PARCEL 1: TIER 2 DESIGN MODIFICATION PLANS

PARCEL 1 BUILDING FOOTPRINT AND SITE PLAN CONSTRAINTS

OCTOBER, 15 2026

DEVELOPER
TRAMMELL CROW COMPANY

ARCHITECT
SHALOM BARANES ASSOCIATES

RESERVOIR DISTRICT DC

ZONING TABULATIONS

ZONING TABULATIONS

SITE AREA

PARCEL	214,550
CELL #14	(37,236)
HALF STREET R.O.W.	(16,082)
1st STREET SETBACK	(3,047)
EFFECTIVE TOTAL	**158,185**

STREET WIDTHS

NORTH CAPITOL STREET	130 FT
MICHIGAN AVENUE, NW	110 FT
FIRST STREET, NW	90 FT (BHMP)

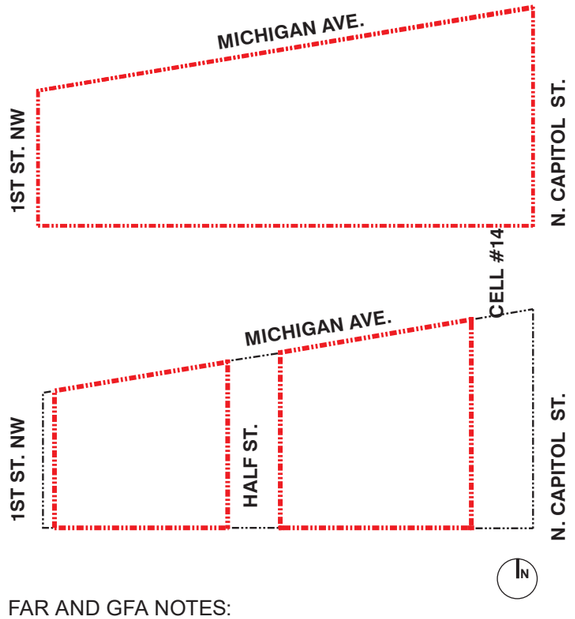
MU-10 (FORMER CR UNDER ZR58) w/ PUD GUIDELINES

	PERMITTED/REQUIRED (PUD)	PREVIOUSLY APPROVED (ZC ORDER 13-14(6))	PROPOSED	PROPOSED FLEXIBILITY RANGE	NOTES
BUILDING HEIGHT (G § 203)	110'	113' MAX	HEALTHCARE / MEDICAL CARE: 113' MAX ANY OTHER USE: 110' MAX	30' - 113'	East and West towers of building may have different heights
FLOOR AREA RATIO (G §201)					
OVERALL MAX (NON-RESIDENTIAL MAX)	8.64 (4.02)	4.08 (4.08) (actual)	4.08 (4.08) (actual) MAX	0.75 - 4.08 (actual)	
		5.53 (5.53) (effective)	5.53 (5.53) (effective) MAX	1.01 - 5.53 (effective)	
GROSS FLOOR AREA (G §201)					
OVERALL MAX (NON-RESIDENTIAL MAX)		875,000	875,000 MAX	160,000 - 875,000	Min. 15,000 retail required
		875,000	875,000 MAX	160,000 - 875,000	
LOT OCCUPANCY (G § 210)					
	75% (80% W/ IZ)	55% (actual) MAX	55% (actual) MAX	N/A	
		74% (effective) MAX	74% (effective) MAX	N/A	
REAR YARD (G § 207)					
	2.5 IN PER FT OF BUILDING HEIGHT = 12'-0" MIN	12'-0" MIN	12'-0" MIN	N/A	
ROOF STRUCTURE (C §§ 1505 and 1505, and G § 203)					
AREA	0.4 FAR MAX	0.37 FAR MAX	0.4 FAR MAX	N/A	
HEIGHT	20'-0" MAX	18'-6" MAX	20'-0" MAX	N/A	
SETBACK	1:1 MIN	1:1 MIN	1:1 MIN	N/A	
PARKING (C § 701)					
MEDICAL CARE	IN EXCESS OF 3,000 GFA, 1 PER 1,000 GFA	1,900 MAX	1,900 MAX	To vary so long as no increase and not below zoning requirement	
OFFICE, LODGING	IN EXCESS OF 3,000 GFA, 0.5 PER 1,000 GFA				
INSTITUTIONAL	IN EXCESS OF 5,000 GFA, 1.67 PER 1,000 GFA				
ENTERTAINMENT, ASSEMBLY, PERFORMING ARTS	2 PER 1,000 GFA				
RESIDENTIAL, MULTIPLE DWELLING UNIT	1 PER 3 DWELLING UNITS IN EXCESS OF 4 UNITS				
RESIDENTIAL, AFFORDABLE (THAT MEET CRITERIA)	1 PER 3 DWELLING UNITS IN EXCESS OF 50 UNITS				
RETAIL	IN EXCESS OF 3,000 GFA, 1 PER 750 GFA				
LOADING (C § 901)					
HEALTH CARE, INSTITUTIONAL (MORE THAN 100,000 GFA)		BERTH/PLATFORM: 4 SERVICE/DELIVER SPACE: 4	BERTH/PLATFORM: 4 SERVICE/DELIVER SPACE: 4	To vary based on tenant requirements, provided that minimum zoning requirements are met	
BERTH/PLATFORMS	2				
SERVICE/DELIVERY SPACE	1				
OFFICE (MORE THAN 50,000 to 200,000 GFA)					
BERTH/PLATFORMS	2				
SERVICE/DELIVERY SPACE	1				
LODGING (MORE THAN 50,000 to 100,000 GFA)					
BERTH/PLATFORMS	2				
SERVICE/DELIVERY SPACE	N/A				
ENTERTAINMENT, ASSEMBLY, PERFORMING ARTS (50,000 to 100,000 GFA)					
BERTH/PLATFORMS	1				
SERVICE/DELIVERY SPACE	N/A				
RESIDENTIAL (MORE THAN 50 DWELLING UNITS)					
BERTH/PLATFORMS	1				
SERVICE/DELIVERY SPACE	1				
RETAIL (5,000 to 20,000 GFA)					
BERTH/PLATFORMS	1				
SERVICE/DELIVERY SPACE	N/A				
BICYCLE PARKING (C § 802)					
MEDICAL CARE		APPROX. 200	APPROX. 200	To vary so long as no decrease and provided minimum zoning requirements are met	
LONG-TERM	1 FOR EACH 10,000 GFA				
SHORT-TERM	1 FOR EACH 40,000 GFA				
OFFICE					
LONG-TERM	1 FOR EACH 2,500 GFA				
SHORT-TERM	1 FOR EACH 40,000 GFA				
LODGING					
LONG-TERM	1 FOR EACH 10,000 GFA				
SHORT-TERM	1 FOR EACH 40,000 GFA				
ENTERTAINMENT, ASSEMBLY, PERFORMING ARTS					
LONG-TERM	1 FOR EACH 10,000 GFA				
SHORT-TERM	1 FOR EACH 10,000 GFA				
RESIDENTIAL, MULTIPLE DWELLING UNIT					
LONG-TERM	1 FOR EACH 3 DWELLING UNITS				
SHORT-TERM	1 FOR EACH 20 DWELLING UNITS				
RETAIL					
LONG-TERM	1 FOR EACH 10,000 GFA				
SHORT-TERM	1 FOR EACH 3,500 GFA				

