GREEN COMMUNITIES PROJECT OVERVIEW WORKSHEET			
Project Name	McMillan	Organization Name	MV&A Architects
Project Address	North Capitol Street	Organization Contact	James Voelzke
Project Status	Schematic	Date	13-Nov-13

PROJECT OVERVIEW WORKSHEET: This document provides a brief overview of the building, including major systems. It is considered a quick way to assess the context in which the Green Communities criteria will be implemented. Please provide the basic building information as requested below.

This worksheet must be filled out and submitted before the construction start date. For additional information on how to submit go to www.greencommunitiesonline.org/tools/certification/

**Gray text within the spreadsheet indicates the type of information that could occupy that cell. It is not intended to be left in your final submission documents.

Building Overview		
BUILDING ENVELOPE	Primary Envelope Material	Brick
	Foundation	N/A - Foundation is in commercial section - assume Green Communities does not apply
	Wall(s)	Residential portion - R13 required for wood frame, min R19 provided for opaque walls
	Roof	Thermoplastic membrane roofing on wood trusses - R38 min. required / provided
	Windows	Residential windows , U = 0.34, air infiltration rate 0.1 cfm / sf, SHGC = 0.38
	Doors	Residential Doors, U=0.39, air infiltration rate = 0.1 cfm / sf

MECHANICAL SYSTEMS		System Type	Fuel Type	Additional Explanation (i.e. multiple systems, alternative fuel source)
	Heating System	Air Source Heat Pump	Electricity	
	Cooling System	Air Source Heat Pump	Electricity	
	Hot Water	Stand Alone Individual Tank	Electricity	
	Alternative Water Sources	If applicable, please identify any systems for alternative water sources and the expected volume to subsidize municipal supply		
	Ventilation	Please identify systems and measures as required by your building code to ensure proper indoor air quality		

Building Data		
BUILDING DATA	Tenancy	
	Current occupancy percentage	n/a
	Year of Most Recent Substantial Rehabilitation or Adaptive Reuse	n/a
	Does the building contain the following?	
	Hallways/lobbies/stairwells	Yes
	Elevator	Yes
	Community room(s)	Yes
	Basement	Yes
	Laundry room(s)	No
	Office(s)	Yes
	Commercial kitchen	No
	Exercise room	Yes
	Swimming pool	Yes
	Parking garage (indoor)	Yes
	Parking lot (outdoor)	No
	Irrigated Lawn/Landscaping	Yes
	Retail Space(s)	Yes
	Who pays tenant electricity, cooling, heating and hot water?	Tenant
	Electric Meter Type	Master w/ sub meters
	Natural Gas Meter Type	Master w/ sub meters
	Water Meter Type	Master w/ sub meters
	Fuel for Clothes Dryers	Electric
	Number of units w/ in-unit laundry	TBD
	Total number of common laundry rooms	0
	Total number of elevators	TBD

Building Code(s) and applicable Green Building/Public Incentive Programs	
Enter the Building Code(s), Energy Code, Green Building Standard(s), and/or Public Incentive program you are required to build in compliance with.	
Building Code	IBC 2212
Energy Code	IEC 2012 Energy Code
Green Building standard	Green Communities
Public Incentive program	

Project Name	McMillan	Organization Name	MV&A Architects
Project Address	North Capitol Street	Organization Contact	James Voelzke
Project Status	Schematic	Date	11/13/2013

INTENDED METHODS WORKSHEET: This worksheet identifies how the project team intends to incorporate all the Mandatory and adequate number of Optional Criteria into the development.

This worksheet must be filled out and submitted before the construction start date. For additional information on how to submit go to www.greencommunitiesonline.org/tools/certification/

INSTRUCTIONS:
1) Select an answer provided in the drop-down menu under Column D ("How Criterion will be implemented") for each criterion.

2) Explain special circumstances or request a waiver using Column E ("If necessary, describe deviations from intended approach"). This may include information on an approach proposed by the project team that does not appear as an option in the drop-down menu.
3) Indicate where the Criterion references can be found within the project documents in Column F and G ("Criteria Documentation"). This is required for Critierion 1.1b
4) Indicate the project team member who is responsible for documenting and ensuring the completion of the Criterion under Column 'H' (Champion).
5) Indicate the number of optional points being pursued by completing Column H ("Intended Points").
6) Complete by signing the Green Development Agreement at the bottom of this worksheet, which identifies the responsibilities of each project member by Green Communities Criteria category.

**Gray text within the spreadsheet (under "Green Development Agreement" section at bottom) indicates the type of information that could occupy that cell. It is not intended to be left in your final submission documents.

1: INTEGRATIVE DESIGN

	Criteria Item	How Criterion will be implemented	If necessary, provide additional information or explanation of alternative approach to meeting this measure	Criteria Documentation		Champion	Intended Points
				Location of Measure in Project Documents	Spec page number / plan type for locating measure		
1.1a	Green Development Plan: Integrative Design Meeting(s)	The project team has conducted one or more integrative design meeting(s) and submitted a Green Development Plan or equivalent documentation	Integrated Team Meetings and a Community Charrette have been conducted.			Green Building Specialist	M
1.1b	Green Development Plan: Criteria Documentation	The project team will create design and construction documentation (i.e. plans, details, and specifications) to include information on implementation of appropriate Enterprise Green Communities Criteria	Documentation is in development.		Project Plans and Specifications	Green Building Specialist	M
1.2a	Universal Design *(New Construction only)*	The project team designed a minimum of 15% of the dwelling units in accordance with ICC/ANSI A117.1, Type A, Fully Accessible guidelines, and the remaining ground floor units and elevator-reachable units with ICC/ANSI A117.1, Type B			Project Plans and Specifications	Architect	2
1.2b	Universal Design *(Substantial & Moderate Rehab only)*		Project is not a rehab.				0
							2 Intended Points

