



VISION McMILLAN PARTNERS ZONING COMMISSION SUBMISSION

AUGUST 25, 2014

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.

PUBLIC ART CONSULTANT

CULTURAL DC

LIGHTING DESIGNER

GEORGE SEXTON ASSOCIATES

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

MIXED-USE MULTIFAMILY BUILDING 03

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MIXED-USE MULTIFAMILY BUILDING

DEVELOPER

JAIR LYNCH DEVELOPMENT PARTNERS

PROJECT DIRECTOR

ANNE L. CORBETT

ARCHITECTS

MV+A ARCHITECTS / DAVID JAMESON ARCHITECT

PREVIOUS ZONING TABULATIONS



Site Area

Site Area	95,984 sf
Minus Internal Streets / Easements	(32,006 sf)
Effective Total	71,909 sf

Street Widths

North Capitol Street	130 Ft - used for height act compliance purposes
Evarts Street, NW	50 ft (private)
Quarter Street, NW	52 ft (private)
North Service Court, NW	117 ft (private)

CR PUD Guidelines

	Permitted/Required	Provided
Building Height (§2405.1)	110'	77'
Floor Area Ratio (§2405.2)	8.0 Residential 4.0 Non-residential 8.0 Total	2.66 Residential actual 3.55 Residential effective 0.55 Non-residential actual 0.74 Non-residential effective 3.21 Total actual 4.29 Total effective
Gross Floor Area		
Residential	490,350	255,230
Retail (Grocery Store)	-	52,920
Total	490,350	308,150
Lot Occupancy (§772.1)	100% non-residential 75% residential	Non-residential: 72% (69,625/95,984) actual 97% (69,625/71,909) effective Residential: 53% (51,046/95,984) actual 71% (51,046/71,909) effective
Roof Structure (§411)		
Area	0.37 FAR max	0.37 FAR max
Height	18'-6" max	18'-6" max
Setback	1:1 min	Relief Requested

Notes

- (§411.4) Permitted to provide multiple penthouses when multiple elevator or stair cores extend to roof.
- (§411.17) All other screens and walls are less than four feet above parapet.
- (§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 4				
Land Use Type	Parking or Loading Requirement	Gross Floor Area / Unit	Required	Proposed
Retail	1 Space for 1st 3,000 sf, & 1 Space Per 750 sf of Gross Floor Area in Excess of 3,000 sf	52,920	68	159
Retail Accessible Parking	151 to 200 Spaces: 6 Spaces	-	6	6
Retail Loading	(1) Loading Berth at 30' Deep with (1) platform @ 100sf, (1) Loading Berth at 55' Deep with (1) Platform at 200 sf, (1) Loading Space at 20' Deep	-	2 Berths with required platforms 1 Loading space	(2) 73'-6" berths with (2) 200 sf platforms (1) 20' Loading space
Retail Bicycle Parking	5% of vehicular spaces provided		8	8
Residential	1 Space per (3) Dwelling Units	278	93	178
Retail Loading	(1) Loading Berth at 55' Deep with (1) Platform at 200 sf, (1) Loading Space at 20' Deep	-	1 Berth with required platform 1 Loading space	(1) 40' berth with 200 sf platform (1) 20' Loading space
Residential Accessible Parking	151 to 200 Spaces: 6 Spaces	-	6	6
Residential Bicycle Parking	1 space for every 3 units		93	93

Site Area

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Minus Internal Streets / Easements	(32,006 sf)
Effective Total	71,909 sf

Street Widths

North Capitol Street	130 Ft - used for height act compliance purposes
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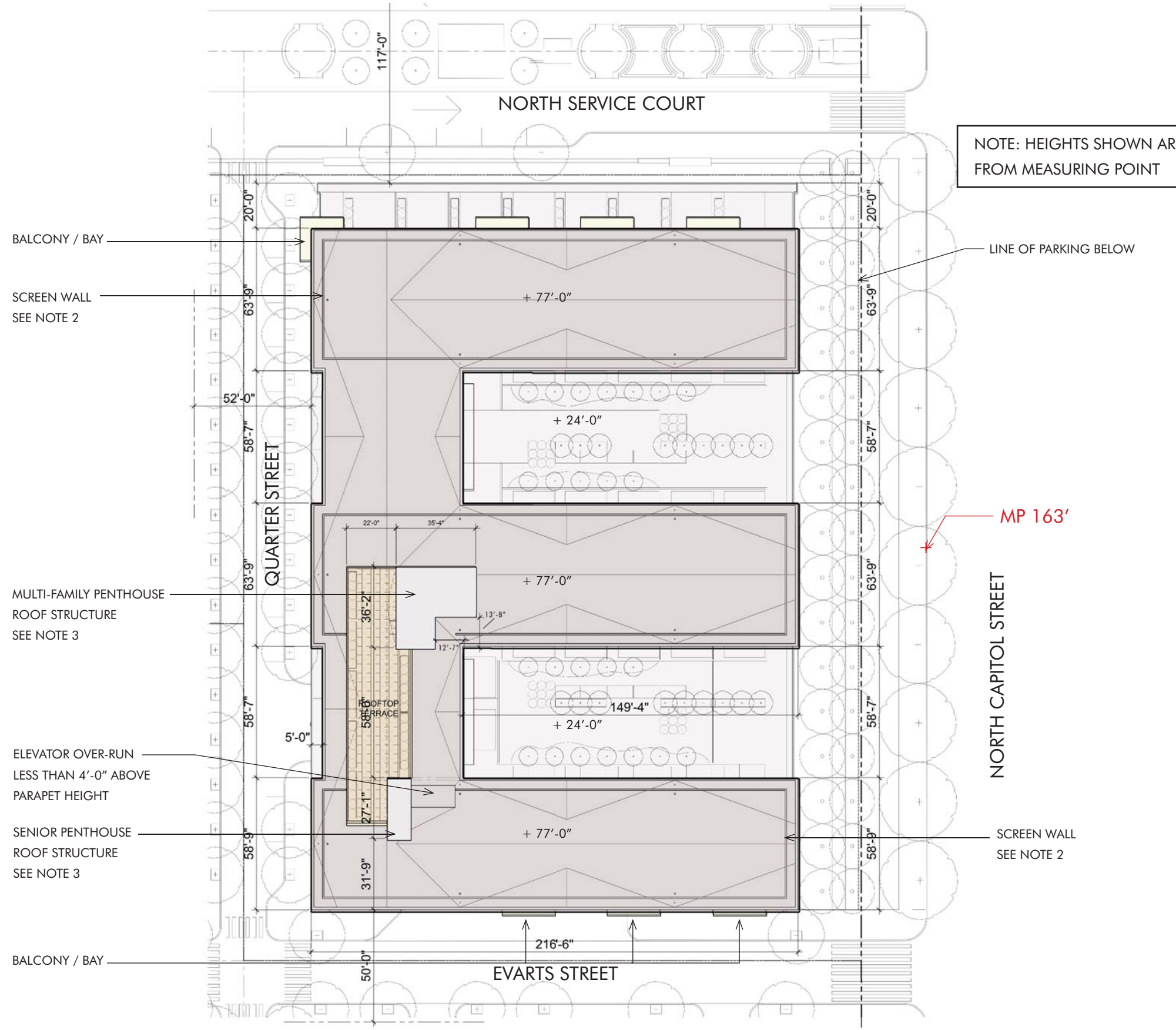
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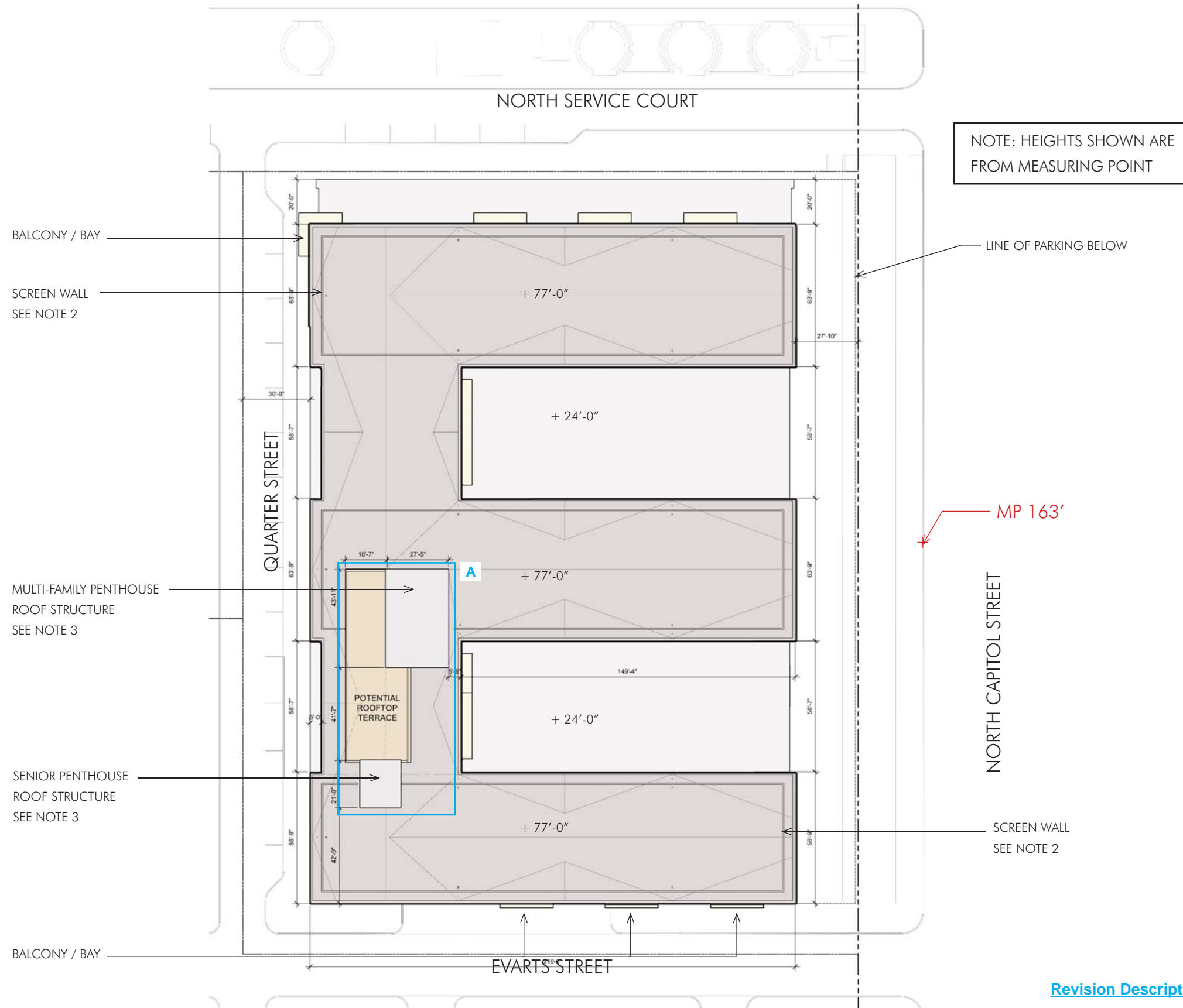
Parking & Loading Tabulations

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Residential	1 Space per (3) Dwelling Units	278	93	175 B
Loading	(1) Loading Berth at 55' Deep with (1) Platform at 200 sf, (1) Loading Space at 20' Deep	-	1 Berth with required platform 1 Loading space	(1) 40' berth with 200 sf platform Loading Space shared with Retail C
Accessible	401-500 Total Spaces: 9 Spaces	-	9	9

Revision Descriptions

- A. Previous parking count was 159.
- B. Previous parking count was 178.
- C. This cell previously included (1) 20' Loading Space.





