

<b>Site Area</b>	Parcel 6	328,059 sf
<b>Street Widths</b>	South Service Court, NW (Private)	98'
	North Capitol Street	130'
	First Street, NW	90'
	Channing Street, NW	62'

**CR w/ PUD Guidelines**

	Permitted/Required	Provided
Building Height	110'	26' <sup>1</sup>
Floor Area Ratio	4.0 (non-residential)	0.05
Gross Floor Area	1,312,236 sf	17,500 sf
Lot Occupancy	75%	4%
Rear Yard	none required for non-residential building	215'
Side Yard	none required; if provided, 3in/ft of height, but not less than 8 ft	188'
Parking	1 per 2000 sqft or 9 spaces	21 parking spaces in South Service Court parkway
Loading	None required for buildings < 30,000sqft	Dedicated loading space along South Service Court

<sup>1</sup>Where a building is removed from all lot lines by a distance equal to its height above grade, the height of the building shall be measured from the natural grade at the middle of the front of the building to the highest point of the roof, excluding parapets not exceeding four feet in height." Natural grade of the McMillan site has not yet been determined. Building height is measured at elevation +165.00 ft at the South Service Court at the front of the building.

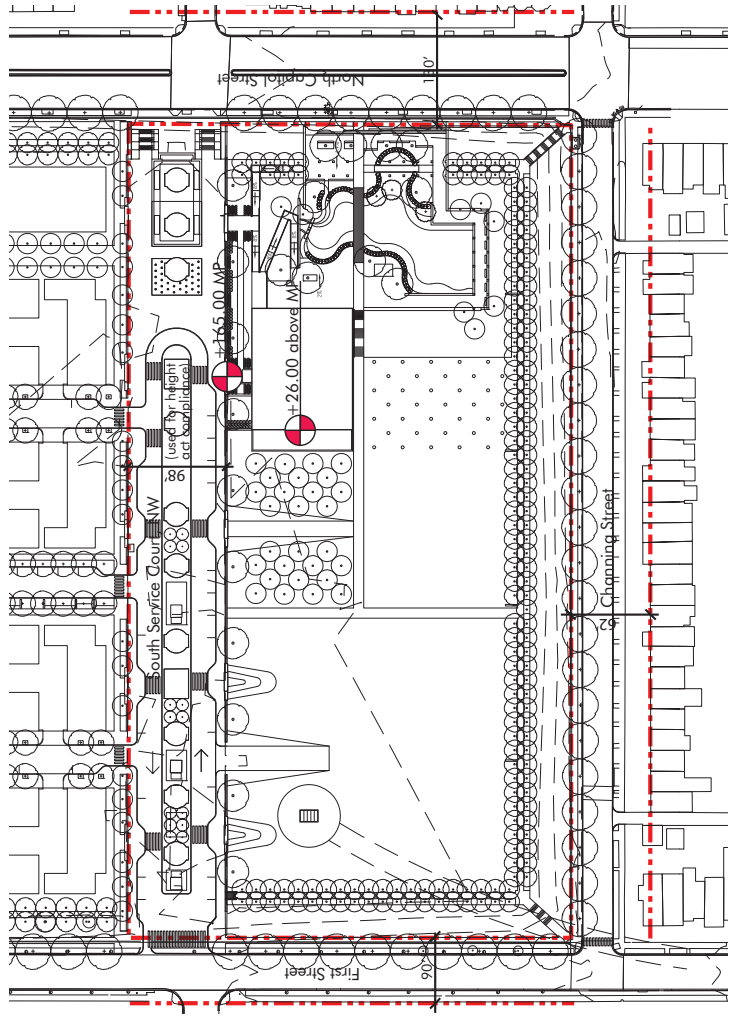
**NOTES**

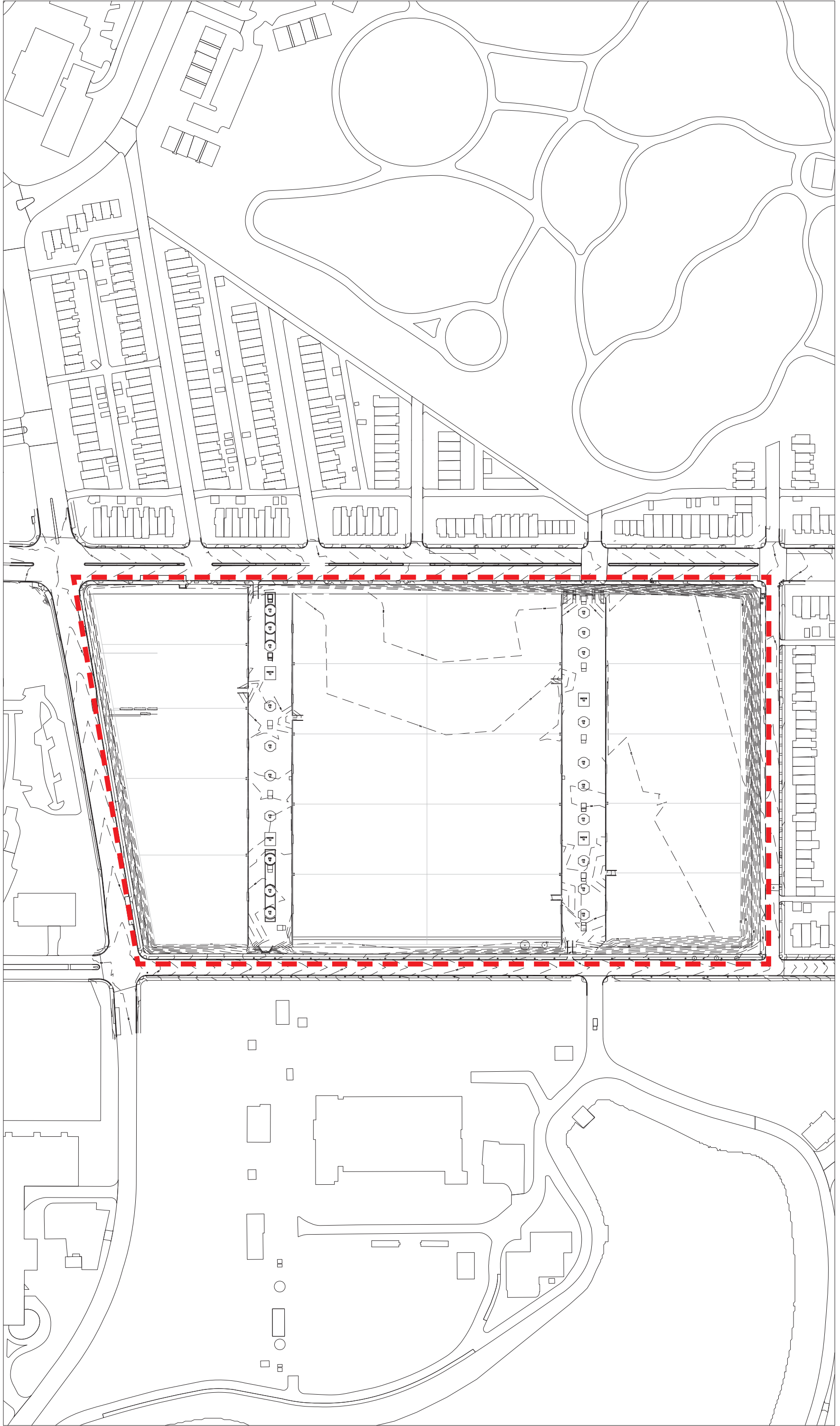
FAR Calculated with area within red boundary, called Parcel 6.

