



MCMILLAN

Parcel 2 - Mixed-Use Multifamily Building

PUD Application

POST HEARING SUBMISSION

January 14, 2016

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DISTRICT OF COLUMBIA

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Introduction 3

Option A 6

Option B 29

Affordable Housing 52

Circulation 56

Materials 58

Sustainability 62

Civil 68



Phase 2 Mixed-Use Multifamily Building

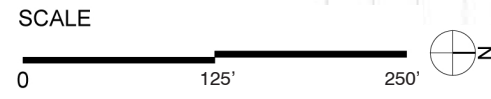
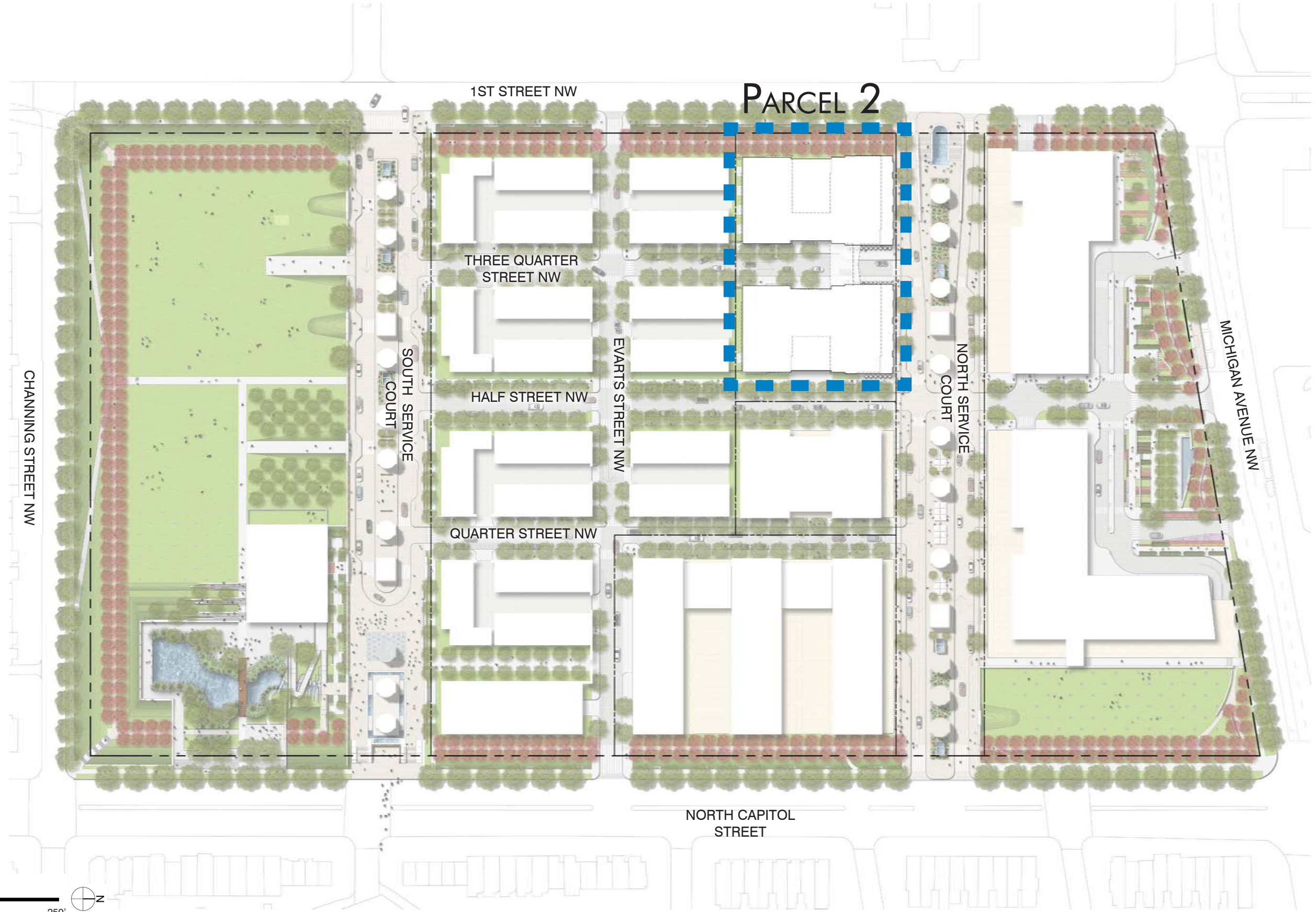
Architecture Description

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.



APPROVED MASTERPLAN



OPTION A

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

Site Area

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

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

	Permitted/Required	Provided
Building Height (§2405.1)	110'	82'-6"
Floor Area Ratio (§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
Gross Floor Area		
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
Lot Occupancy (§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
Roof Structure		
Area (§411.7)	0.37 FAR max	0.37 FAR max
Height (§770.6)	18'-6" max	West penthouse: 11'-1" East Penthouse 14'-6"
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