Revision Descriptions

A. Reconfigured core for adjusted elevator locations.

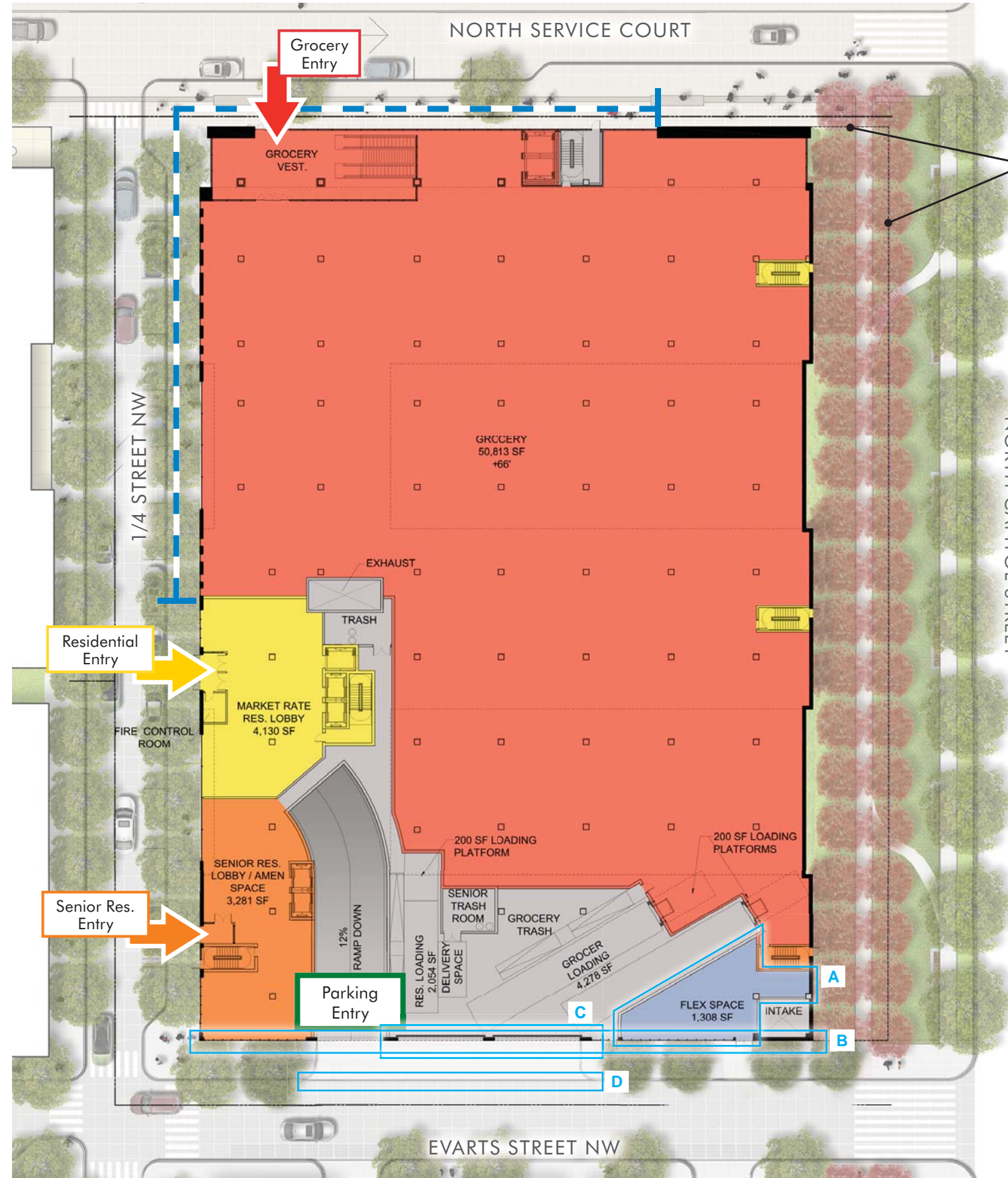
PREVIOUS STREET LEVEL PLAN

- Grocery
- Residential
- Senior Affordable Residential
- Parking/ Loading/MEP
- Retail doors to be coordinated with future tenant



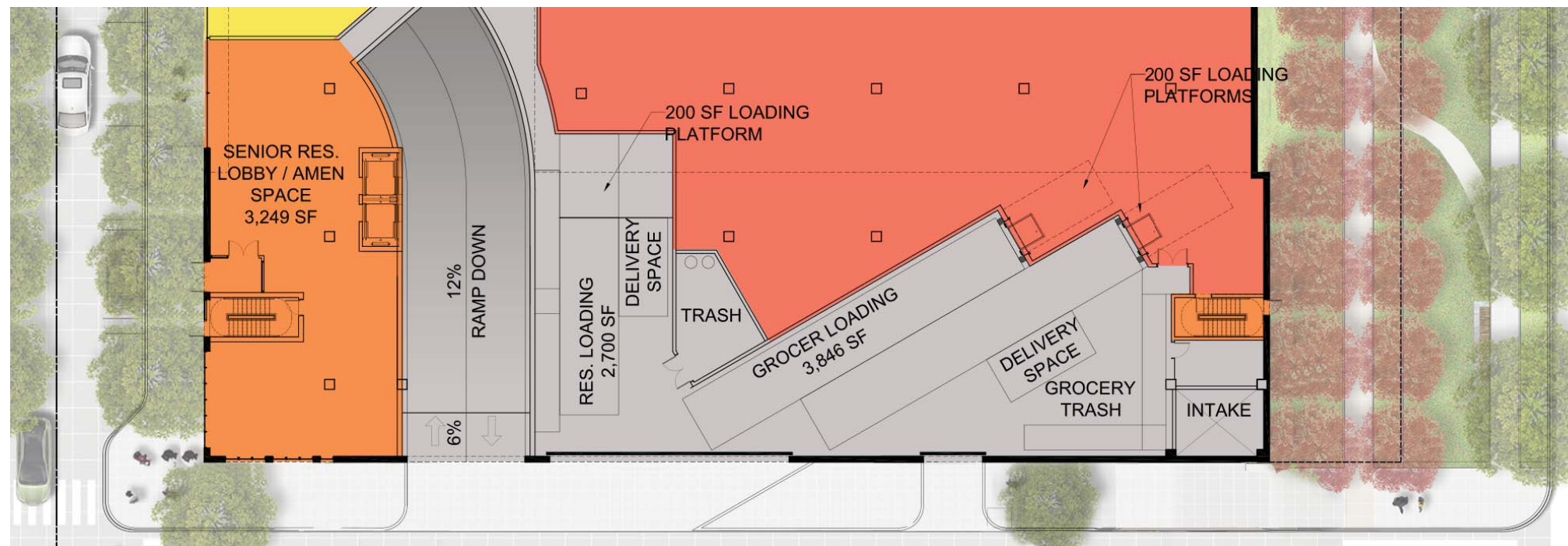
NOTE:
 - Interior plan layouts are conceptual and shown for illustrative purposes. Final layouts may vary.
 - Retail layouts and entrance locations will depend on retail leasing.
 - Ramps are for illustrative purposes only. Final design and locations may vary.

- Grocery
- Residential
- Senior Affordable Residential
- Parking/ Loading/MEP
- Flex Space
- Retail doors to be coordinated with future tenant

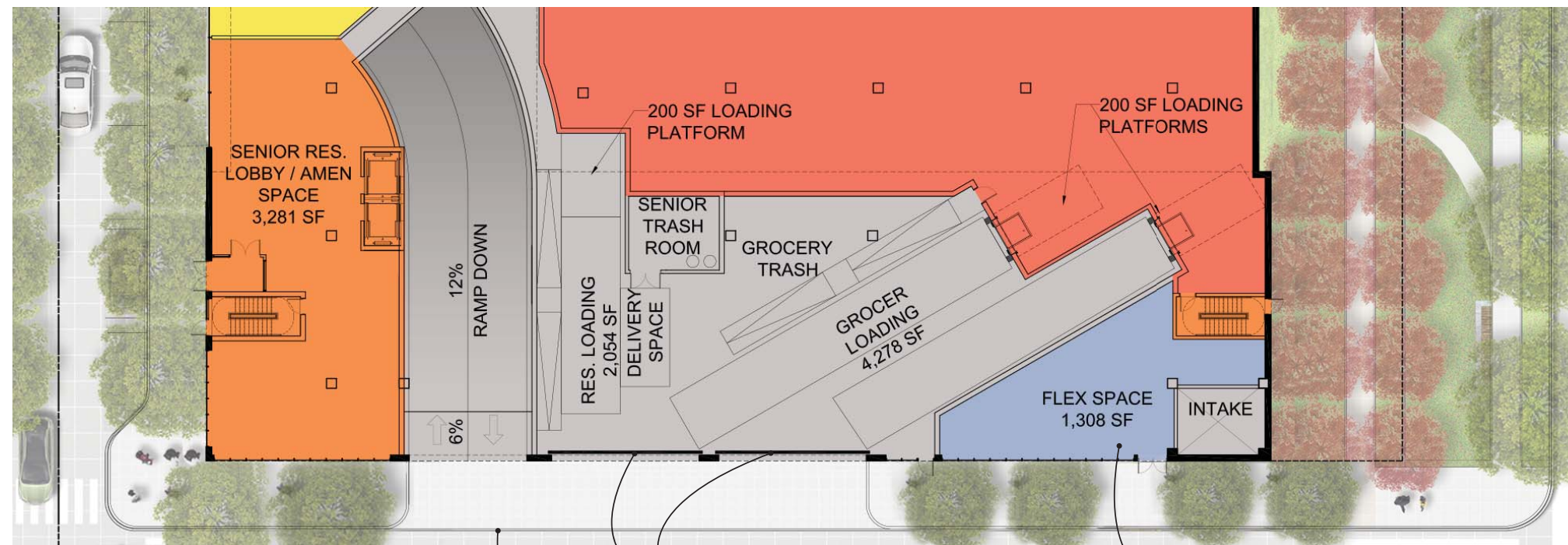


- Revision Descriptions**
- A. Flex space provided in place of grocery trash and delivery; curb cut and loading door eliminated.
 - B. Street level frontage glazing increased from 10% to 42.2%.
 - C. Large loading door converted to 2 smaller doors.
 - D. Curb cut consolidated and simplified.

