



VISION MCMILLAN PARTNERS

PLANNED UNIT DEVELOPMENT (PUD)
CONSOLIDATED STAGE TWO

NOVEMBER 22, 2013

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

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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

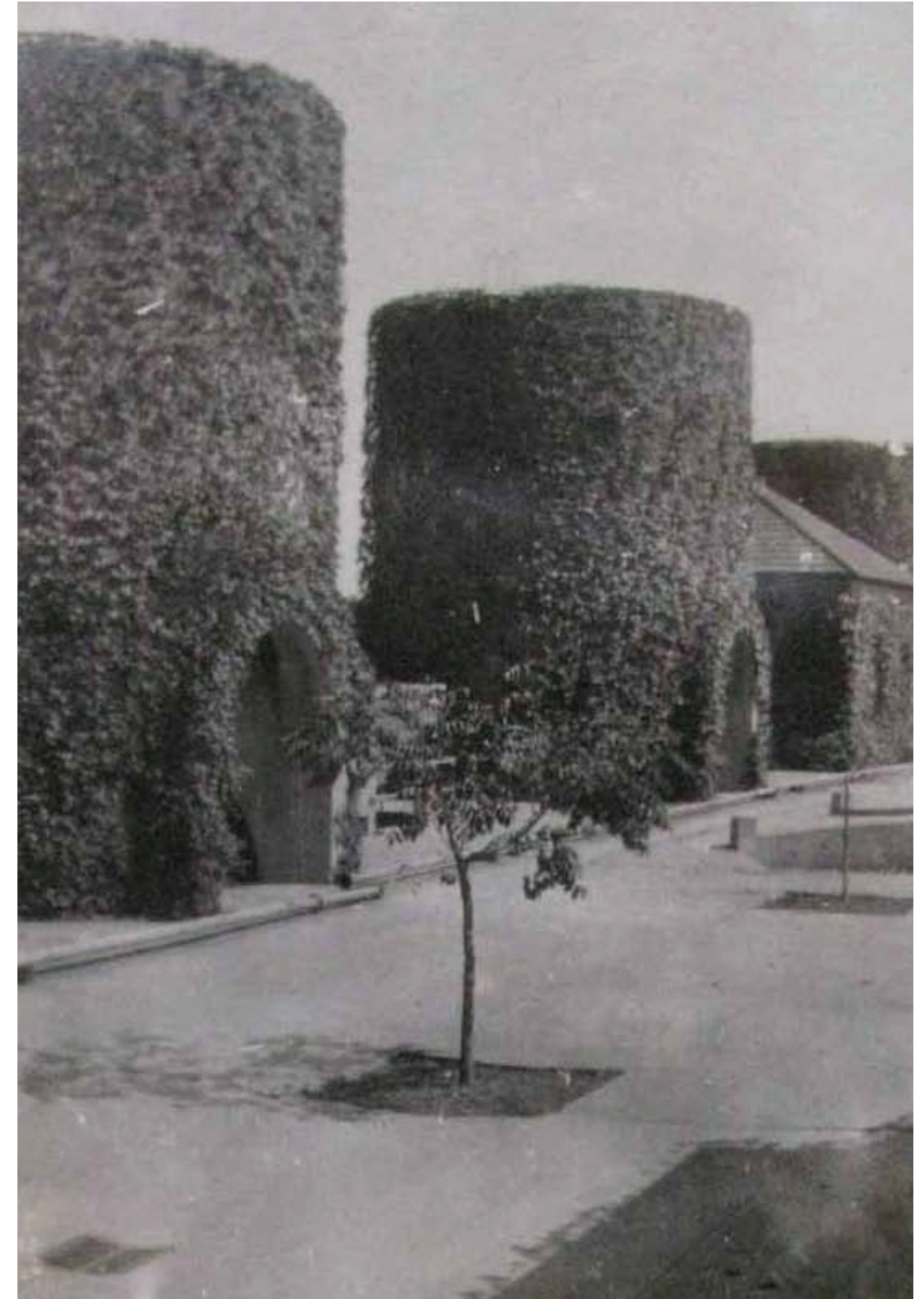
MV+A / DAVID JAMESON

SHALOM BARANES ASSOCIATES

McMillan

Submitted to: The District of Columbia Zoning Commission
Submitted on: November 22, 2013