1. ACTUAL IS BASED UPON ENTIRE RECORD LOT WHICH INCLUDES CELL 14
2. EFFECTIVE EXCLUDES CELL 14 AND, HALF STREET R.O.W., AND FIRST STREET SETBACK
3. GROSS FLOOR AREA OF GROUND LEVEL IS CALCULATED USING PERIMETER WALL METHOD
4. AS A CORNER LOT FRONTING ON THREE OR MORE STREETS THE REAR YARD IS MEASURED FROM THE CENTER LINE OF NORTH CAPITOL STREET (C § 318.11).
5. RESIDENTIAL USE MAY ALSO BE SUBJECT TO THE BICYCLE PARKING REQUIREMENTS IN 18 DCMR 1214 AND 1215

ZONING TABULATIONS

PARCEL 1 AREA DIAGRAMS



FAR AND GFA NOTES:

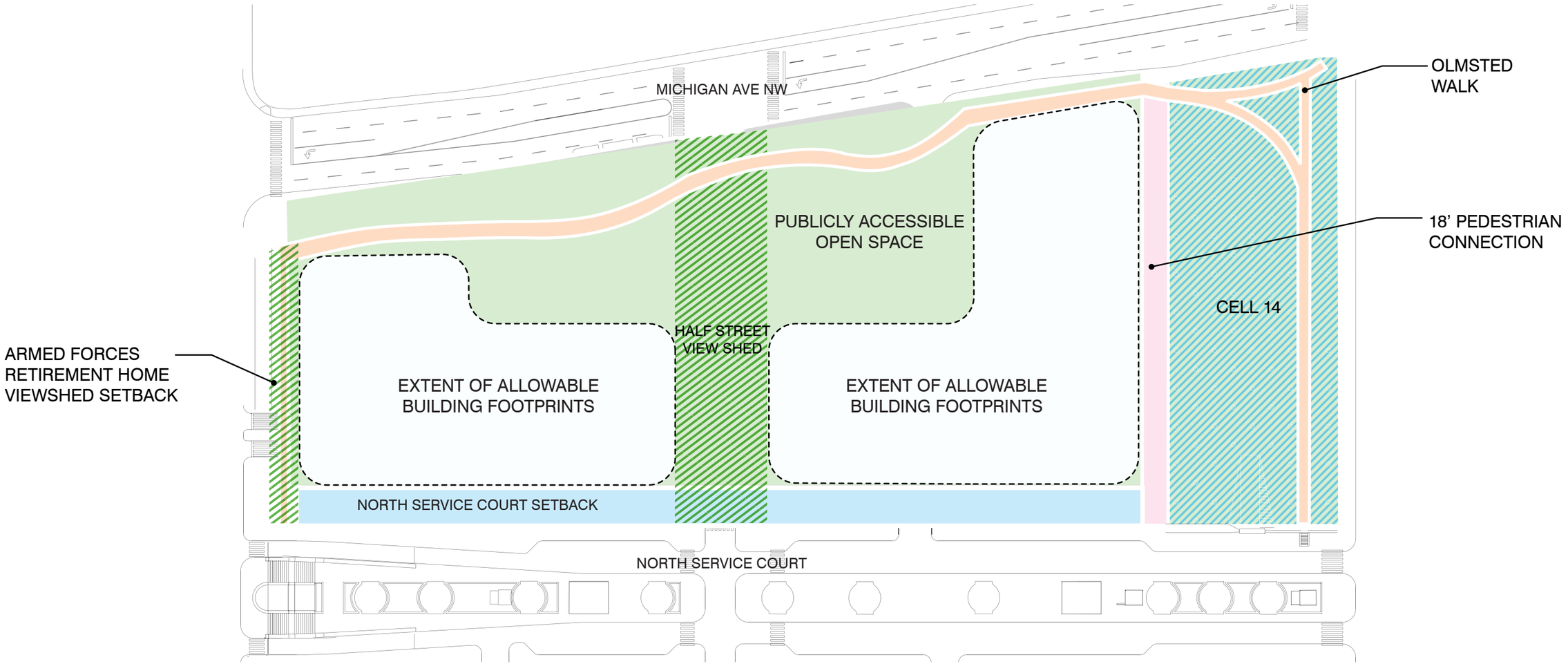
1. Actual FAR includes the entire zoning parcel in the calculation.

2. Effective FAR excludes cell #14, 1st Street Setback and the Half Street R.O.W. In the calculation.

3. Gross floor area of ground level is calculated using perimeter method.

4. As a through lot, the rear yard is measured from the center line of North Capitol Street (§774.11).

PARCEL 1 BUILDING FOOTPRINT AND SITE PLAN CONSTRAINTS



- ALLOWABLE BUILDING FOOTPRINT EXTENT
- CELL 14
- PUBLICLY ACCESSIBLE OPEN SPACE
- OLMSTED WALK
- HALF STREET
- AFRH VIEWSHED SETBACK
- NORTH SERVICE COURT SETBACK
- PEDESTRIAN CONNECTION (18')

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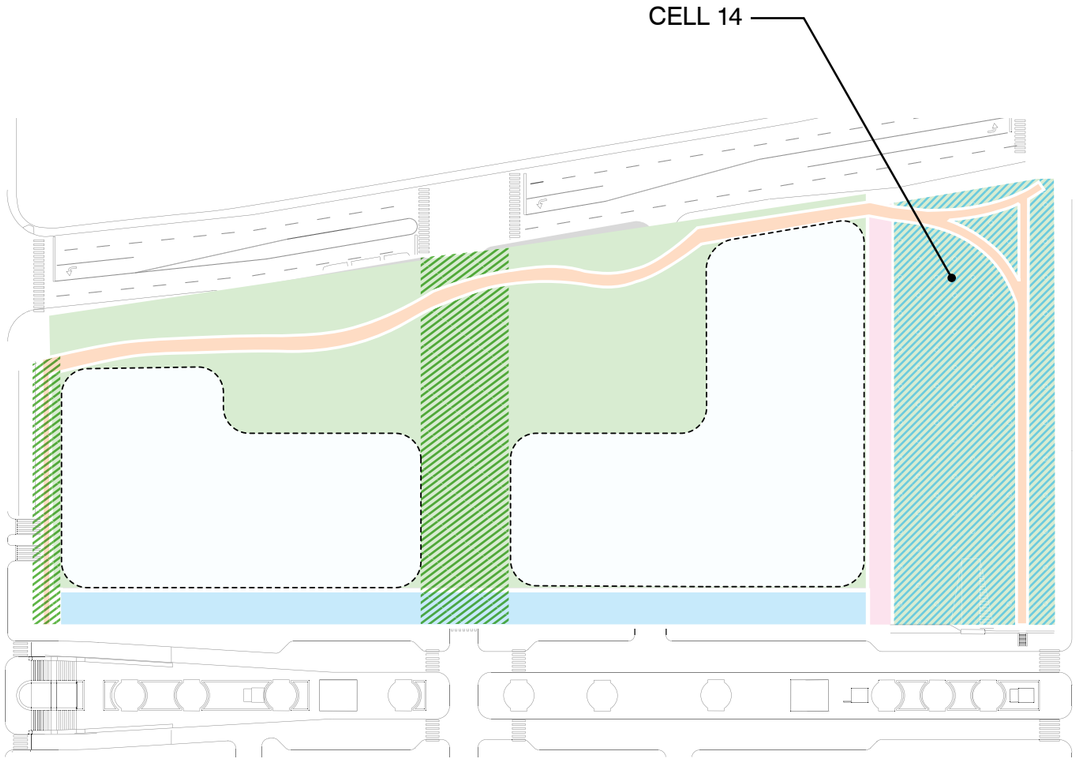
PARCEL 1 BUILDING FOOTPRINT SITE PLAN CONSTRAINTS: CELL 14