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Large loading door converted to 2 smaller doors

Curb cut consolidated and simplified

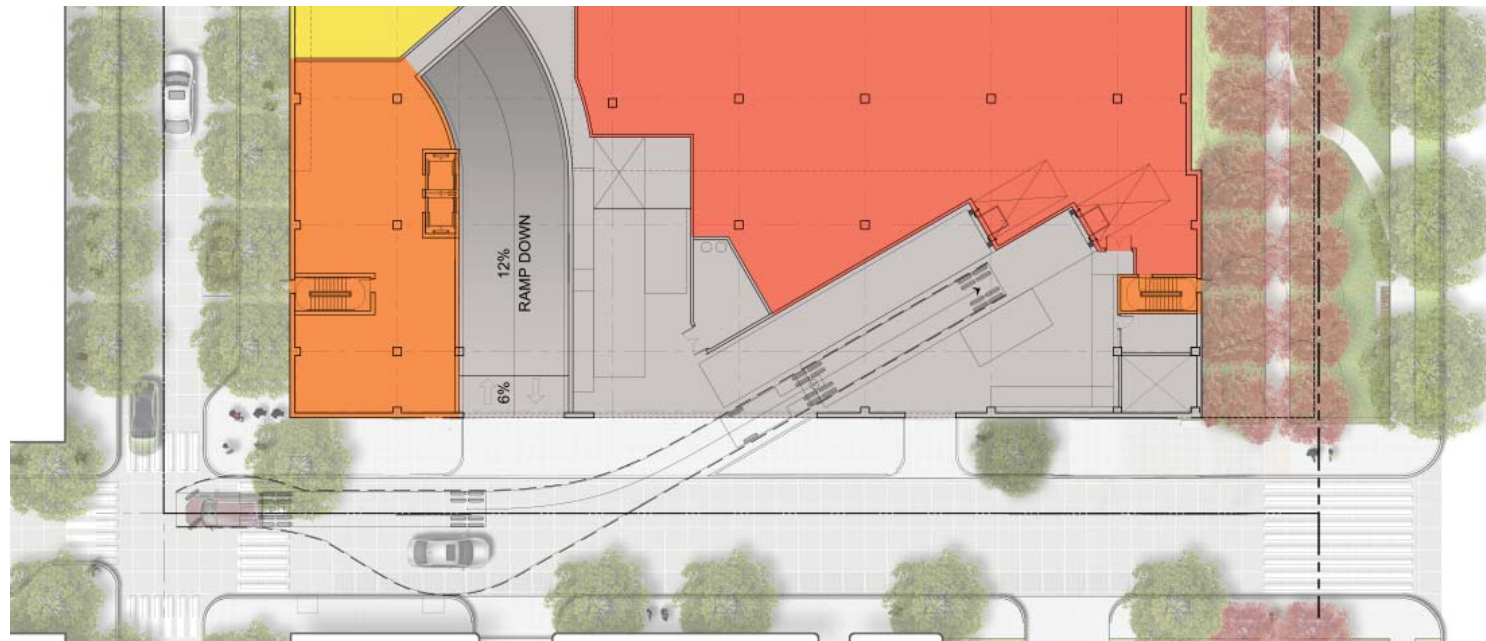
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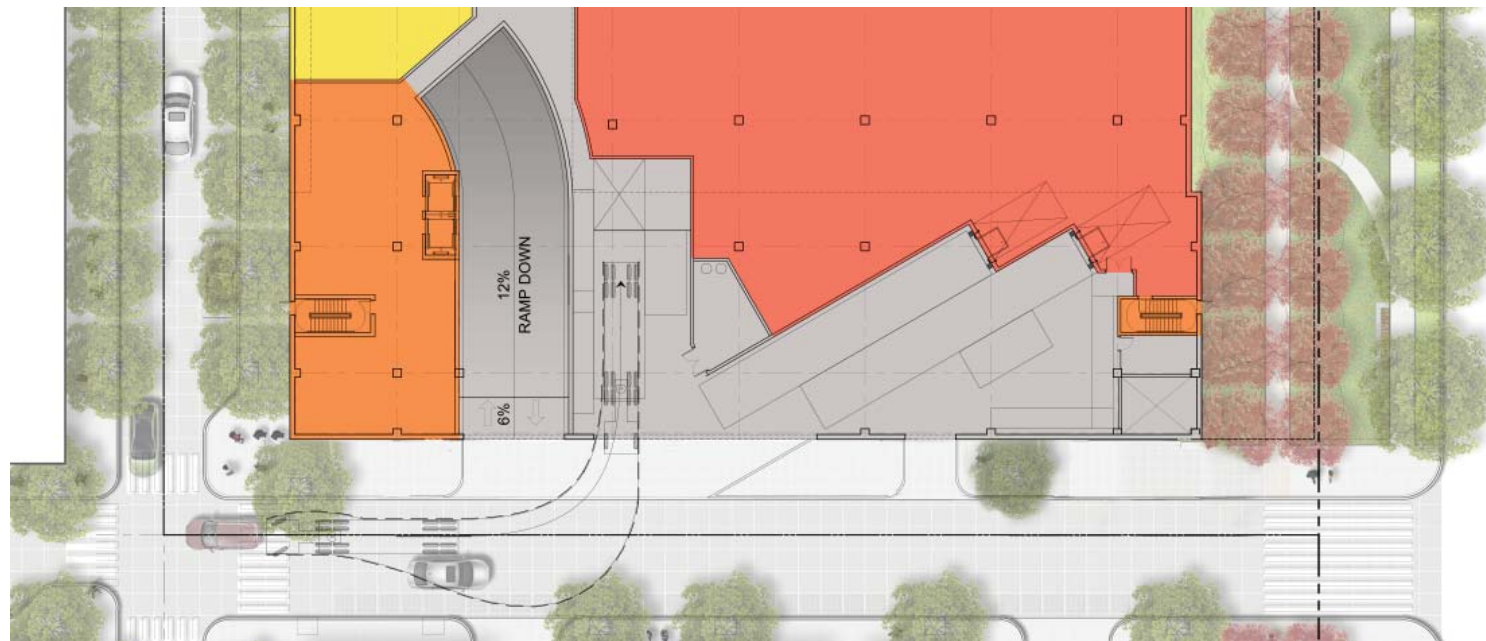
PREVIOUS LOADING SERVICE DIAGRAM



GROCERY IN (WB-67)



GROCERY OUT (WB-67)

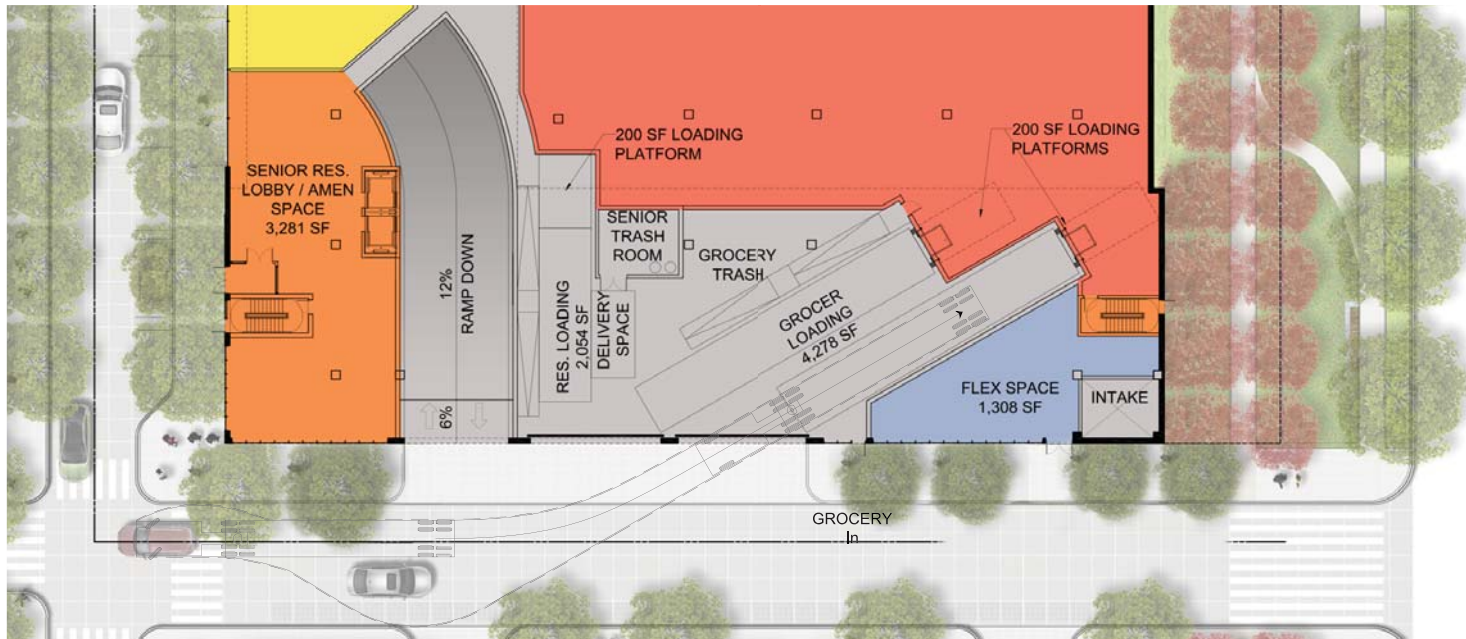


RESIDENTIAL IN (WB-40)