2: LOCATION + NEIGHBORHOOD FABRIC

	Criteria Item	How Criterion will be implemented	If necessary, provide additional information or explanation of alternative approach to meeting this measure	Criteria Documentation		Champion	Intended Points
				Location of Measure in Project Documents	Spec page number / plan type for locating measure		
2.1	Site Sensitive Selection *(New Construction Only)*	New development will not be within 100 feet of wetlands, on prime soils, on public parkland, on critical habitat, on the 100 year floodplain, or be on a slope greater than 15%	Site does not have any prohibited characteristics.	Project Plans	Civil sheet 3 of 36	Project Manager	M
2.2	Connections to Existing Development and Infrastructure *(New Construction only, except for projects located on rural tribal lands, in colonias communities, or in communities of population less than 10,000)*	The project is located on a site with access to existing roads, water, sewers, and other infrastructure within or contiguous (having at least 25% of the perimeter bordering) to existing development, connected to the pedestrian grid, and meeting the septic tank requirements	Site located with adequate connections to infrastructure	Project Plans	Civil Drawings	Engineer (MEP)	M
2.3	Compact Development *(New Construction Only)*	Provide the net density and net density calculation for the project.	Density is approx. 130 units/acre, exceeding the criteria.	Project Plans	CS-10	Architect	M
2.4	Compact Development	Provide the net density and net density calculation for the project.	Density is approx. 130 units/acre, exceeding the criteria of 15/acre.	Project Plans	CS-10	Architect	5
2.5	Proximity to Services *(New Construction only)*	Urban/Small City location: Project is 0.25-mile walk distance of at least two, or a 0.5-mile walk distance of at least 4 facilities	TBD	Scope of Work	CS-10	Architect	M
2.6	Preservation of and Access to Open Space	The project has a set aside of a minimum 10% of the total project acreage as open space for residents	Open space calculations show-----% of open space after taking off courtyards, pool deck and balcony terrace.	Project Plans	CS-10	Architect	M
2.7	Preservation of and Access to Open Space		TBD	Project Plans	CS-10	Architect	1
2.8	Access to Public Transportation	Provide a brief narrative that summarizes the location, quantity and type of public transportation choices around project site	Site is within 1/4 mile from bus stops and X2 bus lines and less than 1/2 mile from Metro stations	Project Plans	CS-10	Architect	5
2.9	Walkable Neighborhoods: Connections to Surrounding Neighborhood	Provide summary of the project's sidewalk and pathway connections to public spaces, open spaces or adjacent development	Project is not in a "Rural/Tribal/Small Town"		N/A		0
2.10	Smart Site Location: Passive Solar Heating / Cooling	Provide a brief narrative that describe passive solar heating/cooling tactics	Not pursued.		N/A		0
2.11	Brownfield or Adaptive Reuse Site	The project is located on an adaptive reuse site	Not an adaptive reuse site.		N/A		0
2.12	Access to Fresh, Local Foods	The project will meet the requirements of Option 2: Community-Supported Agriculture	TBD	Project Plans	CS-10	Project Manager	6
2.13	LEED for Neighborhood Development certification	The project is located in a Stage 2 Pre-Certified LEED for Neighborhood Development plan			N/A		0
							17 Intended Points

3: SITE IMPROVEMENTS

	Criteria Item	How Criterion will be implemented	If necessary, provide additional information or explanation of alternative approach to meeting this measure	Criteria Documentation		Champion	Intended Points
				Location of Measure in Project Documents	Spec page number / plan type for locating measure		
3.1	Environmental Remediation		Erosion and Sediment Control measures have been implemented	Project Plans	N/A	Green Building Specialist	M
3.2	Erosion and Sedimentation Control *(Except for infill sites with buildable area smaller than one acre)*	Site will implement EPA's BMP for erosion control at least including measures listed in the criteria	Landscape vegetation details.	Project Plans	Civil sheets	Engineer (MEP)	M
3.3	Low Impact Development *(New Construction only)*	The Architect or Landscape Architect will provide certified tree or plant list showing at least 50% of the site area available for landscaping is planted with native or adaptive species	Landscape vegetation details.	Project Plans	Landscape Drawings		M
3.4	Landscaping	The Architect or Landscape Architect will provide certified tree or plant list showing at least 50% of the site area available for landscaping is planted with native or adaptive species	Irrigation will be a design/build water efficient drip irrigation system	Project Plans	Landscape Drawings	Landscape Architect	M
3.5	Efficient Irrigation and Water Reuse	Provide a brief narrative describing type of irrigation systems to be implemented	The project has a stormwater management system designed to retain	Project Plans	Project Plans		M
3.6	Surface Stormwater Management	Provide a brief narrative of the design strategies and systems that will be implemented, and indicate the calculated volume of water being retained, infiltrated, or harvested on site				Engineer (MEP)	0
							0 Intended Points

4: WATER CONSERVATION

			If necessary, provide additional	Criteria Documentation			

	Criteria Item	How Criterion will be implemented	If necessary, provide additional information or explanation of alternative approach to meeting this measure	Location of Measure in Project Documents	Spec page number / plan type for locating measure	Champion	Intended Points
4.1	Water-Conserving Fixtures	Project will specify toilets at 1.28 gpf or less, urinals at .5 gpf or less, bathroom faucets at 1.5 gpm or less, and showerheads and kitchen faucets at 2.0 gpm or less	Project will install efficient plumbing fixtures		N/A	Engineer (MEP)	**M**
4.2	Advanced Water-Conserving Appliances and Fixtures			Project Plans		Engineer (MEP)	**0**
4.3	Water Reuse	The project will install a system to harvest, treat, and reuse rainwater or greywater to provide portion of the project's water needs	Collected water from underground SWM tank will be used as make-up water for Cooling Tower of Anchor Retail Tenant			Engineer (MEP)	**1**
							1 Intended Points

5: ENERGY EFFICIENCY

	Criteria Item	How Criterion will be implemented	If necessary, provide additional information or explanation of alternative approach to meeting this measure	Criteria Documentation		Champion	Intended Points
				Location of Measure in Project Documents	Spec page number / plan type for locating measure		
5.1a	Building Performance Standard: Single family & Multifamily, 3 stories or fewer *(New Construction only)*	The project will certify under ENERGY STAR New Homes version 2, 2.5, or 3	MECH ENG plans to use this approach, which requires certification under ENERGY STAR New Homes v. 2, 2.5 or 3.	Project Plans and Specifications	Mech. Series		**M**
5.1b	Building Performance Standard: Multifamily, 4 stories or more *(New Construction Only)*	The project was permitted prior to January 1, 2012 and will meet the guidelines of the ENERGY STAR Multifamily High-Rise program	All units have their own heating/cooling, so 5.1a criteria is acceptable.		N/A	Energy System Specialist	**M**
5.1c	Building Performance Standard: Single family & Multifamily, 3 stories or fewer *(Substantial and Moderate Rehab)*	The project is not a single-family or multifamily (three stories or fewer) rehabilitation	N/A - not a rehab.		N/A		**M**
5.1d	Building Performance Standard: Multifamily, 4 stories or more *(Substantial and Moderate Rehab)*	The project is not a multifamily (four stories or more) rehabilitation	N/A - not a rehab.		N/A		**M**
5.2	Additional Reductions in Energy Use	The project will achieve additional optional points by reducing energy consumption in addition to the mandatory appropriate building performance standard		Project Plans and Specifications	Mech. Series	Energy System Specialist	**0**
5.3	Sizing of Heating and Cooling Equipment and Ducts	Heating and cooling equipment will be sized in accordance with the ACCA manual, Parts J and S, or ASHRAE handbooks	Will comply.	Specifications	INTERIOR DSN series	Engineer (MEP)	**M**
5.4	ENERGY STAR Appliances	The project will install Energy Star-rated clothes washers, dishwashers, and refrigerators	Will comply.	Specifications	INTERIOR DSN series	Engineer (MEP)	**M**
5.5a	Efficient Lighting: Interior Units	Project will follow the follow the ENERGY STAR Multifamily High-Rise guidelines	Will comply.	Specifications	INTERIOR DSN series	Engineer (MEP)	**M**
5.5b	Efficient Lighting: Common Areas and Emergency Lighting *(all multifamily projects)*	Project is following the ENERGY STAR Multifamily High-Rise prescriptive path and will install fixtures that meet the guidelines	Will comply.	Project Plans	Electrical drawing E002	Engineer (MEP)	**M**
5.5c	Efficient Lighting: Exterior	Project will follow the follow the ENERGY STAR Multifamily High-Rise guidelines	Will comply.	Project Plans	Electrical drawing E500	Engineer (MEP)	**M**
5.6a	Electricity Meter *(New Construction and Substantial Rehab only)*	Individual or sub-meters will be installed in all dwelling units	Will comply. Electricity meter banks are being installed.		N/A	Engineer (MEP)	**M**
5.6b	Electricity Meter *(Moderate Rehab only)*		N/A - not a rehab.		N/A		**0**
5.7a	Renewable Energy	Provide brief narrative describing the types of renewable energy system installed and the estimated percentage of energy it will provide for the overall energy demand of the project	No renewables.		N/A		**0**
5.7b	Photovoltaic / Solar Hot Water Ready		Roof orientation criteria not feasible.	Project Plans and Specifications		Architect	**0**
5.8	Advanced Metering Infrastructure	Project will site, design, engineer, and wire the project to accommodate the installation of smart meters and/or be able to interface with smart grid systems in the future	Will comply. Smart meters are being provided by PEPCO			Engineer (MEP)	**5**
							5 Intended Points