Parcel 1 building shown for illustrative purposes only.

ALLOWABLE BUILDING FOOTPRINT EXTENT
CELL 14
PUBLICLY ACCESSIBLE OPEN SPACE
OLMSTED WALK
HALF STREET
AFRH VIEWSHED SETBACK
NORTH SERVICE COURT SETBACK
PEDESTRIAN CONNECTION (18')

Cell 14

The former McMillan Slow Sand Filtration site featured twenty (20) un-reinforced concrete filter cells, each of which was approximately one acre in area. All the filter cells were concealed beneath a layer of fill and appeared from above-grade as flat plains of grass. Each filter cell was independent from the others, and had its own entrance that opened into the service courts. Filter Cell 14, which is owned by the District, is located on the east side of Parcel 1. During the master planning process for the site, it was determined that Cell 14 could be preserved in totality because it was the most structurally intact, and was not collapsing like many of the cells across the site. The preservation of Cell 14 in its entirety maintains a sense of the relationship between the historic water filtration site and North Capitol Street, creates a significant 260-foot buffer between the adjacent Stronghold Neighborhood and development on Parcel 1, and it creates an opportunity for an additional 1-acre of park space, further contributing to the neighborhood request for a network of public open spaces throughout the site.

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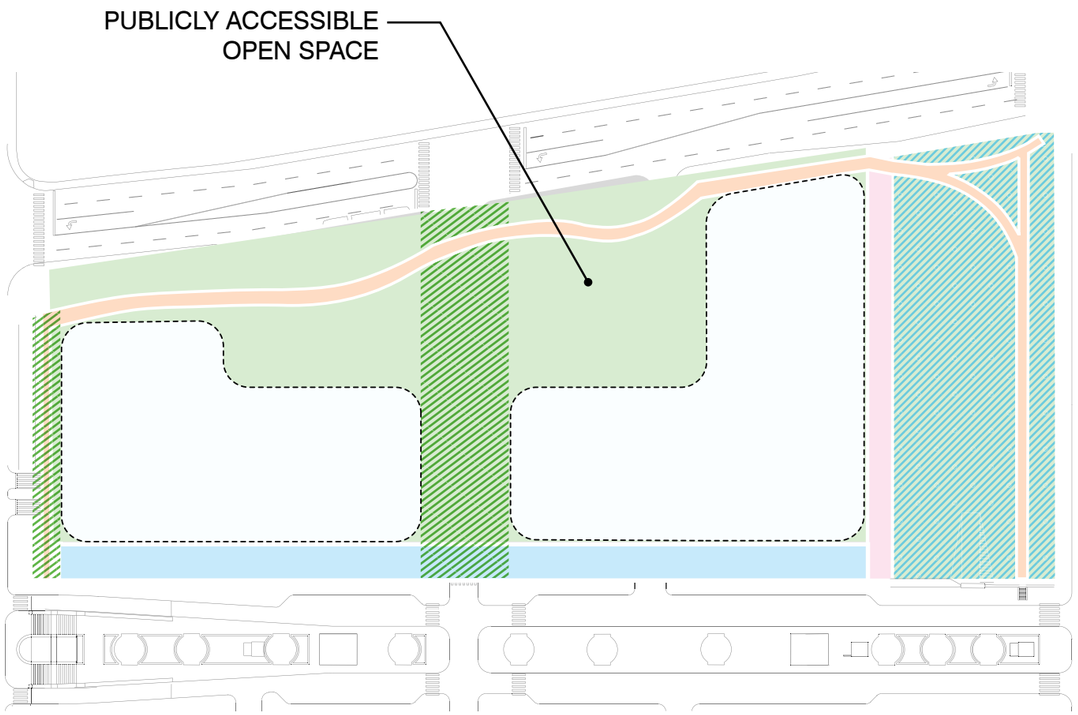
PARCEL 1 BUILDING FOOTPRINT SITE PLAN CONSTRAINTS: PUBLICLY ACCESSIBLE OPEN SPACE



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ALLOWABLE BUILDING FOOTPRINT EXTENT
CELL 14
PUBLICLY ACCESSIBLE OPEN SPACE
OLMSTED WALK
HALF STREET
AFRH VIEWSHED SETBACK
NORTH SERVICE COURT SETBACK
PEDESTRIAN CONNECTION (18')

Publicly Accessible Open Space

The provision of substantial public open space is a key consideration and public benefit of the approved PUD. Overall, the approved PUD provides approximately 8 acres of parks and open space (approximately 9.4 acres including Olmsted Walk), including the 6.2 acre park at the southern end of the site on Parcel 6 (which is owned by the District). Adding in the North and South Service Courts, the amount of open space increases to approximately 12 acres. Overall, approximately 49% of the PUD site is devoted to open space. To ensure future development on Parcel 1 maintains the amount of open space required under the PUD, development will be limited to a maximum actual lot occupancy of 55% (including Cell 14).