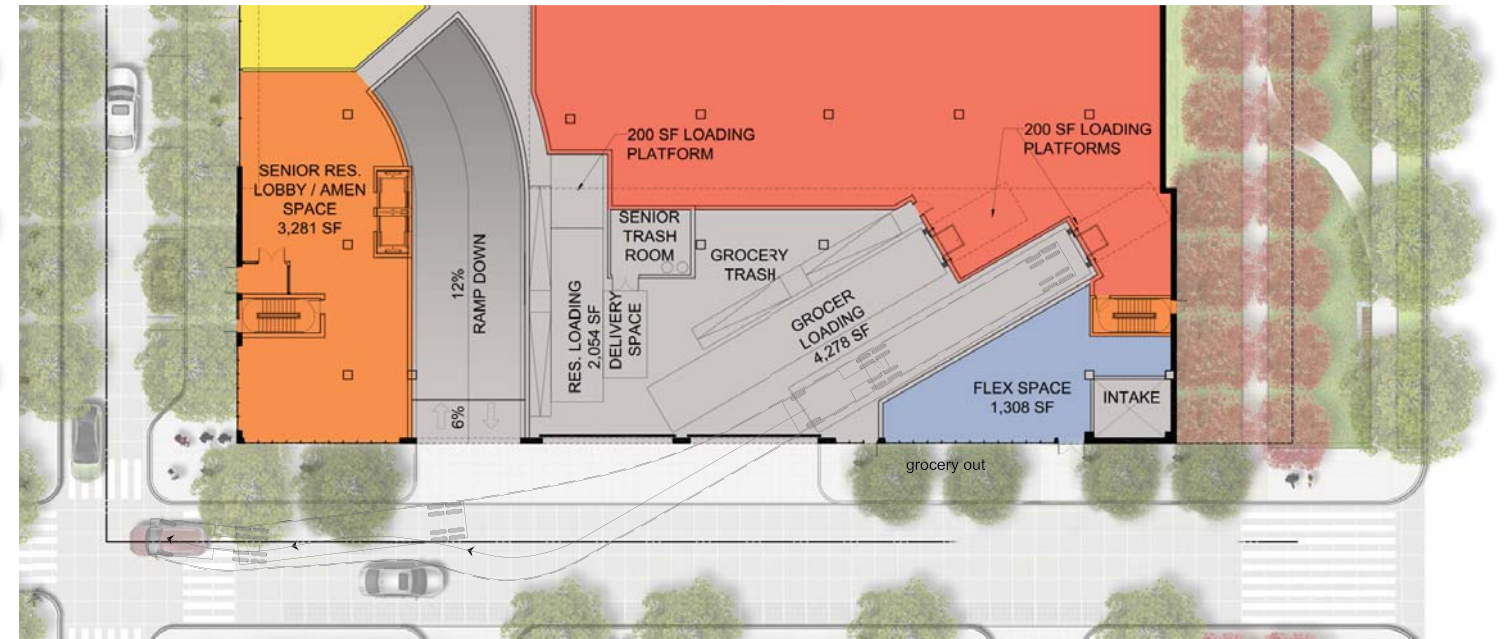


RESIDENTIAL OUT (WB-40)

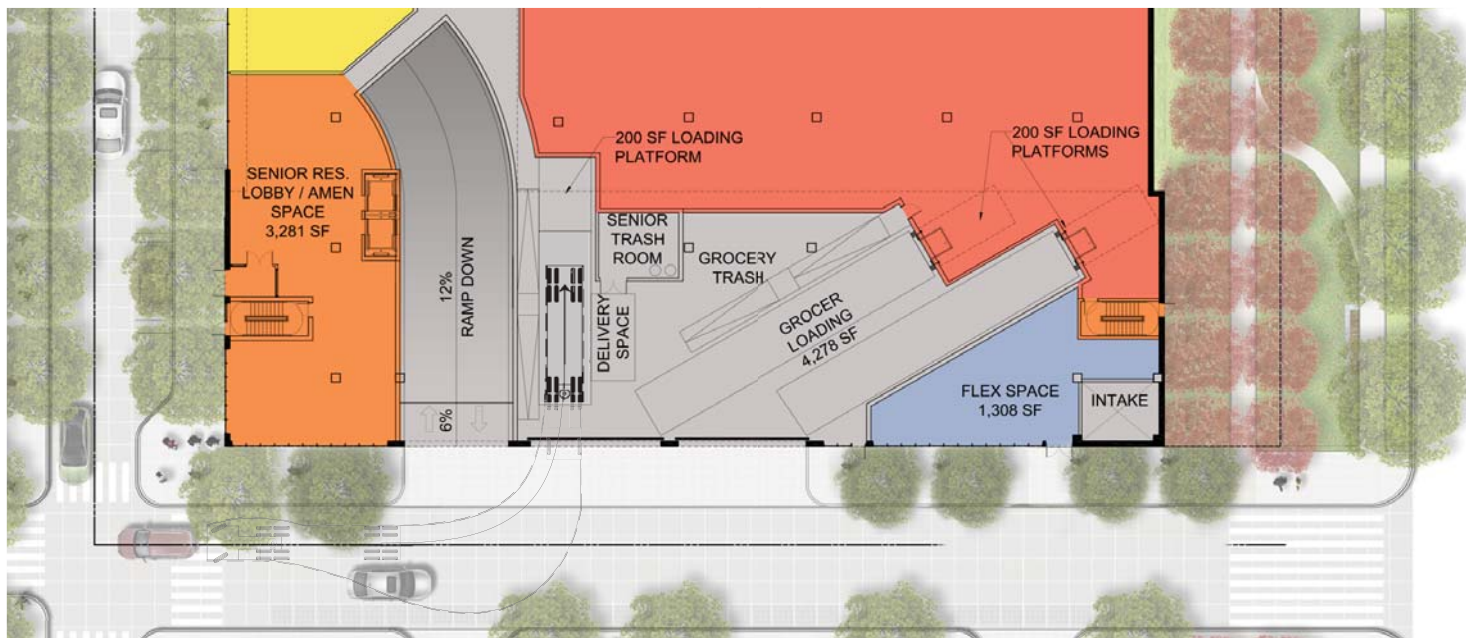
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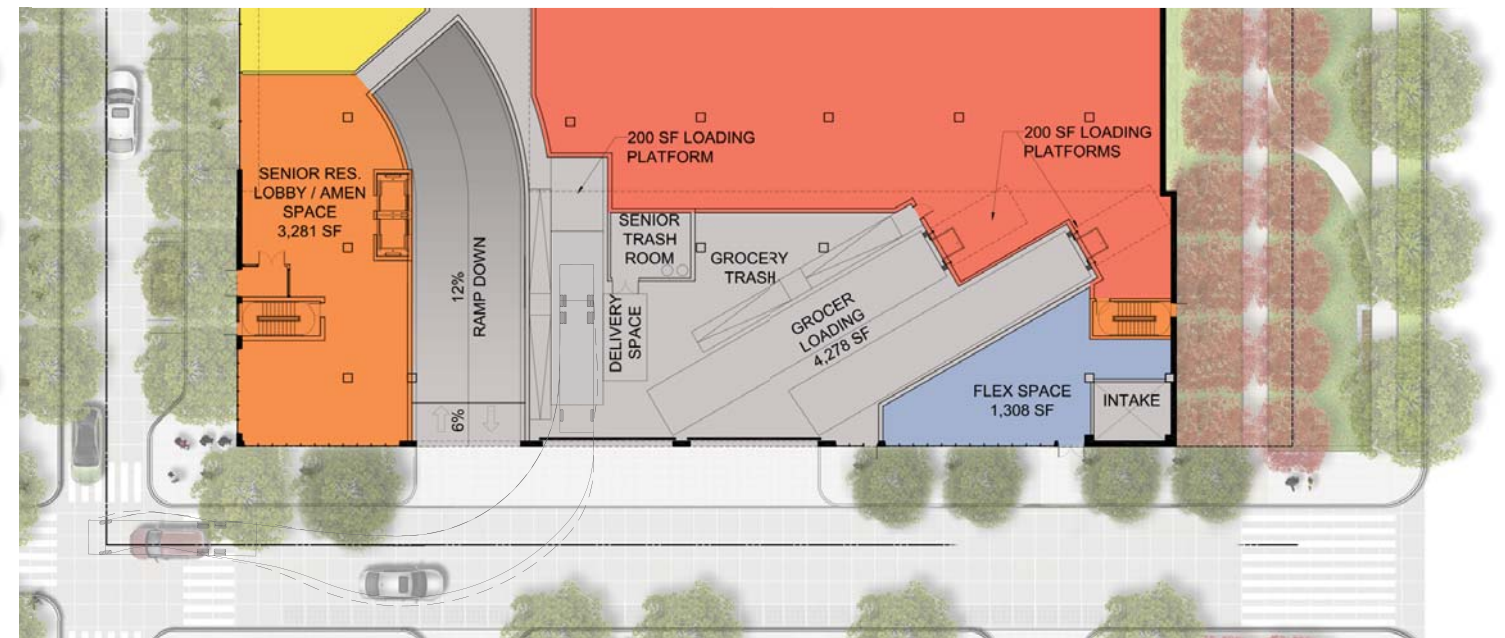
GROCERY IN (WB-67)



GROCERY OUT (WB-67)

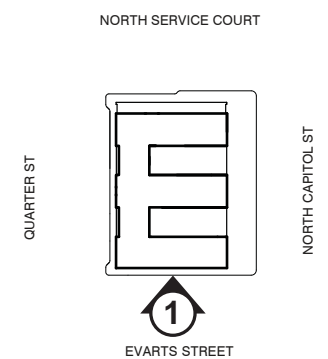


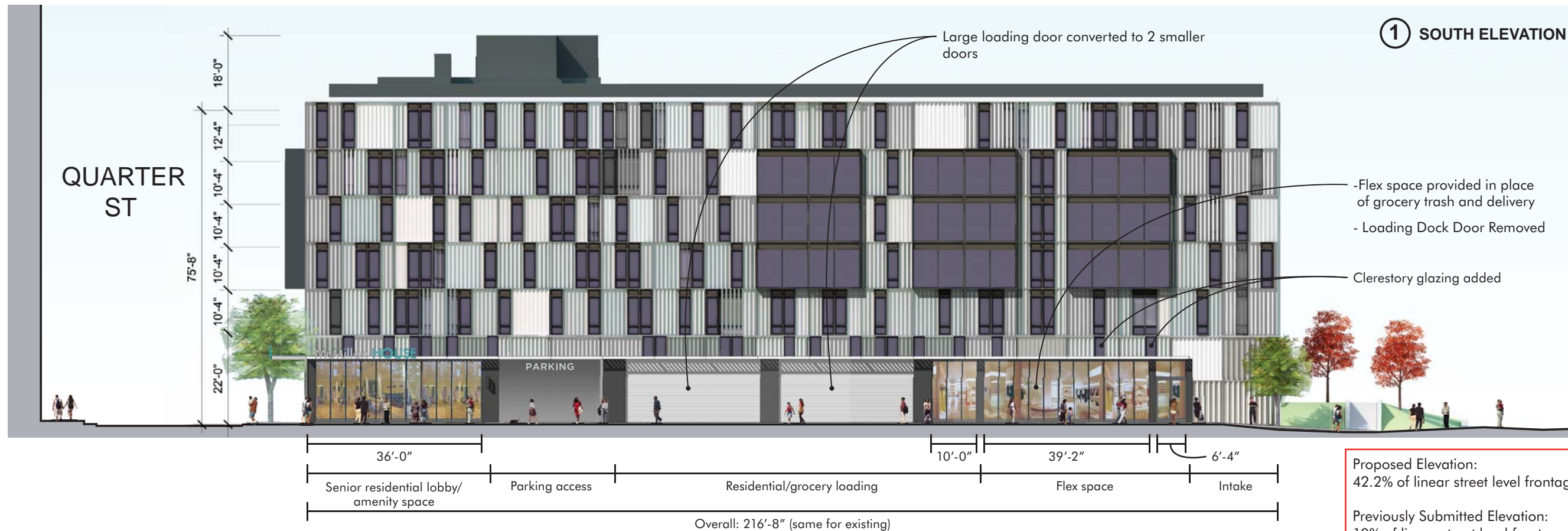
RESIDENTIAL IN (WB-40)



