

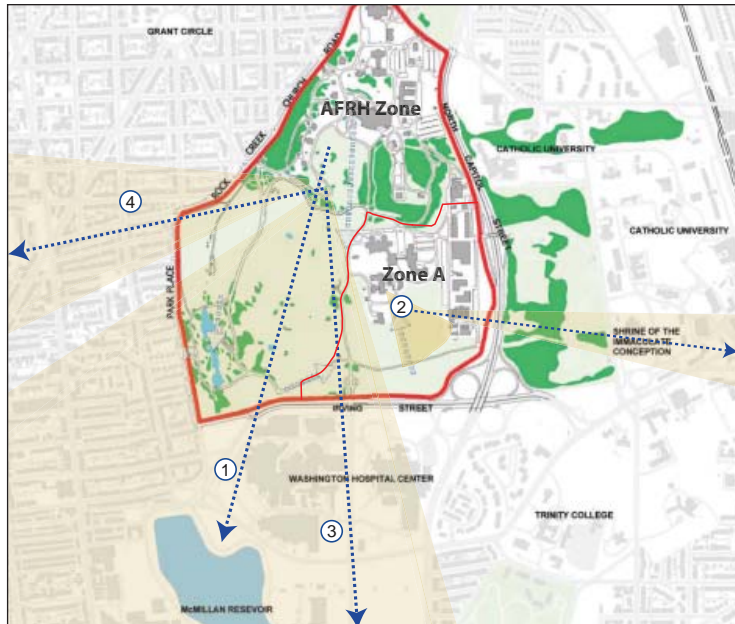
RENDERING: LOOKING NORTH ALONG FIRST STREET (REVISED 115' MAX HEIGHT)



HEALTHCARE FACILITIES



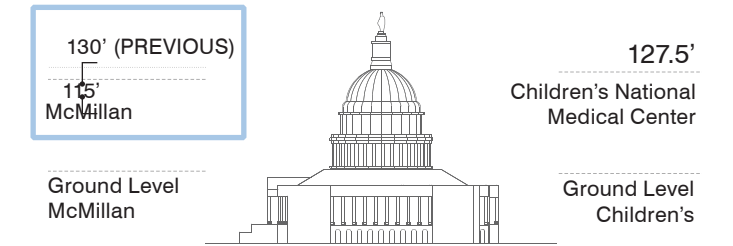
# AFRH SIGHTLINE STUDY (REVISED 115' MAX HEIGHT)



AFRH VIEWS (MASTER PLAN AUGUST 2008)

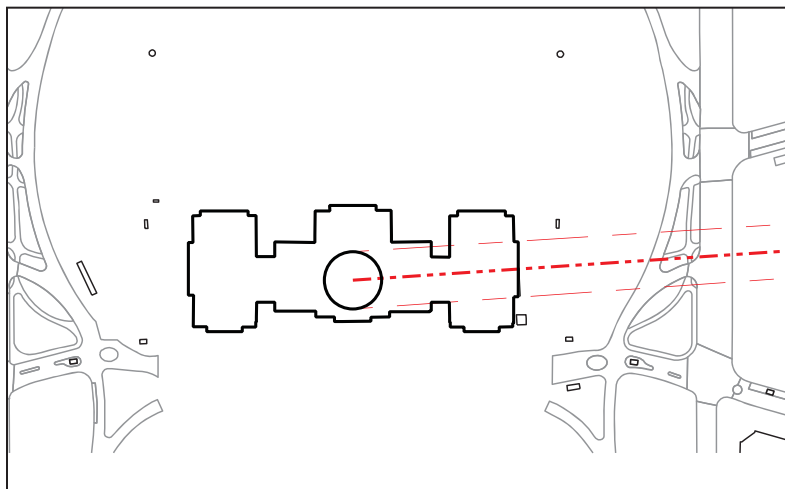


1. VIEW FROM SCOTT STATUE (VIEW OF CAPITOL BLOCKED BY TREES)



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.

