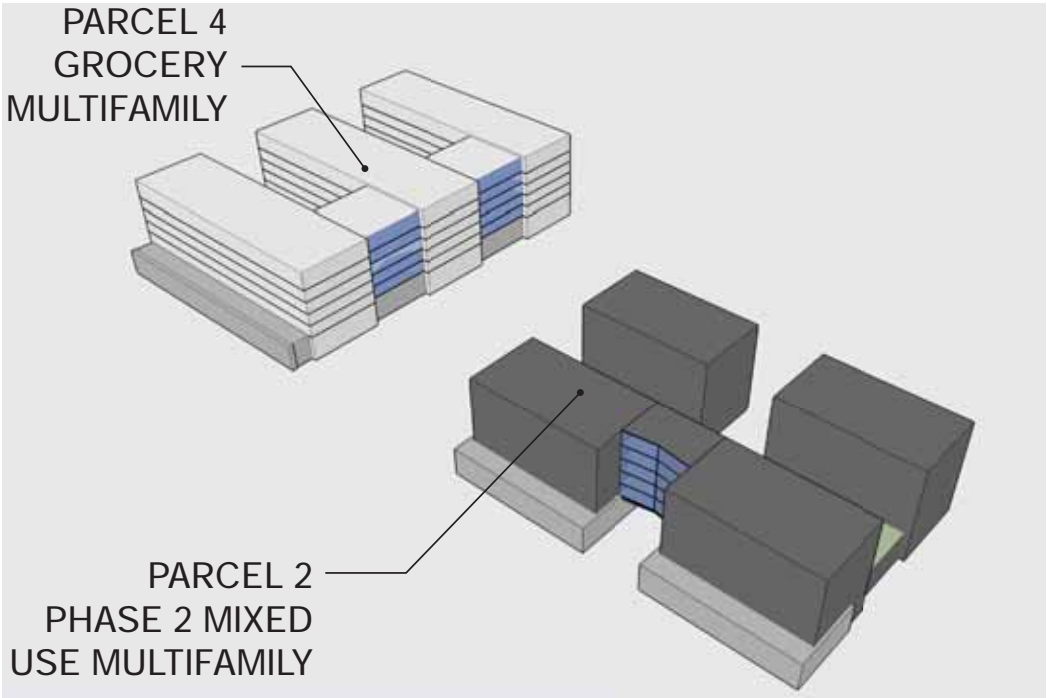
1. CONSISTENCY
WITH THE SPIRIT OF
MCMILLAN
2. TECHNICAL
FUNCTION OF THE
BUILDING
3. PUBLIC EXPERIENCE
OF THE BUILDING
DESIGN



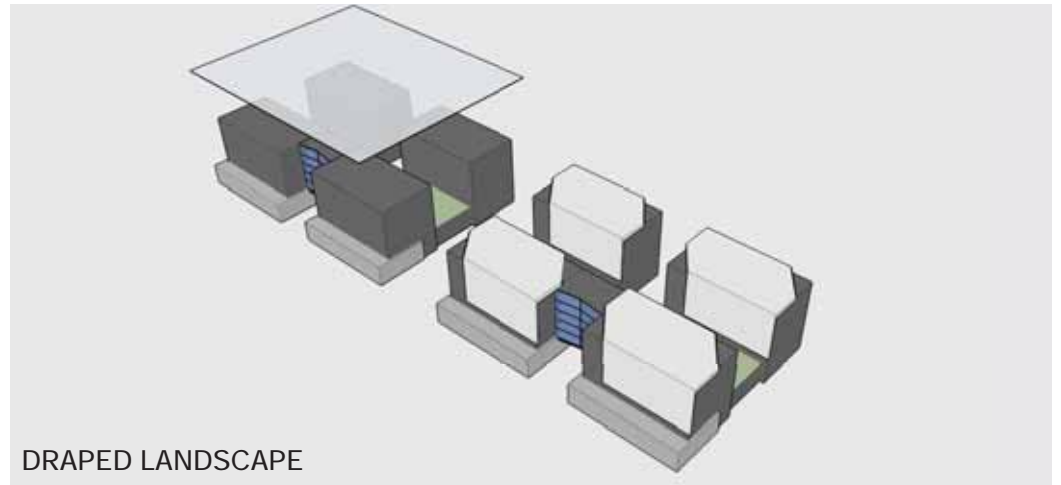
ARCHITECTURAL COHESION - SIMPLE GEOMETRY