RESIDENTIAL OUT (WB-40)

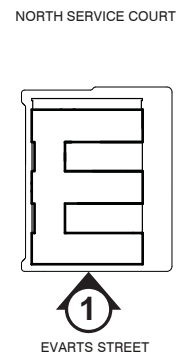
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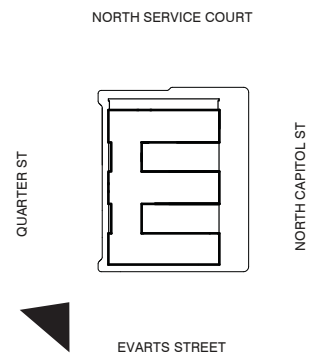
① SOUTH ELEVATION

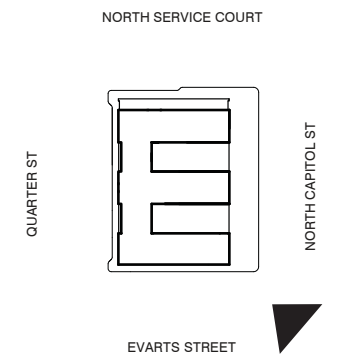
QUARTER ST



Proposed Elevation:
42.2% of linear street level frontage is glazing

Previously Submitted Elevation:
10% of linear street level frontage is glazing





MIXED-USE MULTIFAMILY BUILDING

(INTENTIONALLY BLANK)



HEALTHCARE FACILITIES

DEVELOPER

TRAMMELL CROW COMPANY

PROJECT DIRECTOR

ANNE L. CORBETT

ARCHITECTS

SHALOM BARANES ASSOCIATES

LANDSCAPE ARCHITECTS

NELSON BYRD WOLTZ

ZONING TABULATIONS (PRE HEIGHT CHANGE)

SITE AREA

PARCEL	214,555
CELL #14	(36,879)
HALF STREET R.O.W.	(16,082)
1st STREET SETBACK	(3,047)
EFFECTIVE TOTAL	158,547

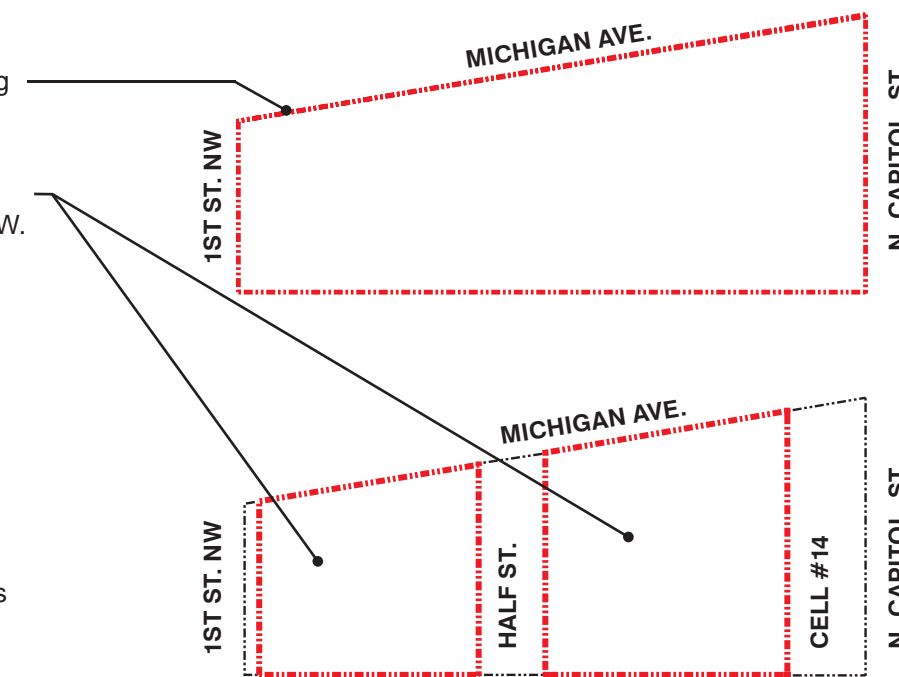
STREET WIDTHS

NORTH CAPITOL STREET	130 FT - USED FOR HEIGHT ACT COMPLIANCE PURPOSES
MICHIGAN AVENUE, NW	90 FT
FIRST STREET, NW	90 FT - USED FOR MEASURING POINT PURPOSES

	C-3-C w/ PUD GUIDELINES	
	PERMITTED/REQUIRED	PROVIDED
BUILDING HEIGHT (§2405.1)	130'	130' ^A
FLOOR AREA RATIO (§2405.2)	8.0	4.08 ACTUAL ¹ 5.52 EFFECTIVE ²
GROSS FLOOR AREA		
MEDICAL OFFICE	1,716,440	860,000 MAX
RETAIL	1,716,440	15,000 MIN
TOTAL	1,716,440	875,000 MAX
LOT OCCUPANCY (§772.1)	100%	55% ACTUAL ¹ 74% EFFECTIVE ²
REAR YARD (§774)	2.5 IN PER FT OF BUILDING HEIGHT = 27'-1" MIN ^B	27'-1" MIN ^B
ROOF STRUCTURE (§411)		
AREA	0.37 FAR MAX	0.37 FAR MAX
HEIGHT	18'-6" MAX	18'-6" MAX
SETBACK	1:1 MIN	1:1 MIN
PARKING (§2101)		
MEDICAL OFFICE	IN EXCESS OF 2,000 SF, 1 PER 900 SF = 954 SPACES	
RETAIL	IN EXCESS OF 3,000 SF, 1 PER 750 SF = 16 SPACES	
TOTAL	970 SPACES	1,900 MAX
LOADING (§2201)		
OFFICE		
12' x 30' BERTH/100 SF PLATFORMS	3	
10' x 20' SERVICE/DELIVERY SPACE	1	
RETAIL		
12' x 30' BERTH/100 SF PLATFORMS	0 ⁵	
TOTAL		
12' x 30' BERTHS	3	4
10' x 20' SERVICE/DELIVERY SPACE	1	4

NOTES:

- Actual FAR includes the entire zoning parcel in the calculation.
- Effective FAR excludes cell #14, 1st Street Setback and the Half Street R.O.W. In the calculation.
- Gross floor area of ground level is calculated using perimeter method.
- As a through lot, the rear yard is measured from the center line of North Capitol Street (§774.11).
- Because medical office use occupies more than 90% of the gross floor area and cellar floor area, retail loading isn't required (§2201.2).



PARCEL 1 AREA DIAGRAMS

PARKING TABULATIONS

		PERMITTED/REQUIRED		PROVIDED			
		LEVEL	STANDARD	COMPACT	ACCESSIBLE		
NUMBER OF SPACES (§2101)							
MEDICAL OFFICE (SF-MAX.)	860,000	IN EXCESS OF 2,000 SF, 1 PER 900 SF = 954 SPACES		G	139	11	14
RETAIL (SF-MIN.)	15,000	IN EXCESS OF 3,000 SF, 1 PER 750 SF = 16 SPACES		P1	249	82	47
				P2	302	49	0
				P3	342	64	0
				P4	352	77	0
TOTAL		970 SPACES (MIN.)	1,900 SPACES (MAX.) REQUESTED		1,384	283	61
SIZE OF SPACES (§2115)							
STANDARD		9' x 19', WITH 6'-6" MINIMUM CLEARANCE		9' x 19', WITH 6'-6" MINIMUM CLEARANCE			
COMPACT		8' x 16', WITH 6'-6" MINIMUM CLEARANCE		8' x 16', WITH 6'-6" MINIMUM CLEARANCE			
VAN		9' x 19', WITH 7'-2" MINIMUM CLEARANCE		9' x 19', WITH 7'-2" MINIMUM CLEARANCE			
BICYCLE PARKING				SECURE	OUTDOOR	SHOWERS	LOCKERS
MEDICAL OFFICE (SF-MAX.)	860,000	5% OF CAR PARKING SPACES = 94 SPACES		200	20	4	50
RETAIL (SF-MIN.)	15,000	5% OF CAR PARKING SPACES = 1 SPACES					

NOTES:

- Interior plan layouts are conceptual and shown for illustrative purposes. The final layouts may vary.
- Number of compact spaces is approximate, up to 40% of parking may be compact spaces.
- Drive aisles will be 20 feet minimum in areas described in DCMR 11.2117.5.
- The provided parking space count may be reduced, but not below the required minimum.
- Medical office and retail will share the secure and outdoor bike parking spaces.

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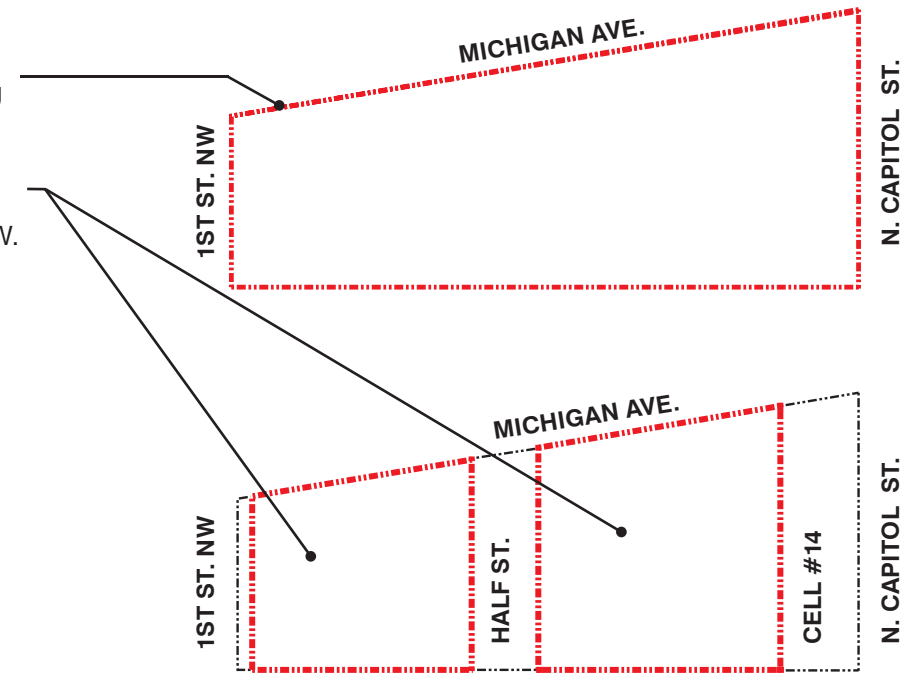
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Revision Descriptions

- A. The 9th floor was removed from the west wing of the west structure, bringing the building height from 130' to 115'.
- B. Due to the adjustment of the building height from 130' to 115', the rear yard requirement was adjusted.