6: MATERIALS BENEFICIAL TO THE ENVIRONMENT

	Criteria Item	How Criterion will be implemented	If necessary, provide additional information or explanation of alternative approach to meeting this measure	Criteria Documentation		Champion	Intended Points
				Location of Measure in Project Documents	Spec page number / plan type for locating measure		
6.1	Low / No VOC Paints and Primers	All interior paints and primers will meet the MPI and Green Seal standards for VOCs, based on the list provided in the Criteria	Sherwin Williams ProMar 200 No VOC	Project Plans and Specifications	Spec 01-8119 Indoor Air Quality Requirements; ID8-10 Finish Schedule	Green Building Specialist	**M**
6.2	Low / No VOC Adhesives and Sealants	All adhesives will comply with Rule 1168 of the South Coast Air Quality Management District. All caulks and sealants will comply with Regulation 8, Rule 51 of the Bay Area Air Quality Management District (BAAQMD)		Project Plans and Specifications	Spec 01-8119 Indoor Air Quality Requirements; Drawings ID8-10 and 11	Green Building Specialist	**M**
6.3	Construction Waste Management	Provide a brief narrative that lists the materials in the Construction Waste Management Plan, the % recycled, salvaged, or diverted and the strategies to do so	25% min. diversion from landfill	Specifications	Spec 01-7419 Construction Waste Management - section 1.03, pg 2	General Contractor	**M**
6.4	Construction Waste Management: Optional	Provide a brief narrative that lists the materials in the Construction Waste Management Plan, the % recycled, salvaged, or diverted and the strategies to do so	Criteria: 35% = 1 pt., 45% = 2 pts., 55% = 3 pts., 65% = 4 pts., 75% = 5 pts. Team believes 55% is achievable.	Specifications	Spec 01-7419 Construction Waste Management - section 1.03, pg 2-3	General Contractor	**3**
6.5	Recycling Storage for Multifamily Project	The project will provide a dedicated, permanent, and accessible area for the collection and storage of materials for recycling	Will comply. Plans and details of residential trash room with chute for recycled materials have been provided.	Project Plans	Arch. DWG	Architect	**5**
6.6	Recycled Content Material	Provide a brief narrative that summarizes the building materials made of recycled content material	Qualifying materials have 25% pc or 50% pi. Exterior Materials: Brick will have flyash, but not likely to be 50% pi. Drywall/Int. sheathing will hav some recycled content. Flooring: carpet and other is likely to have recycled content.	Project Plans and Specifications	Spec 01-8113 Sustainable Design Requirements	General Contractor	**1**
6.7	Regional Material Selection	The project will use products that are extracted, processed, and manufactured within 500 miles of the project for a minimum of 50%, based on cost, of the building materials' value	Brick and Concrete/cement and aggregate will comply. Drywall, Int. sheathing will comply. Flooring and Cabinets may comply.	Project Plans and Specifications	Spec 01-8113 Sustainable Design Requirements	General Contractor	**4**
6.8	Certified, Salvaged and Engineered Wood Products				N/A	General Contractor	**0**
6.9a	Reducing Heat-Island Effect: Roofing	The project will use ENERGY STAR complaint roofing	Membrane/TPO will be highly emissive & reflective.	Specifications	spec 07-5400 Thermoplastic Membrane Roofing	Architect	**3**
6.9b	Reducing Heat-Island Effect: Paving	The project will use materials with a solar reflectance of 0.3, over at least 50% of the site's hardscape area			N/A	Landscape Architect	**0**
							16 Intended Points

7: HEALTHY LIVING ENVIRONMENT

	Criteria Item	How Criterion will be implemented	If necessary, provide additional information or explanation of alternative approach to meeting this measure	Criteria Documentation		Champion	Intended Points
				Location of Measure in Project Documents	Spec page number / plan type for locating measure		

GREEN COMMUNITIES SCORECARD

GREEN COMMUNITIES COST DEVELOPMENT WORKSHEET

Project Name	McMillan	Organization Name	MV&A Architects
Project Address	North Capitol Street	Organization Contact	James Voelzke
Project Status	Schematic	Date	11/13/2013

COST DEVELOPMENT WORKSHEET: This worksheet is a tool for project teams to track cost data at the criterion level. Within the tool below, please specify the costs incurred in satisfying the Green Communities Criteria to the best of your ability. This information will assist Enterprise Green Communities evaluate the costs and

This worksheet must be filled out and submitted within 60 days after completing construction. For additional information on how to submit go to www.greencommunitiesonline.org/tools/certification/

INSTRUCTIONS:

COST DATA COLLECTION:

1) For each cost provided, please identify in Column E ("Cost Category") the category these costs pertain to: Design, Construction or Verification/Certification Costs. If total cost includes
2) The applicant should complete Column E ("Estimated Cost") during the development phase.
3) The applicant should complete Column F ("Actual Cost") after construction has been completed, as a way to compare the estimated versus actual costs.
4) Column G ("Calculated Incremental Cost") contains a formula and will automatically calculate the difference between estimated and actual costs.