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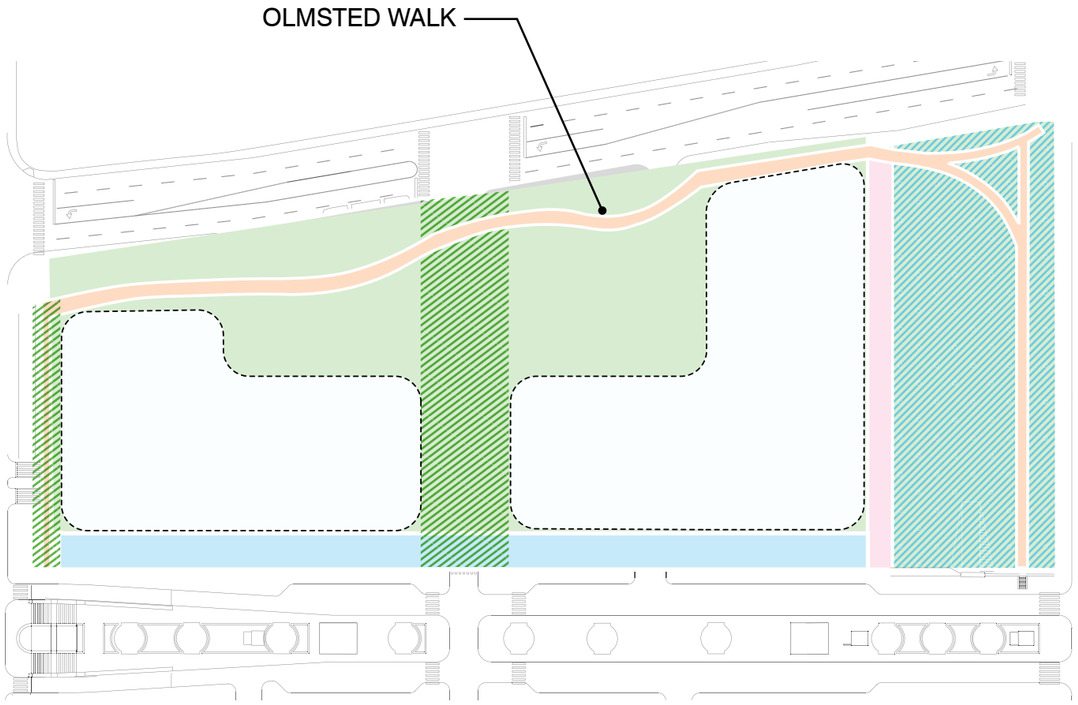
PARCEL 1 BUILDING FOOTPRINT SITE PLAN CONSTRAINTS: OLMSTED WALK



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ALLOWABLE BUILDING FOOTPRINT EXTENT
CELL 14
PUBLICLY ACCESSIBLE OPEN SPACE
OLMSTED WALK
HALF STREET
AFRH VIEWSHED SETBACK
NORTH SERVICE COURT SETBACK
PEDESTRIAN CONNECTION (18')

Olmsted Walk

One of the historic McMillan site's primary design features was the Olmsted Walk, a tree-lines public walkway around the perimeter of the site. The intent of Olmsted Walk was for the public to remain on the perimeter path overlooking the site's formal plain, rather than allow public access on the plain. The plain was considered a hazard, as many of the manholes that provided maintenance access and light into the sub-surface filter cells would often be left open during operation. The east, west and south legs of the Olmsted Walk run in straight lines parallel to the adjacent streets. The north leg is curvilinear to reflect the more picturesque qualities that once defined the character of the land north of Michigan Avenue.

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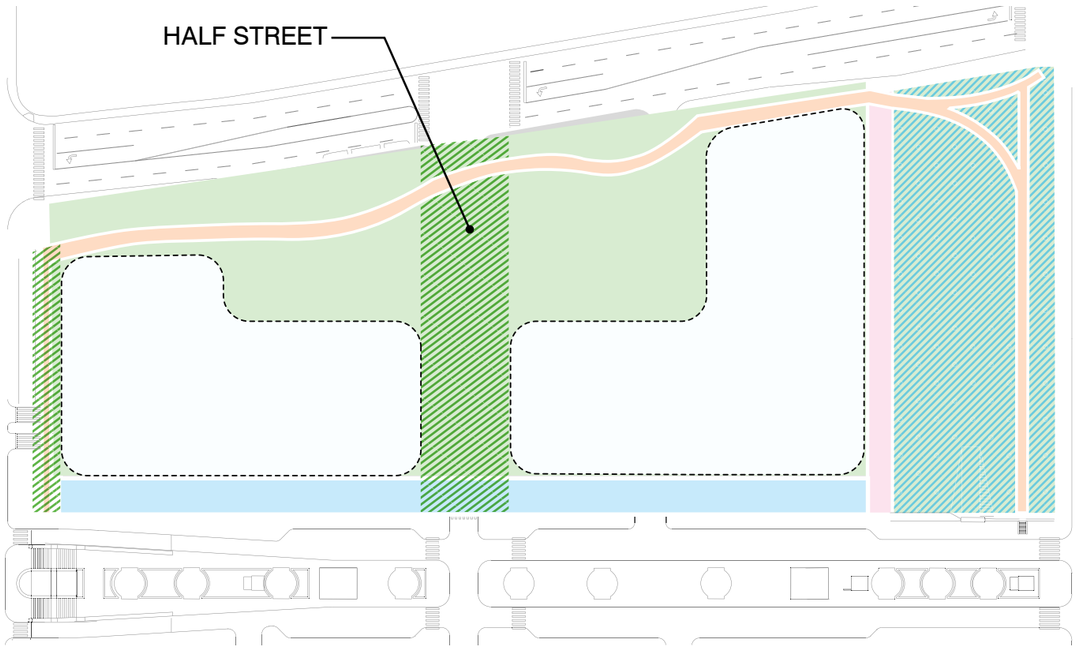
PARCEL 1 BUILDING FOOTPRINT SITE PLAN CONSTRAINTS: HALF STREET



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CELL 14
PUBLICLY ACCESSIBLE OPEN SPACE
OLMSTED WALK
HALF STREET
AFRH VIEWSHED SETBACK
NORTH SERVICE COURT SETBACK
PEDESTRIAN CONNECTION (18')

Half Street

Half Street (now referred to as Olmsted Court) is the site's north-south spine that runs from Michigan Avenue on the north to the new community park on the south. It is the primary north-south connector through the site and is centered between 1st Street and Cell 14. The viewshed from Michigan Avenue south toward the park and the Capitol dome beyond can be seen from the intersection of Half Street and Michigan Avenue. The visual connection between Michigan Avenue and the south end of the site was an important part of HPO staff's and HPRB's review of the McMillan site master plan as it preserves the sense of visual porosity across the site. Half Street is also fundamental to the stormwater management plan for the overall site, as it will be lined with LID tree pits and other stormwater retention elements.

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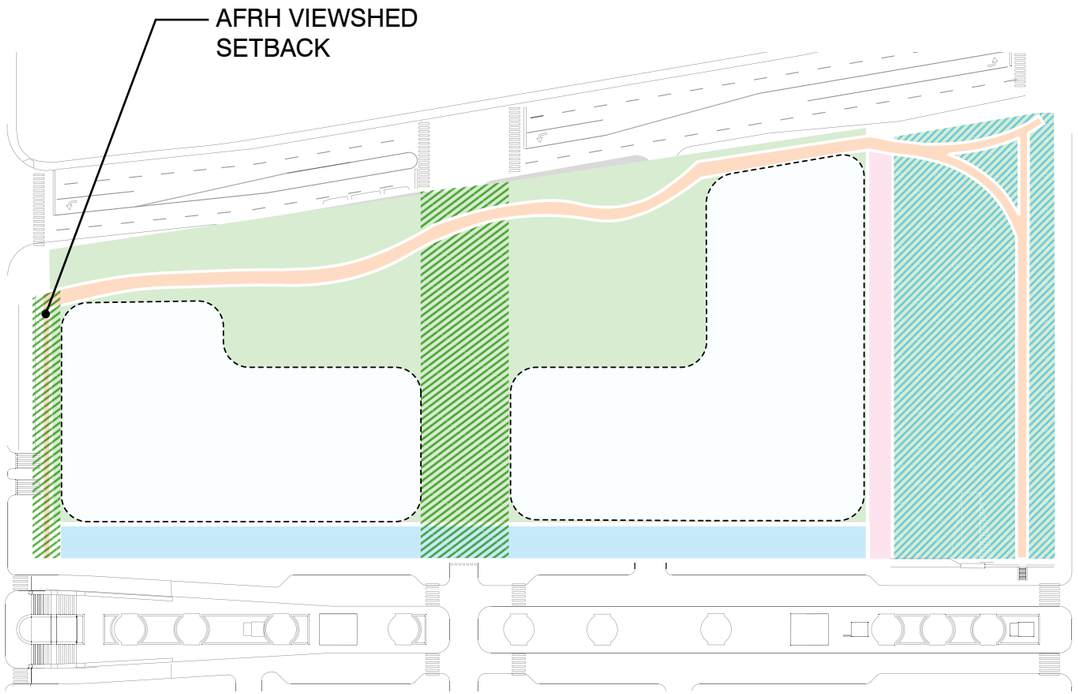
PARCEL 1 BUILDING FOOTPRINT SITE PLAN CONSTRAINTS: AFRH VIEWSHED SETBACK