NOTES:

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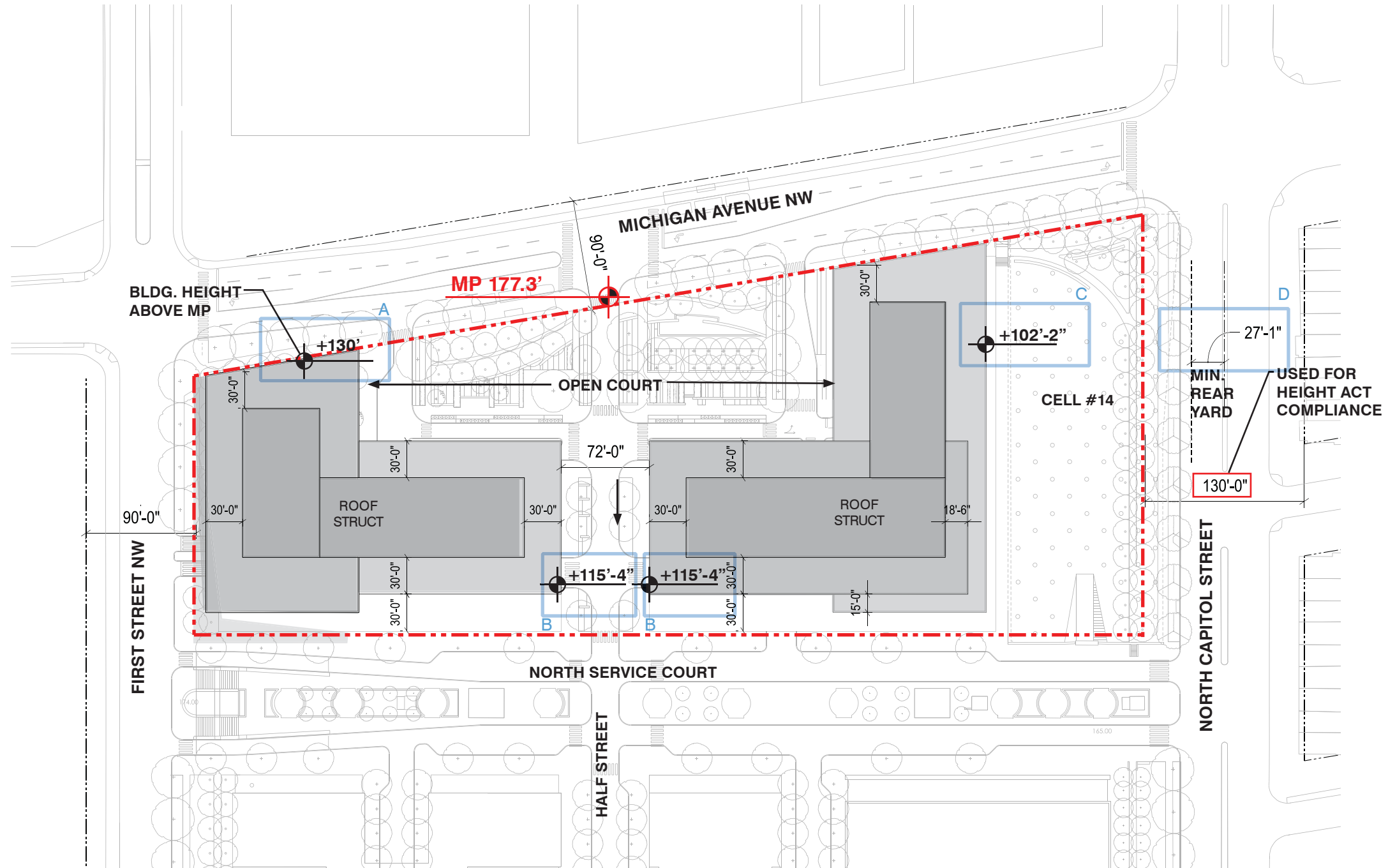
PARCEL 1 AREA DIAGRAMS

PARKING TABULATIONS

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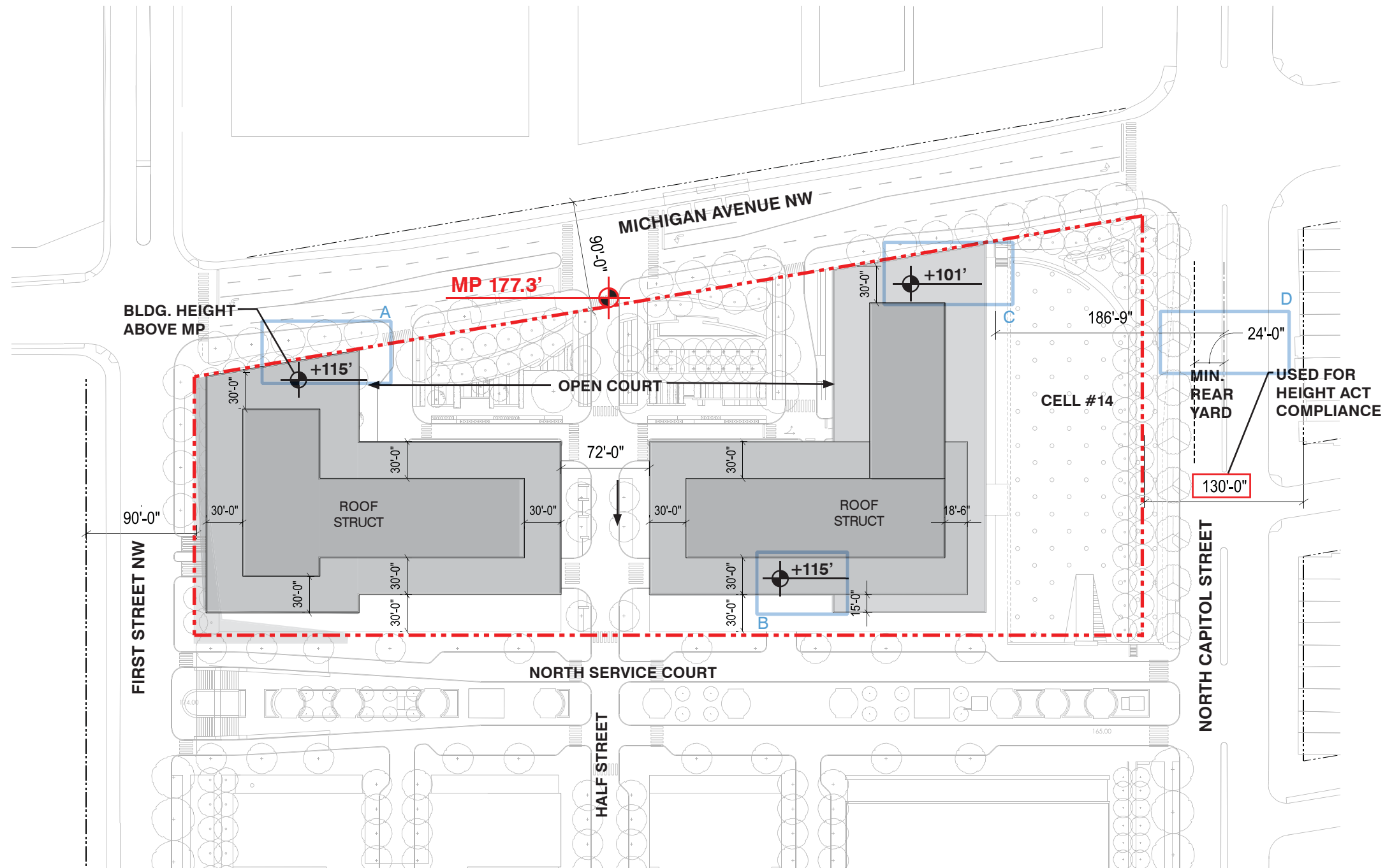


REQUIRED BY DCMR11

1. When roof levels vary by one (1) floor or more or when separate elevator cores are required, there may be one (1) enclosure for each elevator core at each roof level (§411.4). The proposed building has four (4) enclosures, one for each elevator core.

2. 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 (§770.6). All roof structures will be set back a minimum of 1:1, final dimensions may vary.

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



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Revision Descriptions

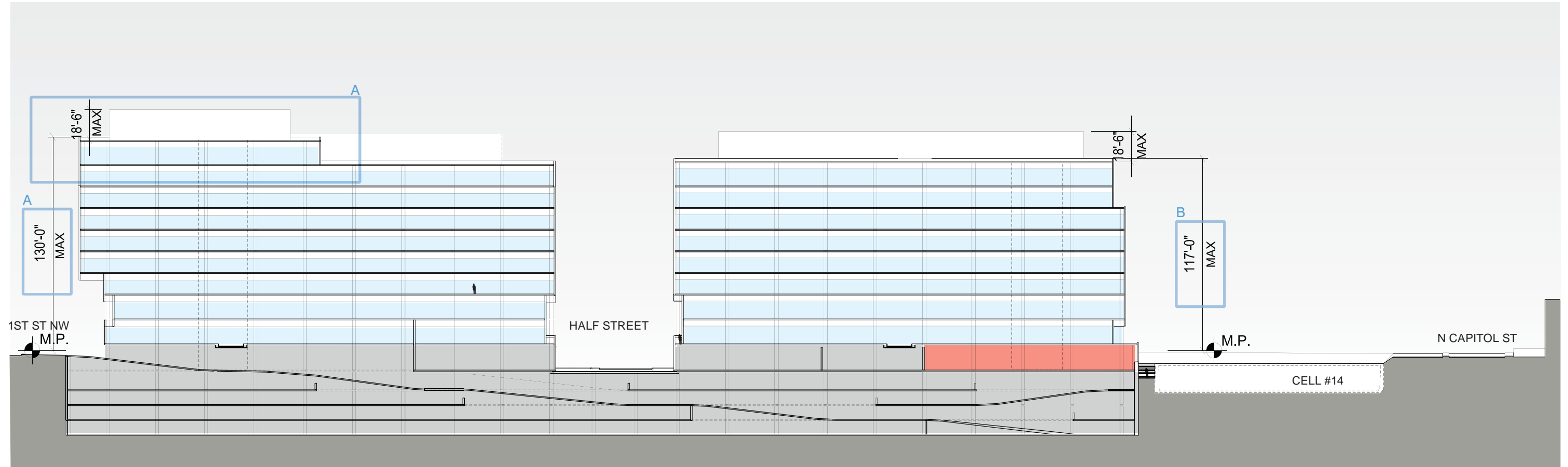
A. The 9th floor was removed from the west wing of the west structure, bringing the building height from 130' to 115'.