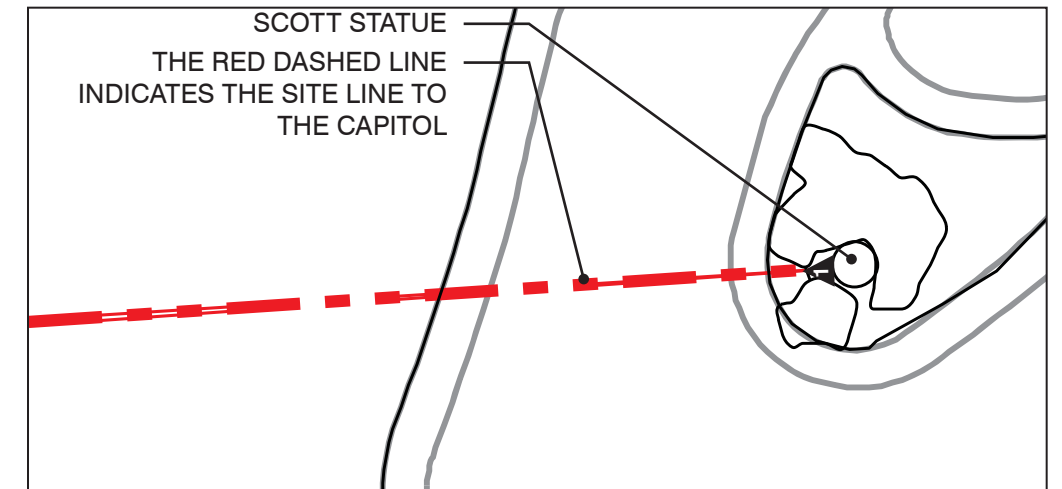
## 2. BUILDING HEIGHT RELATIONSHIP



A ENLARGED SIGHTLINE @ CAPITOL DOME



B SIGHTLINE @ McMILLAN SITE



C SIGHTLINE @ SCOTT STATUE



SIGHTLINE FROM SCOTT STATUE TO THE CAPITOL DOME (LABELED VIEW 3 IN AFRH MASTER PLAN)



# CIVIL ENGINEERING

**CIVIL ENGINEER**  
BOWMAN CONSULTING

**PROJECT DIRECTOR**  
ANNE L. CORBETT

PROPOSED SITE TABULATIONS

AREA NAME	PROPOSED ZONING	PROPOSED AREA	EFFECTIVE AREA	PROPOSED USE	PROPOSED BUILDING FOOTPRINT AREA	MAXIMUM LOT OCCUPANCY	PROPOSED LOT OCCUPANCY	EFFECTIVE LOT OCCUPANCY	GROSS FLOOR AREA		PERMITTED FAR (PUD GUIDELINES)	PROPOSED FAR	AGGREGATE ZONING GROSS FLOOR AREA		MAXIMUM AGGREGATE FAR PER ZONING DISTRICT	PROPOSED AGGREGATE FAR PER ZONING DISTRICT	EFFECTIVE FAR *	MAXIMUM BUILDING HEIGHT	PROPOSED BUILDING HEIGHT	MAXIMUM BUILDING STORIES	PROPOSED BUILDING STORIES	
		SF	SF		SF	%	%	%	SF				SF					FT	FT			
PARCEL 1 (MOB)	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	
				RETAIL					15,000	MIN		0.07										
PARCEL 2 (FUTURE)		66,654	48,178	FUTURE RETAIL	43,900	100%	66%	91%	23,250	MIN	4.0 - NON-RESIDENTIAL	0.35	334,950	MAX				110			8	
				FUTURE RESIDENTIAL					311,700	MAX	8.0 RESIDENTIAL / MAX	4.68										
PARCEL 3 (FUTURE)		33,143	22,568	FUTURE RETAIL	20,500	100%		91%	3,000	MIN	4.0 NON-RESIDENTIAL	0.09	173,000	MAX							8	
				FUTURE OFFICE					170,000	MAX		5.13										
PARCEL 4 (GROCERY/RESID)		95,984	71,909	RETAIL	69,625	100%	73%	97%	52,920	MIN	4.0 NON-RESIDENTIAL	0.55	308,150	MAX	8.0			110	77		6	
				RESIDENTIAL					51,046	MAX	8.0 RESIDENTIAL / MAX	2.66										
PARCEL 5** (RESIDENTIAL)		252,687	164,795	RESIDENTIAL	93,393	75%	37%	57%	357,653		8.0 RESIDENTIAL / MAX	1.42	357,653									4
PARCEL 6 (PARK/COM CTR)		327,156	327,156	PARK/ HISTORIC STRUCTURES /COMMUNITY	16,300	20%	6%	5%	22,000		4.0 NON-RESIDENTIAL	0.07	23,800					26			2	
				SAND BIN - RETAIL	1,800							0.01										
PARCEL 7		85,177	85,177	PUBLIC SPACE / HISTORIC STRUCTURES	4,500	100%	7%	5%	4,500		4.0 NON-RESIDENTIAL	0.05	6,300									
				SAND BIN - RETAIL	1,800							0.02										
Total		1,075,356	878,330		411,767			47%	2,070,753				2,072,553									

