# Rendering: Looking North along First Street (Revised 115' Max Height)



ZONING COMMISSION District of Columbia CASE NO.13-14 AUEXHIBIT NO.849A24 31

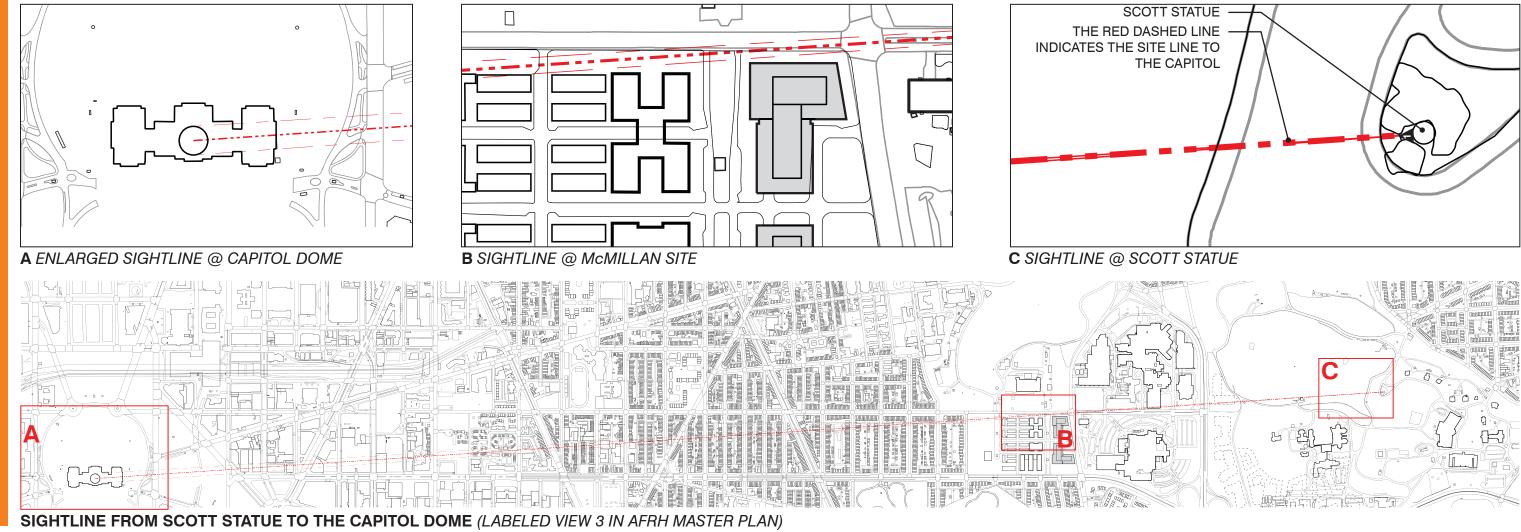
## AFRH SIGHTLINE STUDY (REVISED 115' MAX HEIGHT)



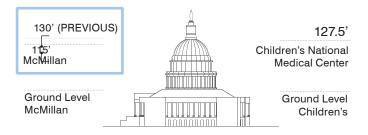
AFRH VIEWS (MASTER PLAN AUGUST 2008)



1. VIEW FROM SCOTT STATUE (VIEW OF CAPITOL BLOCKED BY TREES)







NOTE: IF THE CAPITOL DOME WERE VISIBLE THROUGH THE TREES, THE McMILLAN BUILDINGS WOULD FRAME THE DOME ON THE LEFT, SIMILAR TO HOW CHILDREN'S HOSPITAL CURRENTLY FRAMES IT ON THE RIGHT.