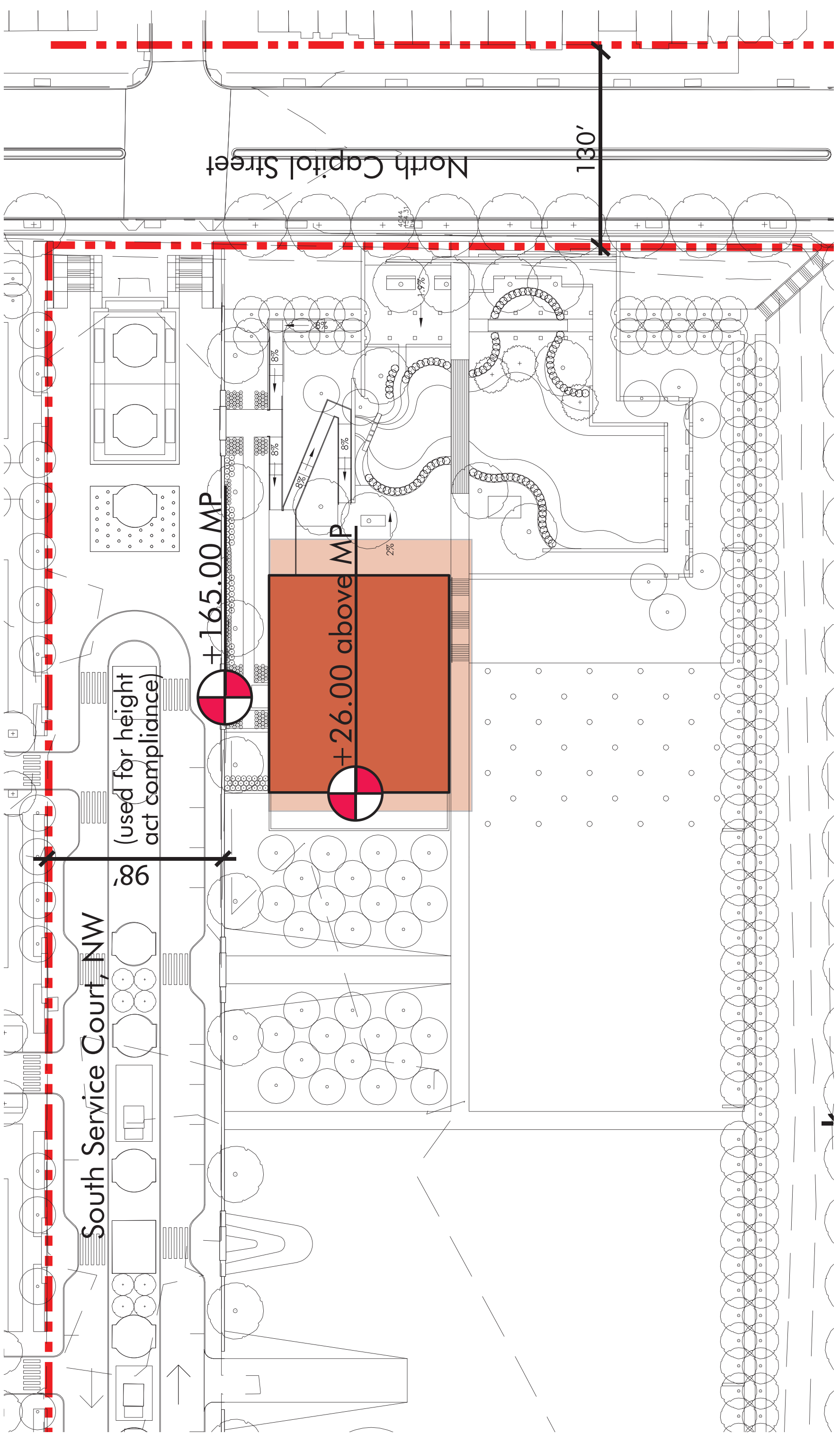
FAR Calculated including ROW in the South Service Court