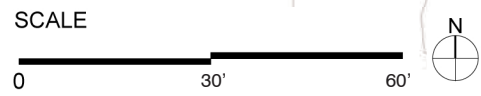
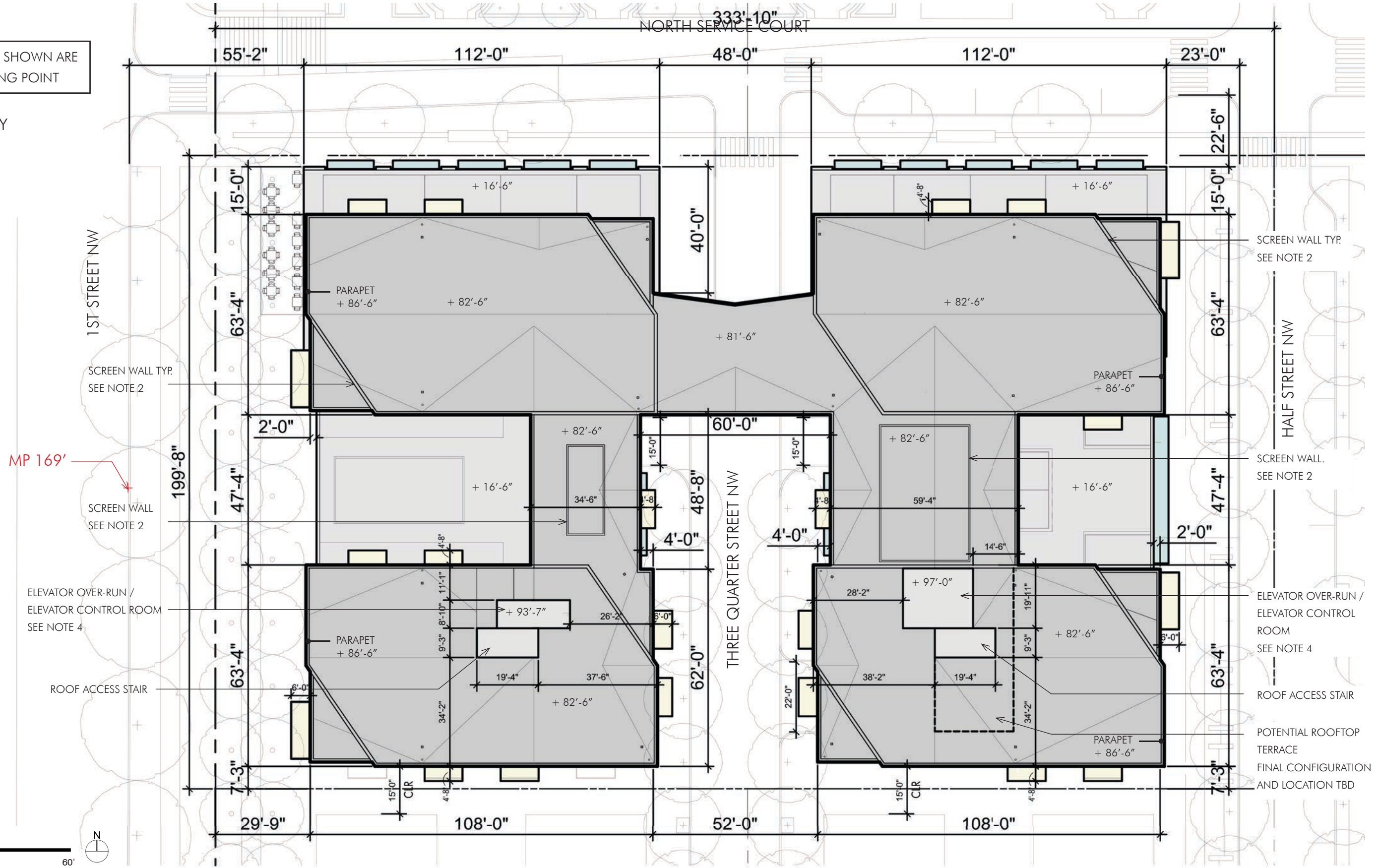
Parcel 2				
Land Use Type	Parking or Loading Requirement	Gross Floor Area / Unit	Required	Proposed
Retail	In excess of 3,000 sf, 1 for each additional 750 ft.2 of gross floor area	18,772	22	67
Retail Accessible Parking	51 to 75 Spaces: 3 Spaces	-	3	3
Retail Loading	See Note 3	-	None	None (shared with residential)
Retail Bicycle Parking	5% of vehicular spaces provided		4	8
Residential	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