1: INTEGRATIVE DESIGN

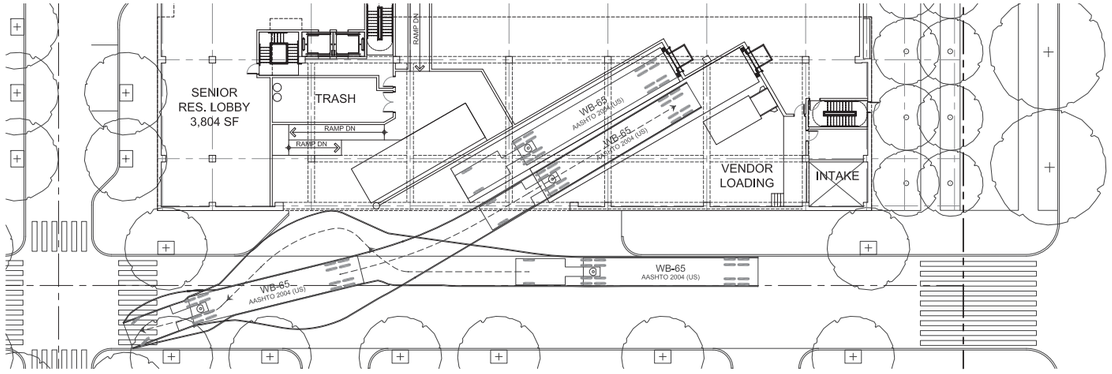
	Criteria Item	Cost Category	Estimated Cost	Actual Cost	Calculated Incremental Cost	Intended Points
1.1a	Green Development Plan: Integrative Design Meeting(s)		$0.00	$0.00	$0.00	**M**
1.1b	Green Development Plan: Criteria Documentation		$0.00	$0.00	$0.00	**M**
1.2a	Universal Design *(New Construction only)*		$0.00	$0.00	$0.00	**2**
1.2b	Universal Design *(Substantial & Moderate Rehab only)*		$0.00	$0.00	$0.00	**0**
						2 Intended Points

2: LOCATION + NEIGHBORHOOD FABRIC

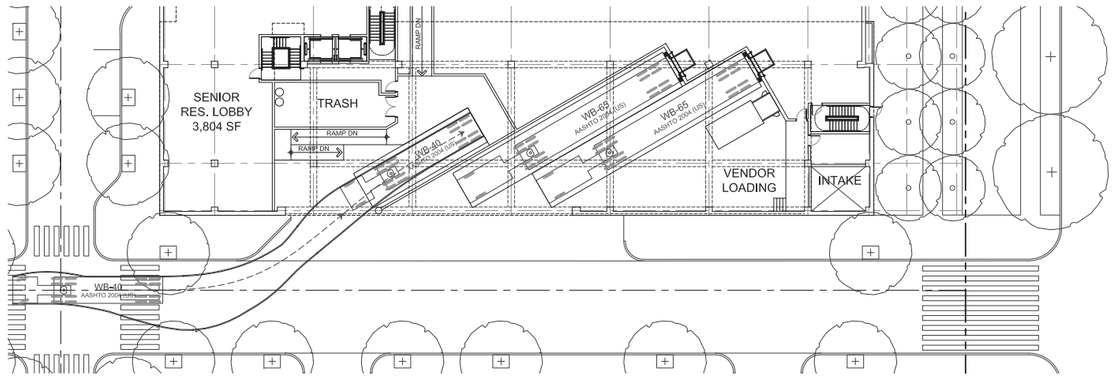
	Criteria Item	Cost Category	Estimated Cost	Actual Cost	Calculated Incremental Cost	Intended Points
2.1	Site Sensitive Selection *(New Construction Only)*		$0.00	$0.00	$0.00	**M**
2.2	Connections to Existing Development and Infrastructure *(New Construction only, except for projects located on rural tribal lands, in colonias communities, or in communities of population less than 10,000)*		$0.00	$0.00	$0.00	**M**
2.3	Compact Development *(New Construction Only)*		$0.00	$0.00	$0.00	**M**
2.4	Compact Development		$0.00	$0.00	$0.00	**5**
2.5	Proximity to Services *(New Construction only)*		$0.00	$0.00	$0.00	**M**
2.6	Preservation of and Access to Open Space		$0.00	$0.00	$0.00	**M**
2.7	Preservation of and Access to Open Space		$0.00	$0.00	$0.00	**1**
2.8	Access to Public Transportation		$0.00	$0.00	$0.00	**5**
2.9	Walkable Neighborhoods: Connections to Surrounding Neighborhood		$0.00	$0.00	$0.00	**0**
2.10	Smart Site Location: Passive Solar Heating / Cooling		$0.00	$0.00	$0.00	**0**
2.11	Brownfield or Adaptive Reuse Site		$0.00	$0.00	$0.00	**0**
2.12	Access to Fresh, Local Foods		$0.00	$0.00	$0.00	**6**
2.13	LEED for Neighborhood Development certification		$0.00	$0.00	$0.00	**0**
						17 Intended Points

3: SITE IMPROVEMENTS

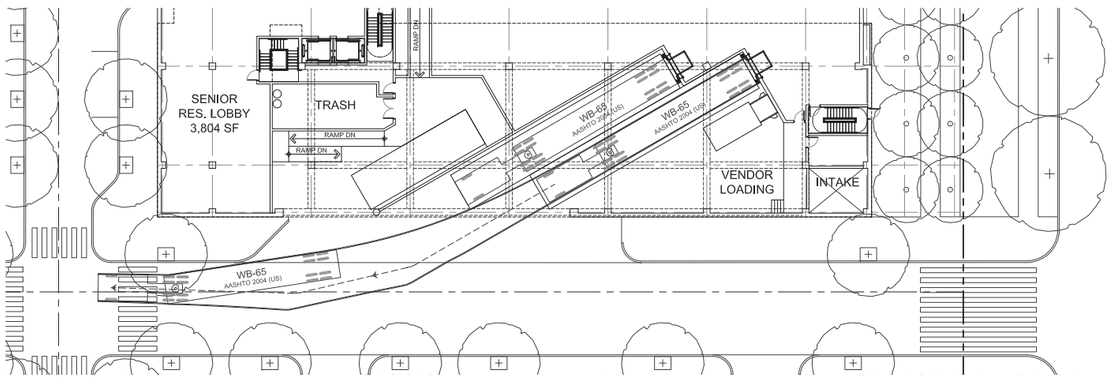
	Criteria Item	Cost Category	Estimated Cost	Actual Cost	Calculated Incremental Cost	Intended Points
3.1	Environmental Remediation		$0.00	$0.00	$0.00	**M**
3.2	Erosion and Sedimentation Control *(Except for infill sites with buildable area smaller than one acre)*		$0.00	$0.00	$0.00	**M**
3.3	Low Impact Development *(New Construction only)*		$0.00	$0.00	$0.00	**M**
3.4	Landscaping		$0.00	$0.00	$0.00	**M**
3.5	Efficient Irrigation and Water Reuse		$0.00	$0.00	$0.00	**M**
3.6	Surface Stormwater Management		$0.00	$0.00	$0.00	**0**
						0 Intended Points