SIMPLE GEOMETRY



ARCHITECTURAL COHESION - DESIGN CONCEPT: DRAPED LANDSCAPE



DRAPED LANDSCAPE



ARCHITECTURAL COHESION - UNIFIED PALLETTE / COMPATIBLE MATERIALS / SIMILAR FENESTRATION

ADAPTED FROM PHASE 1 BUILDINGS HPRB SUBMISSION

COLOR PALETTE

PRIMARY BUILDING COLOR

FENESTRATION & RAILINGS
SECONDARY BUILDING COLOR

TERTIARY BUILDING COLOR
HIGHLIGHT COLOR



ROW HOMES

PARCEL 4

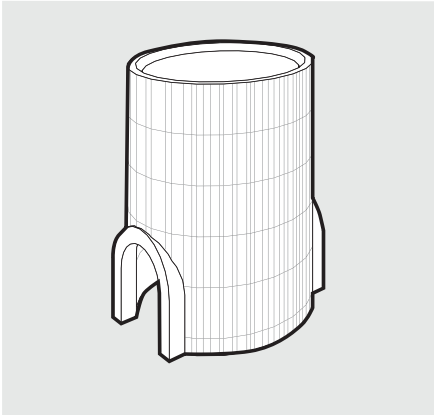


PARCEL 2

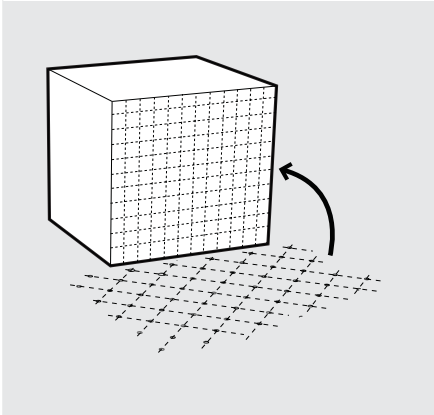


PARCEL 1

ARCHITECTURAL COHESION - BANDED & GRIDDED PATTERN



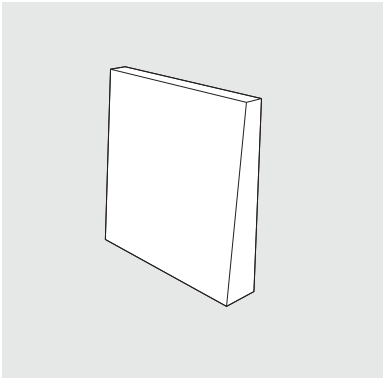
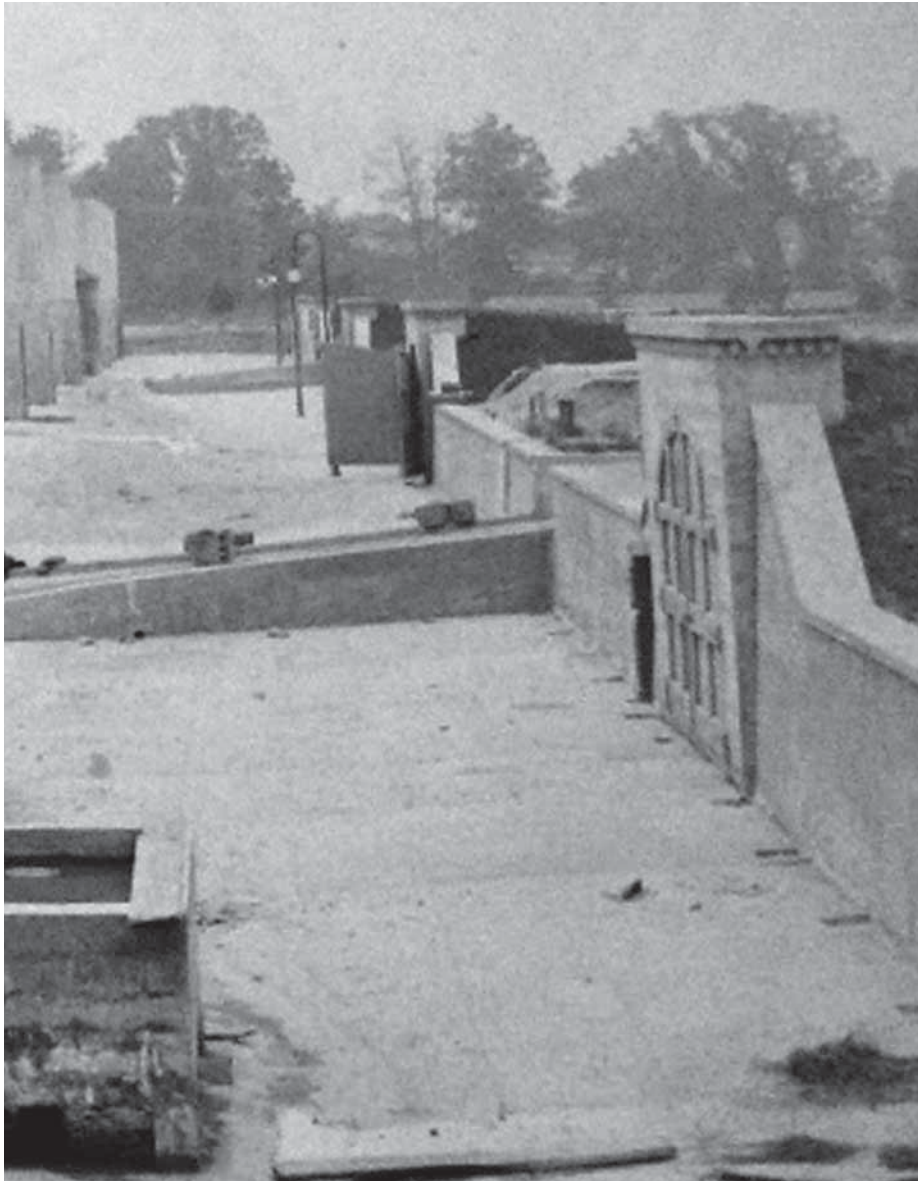
BANDED PATTERN