OPTION A: ZONING DIAGRAM



NOTE: HEIGHTS SHOWN ARE FROM MEASURING POINT

- BALCONY
- CANOPY

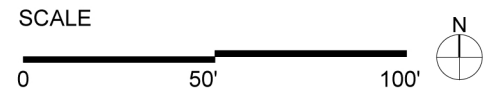
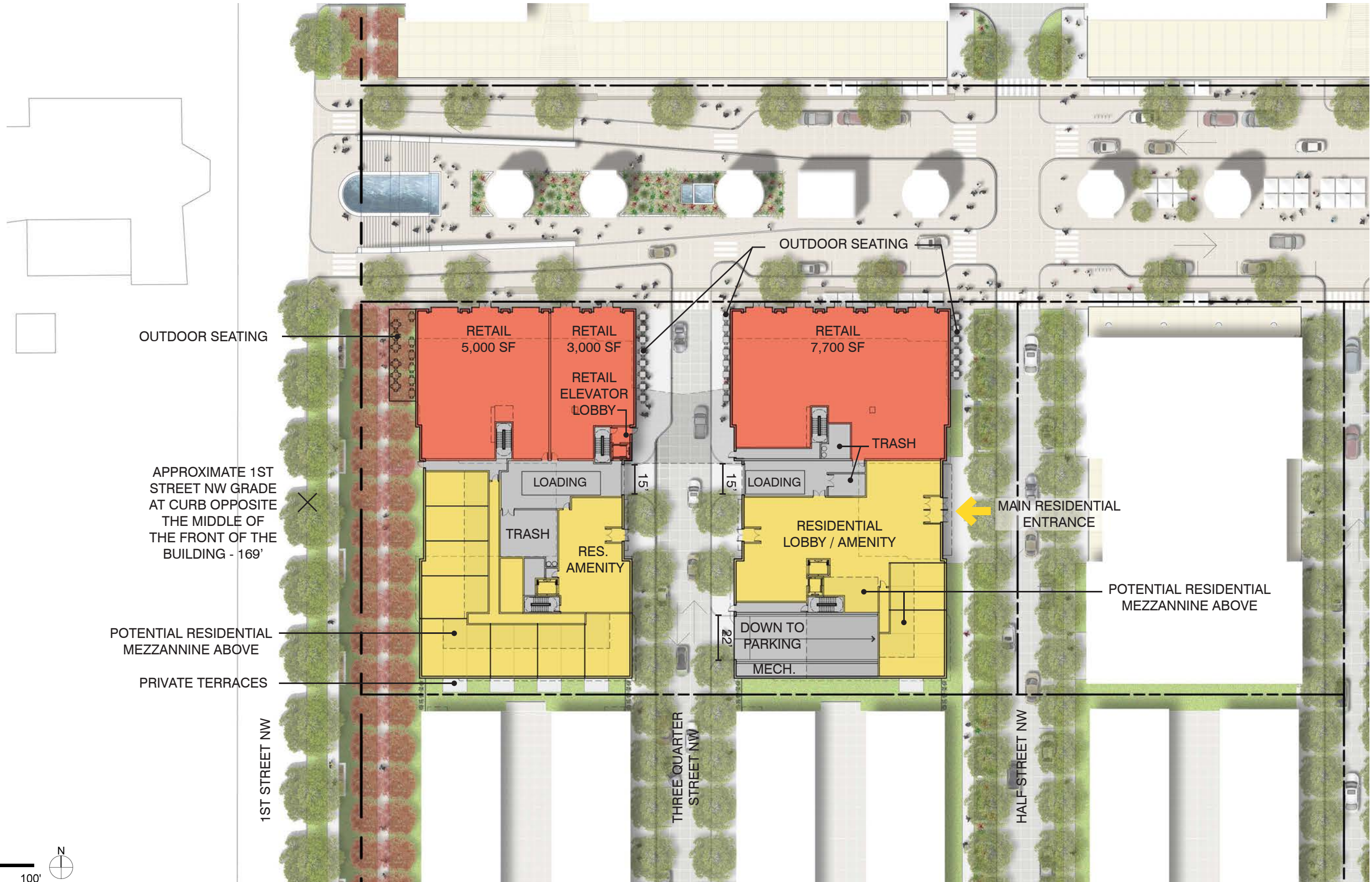