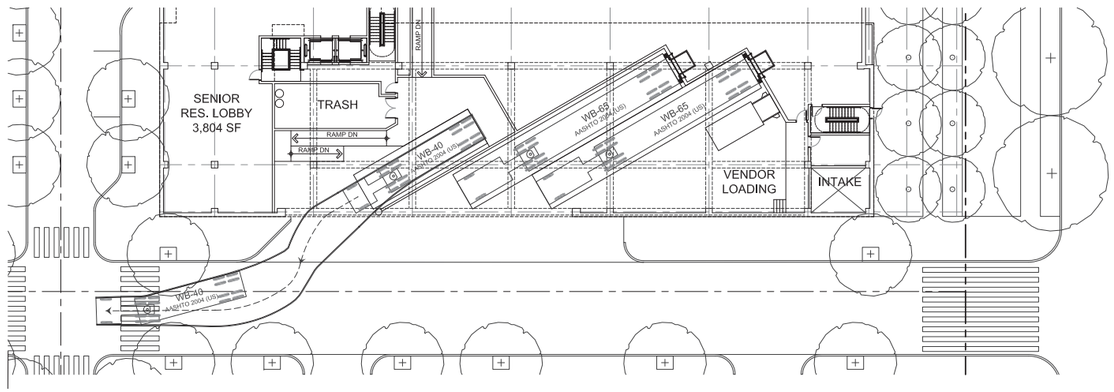
Grocery In



Residential In



Grocery Out



Residential Out

McMillan

Healthcare Facilities

Developer
TRAMMELL CROW COMPANY

Project Director
ANNE L. CORBETT

Architects
SHALOM BARANES ASSOCIATES

Landscape Architects
NELSON BYRD WOLTZ

The McMillan Campus for the Advancement of Health and Wellness ("McHW") is located in Northwest DC, directly adjacent to four of the most powerful and prestigious hospitals in the region; Children's National Medical Center ("CNMC"), Washington Hospital Center, National Rehabilitation Hospital, and the VA Medical Center. The initial phase of the McHW development will satisfy a critical need for the expansion of the surrounding medical institutions, along with the space demands of other hospital systems, physicians, research facilities and healthcare-related users.

The District's healthcare-related facilities have been a historically underserved market, primarily due to scarcity of land and limited development opportunities. Consequently, developments located adjacent to or within the District's medical clusters are, for the most part, limited and outdated.

The District's existing stock of healthcare facilities is scattered across the city and located either on the campus of the various hospitals, or within a small number of individual, off-campus facilities. Unfortunately, most of these off-campus facilities provide doctors with limited, unattractive and often inconvenient options for their office and clinical space. The District's lack of available, convenient, Class-A medical space hampers many hospital systems' ability to expand, attract, and retain the most talented physicians and researchers.

Similarly, the lack of available first-class medical facilities has stymied cutting edge medical and research institutions within the bio-tech and bio-life sciences space from locating in the District, opting instead for facilities in the surrounding suburbs.

The McHW seeks to address these market needs by fulfilling the immediate demand for new, state-of-the-art, Class A, healthcare and research space.

As recently articulated in the Mayor's Five-Year Economic Development Strategy, the District and Vision McMillan Partners are working collaboratively to ensure the McHW becomes a best-in-class, global medical center by establishing a medical hub that brings together local hospitals, universities and research institutions, and leverages these anchor institutions to help grow the nearby local economy.