GRID PATTERN



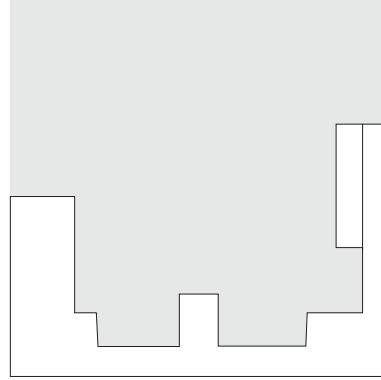
ARCHITECTURAL COHESION - NORTH SERVICE COURT: WALLS RECALLED



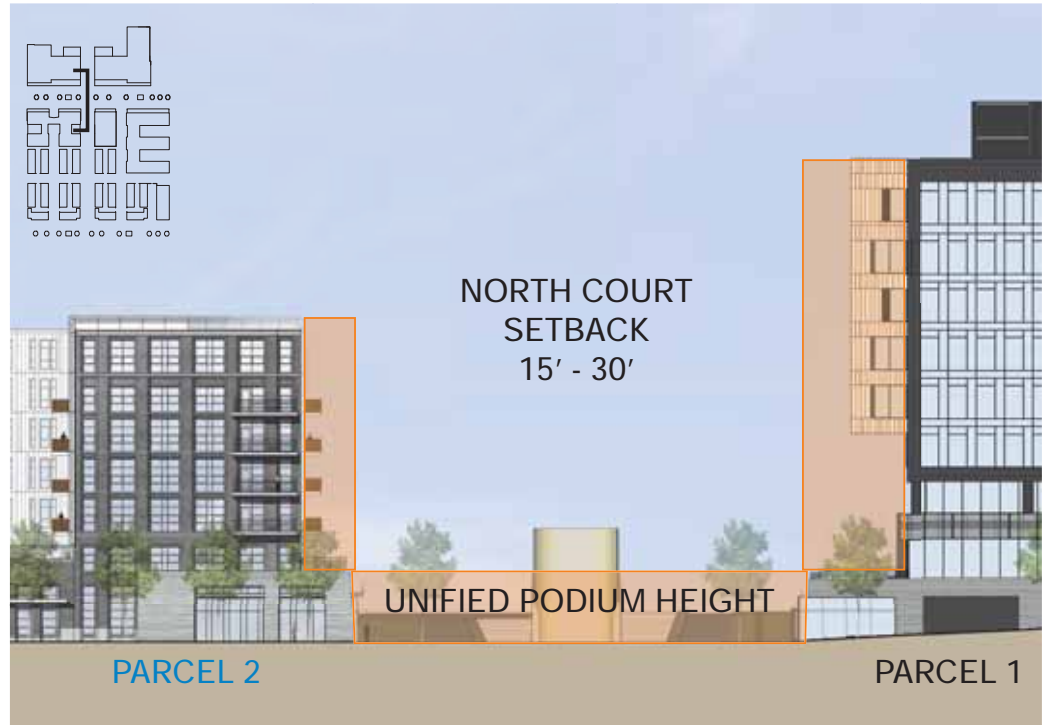