OPTION A: VIEW FROM NORTH SERVICE COURT AND HALF STREET



- RETAIL
- RESIDENTIAL
- PARKING/
LOADING/ MEP

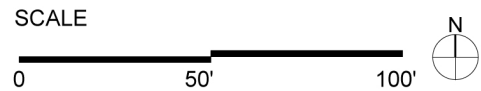
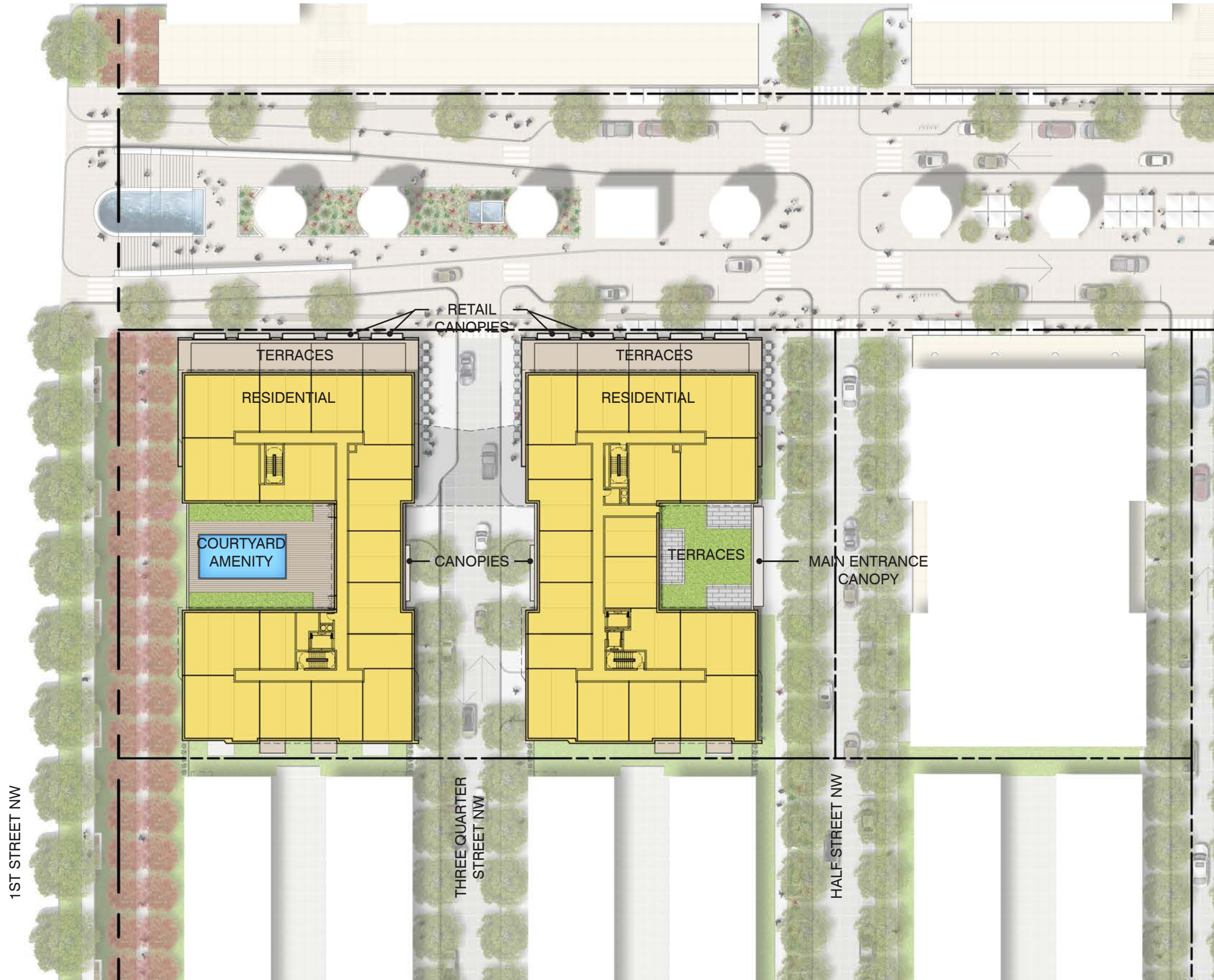
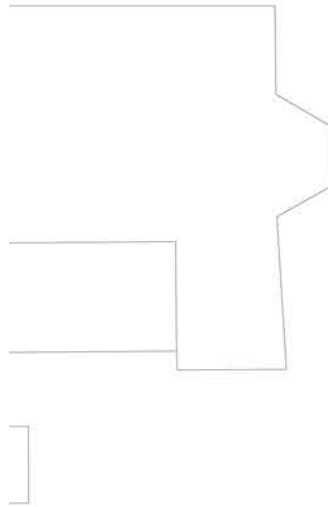


- Interior plan layouts are conceptual and shown for illustrative purposes. Final layouts may vary.
- Retail layouts, finished floor elevations, and entrance locations will depend on retail leasing.

OPTION A: LEVEL 2 PLAN

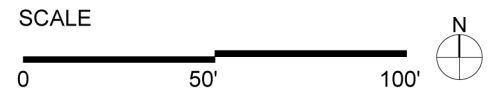
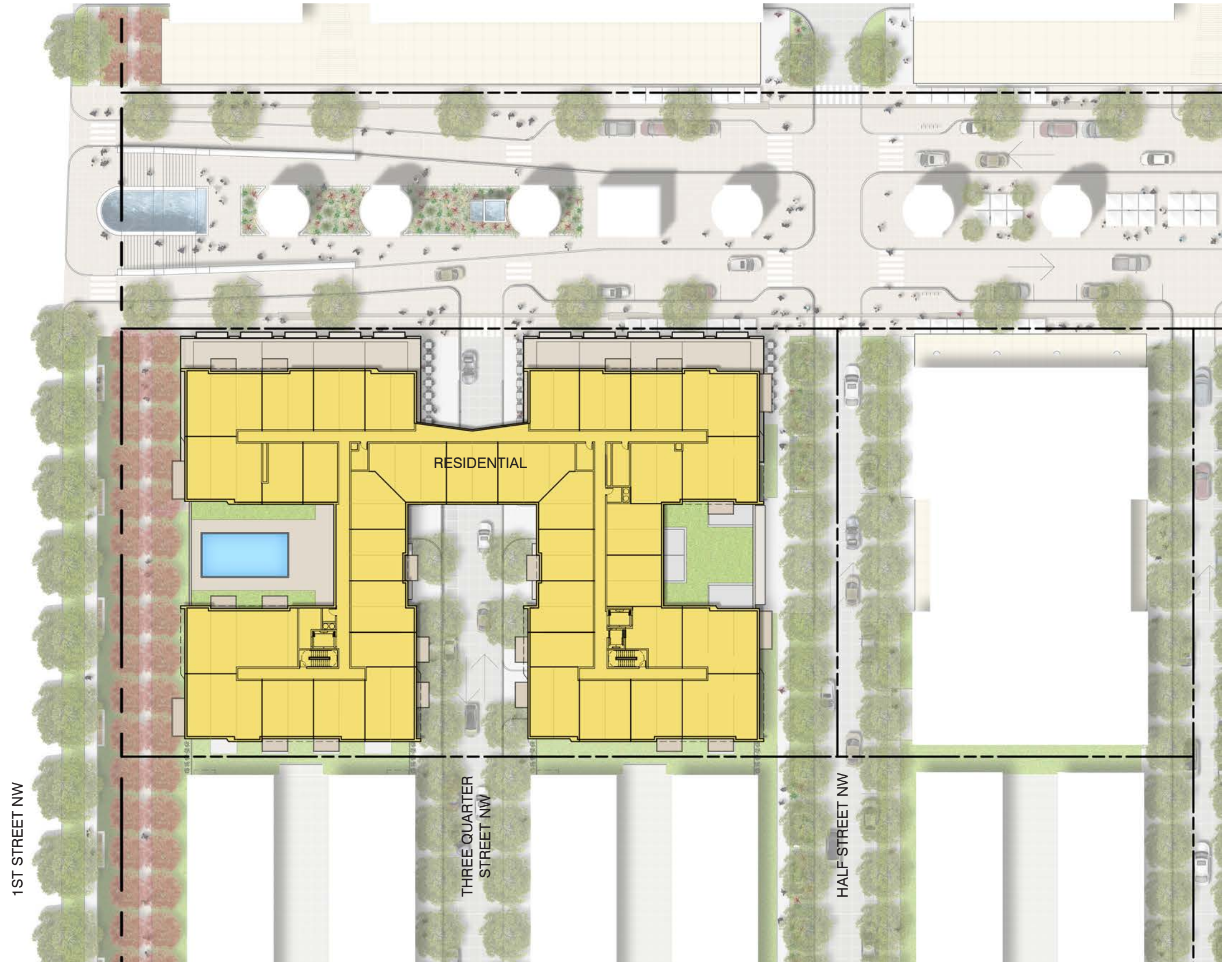
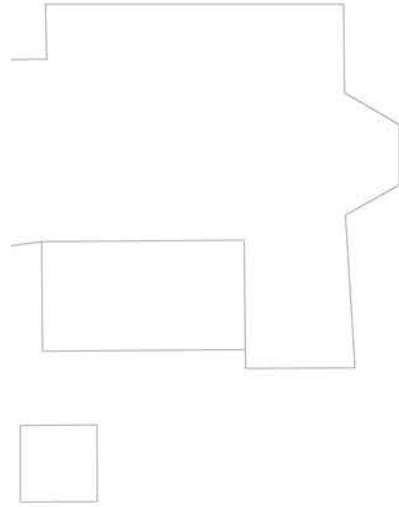