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- ALLOWABLE BUILDING FOOTPRINT EXTENT
- CELL 14
- PUBLICLY ACCESSIBLE OPEN SPACE
- OLMSTED WALK
- HALF STREET
- AFRH VIEWSHED SETBACK
- NORTH SERVICE COURT SETBACK
- PEDESTRIAN CONNECTION (18')

AFRH Viewshed Setback (15')

Through the NCPC review process during the initial PUD, viewsheds from the Armed Forces Retirement Home (AFRH) were studied. While the Parcel 1 Building did not block the view from the AFRH's Scott Statue, NCPC staff felt that the Parcel 1 Building needed to allow more visual separation between it and the Capitol dome. To accommodate NCPC's request, the western edge of the Parcel 1 Building was shifted east by approximately 15 feet, and the building height was reduced from 130 feet to 113 feet.

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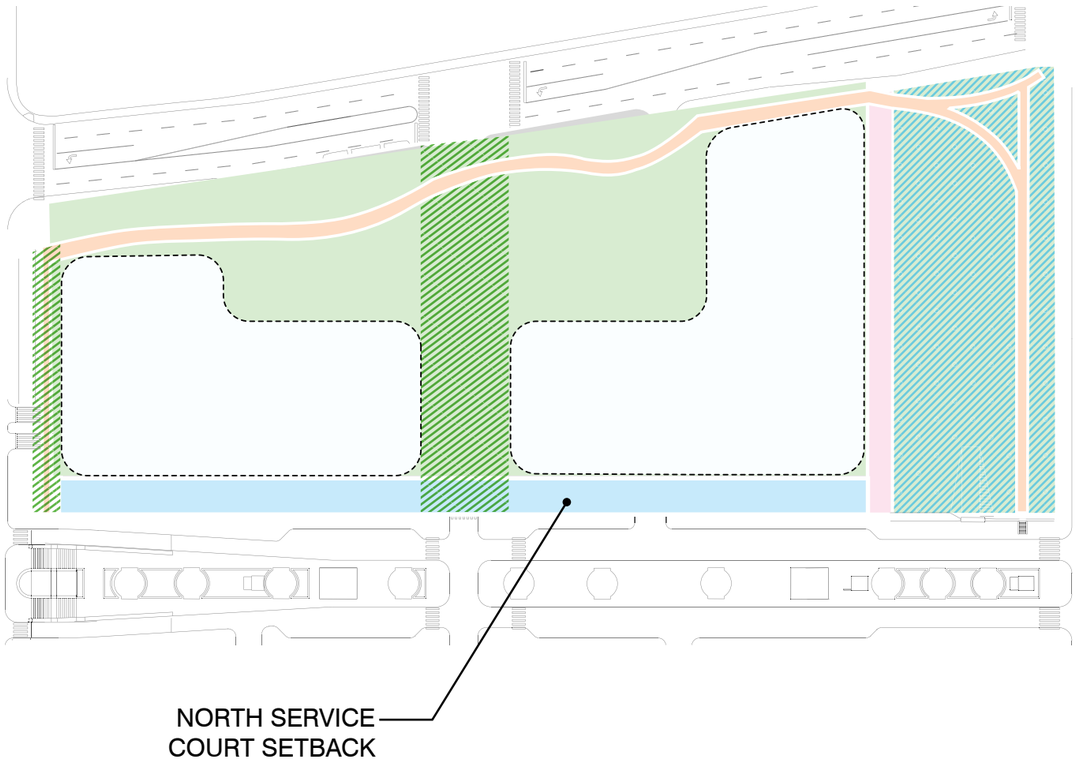
PARCEL 1 BUILDING FOOTPRINT SITE PLAN CONSTRAINTS: NORTH SERVICE COURT



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- HALF STREET
- AFRH VIEWSHED SETBACK
- NORTH SERVICE COURT SETBACK
- PEDESTRIAN CONNECTION (18')

North Service Court Setback (20')

While the majority of the former McMillan Slow Sand Filtration site was located below grade, the service courts and their iconic above-grade structures (regulator houses, sand washers, and sand bins) continue to visually define the site. The service courts and associated structures are fundamental to the preservation of the site. It was also very important to HPO staff and HPRB to preserve the above grade elements for future adaptive reuse. As part of the McMillan site preservation plan, the edge of the service court will continue to be defined and read as a plinth for development on Parcel 1 requiring development on Parcel 1 to be set back 20 feet.

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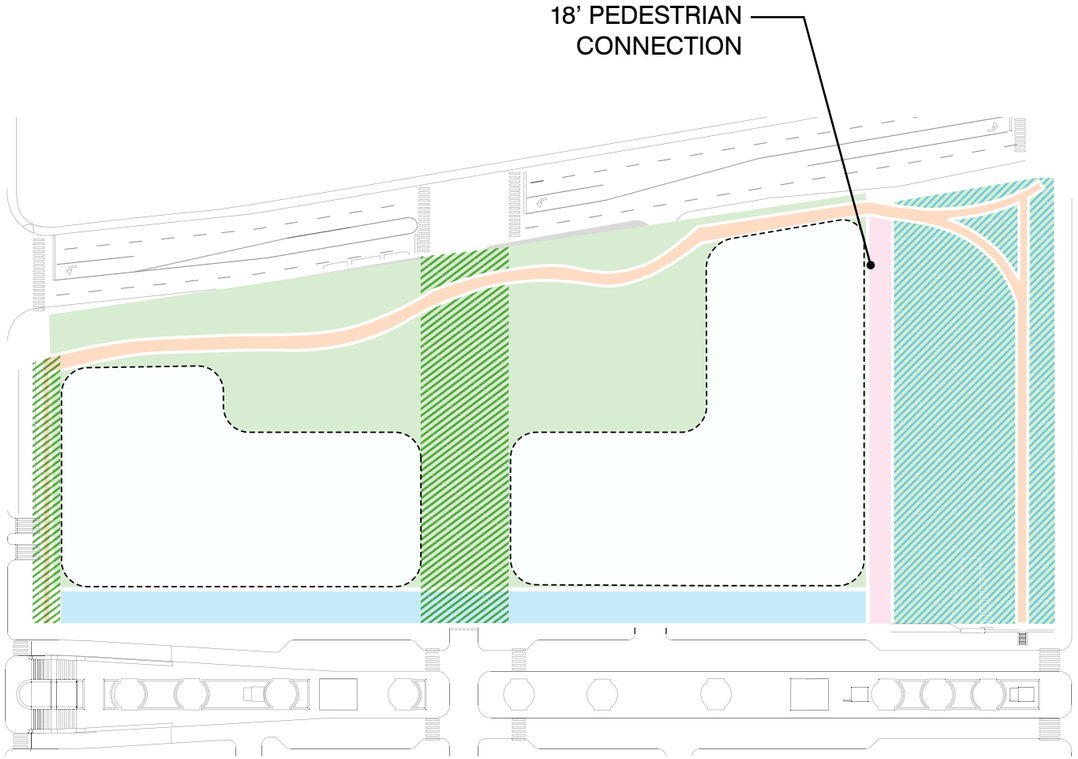
PARCEL 1 BUILDING FOOTPRINT SITE PLAN CONSTRAINTS: PEDESTRIAN CONNECTION