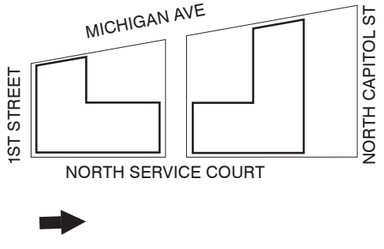
RENDERING: LOOKING EAST DOWN THE NORTH SERVICE COURT

Trammell Crow Company

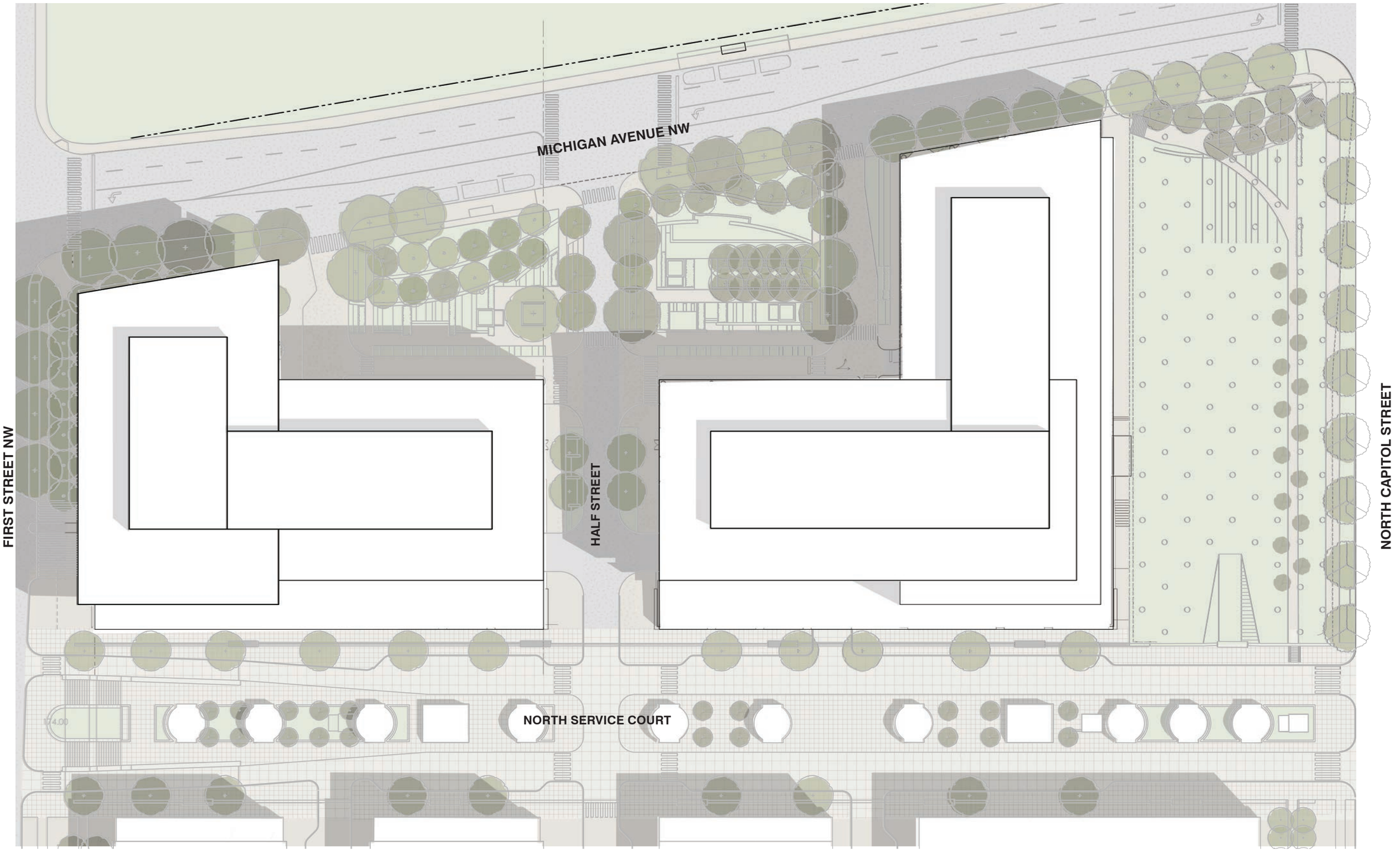
Building Architecture

Bounded by 1st Street, NW to the west, Michigan Avenue, NW to the north, North Capitol Street to the east and the historic north service court to the south, the first phase of the McHW development is a 214,507 square foot site situated at the far north end of the site. With the retention of Cell #14 at the corner of North Capitol Street and Michigan Avenue, the building's footprint is weighted to the western side of the site, and rises in roughly two halves that are separated by the proposed new Half Street. The 9-story building extends to its full 130-foot height at the corner of Michigan Avenue and First Street, matching the height of the CNMC. As the proposed new structure extends to the east, the height steps down to a maximum of 115 feet on Half Street, and further down to 100 feet at the far east and northeast extensions. These extensions are setback from North Capitol Street by almost 150 feet and from the residential developments on the east side of North Capitol by nearly 250 feet.

With the building's footprint occupying just slightly more than half of the total site area, a substantial amount of open space is proposed, preserving important sightlines across the historic site. Beside the retention of the ¾-acre filtration Cell #14, a new "Healing Garden" is proposed along Michigan Avenue. The proposed reconstruction of the "Olmstead Path" along Michigan Avenue will provide a pedestrian link between the two major open spaces and preserved elements or reinterpretations of features currently located on the site (i.e. sand washers, cell walls, etc.) will be interspersed throughout the Healing Garden.



Roof Plan


MICHIGAN AVENUE NW
FIRST STREET NW
HALF STREET
NORTH CAPITOL STREET
NORTH SERVICE COURT
124.00

ZONING TABULATIONS

SITE AREA

PARCEL	214,555
CELL #14	(37,238)
HALF STREET R.O.W.	(19,298)
EFFECTIVE TOTAL	**158,019**

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'
FLOOR AREA RATIO (§2405.2)	8.0	4.1 ACTUAL [1] 5.5 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%	54% ACTUAL [1] 73% EFFECTIVE [2]
REAR YARD (§774)	2.5 IN PER FT OF BUILDING HEIGHT = 27'-1" MIN	27'-1" MIN
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[4]	
TOTAL		
12' x 30' BERTHS	3	4
10' x 20' SERVICE/DELIVERY SPACE	1	4

NOTES:

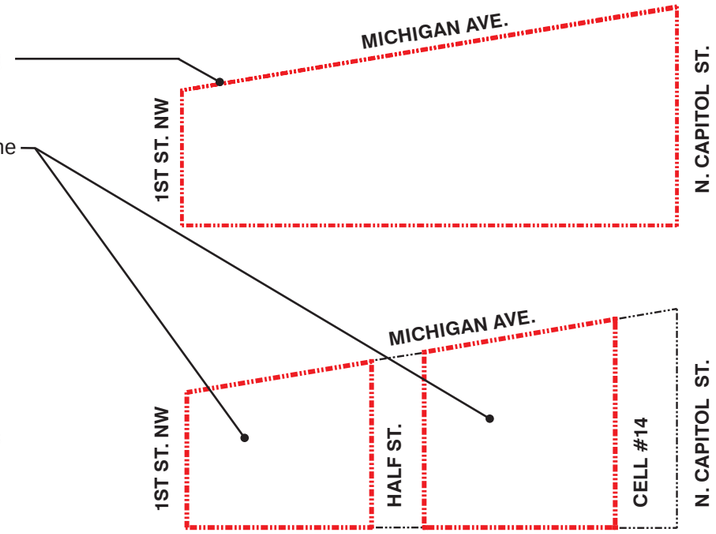
1. Actual FAR includes the entire zoning parcel in the calculation.

2. Effective FAR excludes cell #14 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).

5. Because medical office use occupies more than 90% of the gross floor area and cellar floor area, retail loading isn't required (§2201.2).