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



VIEW OF SERVICE COURT, C. 1920-25 FROM THE FISCHER-WALTZ PHOTOGRAPH COLLECTION

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COMMUNITY CENTER

OWNER

DISTRICT OF COLUMBIA

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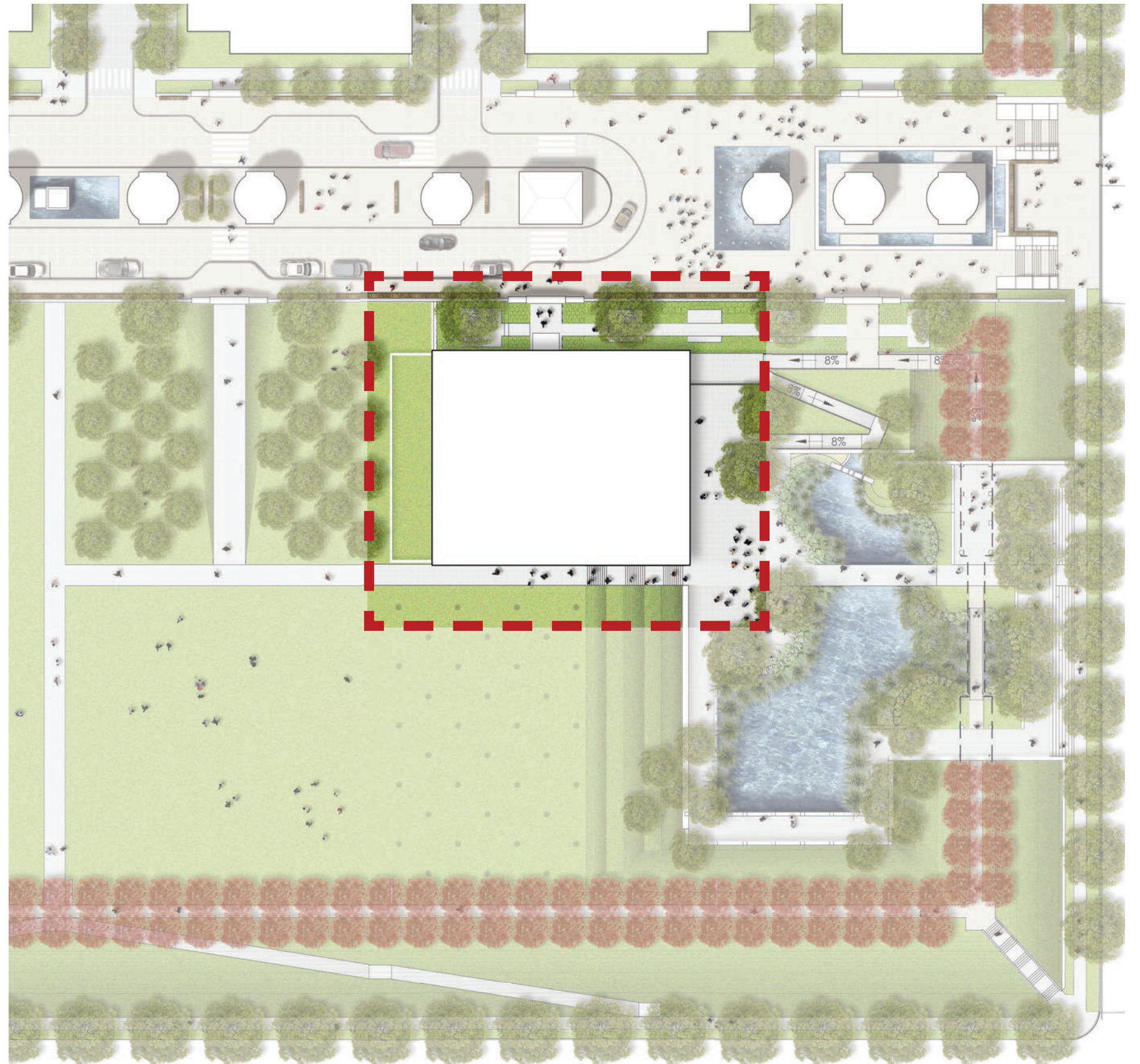
ANNE L. CORBETT

LANDSCAPE ARCHITECT

NELSON BYRD WOLTZ

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EE&K A PERKINS EASTMAN COMPANY



McMillan Site Plan - Final DRAFT
SCALE: 1" = 20'
DATE: September 18, 2013

Site Area

Parcel 6 328,059

Street Widths

South Service Court, NW 98' Used for Height Act Compliance Purposes
 North Capitol Street 130'
 First Street, NW 90'

CR w/ PUD Guidelines

	Permitted/Required	Provided
Building Height	110'	26'
Floor Area Ration	4.0 (non-residential)	0.05
Gross Floor Area	131,224	17,500
Lot Occupancy	75%	4%
Rear Yard	none required for corner lot fronting on three streets	215'
Side Yard	none required	188'
Parking	1 per 2000 sqft (9spaces) or 95 spaces	29 street parking spaces in South Service Court parkway
Loading	None required for buildings < 30,000sqft	Dedicated loading space along South Service Court



NOTES

FAR Calculated with area within red boundary, called Parcel 6.