## 2. BUILDING HEIGHT RELATIONSHIP

McMillan – Zoning Commission Submission



# CIVIL ENGINEERING

**CIVIL ENGINEER** BOWMAN CONSULTING

**PROJECT DIRECTOR** ANNE L. CORBETT

## Previous Proposed Site Tabulations

									PROPOSE	D SITE TABULATIONS									
AREA NAME	PROPOSED ZONING	PROPOSED AREA	EFFECTIVE AREA SF	PROPOSED USE	PROPOSED BUILDING FOOTPRINT AREA SF	MAXIMUM LOT OCCUPANCY %	PROPOSED LOT OCCUPANCY %	EFFECTIVE LOT OCCUPANCY %	GROSS FLOOR AR SF	EA PERMITTED FAR (PUD GUIDELINES)	PROPOSED FAR	AGGREGATE ZONING GROSS FLOOR AREA SF	MAXIMUM AGGREGATE FAR PER ZONING DISTRICT	PROPOSED Aggregate far per Zoning district		MAXIMUM BUILDING HEIGHT FT	PROPOSED BUILDING HEIGHT FT	MAXIMUM BUILDING STORIES	PROPOSED BUILDING STORIES
PARCEL 1	C-3-C	214,555	158,547	OFFICE	117,003	100%	55%	74%	860,000	MAX 8.0 MAX	4.01	- 875,000 MAX	8.0	4.08	5.52	130	130		10
(MOB)				RETAIL	,				15,000	MIN	0.07								
PARCEL 2		66.654	48,178	FUTURE RETAIL	43,900	100%	66%	91%	23,250	MIN 4.0 - NON-RESIDENTIAL	0.35	- 334,950 MAX	,		0.48		110		8
(FUTURE)		00,034	40,170	FUTURE RESIDENTIAL	43,800	10070	0076	9170	311,700	MAX 8.0 RESIDENTIAL / MAX	4.68	- 554,850			6.47		110		0
PARCEL 3		33,143	22,568	FUTURE RETAIL	20,500	100%		91%	3,000	MIN 4.0 NON-RESIDENTIAL	0.09	- 173,000 MAX	,		0.13				8
(FUTURE)		JJ, 14J	22,300	FUTURE OFFICE	20,500	100%		9170	170,000	4.0 NON-RESIDENTIAL	5.13	- 175,000  WAA		0.00	7.53				0
PARCEL 4		95,984	71,909	RETAIL	69,625	100%	73%	97%	52,920	MIN 4.0 NON-RESIDENTIAL	0.55	- 308.150 MAX	_	2.62	0.74		77	NO LIMIT	6
(GROCERY/RESID)	CR	90,904	71,909	RESIDENTIAL	51,046	75%	53%	71%	255,230	MAX 8.0 RESIDENTIAL / MAX	2.66	- 308,150 MAX	- 8.0		3.55	110	11		0
PARCEL 5 ** (RESIDENTIAL)	UK	252,687	164,795	RESIDENTIAL	93,393	75%	37%	57%	357,653	8.0 RESIDENTIAL / MAX	1.42	357,653	- 0.0		2.17	110	48		4
PARCEL 6		007.450	007.450	PARK/ HISTORIC STRUCURES /COMMUNITY	16,300	00%	01/	=0/	22,000		0.07	00.000		0.07	0.07		26		2
(PARK/COM CTR)		327,156	327,156	SAND BIN - RETAIL	1,800	20%	6%	5%	1,800	4.0 NON-RESIDENTIAL	0.01	- 23,800		0.07	0.01		EX HISTORIC STRUCTURES		EX HISTORIC STRUCTURES
PARCEL 7		05 477	05 477	PUBLIC SPACE / HISTORIC STRUCTURES	4,500	4000/	70/	E0/	4,500		0.05	0.000		0.07	0.05		EXHISTORIC		EXHISTORIC
PARCEL /		85,177	85,177	SAND BIN - RETAIL	1,800	100%	7%	5%	1,800	4.0 NON-RESIDENTIAL	0.02	- 6,300		0.07	0.02		STRUCTURES		STRUCTURES
Total		1,075,356	878,330		411,767			47%	2,070,753		·	2,072,553				· · · · · · · · · · · · · · · · · · ·			