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ALLOWABLE BUILDING FOOTPRINT EXTENT
CELL 14
PUBLICLY ACCESSIBLE OPEN SPACE
OLMSTED WALK
HALF STREET
AFRH VIEWSHED SETBACK
NORTH SERVICE COURT SETBACK
PEDESTRIAN CONNECTION (18’)

Pedestrian Connection (18’)

The pedestrian connection between the North Service Court and Michigan Avenue provides a pedestrian shortcut from the grocery store on Parcel 4 and Michigan Avenue. It also affords an opportunity for a view portal into Cell 14. The pedestrian connection also provides a physical and visual buffer between the edge of Cell 14 and future development to the west.

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REPRESENTATIVE MASSING CONCEPT: OFFICE

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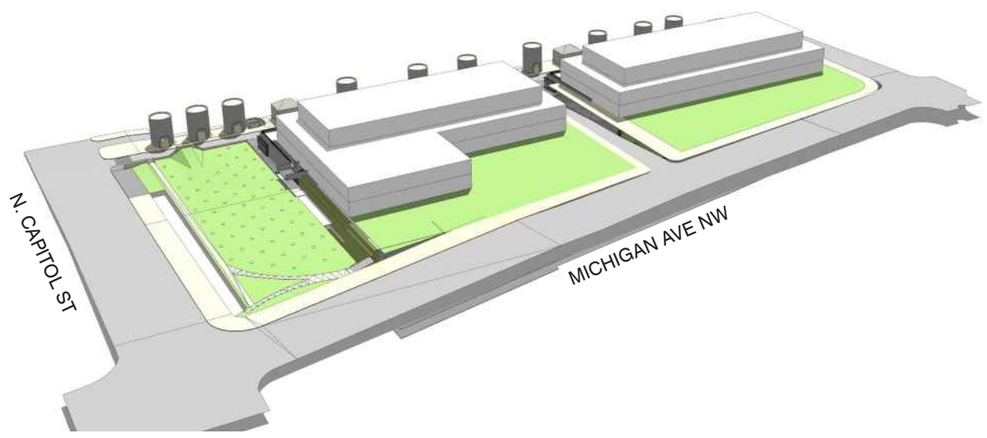
REPRESENTATIVE MASSING CONCEPT: OFFICE

POSSIBLE MEDICAL OFFICE DEVELOPMENT: REDUCED HEIGHT/DENSITY
VIEW LOOKING NW



POSSIBLE MEDICAL OFFICE DEVELOPMENT: REDUCED HEIGHT/DENSITY
VIEW LOOKING SW

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REPRESENTATIVE MASSING CONCEPT: OFFICE

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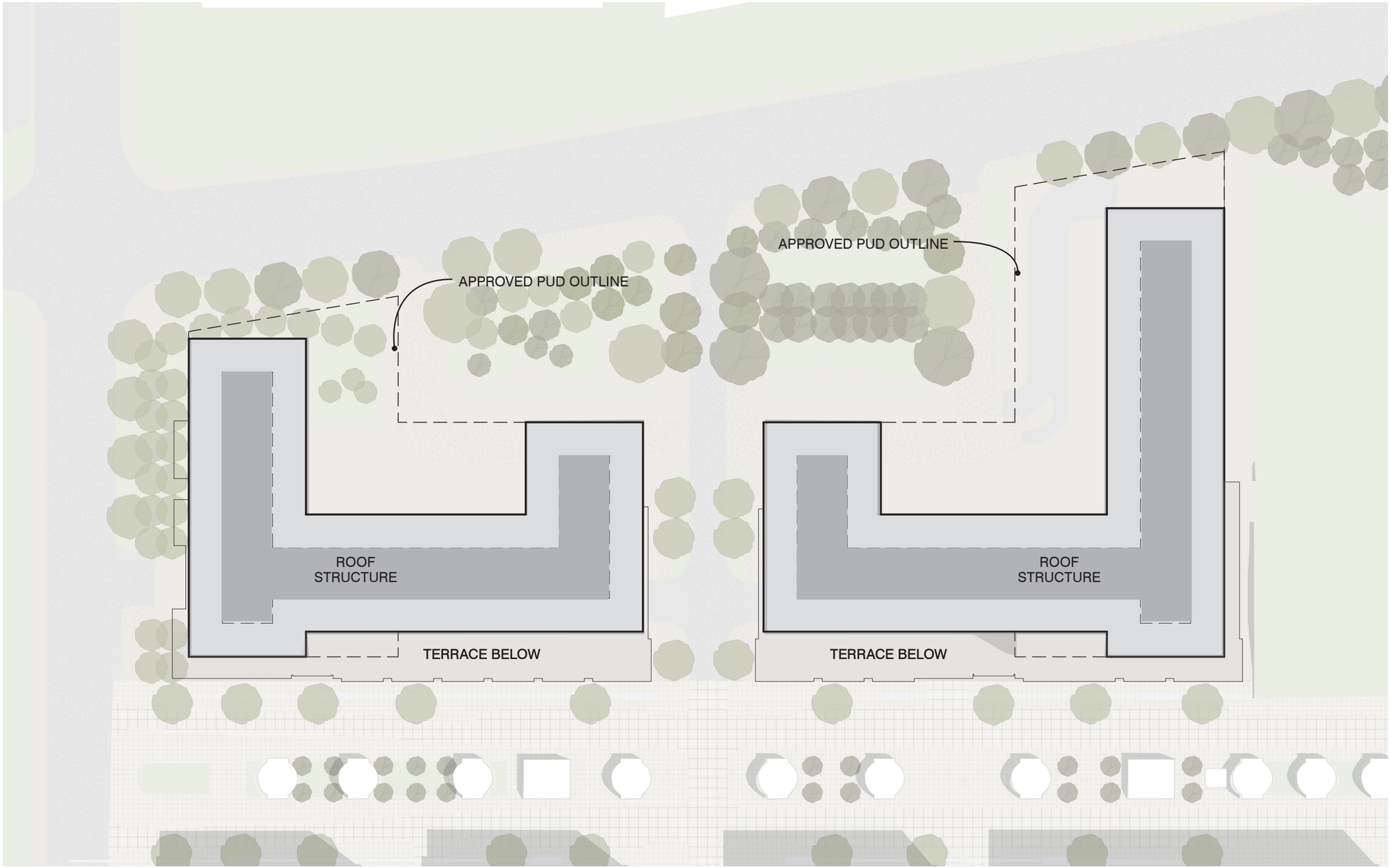
REPRESENTATIVE MASSING CONCEPT: RESIDENTIAL



NOTES:

Applicant requests flexibility to reconfigure penthouse location and layout so long as reconfiguration does not require any zoning relief.