- RETAIL
- RESIDENTIAL
- PARKING/
LOADING/ MEP



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- RETAIL
- RESIDENTIAL
- PARKING/
LOADING/ MEP



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OPTION A: P1 PLAN

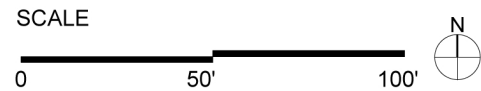
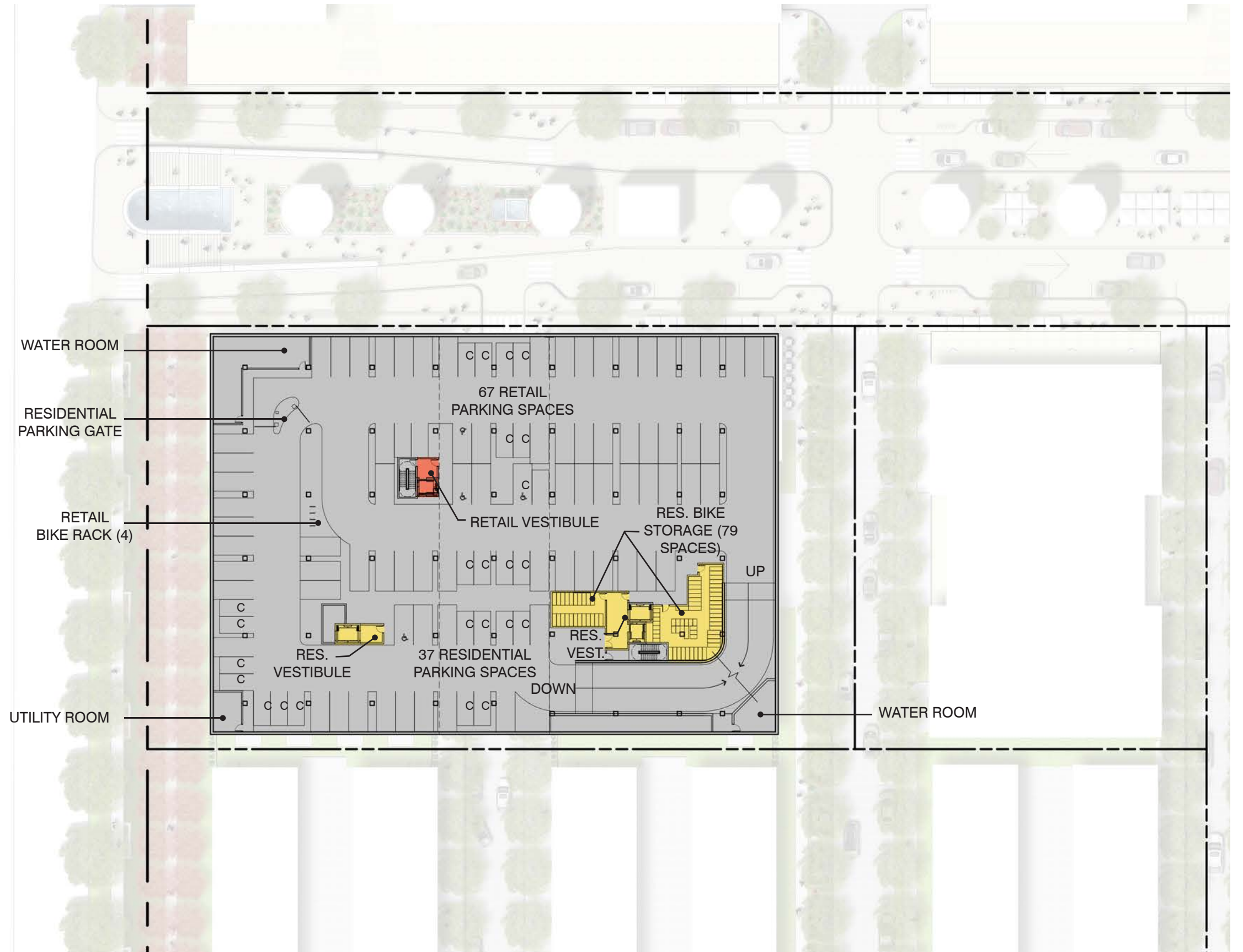