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

Rear yard distance given is to the Channing Street parcel boundary





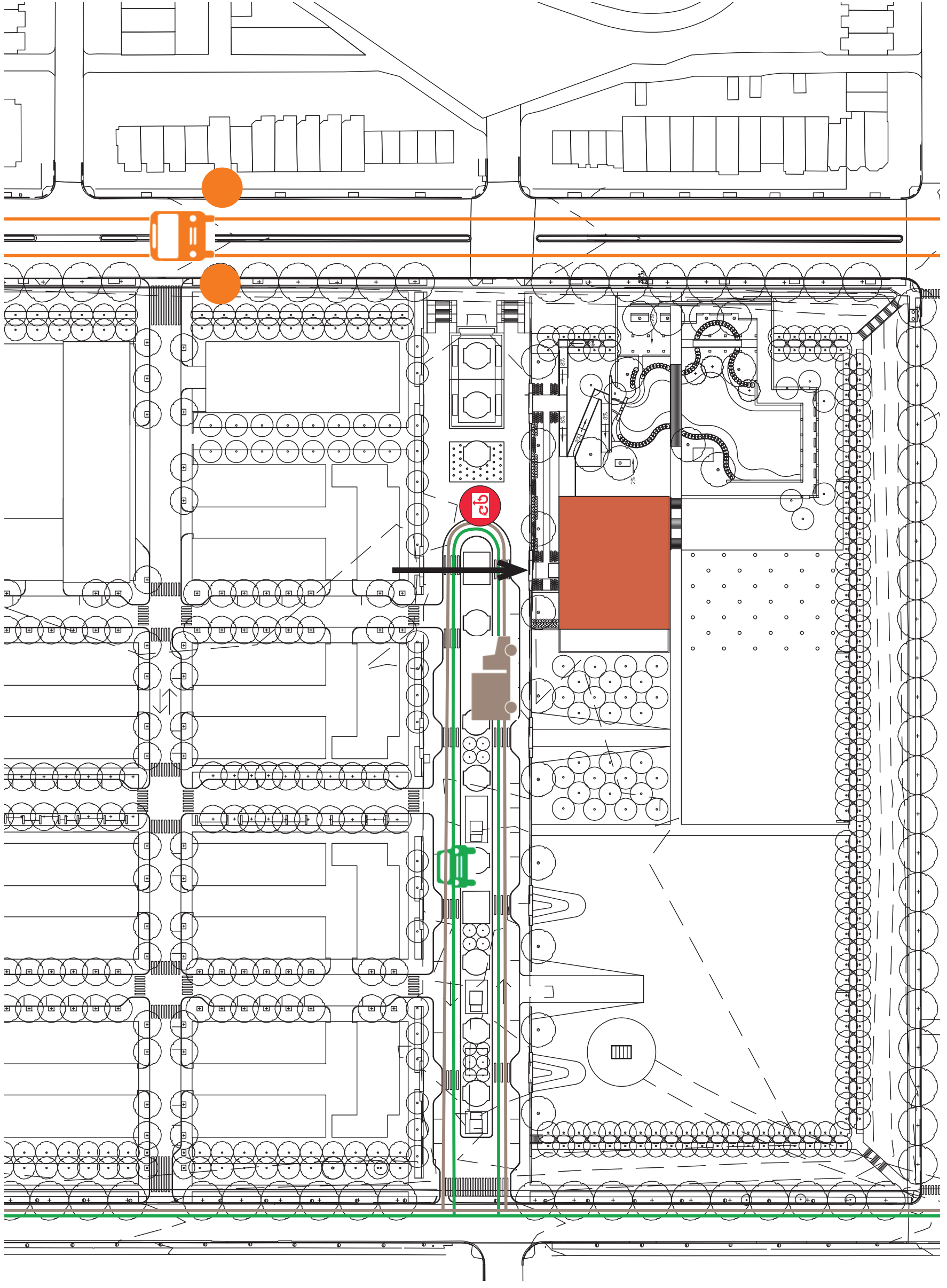








Circulation

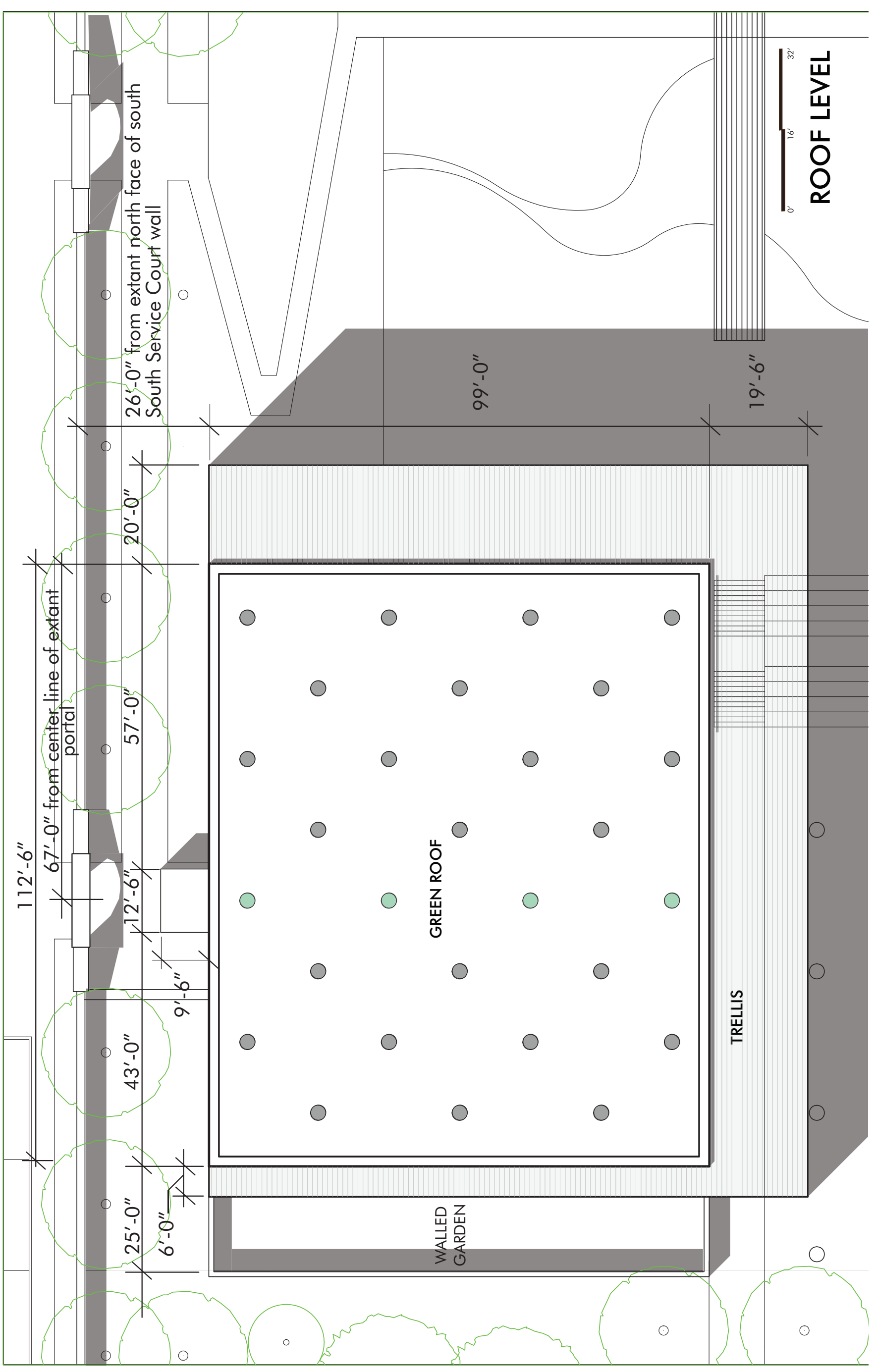
Pedestrian Access to the community center is only through the old service court wall along the South Service Court. There are several bus lines along North Capital Street that stop one block to the north of the community center, and a planned Capital Bikeshare docking station for the area directly in 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 other mass transit locations will be determined by DDOT.*