Roof structure area shown represents a maximum area for mechanical rooftop equipment. Once MEP systems are designed, it is expected for the roof structure area to be reduced.

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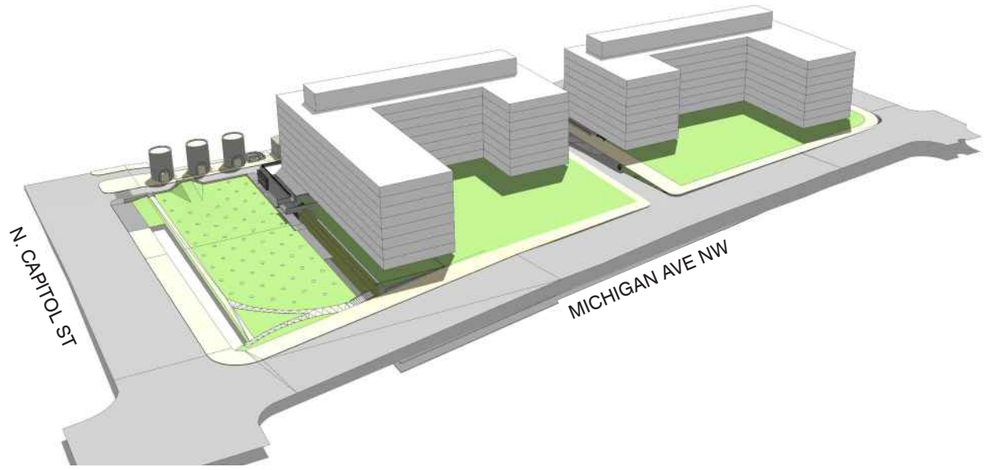
REPRESENTATIVE MASSING CONCEPT: RESIDENTIAL

POSSIBLE RESIDENTIAL DEVELOPMENT
VIEW LOOKING NW



POSSIBLE RESIDENTIAL DEVELOPMENT
VIEW LOOKING SW

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REPRESENTATIVE MASSING CONCEPT: RESIDENTIAL

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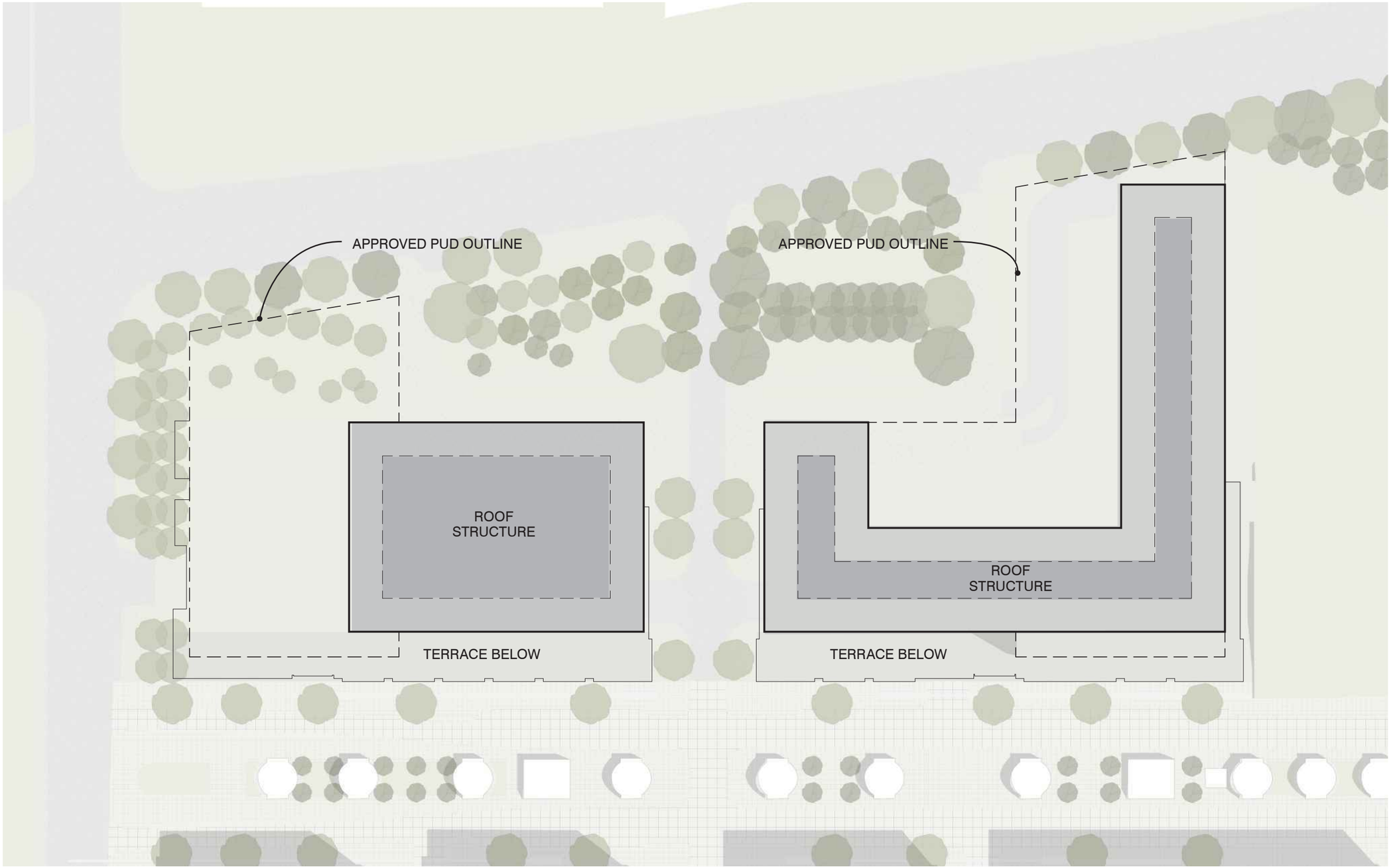
REPRESENTATIVE MASSING CONCEPT: OFFICE/LODGING