- RETAIL
- RESIDENTIAL
- PARKING/
LOADING/ MEP

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.



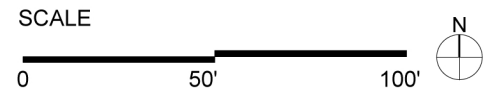
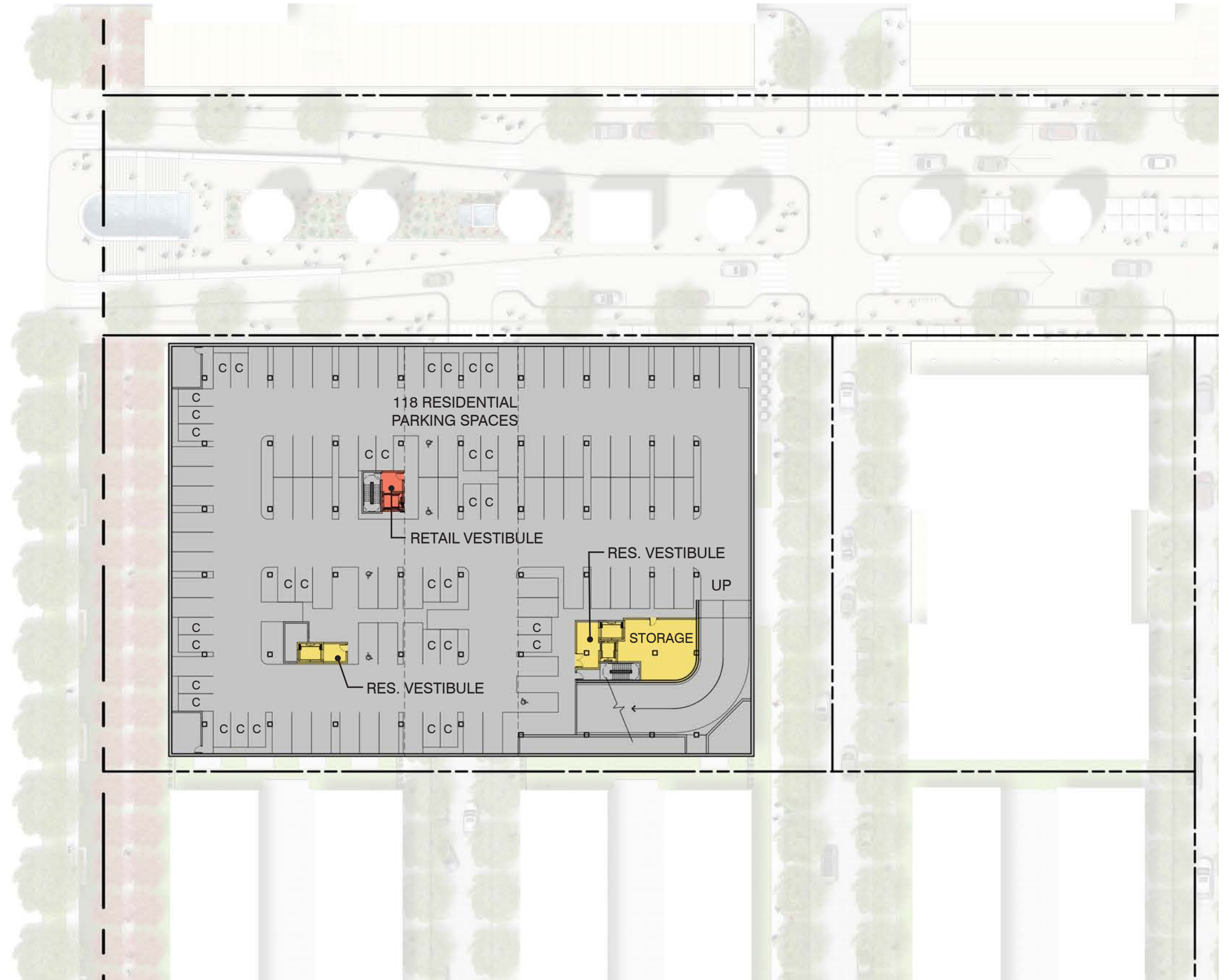
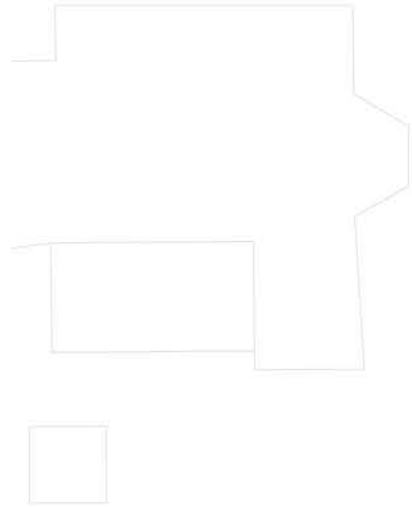
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- RETAIL
- RESIDENTIAL
- PARKING/
LOADING/ MEP