CANTED CELL WALL



ARCHITECTURAL COHESION - NORTH SERVICE COURT: UNIFIED PODIUM & SETBACK



UNIFIED PODIUM & SETBACK

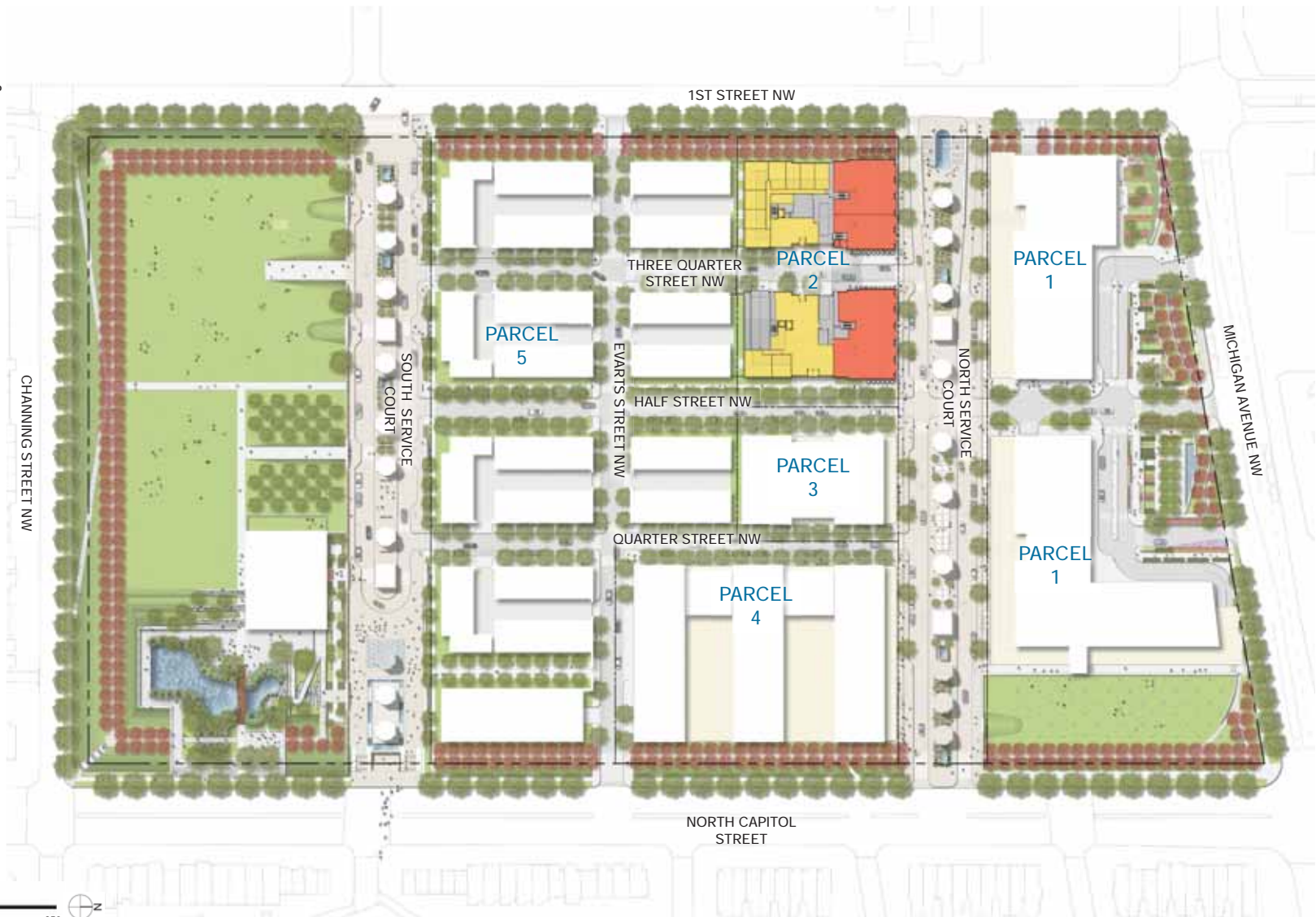