B. The building height was adjusted from 115'4" down to 115'.

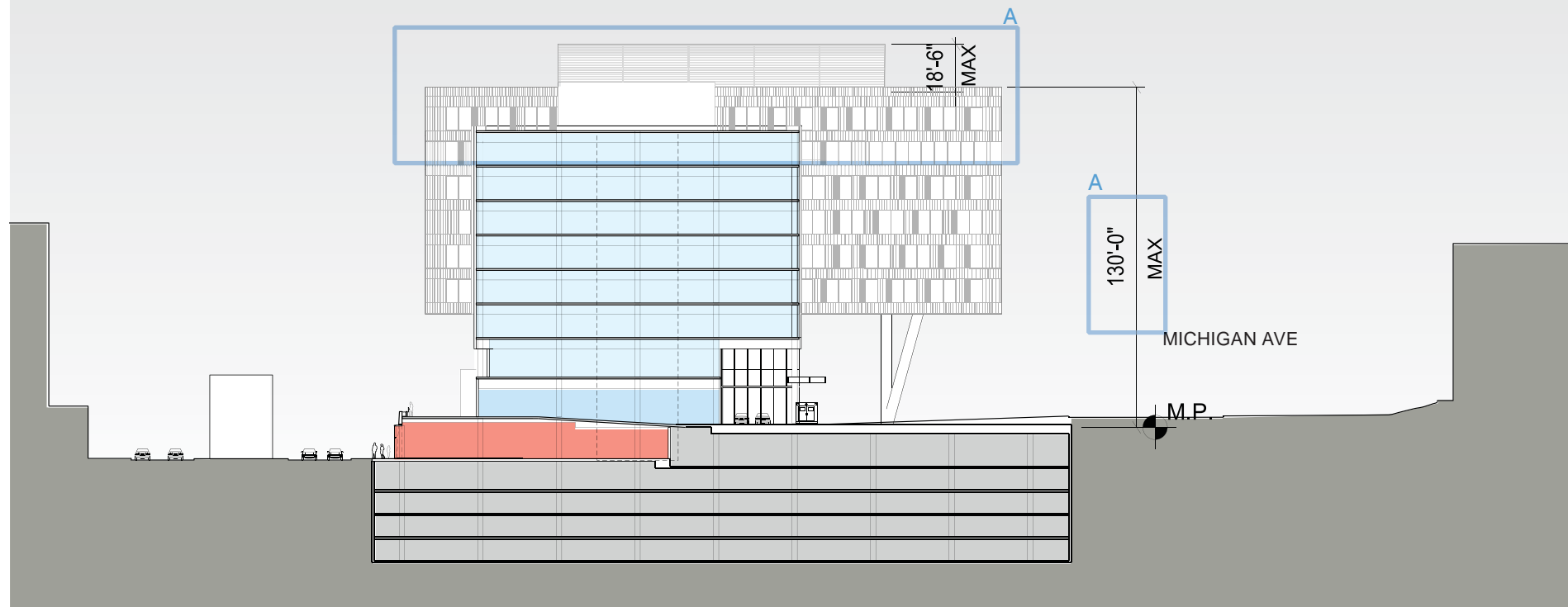
C. Due to the adjustment in item B, the building height for the east wing of the east structure was adjusted from 102'2" to 101'.

D. Due to the adjustment of the building height from 130' to 115', the rear yard requirement was adjusted.

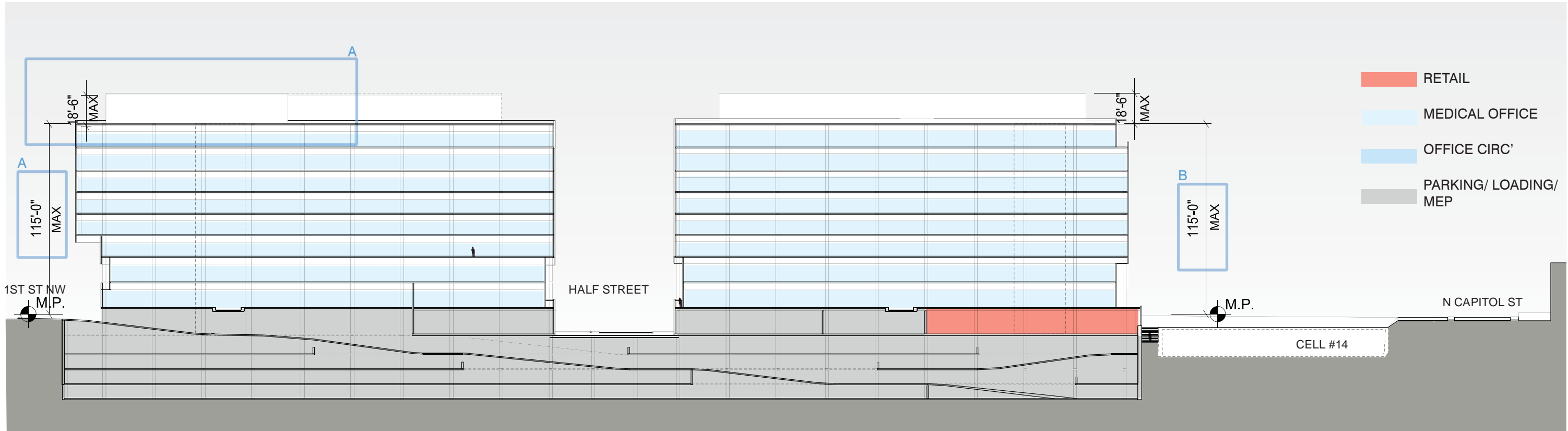
SECTIONS (PRE HEIGHT CHANGE)



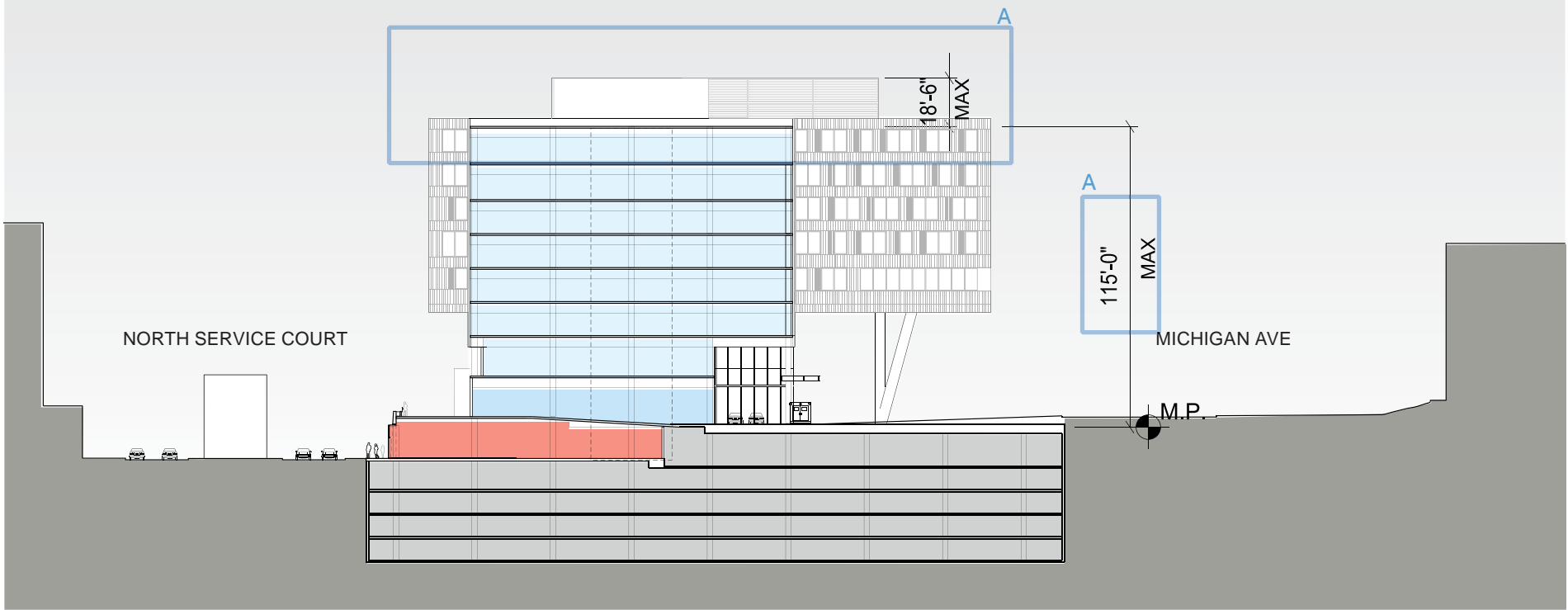
SECTION 1



SECTION 2



SECTION 1



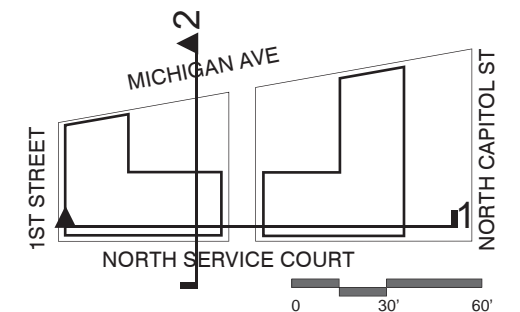
SECTION 2

Revision Descriptions

A. The 9th floor was removed from the west wing of the west structure, bringing the building height from 130' to 115'.

B. The height of the west wing of the building, which previously reached a maximum height of 130 feet as permitted under the 1910 Height Act, was measured to the top of the parapet in accordance with that Act. ("No parapet wall shall extend above the limit of height, except on nonfireproof dwellings...." D.C. Code 6-601.07). With the elimination of the 9th floor on the west wing, the 1910 Height Act is no longer implicated and the building is now measured in accordance with the zoning definition of building height. See 11 DCMR 199.1 ("[I]n those district in which the height of building is permitted to be ninety feet (90 ft.) or greater, the height of the buildings shall be measured to the highest point of the roof excluding parapets not exceeding four feet (4 ft.) in height.").

NOTE: Interior section layouts are conceptual and shown for illustrative purposes only. Final layouts may vary.



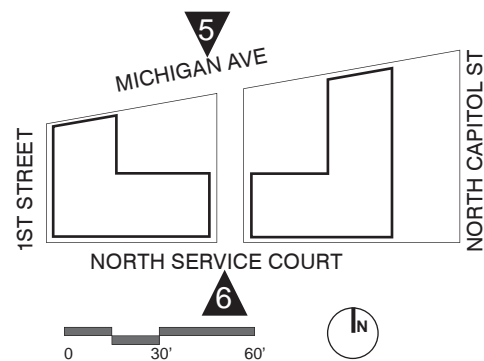
ELEVATIONS (PRE HEIGHT CHANGE)



5. NORTH ELEVATION



6. SOUTH ELEVATION



NOTES

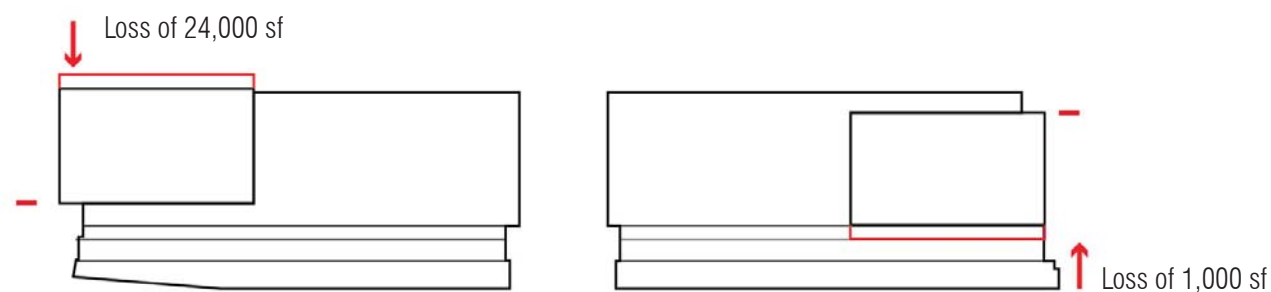
1. Flexibility is requested to vary the final selection of the exterior materials within the color ranges and general material types proposed, based on availability at the time of construction without reducing the quality of materials.
2. Flexibility is requested to make minor refinements to exterior details and dimensions, including 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.