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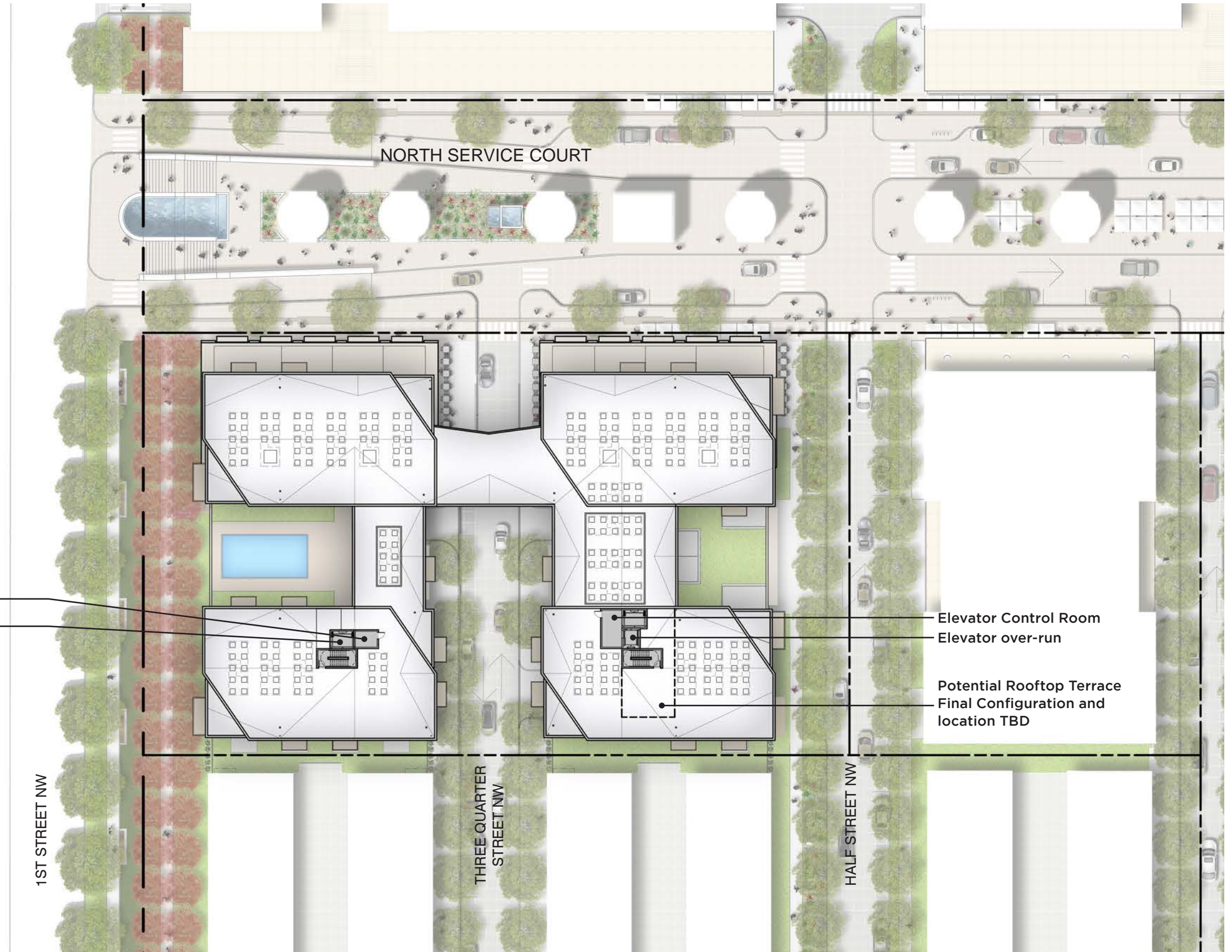
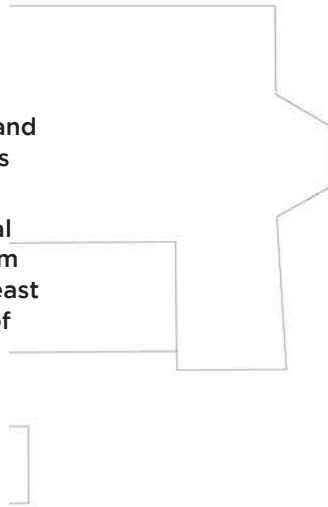
OPTION A: ROOF PLAN



- RETAIL
- RESIDENTIAL
- PARKING/
LOADING/ MEP

Note:

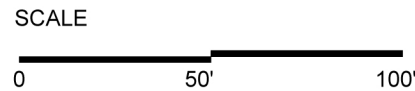
1. (§411.17) All screens and walls, and rooftop mechanical units are less than four feet above parapet.
2. (§770.6) Housing for mechanical equipment shall be set back from all exterior walls a distance at least equal to its height above the roof upon which it is located.