# MCMILLAN

AREA NAME	PROPOSED	PROPOSED AREA	EFFECTIVE	PROPOSED	PROPOSED BUILDING FOOTPRINT AREA	MAXIMUM LOT Occupancy	PROPOSED LOT OCCUPANCY	EFFECTIVE LOT OCCUPANCY	GROSS FLOOR AR	EA	PERMITTED FAR	PROPOSED	AGGREGATE ZON GROSS FLOOR AF		MAXIMUM AGGREGATE FAR PER	PROPOSED AGGREGATE FAR PER	EFFECTIVE FAR *	MAXIMUM BUILDING HEIGHT	PROPOSED BUILDING HEIGHT	MAXIMUM	PROPOSED BUILDING
	ZONING	SF	SF	USE	SF	%	%	%	SF		(PUD GUIDELINES)	FAR	SF		ZONING DISTRICT	ZONING DISTRICT		FT	FT	BUILDING STORIES	STORIES
PARCEL 1	C-3-C	214,555	158,547	OFFICE	- 117,003	100%	55%	74%	860,000	MAX	8.0 MAX	4.01	- 875,000	MAX	8.0	4.08	5.52	130	115		10
(MOB)	0-0-0	214,000	100,047	RETAIL	117,000	10070	5570	7 4 /0	15,000	MIN	0.0 10/-04	0.07	075,000		0.0	4.00	0.0 <b>2</b>	100	110		10
PARCEL 2		66,654	48,178	FUTURE RETAIL	- 43,900	100%	66%	91%	23,250	MIN 4	4.0 - NON-RESIDENTIAL	0.35	- 334,950	MAX			0.48		110		8
(FUTURE)		00,004	40,170	FUTURE RESIDENTIAL	43,900	100%	0076	9170	311,700	MAX 8	8.0 RESIDENTIAL / MAX	4.68	- 334,930	IVI <del>I</del> V			6.47		ΠŪ		0
PARCEL 3		33,143	22,568	FUTURE RETAIL	20,500	100%		91%	3,000	MIN	4.0 NON-RESIDENTIAL	0.09	- 173,000	MAX			0.13				8
(FUTURE)		55,145	22,300	FUTURE OFFICE	20,500	10070		9170	170,000	MAX		5.13	175,000			2.62	7.53				0
PARCEL 4		95,984	71,909	RETAIL	69,625	100%	73%	97%	52,920	MIN	4.0 NON-RESIDENTIAL	0.55	- 308,150	MAX		2.02	0.74		77	NO LIMIT	6
(GROCERY/RESID)	CR	90,904	71,909	RESIDENTIAL	51,046	75%	53%	71%	255,230	MAX 8	8.0 RESIDENTIAL / MAX	2.66	500,150		8.0		3.55	- 110	11		0
PARCEL 5 ** (RESIDENTIAL)	UN	252,687	164,795	RESIDENTIAL	93,393	75%	37%	57%	357,653	8	8.0 RESIDENTIAL / MAX	1.42	357,653		0.0		2.17		48		4
PARCEL 6		007.450	007.000	PARK/ HISTORIC STRUCURES /COMMUNITY	16,300	2001	01/	=0(	22,000			0.07			-	0.07	0.07		26		2
(PARK/COM CTR)		327,156	327,156	SAND BIN - RETAIL	1,800	20%	6%	5%	1,800	<b>'</b>	4.0 NON-RESIDENTIAL	0.01	- 23,800			0.07	0.01		EX HISTORIC STRUCTURES	-	EX HISTORIC STRUCTURES
		05 477	05 477	PUBLIC SPACE / HISTORIC STRUCTURES	4,500	4000/	70/	E0/	4,500			0.05	0.000			0.07	0.05		EXHISTORIC		EXHISTORIC
PARCEL 7		85,177	85,177	SAND BIN - RETAIL	1,800	100%	7%	5%	1,800	'	4.0 NON-RESIDENTIAL	0.02	- 6,300			0.07	0.02		STRUCTURES		STRUCTURES
Total		1,075,356	878,330		411,767			47%	2,070,753				2,072,553								·