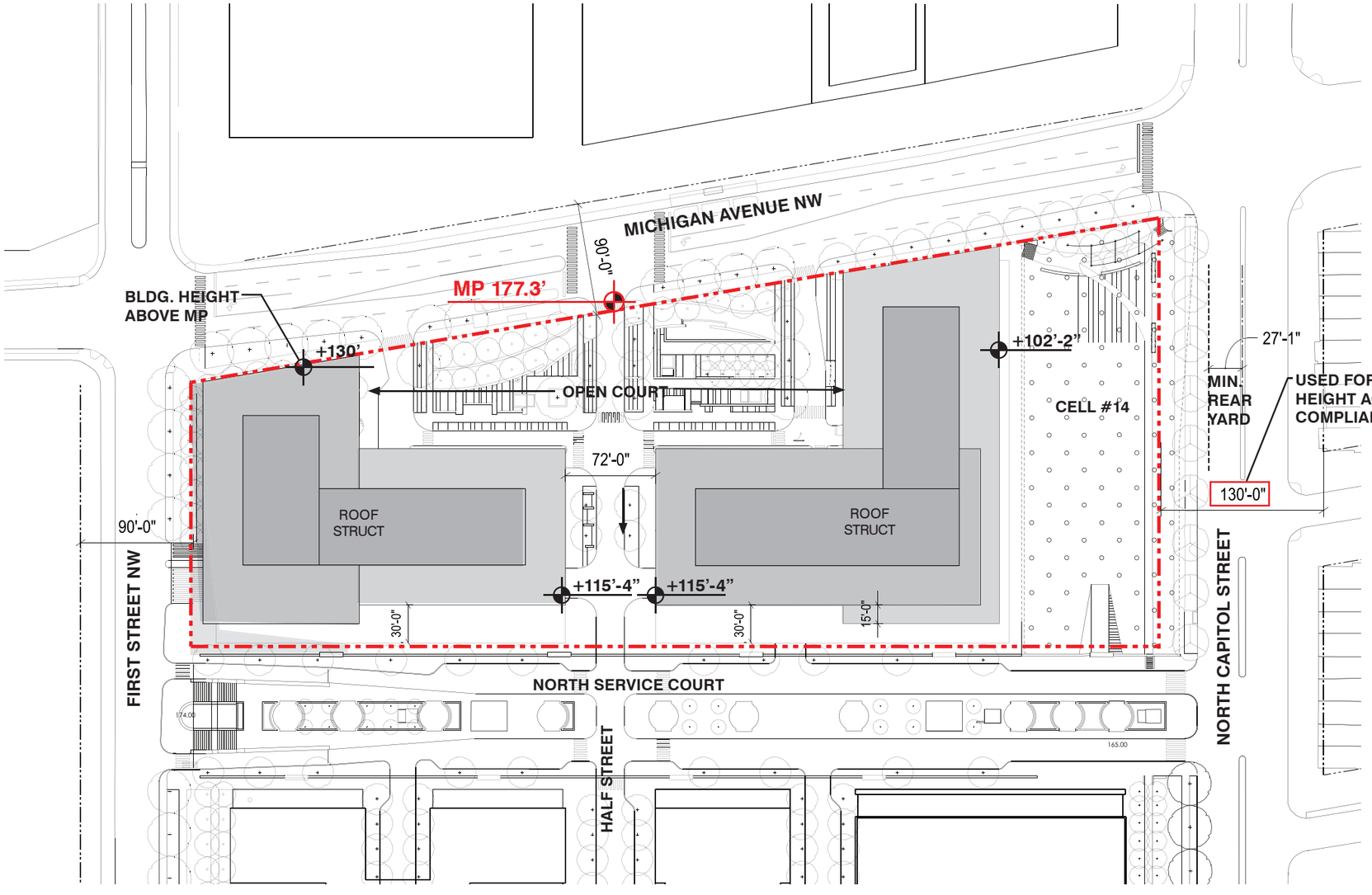


PARCEL 1 AREA DIAGRAMS

PARKING TABULATIONS

		PERMITTED/REQUIRED	PROVIDED			
NUMBER OF SPACES (§2101)			LEVEL	STANDARD	COMPACT	ACCESSIBLE
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	1,384	283	61
TOTAL		**970** SPACES (MIN.)	**1,900** SPACES (MAX.) REQUESTED			
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			

Zoning Diagram



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.

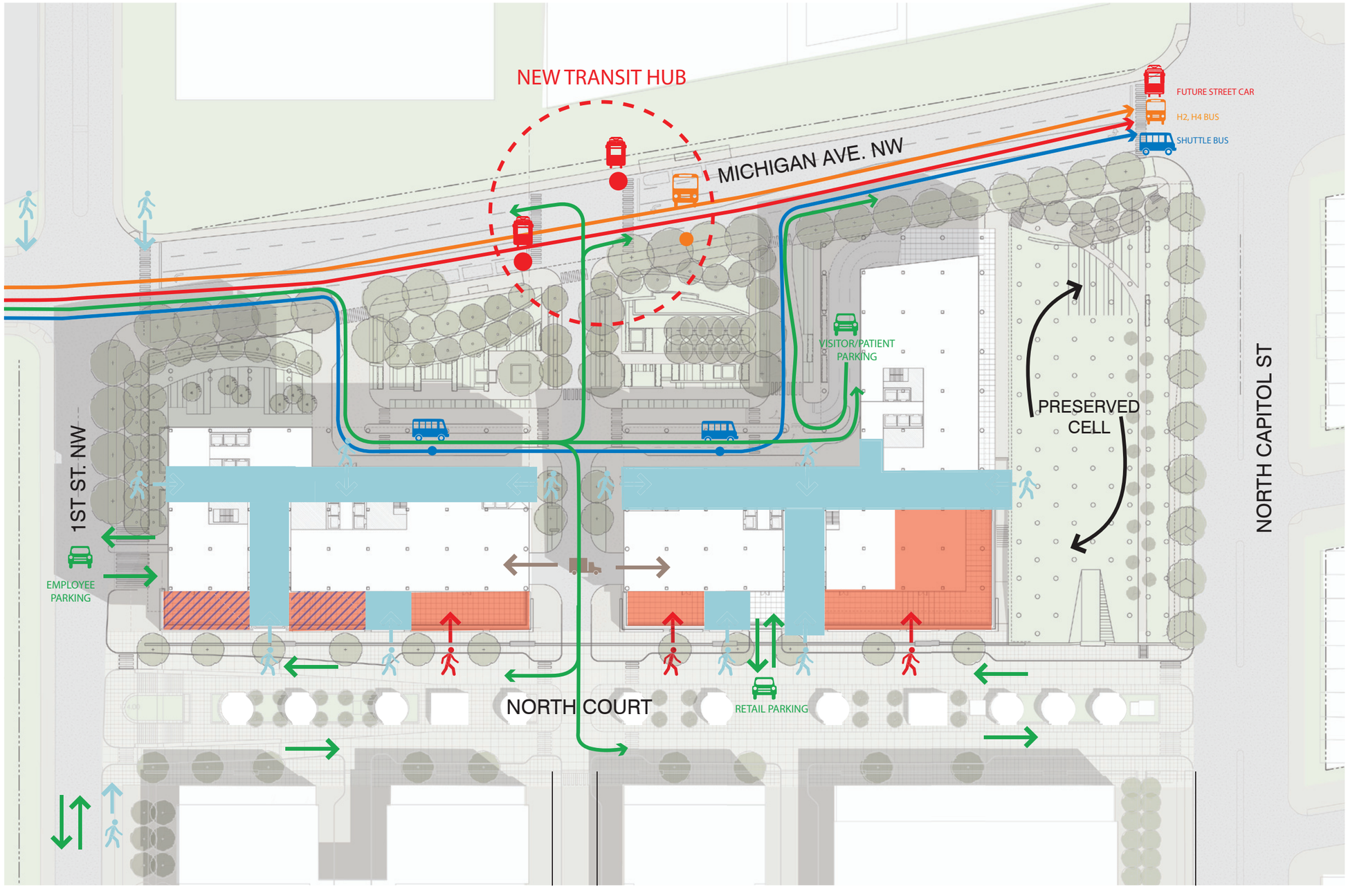
2. Housing for mechanical equipment shall be set back from all exterior walls a distance at least equal to its height above the roof upon which it is located (§770.6). All roof structures will be set back a minimum of 1:1, final dimensions may vary.

Circulation Diagram

The primary pedestrian and vehicular entrances are located on the southern side of the building at the main floor level, from the North Court. The major public vehicular access is at the eastern portion of the building at that level. An additional parking entrance, intended primarily for the everyday occupants of the building accessing the main floor level at the western portion of the building is proposed from First Street. Direct access points to retail uses and retail parking are provided from the North Court as well. A secondary patient entrance is from the Michigan Avenue side of the building, oriented toward the adjacent hospitals. A vehicular driveway loop off of Michigan Avenue will also provide visitors, particularly patients, with convenient and covered access to the patient lobby spaces.

McHW's ground level is on the south side, opening up on to the historic court. This court will be activated by retail on both the north and south sides of the court. All of McHW's retail will be located on this floor, along with the primary parking entrance for retail patrons.