PARCEL 2

PARCEL 1




ILLUSTRATIVE SITE PLAN

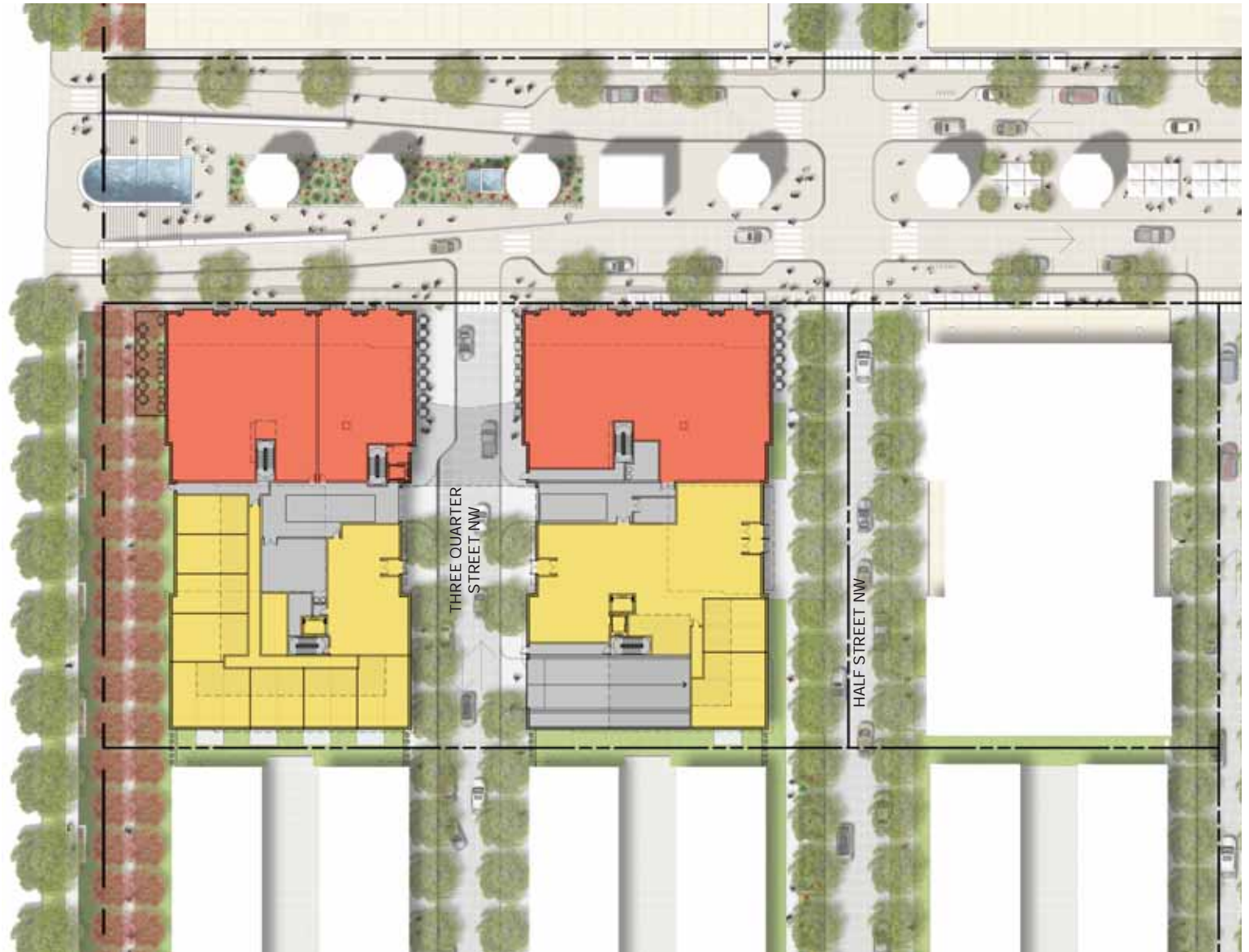
- RETAIL
- RESIDENTIAL
- PARKING/
LOADING/ MEP