PROPOSED SITE TABULATIONS

AREA NAME	PROPOSED ZONING	PROPOSED AREA	EFFECTIVE AREA	PROPOSED USE	PROPOSED BUILDING FOOTPRINT AREA	MAXIMUM LOT OCCUPANCY	PROPOSED LOT OCCUPANCY	EFFECTIVE LOT OCCUPANCY	GROSS FLOOR AREA		PERMITTED FAR (PUD GUIDELINES)	PROPOSED FAR	AGGREGATE ZONING GROSS FLOOR AREA		MAXIMUM AGGREGATE FAR PER ZONING DISTRICT	PROPOSED AGGREGATE FAR PER ZONING DISTRICT	EFFECTIVE FAR *	MAXIMUM BUILDING HEIGHT	PROPOSED BUILDING HEIGHT	MAXIMUM BUILDING STORIES	PROPOSED BUILDING STORIES	
		SF	SF		SF	%	%	%	SF	MIN		MAX	SF	MAX	FT	FT						
PARCEL 1 (MOB)	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	NO LIMIT	10	
				RETAIL					15,000	MIN		0.07										
PARCEL 2 (FUTURE)	CR	66,654	48,178	FUTURE RETAIL	43,900	100%	66%	91%	23,250	MIN	4.0 - NON-RESIDENTIAL	0.35	334,950	MAX	8.0	2.62	0.48	110	NO LIMIT	8		
				FUTURE RESIDENTIAL					311,700	MAX	8.0 RESIDENTIAL / MAX	4.68									6.47	
PARCEL 3 (FUTURE)	CR	33,143	22,568	FUTURE RETAIL	20,500	100%		91%	3,000	MIN	4.0 NON-RESIDENTIAL	0.09	173,000	MAX	8.0	2.62	0.13	110	NO LIMIT	8		
				FUTURE OFFICE					170,000	MAX		5.13									7.53	
PARCEL 4 (GROCERY/RESID)	CR	95,984	71,909	RETAIL	69,625	100%	73%	97%	52,920	MIN	4.0 NON-RESIDENTIAL	0.55	308,150	MAX	8.0	2.62	0.74	110	77	NO LIMIT	6	
				RESIDENTIAL					255,230	MAX	8.0 RESIDENTIAL / MAX	2.66										3.55
PARCEL 5** (RESIDENTIAL)	CR	252,687	164,795	RESIDENTIAL	93,393	75%	37%	57%	357,653		8.0 RESIDENTIAL / MAX	1.42	357,653		8.0	2.62	2.17	110	48	NO LIMIT	4	
PARCEL 6 (PARK/COM CTR)	CR	327,156	327,156	PARK/ HISTORIC STRUCTURES /COMMUNITY	16,300	20%	6%	5%	22,000		4.0 NON-RESIDENTIAL	0.07	23,800		8.0	0.07	0.07	110	26	EX HISTORIC STRUCTURES	2	
				SAND BIN - RETAIL	1,800					0.01		0.01										
PARCEL 7	CR	85,177	85,177	PUBLIC SPACE / HISTORIC STRUCTURES	4,500	100%	7%	5%	4,500		4.0 NON-RESIDENTIAL	0.05	6,300		8.0	0.07	0.05	110	EX HISTORIC STRUCTURES	EX HISTORIC STRUCTURES		
				SAND BIN - RETAIL	1,800					0.02		0.02										
Total		1,075,356	878,330		411,767			47%	2,070,753				2,072,553									