Elevator Control Room
Elevator over-run

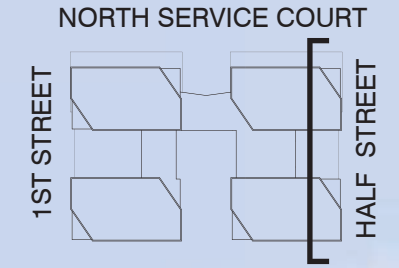
Elevator Control Room
Elevator over-run

Potential Rooftop Terrace
Final Configuration and location TBD



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- RETAIL
- RESIDENTIAL
- PARKING/
LOADING/ MEP



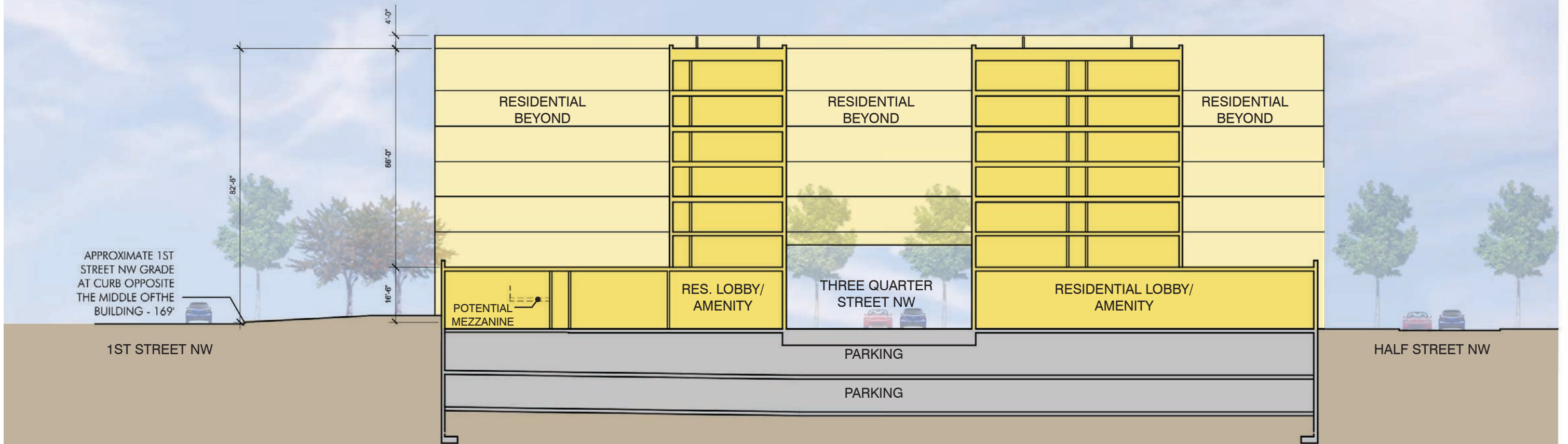
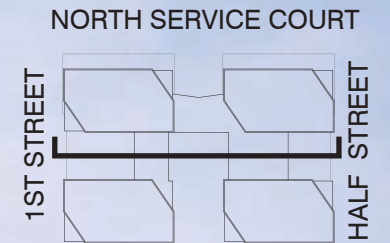
NOTES:

1. (§411.17) All screens and walls, and rooftop mechanical units are less than four feet above parapet.
2. (§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.
3. 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.
4. Flexibility is requested to make minor refinements to exterior details and dimensions, including belt courses, sills, bases, cornices, railings and trim, or any other changes to comply with the building codes or that are otherwise necessary to obtain a final building permit or certificate of occupancy.

OPTION A: BUILDING SECTION



- RETAIL
- RESIDENTIAL
- PARKING/
LOADING/ MEP



- NOTES:
1. (§411.17) All screens and walls, and rooftop mechanical units are less than four feet above parapet.
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MEASURED FROM APPROXIMATE 1ST STREET NW GRADE AT CURB OPPOSITE THE MIDDLE OF THE BUILDING - +169'

82'-6"

66'-0"

14'-6"

16'-6"

0' 5' 10' 20'

MAIN RESIDENTIAL ENTRANCE

NORTH SERVICE COURT

NOTES:

1. (§411.17) All screens and walls, and rooftop mechanical units are less than four feet above parapet.
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OPTION A: NORTH ELEVATION AT NORTH SERVICE COURT



HALF STREET

THREE QUARTER STREET

1ST STREET

NOTES:

1. (§411.17) All screens and walls, and rooftop mechanical units are less than four feet above parapet.
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MEASURED FROM APPROXIMATE 1ST STREET NW GRADE AT CURB OPPOSITE THE MIDDLE OF THE BUILDING - +169'

NORTH SERVICE COURT

- NOTES:
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OPTION A: SOUTH ELEVATION



MEASURED FROM APPROXIMATE 1ST STREET NW GRADE AT CURB OPPOSITE THE MIDDLE OF THE BUILDING - +169'

1ST STREET

THREE QUARTER STREET

HALF STREET

NOTES:

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