GROUND LEVEL PLAN



-  Retail
-  Residential
-  Parking/
Loading/MEP



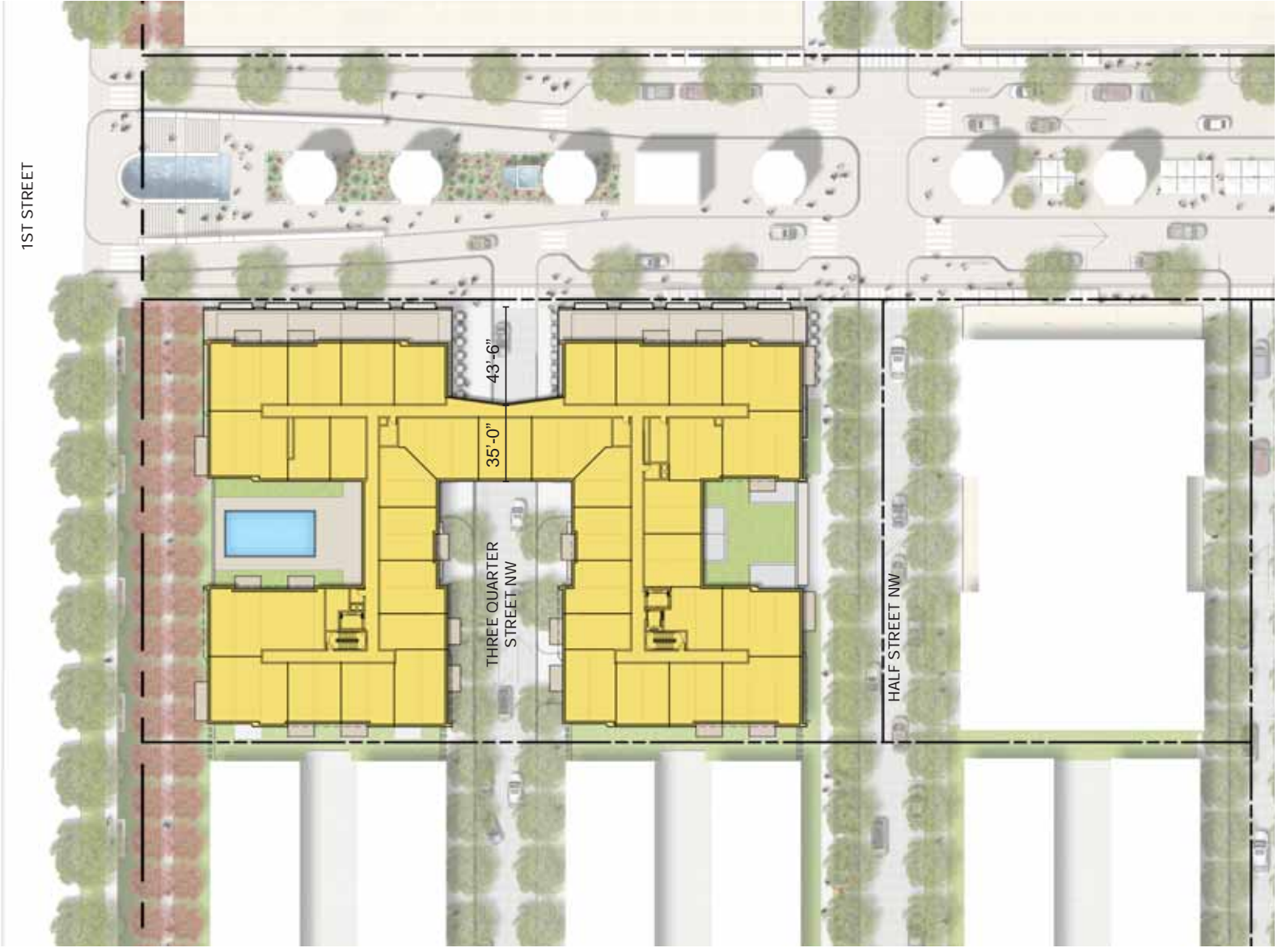
LEVEL 2 PLAN

- Retail
- Residential
- Parking/
Loading/MEP



LEVELS 3-7 PLAN

- Retail
- Residential
- Parking/
Loading/MEP



LOOKING EAST FROM 1ST STREET NW



LOOKING SOUTH AT NORTH SERVICE COURT & 1/2 STREET



LOOKING SOUTH AT NORTH SERVICE COURT & 3/4 STREET

SPECIAL TREATMENT ON
CORRIDOR WALL / CEILING



VIEW FROM THREE QUARTER STREET LOOKING NORTH



VIEW FROM SOUTH LOOKING NORTH



AERIAL VIEW LOOKING SOUTHEAST FROM NORTH CAPITOL STREET AND MICHIGAN AVE.



AERIAL VIEW LOOKING NORTHWEST FROM NORTH CAPITOL STREET AND CHANNING STREET NW



DESIGN ACCOMPLISHMENTS

1. FRAMES AND HEIGHTENS HISTORIC RESOURCES
2. ACTIVATES NORTH SERVICE COURT
3. ESTABLISHES 1ST STREET AS A PLACE AND ENTRANCE
4. PROVIDES DEFERENTIAL DISTINCTION BETWEEN 1ST STREET AND NORTH SERVICE COURTS
5. PROVIDES A TRANSITION IN SCALE FROM THE LARGE MEDICAL OFFICE TO THE SMALLER ROW HOUSES



LOOKING EAST FROM 1ST STREET NW