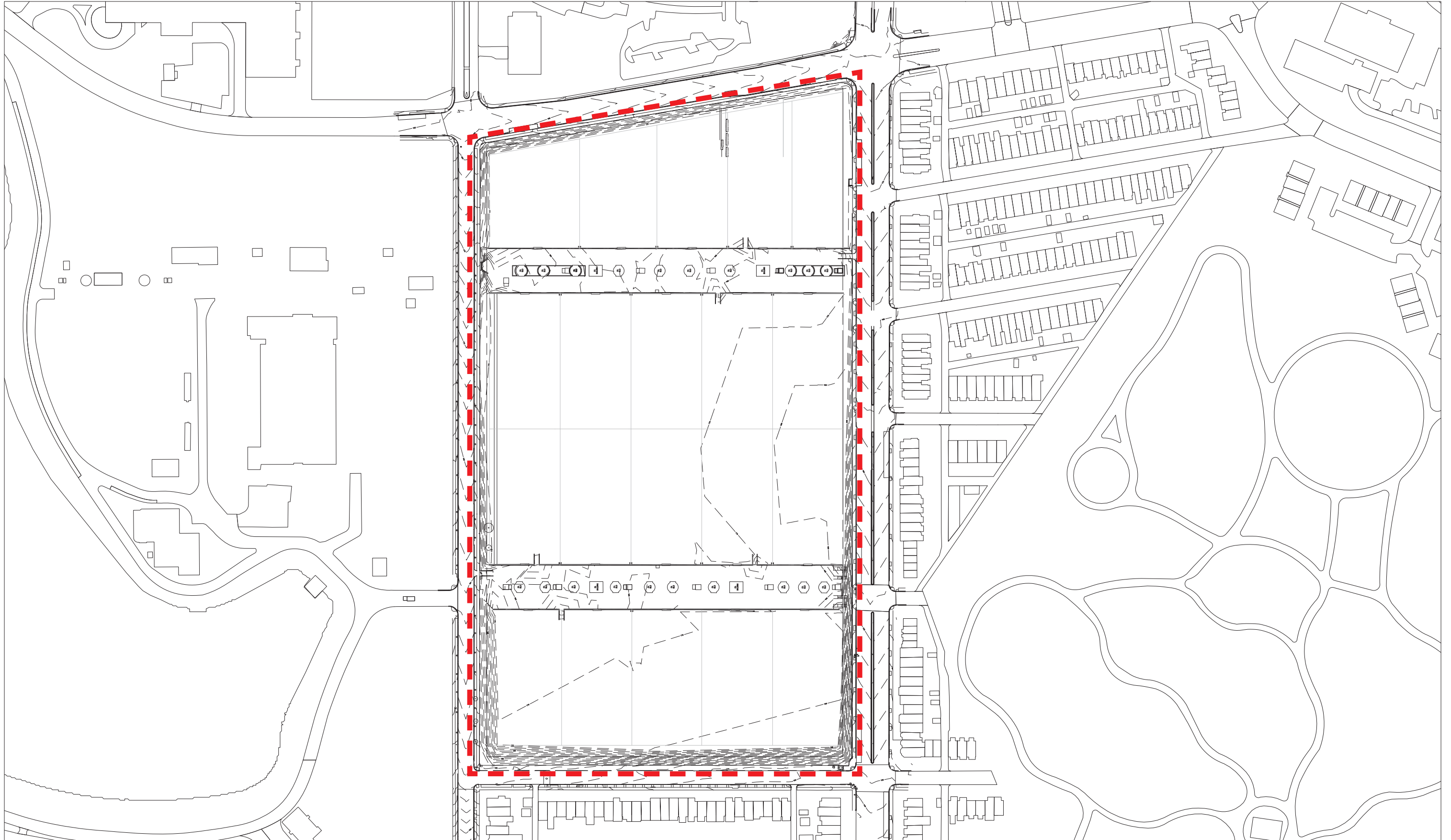
FAR Calculated including ROW in the South Service Court

