

REVISED TABULATION OF DEVELOPMENT DATA

Area of entire site: 892,102 square feet (20.48 acres)
 Area of property to be rezoned: 124,434 square feet (2.86 acres)

Requirement	SP-2 PUD Guidelines / Matter of Right	Initial Project Design	Revised Project Design
FAR	4.5 (PUD) / 3.5 (MOR)	2.71	2.14
Building Height	90 feet (PUD) / 90 feet (MOR)	90 feet (MOB)	77 feet 4 inches (MOB)
Lot Occupancy	80% (residential use)	61.63%	SAME
Gross Floor Area	124,434 x 4.5 FAR <u>Total: 559,953 s.f. (PUD)</u> 124,434 s.f. x 3.5 FAR <u>Total: 435,519 s.f. (MOR)</u>	<u>Total: 337,458 s.f.</u> • 130,754 s.f. (MOB) • 206,704 s.f. (Garage)	<u>Total: 266,151 s.f.</u> • 111,123 s.f. (MOB) • 155,028 s.f. (Garage)
Rear Yard	Minimum depth of 2 ½ inches per foot of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof, not less than 12 feet. ¹	Approximately 53.5 feet	SAME
Side Yard	Not required for non-residential structures, but if provided, 2 inches per foot of height of building, but not less than 8 feet.	Approximately 53 feet	SAME
Court	If provided in residential structures ² , at any elevation of the court, 4 inches per foot of height measured to that elevation, but not less than 15 feet.	30.5 feet	SAME

¹ Also note that in the case of a corner lot abutting three or more streets, the depth of rear yard may be measured from the center line of the street abutting the lot at the rear of the building or other structure.

² "Residential Use" includes hospitals pursuant to Section 536.6 of the Zoning Regulations.

<p>Parking</p>	<p>Twice the number of spaces required for general office for that district, for the portion of the structure devoted to medical use.</p> <p>General SP office use requires 1 space for every 1,800 square feet of gross floor area in excess of 2,000 square feet.</p> <p>Auditorium use requires 1 space for every 10 seats for the first 10,000 seats.</p>	<p>MOB = 130,754 s.f.</p> <p><u>Medical Office/Outpatient Services Space:</u></p> <p>130,754 - 2,000 = 128,754 / 1,800 = 71.53 * 2 = <u>143 Parking Spaces</u></p> <p><u>Auditorium Space:</u></p> <p>240 seats / 10 = <u>24 Parking Spaces</u></p> <p><u>167 total parking spaces required</u></p>	<p>MOB = 111,123 s.f.</p> <p><u>Medical Office/Outpatient Services Space:</u></p> <p>111,123 - 2,000 = 109,123 / 1,800 = 60.62 * 2 = <u>122 Parking Spaces</u></p> <p><u>Auditorium Space:</u></p> <p>240 seats / 10 = <u>24 Parking Spaces</u></p> <p><u>146 total parking spaces required; 781 net spaces provided for MOB³</u></p>
<p>Loading</p>	<ul style="list-style-type: none"> • 1 Berth @ 30 ft deep • 1 Platform @ 100 s.f. • 1 Delivery Space @ 20 ft deep 	<ul style="list-style-type: none"> • 1 Berth @ 30 ft deep • 1 Platform @ 100 s.f. • 1 Delivery Space @ 20 ft deep 	<p>SAME</p>

³ The Parking Garage will contain 750 total parking spaces, for a net gain of 421 parking spaces after construction. Additionally, the Hospital currently has an inventory of 360 spaces that are not used. A total of 781 parking spaces will therefore be available to the physicians, staff, and patients of the MOB, at a ratio of 6 spaces per 1,000 square feet of gross floor area.