PREVIOUS PARKING TABULATIONS



Parking Tabulations					
Existing On-Street Parking in Public Right-of-Way					
Street Name				Required Parking / Loading Spaces	Proposed Parking / Loading Spaces
Michigan Avenue				954	1,900
1st Street				4 - Berths	4 - Berths, 4 Service Spaces
Channing Street				3 - Platforms	3 - Platforms
N. Capitol Street				16	17
				-	(Shared with Office)
				30	61
				95	220
<b>Total Existing On-Street Parking</b>					<b>84</b>
<b>Required Parking / Proposed Parking</b>					
<b>Parcel 1 (MOB)</b>					
<b>Zone C-3-C</b>					
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 sf, & 1 Space Per 900 sf of Gross Floor Area in Excess of 2,000 sf	860,000	954	1,900	
Loading	(3) Loading berths At 30' Deep, (1) Loading Space at 20' Deep	-	4 - Berths	4 - Berths, 4 Service Spaces	
	(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	None Required Per 2201.2 (GFA < 10% of Total GFA)	-	-	(Shared with Office)	
Accessible	1,001 Total Spaces and Over: 20 Spaces, Plus 1 Space for Each 100 Spaces over 1,000 Spaces	-	30	61	
Bicycle Parking*	5% of Car Parking Spaces Provided	-	95	220	
<b>Parcel 2 (Future Residential / Retail)</b>					
<b>Zone CR</b>					
Land Use Type	Parking Requirement	Gross Floor Area - sf / Unit	Required Parking / Loading Spaces	Proposed Parking / Loading Spaces	
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	27	95	
Loading	(2) Loading berths At 30' Deep, (1) Loading Space at 20' Deep	-	3 - Berths	3 - Berths	
	(2) Loading Platforms At 100 sf	-	2 - Platforms	2 - Platforms	
Residential	1 Space per (3) Dwelling Units	258	86	218	
Loading	(1) Loading berths At 55' Deep, (1) Loading Space at 20' Deep	-	3 - Berths	(Shared with Retail)	
	(1) Platform At 200 sf	-	1 - Platform	(Shared with Retail)	
Accessible	301-400 Total Spaces: 8 Spaces	-	8	8	
retail Bicycle Parking*	5% of Car Parking Spaces Provided	-	5	5	
Residential Bicycle Parking*	1 space for every 3 Units	-	86	86	
<b>Parcel 3 (Future Office / Retail)</b>					
<b>Zone CR</b>					
Land Use Type	Parking Requirement	Gross Floor Area - sf / Unit	Required Parking / Loading Spaces	Proposed Parking / Loading Spaces	
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	-	-	-	
Office	(0 Spaces For 1st 2,000 sf, & 1 Space Per 1,800 sf of Gross Floor Area in Excess of 2,000 sf)*2	170,000	93	194	
Loading	(2) Loading berths At 30' Deep, (1) Loading Space at 20' Deep	-	3 - Berths	3 - Berths	
	(2) Loading Platforms At 100 sf	-	2 - Platforms	2 - Platforms	
Accessible	151-200 Total Spaces: 6 Spaces	-	6	6	
Bicycle Parking*	5% of Car Parking Spaces Provided	-	10	10	
<b>Parcel 4 (Grocery / Residential)</b>					
<b>Zone CR</b>					
Land Use Type	Parking Requirement	Gross Floor Area - sf / Unit	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	67	159	
Grocery Loading	(1) Loading berth at 30' Deep, (1) Loading berth at 55' Deep, (1) Loading Space at 20' Deep	-	2 - Berths, 1 - Loading Space	2 - Berths, 1 - Loading Space	
	(1) Loading Platform At 100 sf, (1) Loading Platform at 200 sf	-	2 - Platforms	2 - Platforms	
Residential	1 Space per (3) Dwelling Units	278	93	179	
Residential Loading	(1) Loading berth at 55' Deep, (1) Loading Space at 20' Deep	-	2 - Berths	2 - Berths	
	(1) Loading Platform At 200 sf	-	1 - Platform	1 - Platform	
Retail Accessible	151-200 Total Spaces: 6 Spaces	-	6	6	
Residential Accessible	151-200 Total Spaces: 6 Spaces	-	6	6	
retail Bicycle Parking*	5% of Car Parking Spaces Provided	-	8	8	
Residential Bicycle Parking*	1 space for every 3 Units	-	93	93	
<b>Parcel 5 (Residential)</b>					
<b>Zone CR</b>					
Land Use Type	Parking Requirement	Unit	Required Parking / Loading Spaces	Proposed Parking / Loading Spaces	
Residential	1 Space per Dwelling Unit	146	146	208 (Garaged)	
Residential Bicycle Parking*	1 space for every 3 Units	-	49	146 (Garaged)	
<b>Parcel 6 (On-Street Parking)</b>					
<b>Zone CR</b>					
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	9	29	
Loading	Not Required, Less then 30,000 sf GFA	-	-	1 - Loading Space	
Accessible	1-25 Total Spaces: 1 Space	-	1	1	
<b>Parcel 7 (On-Street Parking)</b>					
<b>Zone CR</b>					
Land Use Type	Parking Requirement	Public Space	Required Parking / Loading Spaces	Proposed Parking / Loading Spaces	
Public Space	No Requirement	-	-	-	
Accessible	0 Total Spaces: 0 Spaces	-	-	-	
<b>Total</b>					
<b>Existing Parking Spaces</b>	<b>Required Loading Spaces*</b>	<b>Proposed Accessible Parking</b>	<b>Required Accessible Parking</b>	<b>Proposed Accessible Parking</b>	<b>Proposed Parking Spaces</b>
84	18	16	51	76	2,999
					*+116 Optional Spaces