### PROPOSED SITE TABULATIONS

# Revised Proposed Site Tabulations

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	Parking Tabulations			
Stree	Existing On-Street Parking in Public Right-of-W Street Name	ay	Niimher	of Spares
Michiga	t Name In Avenue			
1st	1st Street			10
Channing Street N. Capitol Street	ing Street itol Street			33 0
Total Existing (	Dn-Street Parking			34
	Required Parking / Proposed Parking			
	Parcel 1 (MOB) Zone C-3-C			
Land Use Type	Parking Requirement	<u>Gross Floor Area</u>	Required Parking /	
Medical Office	0 Space For 1st 2,000 sf, & 1 Space Per 900 sf of Gross Floor Area in Excess of 2,000 sf	<b>st</b> 860,000	Loading Spaces 954	
	(3) Loading berths At 30' Deep, (1) Loading Space at 20' Deep	I	4 - Berths	4 - Berths, 4 Service Snaces
Loading	(3) Loading Platforms At 100 sf		3 - Platforms	3 - Platforms
Retail	0 Spaces for 1st 3,000 sf, & 1 Space Per 750 sf of Gross Floor Area in Excess of 3,000 sf	15,000	16	17
Loading Accessible	None Required Per 2201.2 (GFA < 10% of Total GFA) 1,001 Total Spaces and Over: 20 Spaces, Plus 1 Space for Each 100 Spaces over 1,000 Spaces		30	(Shared with Office) 61
Bicycle Parking*	g		95	220
	Parcel 2 (Future Residential / Retail) Zone CR			
Land Use Type	Parking Requirement	Gross Floor Area - sf	Required Parking /	Proposed Parking /
Retail	0 Space for 1st 3,000 sf, & 1 Space Per 750 sf of Gross Floor Area in Excess of 3,000 sf	23,250	Loading spaces	Loading Spaces
Loading	(2) Loading berths At 30' Deep, (1) Loading Space at 20' Deep	1	100	100
	(2) Loading Platforms At 100 sf	- 090	2 - Platforms	2 - Platforms
	(1) Loading berths At 55' Deep, (1) Loading Space at 20' Deep		3 - Berths	(Shared with Retail)
Loading		I	1 - Platform	(Shared with Retail)
Accessible	301-400 Total Spaces: 8 Spaces	1	∞ ư	8 K
Residential Bicycle	2010 2010 2010 2010		, 86 86	, 88 86
ганиц				
	Zone CR			1 F
Land Use Type	Parking Requirement	Gross Floor Area - sf / Unit	Required Parking / Loading Spaces	Proposed Parking / Loading Spaces
	0 Space for 1st 3,000 sf, & 1 Space Per 750 sf of Gross Floor Area in Excess of 3,000 sf	3,000	0	
Loading	Not Required, Less then 5,000 sf (0 Shares Enritst 2 000 sf & 1 Shares Paril 800 sf Griess Floor Araa in Evnass of 2 000 sh*2	-	- 6	-
	(2) Loading berths At 30' Deep, (1) Loading Space at 20' Deep	5	3 - Berths	3 - Berths
			2 - Platforms	۱ä ا
Accessible Bicvcle Parkina*	151-200 I otal Spaces: 6 Spaces 5% of Car Parking Spaces Provided		6	10
	Parcel 4 (Grocery/Residential)			
		Gross Floor Area - sf	Required Parking /	
Land Use Type	Parking Requirement	/ Unit	Loading Spaces	Loading Spaces
Grocery		07,320	2 - Berths. 1 - Loading	5
Grocery Loading	(1) Loading berth at 30' Deep, (1) Loading berth at 55' Deep, (1) Loading Space at 20' Deep	1	Space	Space
Recidential	<ol> <li>Loading Platform At 100 st, (1) Loading Platform at 200 st</li> <li>Share ner (3) Dwalling I hits</li> </ol>	- 278	2 - Platforms	2 - Platforms 179
	(1) Loading berth at 55' Deep, (1) Loading Space at 20' Deep		2 - Berths	2 - Berths
Kesidential Loading	(1) Loading Platform At 200 sf		1 - Platform	1 - Platform
Retail Accessible Residential Accessible			9 9	9 9
tetail Bicycle Parking			ο	ο
Residential Bicycle Parkino*			63	6
	Parcel 5 (Residential)		-	
Land Use Type	Zone CK Parking Requirement	Unit	Required Parking /	Proposed Parking /
Docidoot	4 Crasso and Facollina Linit	146	Loading Spaces	Loading Spaces 208 (Garaged)
Residential Ricycle		2	2	116 (Garaged Optional)
Parking*	1 space for every 3 Units Derrol 6 (On Stroot Deriving)		49	146 (Garaged)
Land Use Type	Parking Requirement	Gross Floor Area - sf / Public Space	Required Parking / Loading Spaces	Proposed Parking / Loading Spaces
Community Center	1 Space per 2,000 sf of Building and Use	17,500	o	29 1 - 200 - 200
Accessible	l Spaces: 1 Sp		-	1 - Luading opace
	Parcel 7 (On-Street Parking)			
			Required Parking /	Proposed Parking /
Public Space	No Requirement		Loading Spaces	Loading Spaces
Accessible	aces	1		
	Total Existing Parking Required Loading Proposed Loading Required Accessible   Snaces Snaces* Parking	Proposed Accessible Parkind	. Required Parking Snaces	Proposed Parking Snaces
	apaces apaces 16 16			2,999
	* 3 Shared Spaces			*+116 Optional Spaces