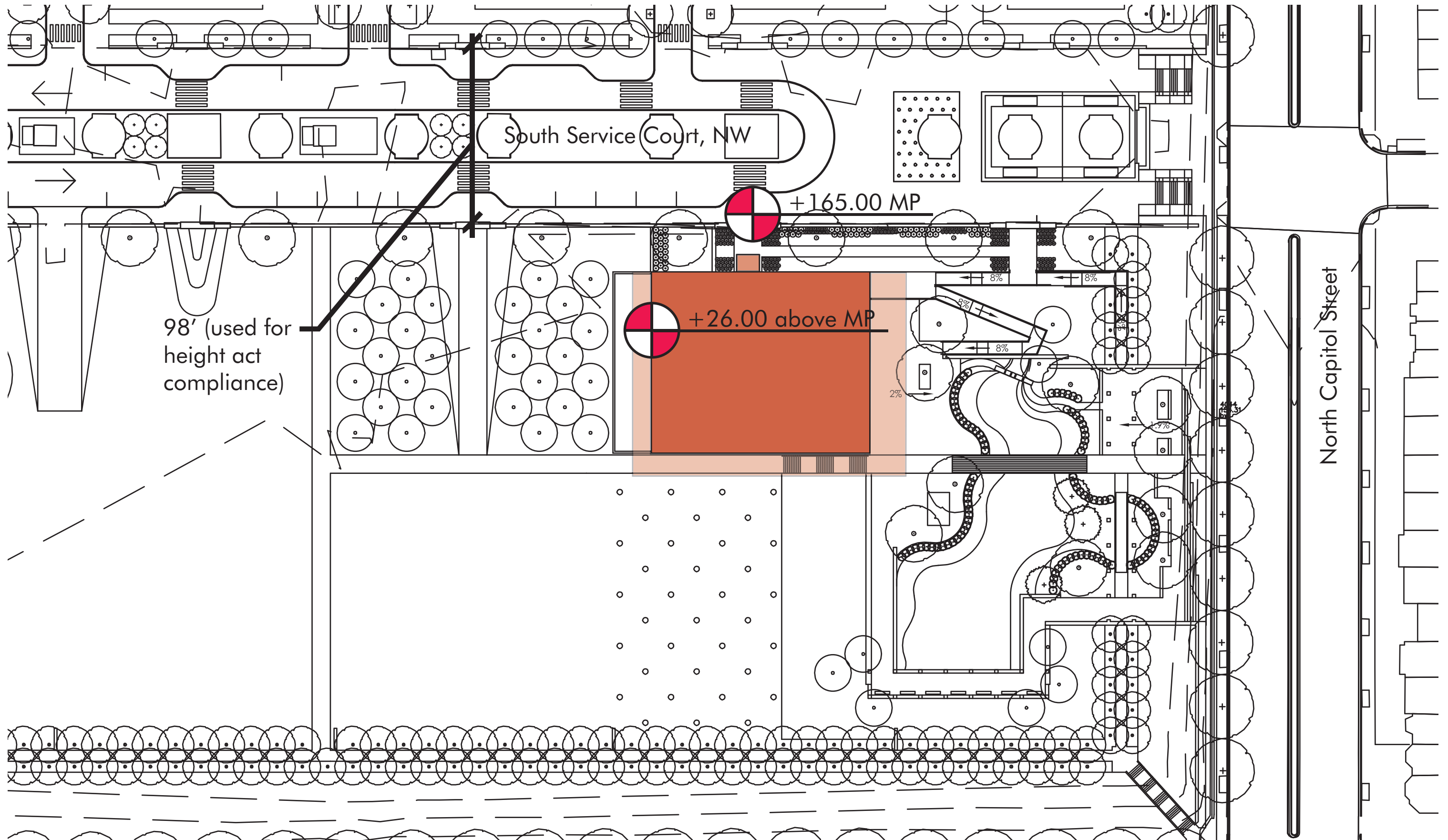
Side yard distance given is to the North Captiol Street parcel boundary

Rear yard distance given is to the Channing Street parcel boundary



McMILLAN COMMUNITY CENTER





CIRCULATION DIAGRAM

Circulation

Pedestrian Access to the community center is only through the old service court wall along the South Service Court. There are several bus lines along North Capitol Street that stop one block to the north of the community center, and a planned Capitol Bikeshare docking station for the area directly in front of the main entrance.

Vehicular access for both cars and delivery trucks is along the South Service Court with all loading coming through the front door

This diagram recommends the potential locations for these elements to occur on site. Bikeshare stations, bus stops, and vehicular circulation will be determined by DDOT.

-  Community Center
-  Bikeshare Station
-  Vehicular Access
-  Truck Loading Access
-  Public Bus Access
-  Front Entrance