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

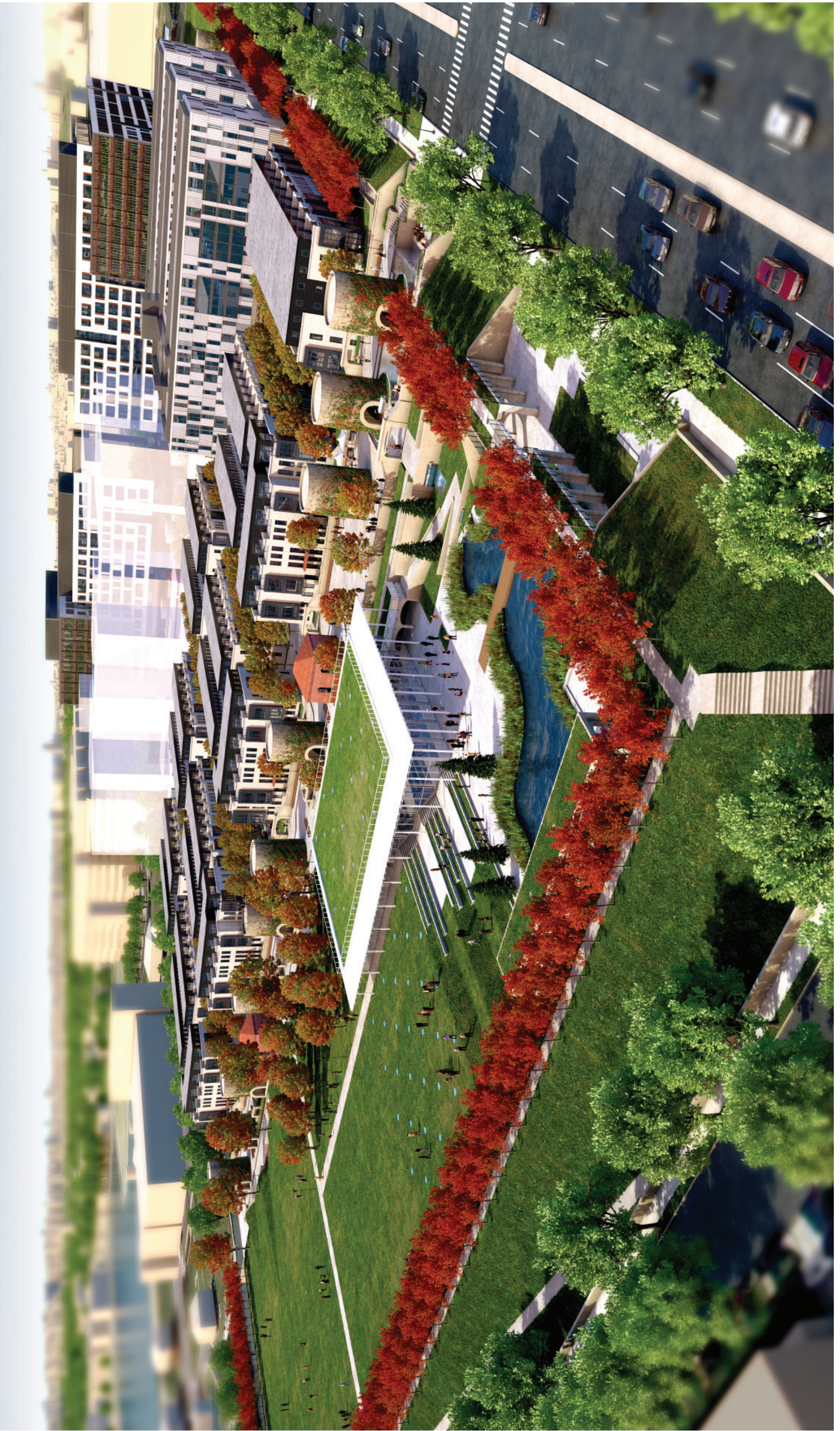






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# PERPESCTIVE: VIEW FROM CHANNING AND NORTH CAPITOL STREETS



COMMUNITY CENTER