# Previous Parking Tabulations



	Existing On-Street Parking in Public Right-of-Way	Vay		
Stree	Street Name		Number	r of Spaces
Michigi 1st Chann N. Cap	Michigan Avenue 1st Street Channing Street N. Capitol Street			0 51 0
	_			
	Required Parking / Proposed Parking Parcel 1 (MOB)			
Land Use Type	Parking Requirement	Gross Floor Area sf	Required Parking / Loading Spaces	Proposed Parking / Loading Spaces
Medical Office	0 Space For 1st 2,000 st, & 1 Space Per 900 st of Gross Floor Area in Excess of 2,000 st (3) I noting boths & 30' Dean (1) I nading Space at 20' Dean	860,000	954 1 - Borthe	1,900 4 - Berths, 4 Service
Loading	(3) Loading Partic A 30 Deep, (1) Loading Opace at 20 Deep (3) Loading Platforms At 100 sf	1 1	3 - Platforms	Spaces 3 - Platforms
Retail	0 Spaces for 1st 3,000 sf, & 1 Space Per 750 sf of Gross Floor Area in Excess of 3,000 sf	15,000	16	17
Loading Accessible	None Required Per 2201.2 (GFA < 10% of Total GFA) 1.001 Total Spaces and Over. 20 Spaces. Plus 1 Space for Each 100 Spaces over 1.000 Spaces	1 1	- 08	(Shared with Office) 61
Sicycle Parking*	5% of Car Parking Spaces Provided		95	220
	Parcel 2 (Future Residential / Retail)			
Land Use Type	Parking Requirement	Gross Floor Area - sf	Required Parking /	Proposed Parking /
Retail	0 Space for 1st 3 000 sf. & 1 Space Per 750 sf of Gross Floor Area in Excess of 3 000 sf	/ Unit 23.250	Loading Spaces	_
	(2) Loading berths At 30' Deep, (1) Loading Space at 20' Deep		3 - Berths	3 - Berths
	(2) Loading Platforms At 100 sf	1	2 - Platforms	2 - Platforms
Kesidential	1 Space per (3) Dwelling Units (1) Loading berths At 55' Deep. (1) Loading Space at 20' Deep	-	3 - Berths	218 (Shared with Retail)
Loading	(1) Platform At 200 sf	1	1 - Platform	(Shared with Retail)
Accessible	301-4	1	ø	ω
Retail Bicycle Parking* Residential Bicycle			5	2
Parking*	1 space for every 3 Units		86	86
Land Use Type	Parking Requirement	Gross Floor Area - sf	Required Parking /	Proposed Parking/
Retail	0 Space for 1st 3,000 sf, & 1 Space Per 750 sf of Gross Floor Area in Excess of 3,000 sf	3,000	0	0
Loading	Not Required, Less then 5,000 sf	1	•	
Ощсе	(u Spaces For 1st 2,000 st; & 1 Space Per 1,800 st of Gross Floor Area in Excess of 2,000 st) 2 (2) Loading berths At 30' Deep (1) Loading Space at 20' Deep		3 - Berths	3 - Berths
Loading	(2) Loading Platforms At 100 sf	1	2 - Platforms	2 - Platforms
Accessible	151-200 Total Spaces: 6 Spaces	1	9	9
Bicycle Parking*	5% of Car Parking Spaces Provided Parcel 4 (Grocerv / Residential)		10	10
	Zone CR			
Land Use Type	Parking Requirement	Gross Floor Area - sf	Required Parking / Loading Spaces	Proposed Parking / Loading Spaces
Grocery	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	
Grocery Loading	(1) Loading berth at 30' Deep, (1) Loading berth at 55' Deep, (1) Loading Space at 20' Deep	ı	2 - Berths, 1 - Loading Space	2 - Berths, 1 - Loading Space
	(1) Loading Platform At 100 sf, (1) Loading Platform at 200 sf	T	2 - Platforms	-
Residential	1 Space per (3) Dwelling Units	278	6	178175
Residential Loading	(1) Loading berth at 55' Deep, (1) Loading Space at 20' Deep (1) Loading Platform At 200 sf		2 - Berths 1 - Platform	1 - Berth 1 - Platform
Retail Accessible			9	4
sidential Accessible			9	Q
Retail Bicycle Parking* Residential Ricycle			ω	ω
Parking*	1 space for every 3 Units		93	93
	Parcel 5 (Residential) Zone CR			
Land Use Type	Parking Requirement	Unit	Required Parking /	Proposed Parking /
Residential	1 Space per Dwelling Unit	146	146	208 (Garaged)
scidential Ricycle				116 (Garaged Optional)
Parking*	1 space for every 3 Units Parcel 6 (On-Street Parking)		49	146 (Garaged)
Land Use Type	Parking Requirement	Gross Floor Area - sf / Public Space	Required Parking / Loading Spaces	Proposed Parking / Loading Spaces
Community Center	1 Space per 2,000 sf of Building and Use	17,500	S I	29 1 - Loading Space
Accessible	I-25 Total Spaces: 1 Sp	1	-	1
	Parcel 7 (On-Street Parking) Zone CR			
Land Use Type	Parking Requirement	Public Space	Required Parking / Loading Spaces	Proposed Parking / Loading Spaces
Public Space	No Requirement	1		-
Accessible	0 Total Spaces: 0 Spaces Total	'	'	'
	Existing Parking Required Loading Proposed Loading Required Accessible	Proposed Accessible	Required Parking	Proposed Parking
	Spaces Spaces'			5.0000

# **Bowwman**

# CIVIL ENGINEERING