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REPRESENTATIVE MASSING CONCEPT: OFFICE/LODGING

POSSIBLE RESIDENTIAL DEVELOPMENT
VIEW LOOKING NW

POSSIBLE RESIDENTIAL DEVELOPMENT
VIEW LOOKING SW

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REPRESENTATIVE MASSING CONCEPT: OFFICE/LODGING

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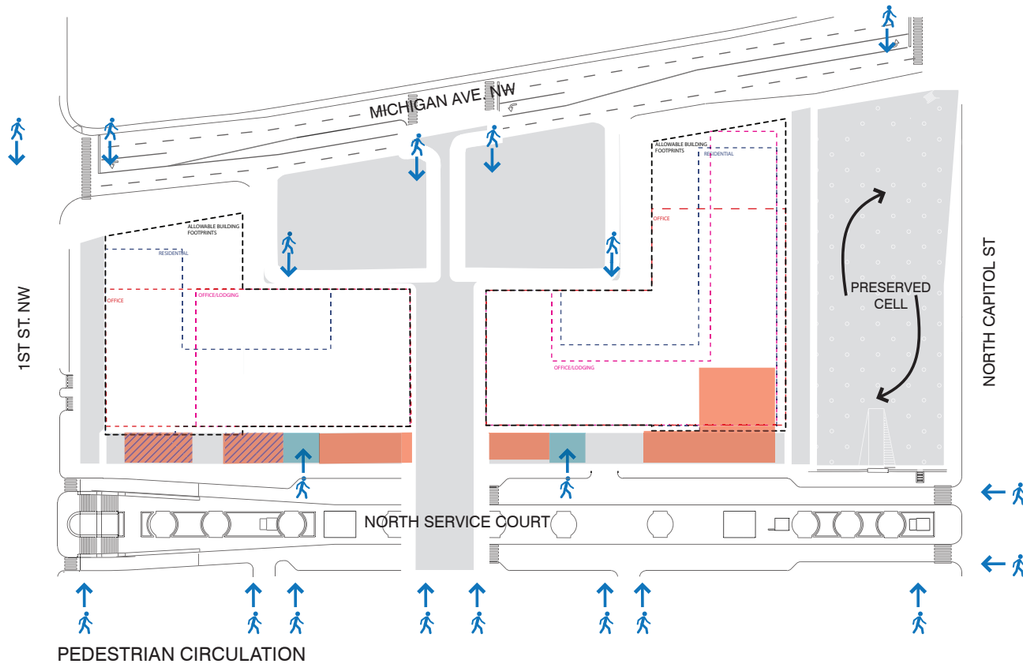
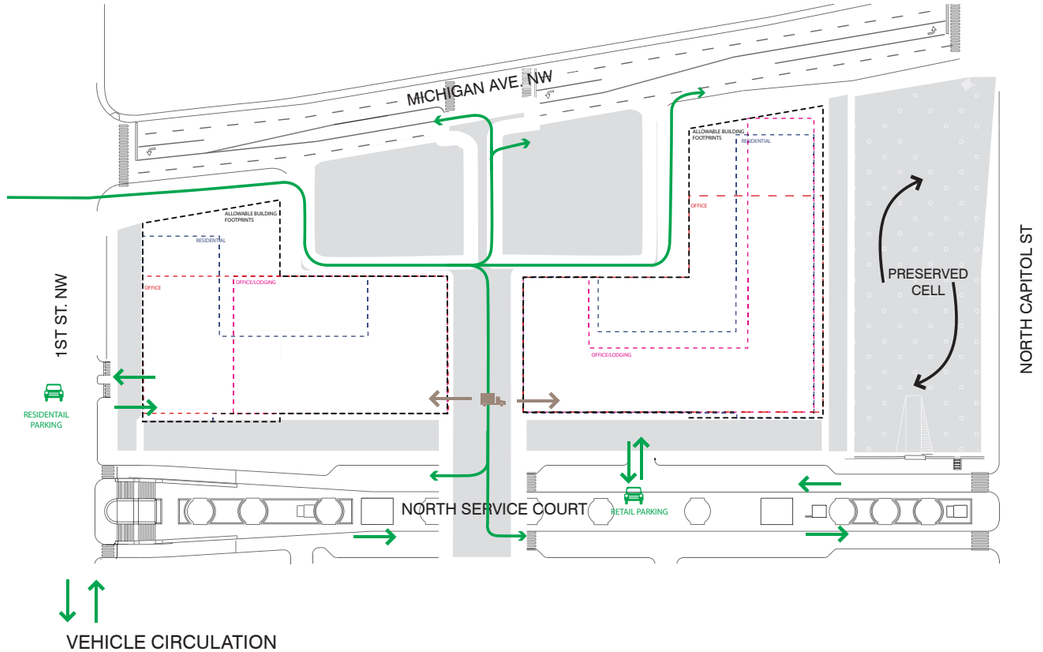
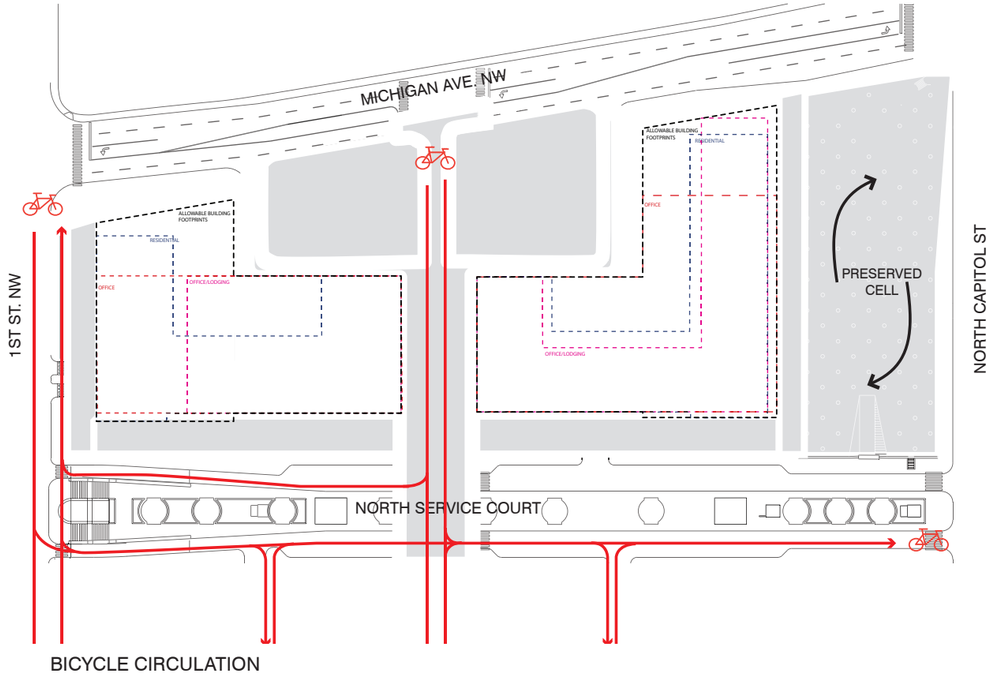
SITE CIRCULATION DIAGRAMS



PEDESTRIAN CIRCULATION



VEHICLE CIRCULATION



BICYCLE CIRCULATION

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