5. NORTH ELEVATION



6. SOUTH ELEVATION



Revision Descriptions

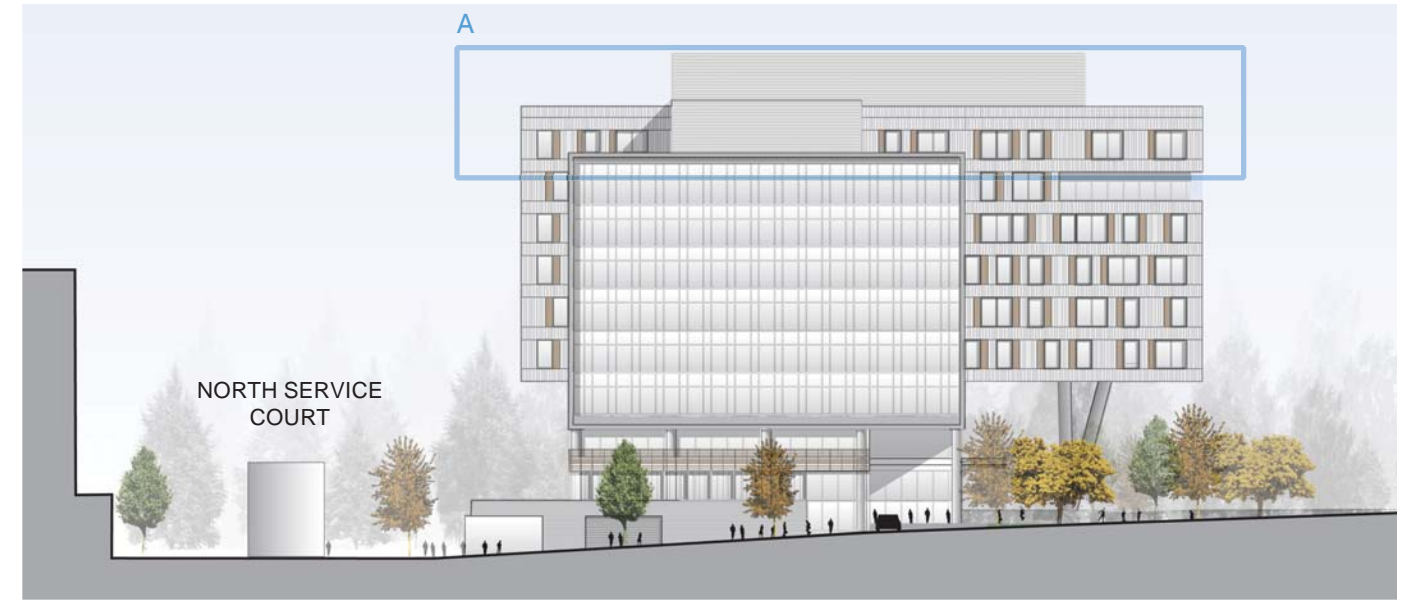
A. The 9th floor was removed from the west wing of the west structure, bringing the building height from 130' to 115'.

B. In order to maintain the design intent, the east wing of the east structure was adjusted in order to match the proportions of the west wing of the west structure.

ELEVATIONS (PRE HEIGHT CHANGE)



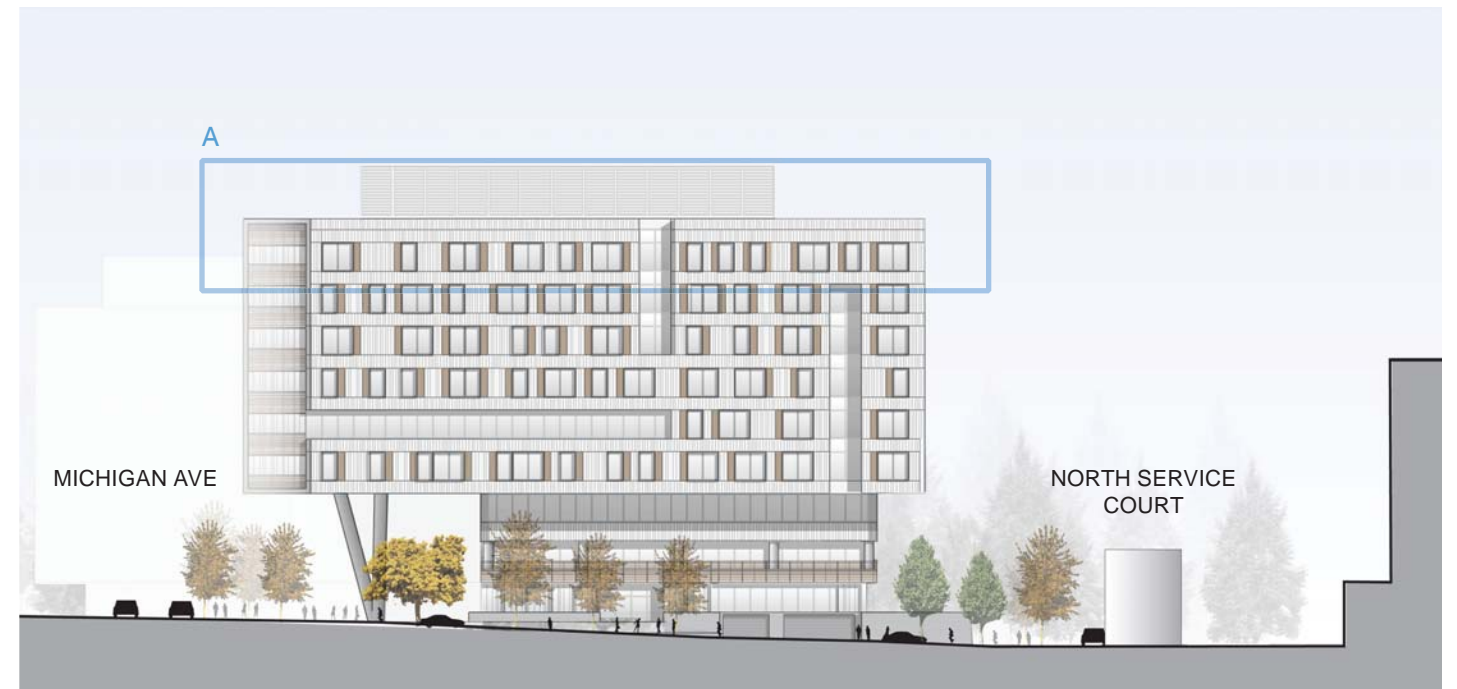
1. EAST BUILDING EAST FACADE



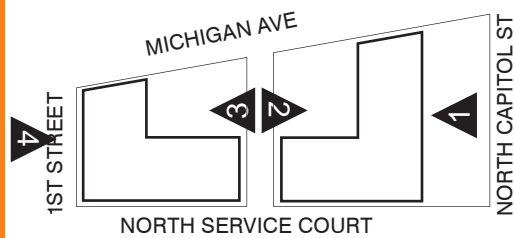
3. WEST BUILDING EAST FACADE



2. EAST BUILDING WEST FACADE

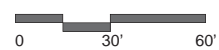


4. WEST BUILDING WEST FACADE



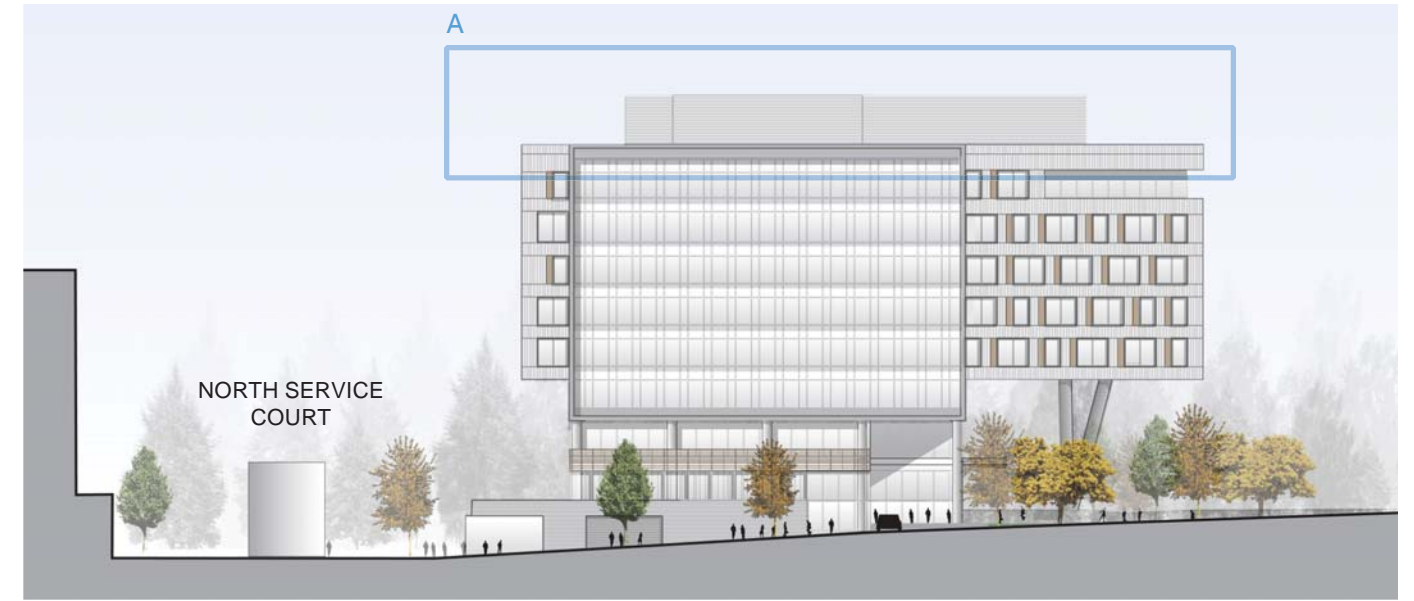
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1. EAST BUILDING EAST FACADE



3. WEST BUILDING EAST FACADE



2. EAST BUILDING WEST FACADE



4. WEST BUILDING WEST FACADE

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