- OFFICE
- RETAIL
- OPTIONAL RETAIL
- PEDESTRIAN ACCESS
- VEHICULAR ACCESS
- LOADING TRUCK ACCESS
- SHUTTLE
- PUBLIC TRANSIT
- FUTURE STREET CAR AND PREMIUM BUSES



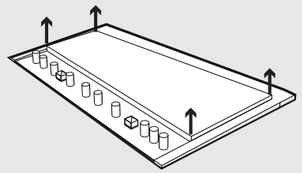
Rendering: Looking East down the North Service Court

Building Massing Diagrams

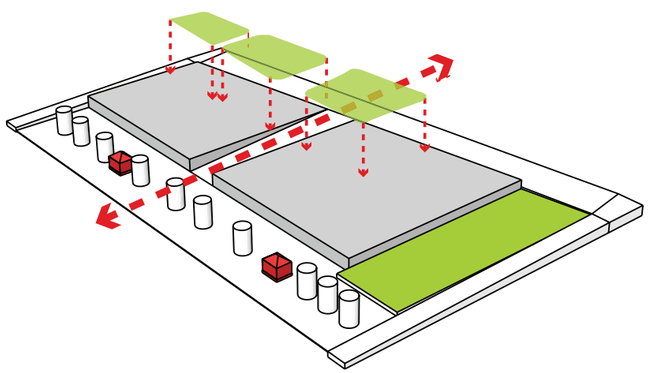
The two primary objectives for the massing of these facilities are to break down the scale of our buildings, while simultaneously keeping the forms clean and legible. We sculpted the building footprints to accommodate the preservation of cell 14 and the vehicular circulation. Next, we stepped the buildings down towards North Capitol Street in order to reduce the perceived scale for the residences along North Capitol Street.

The building mass is further sculpted by the delineation of a base, separating the healthcare facilities from the retail. This base has a canted wall and made of board formed concrete, in memory of the cell walls. Set within the base are the retail bays, with consistent frames but unique retail storefronts.

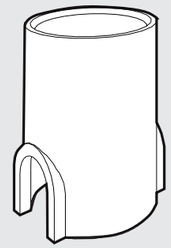
circa 1904



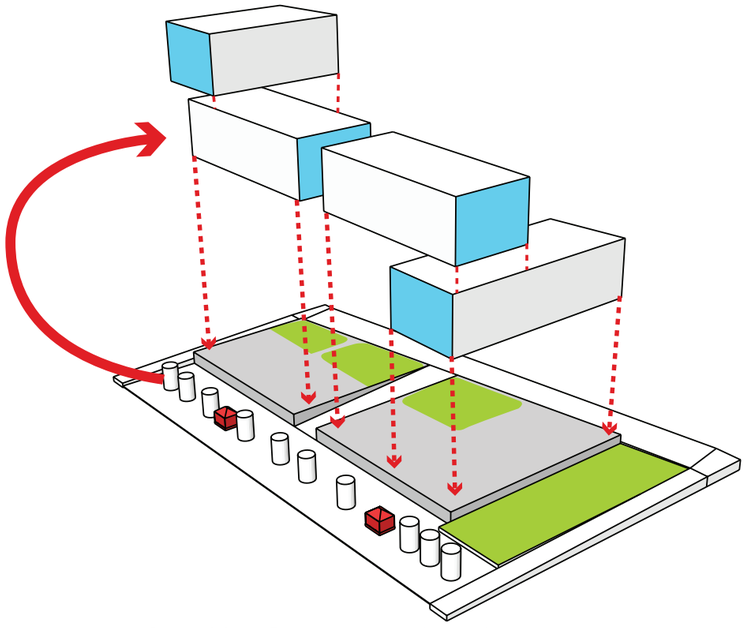
RAISED PLINTH

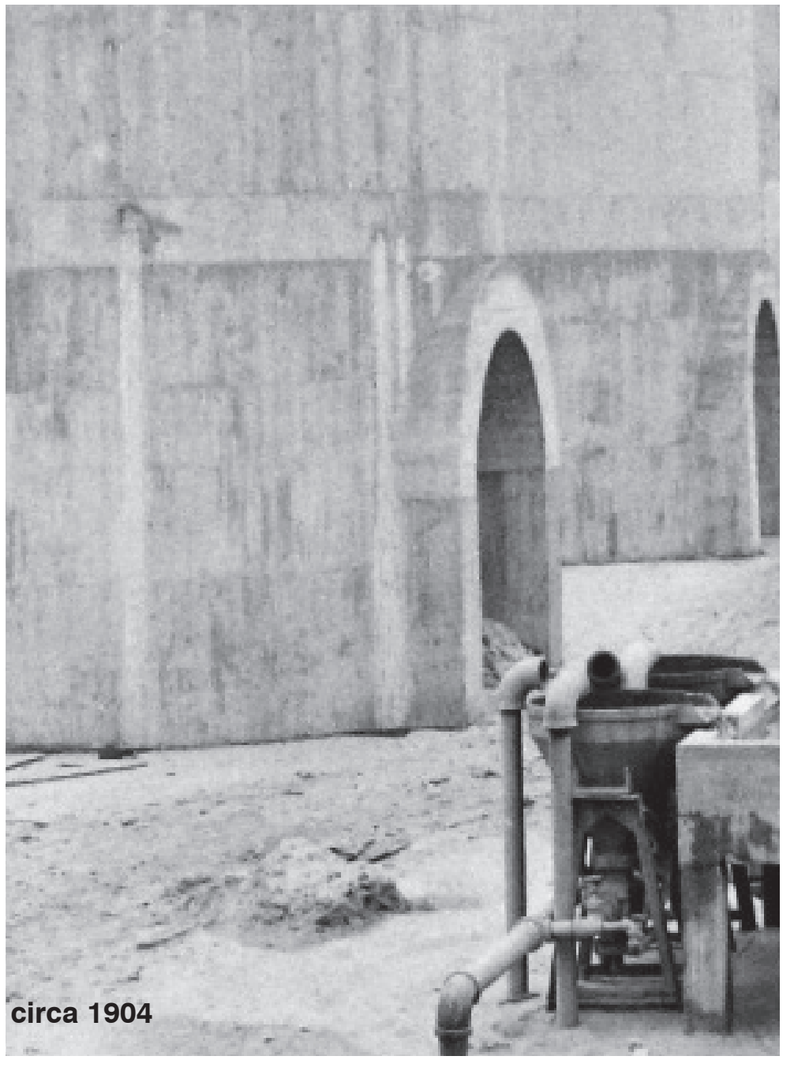


circa 1938

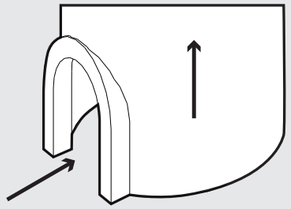


SIMPLE GEOMETRY





circa 1904



EMBEDDED FORMS