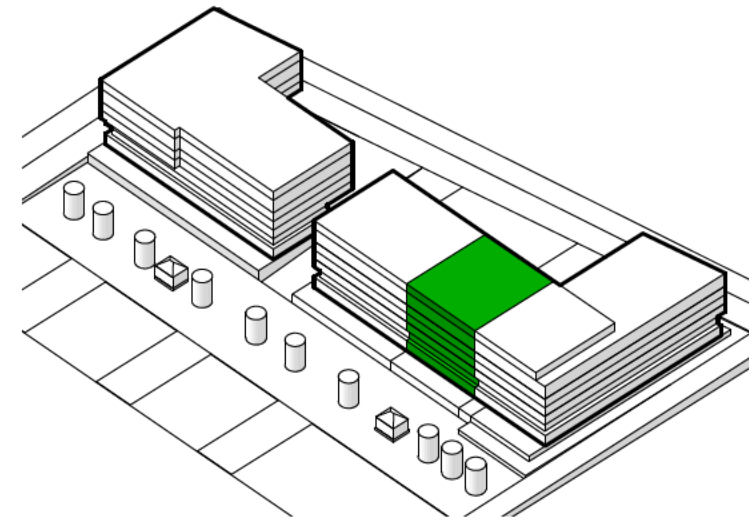
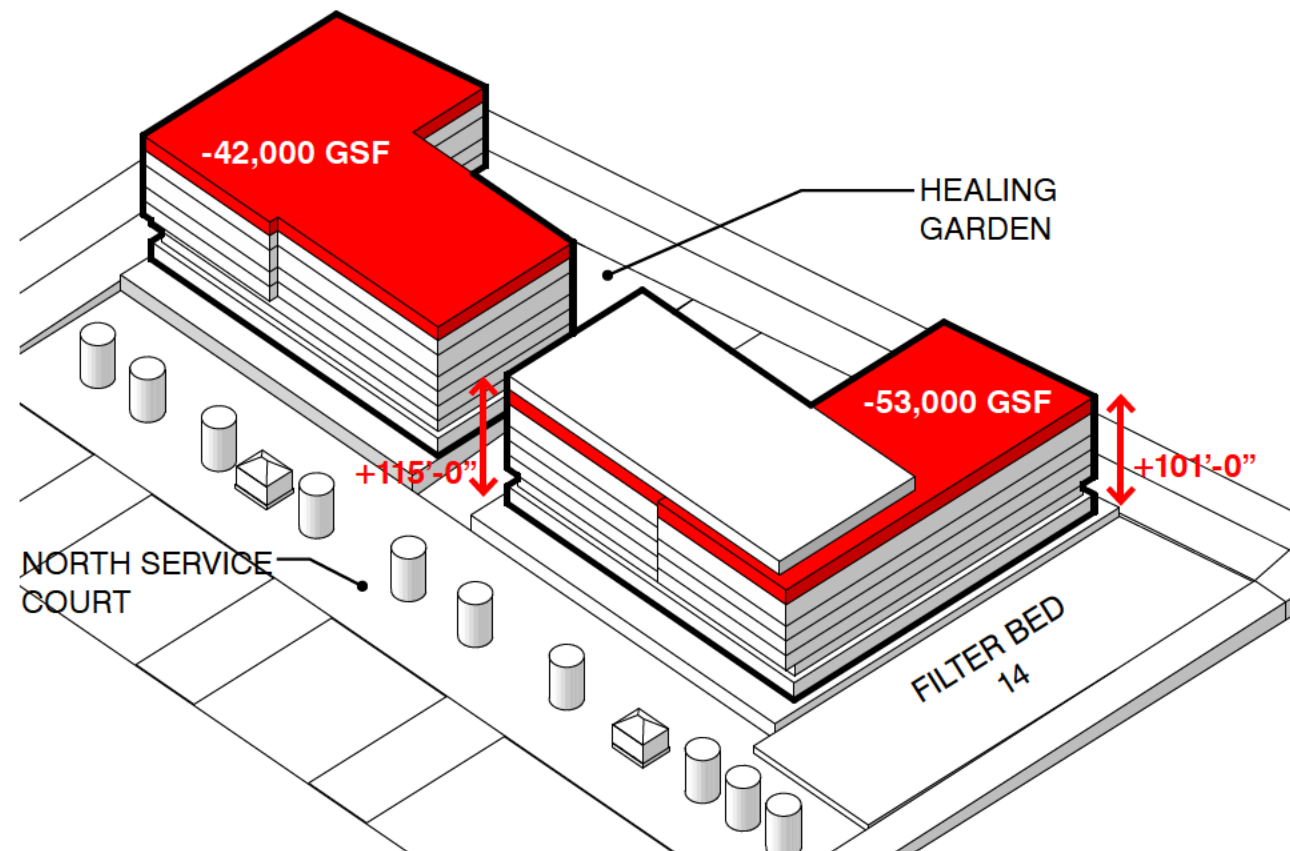
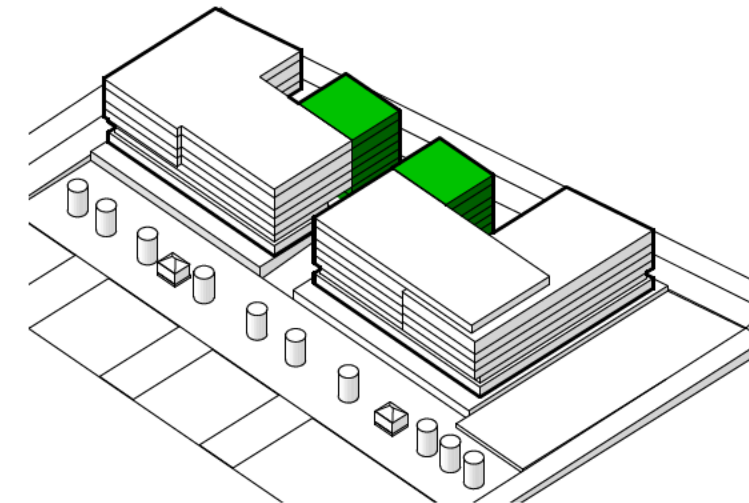


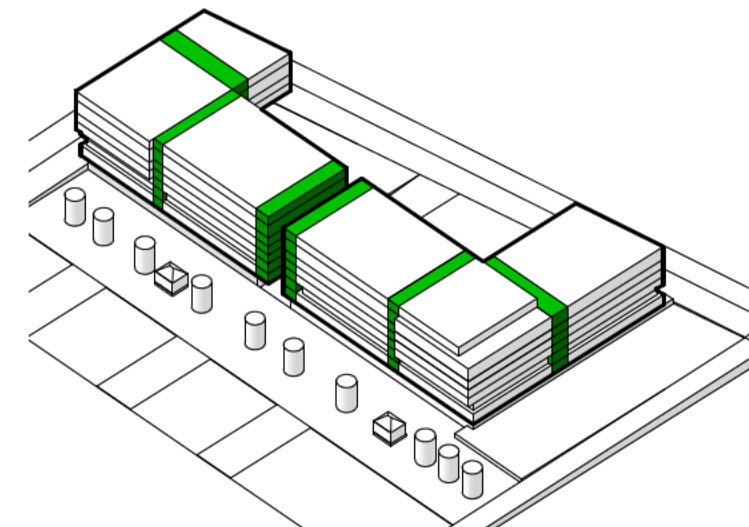
# MASSING OPTIONS



**OPTION A**  
**EXPAND TO THE EAST**

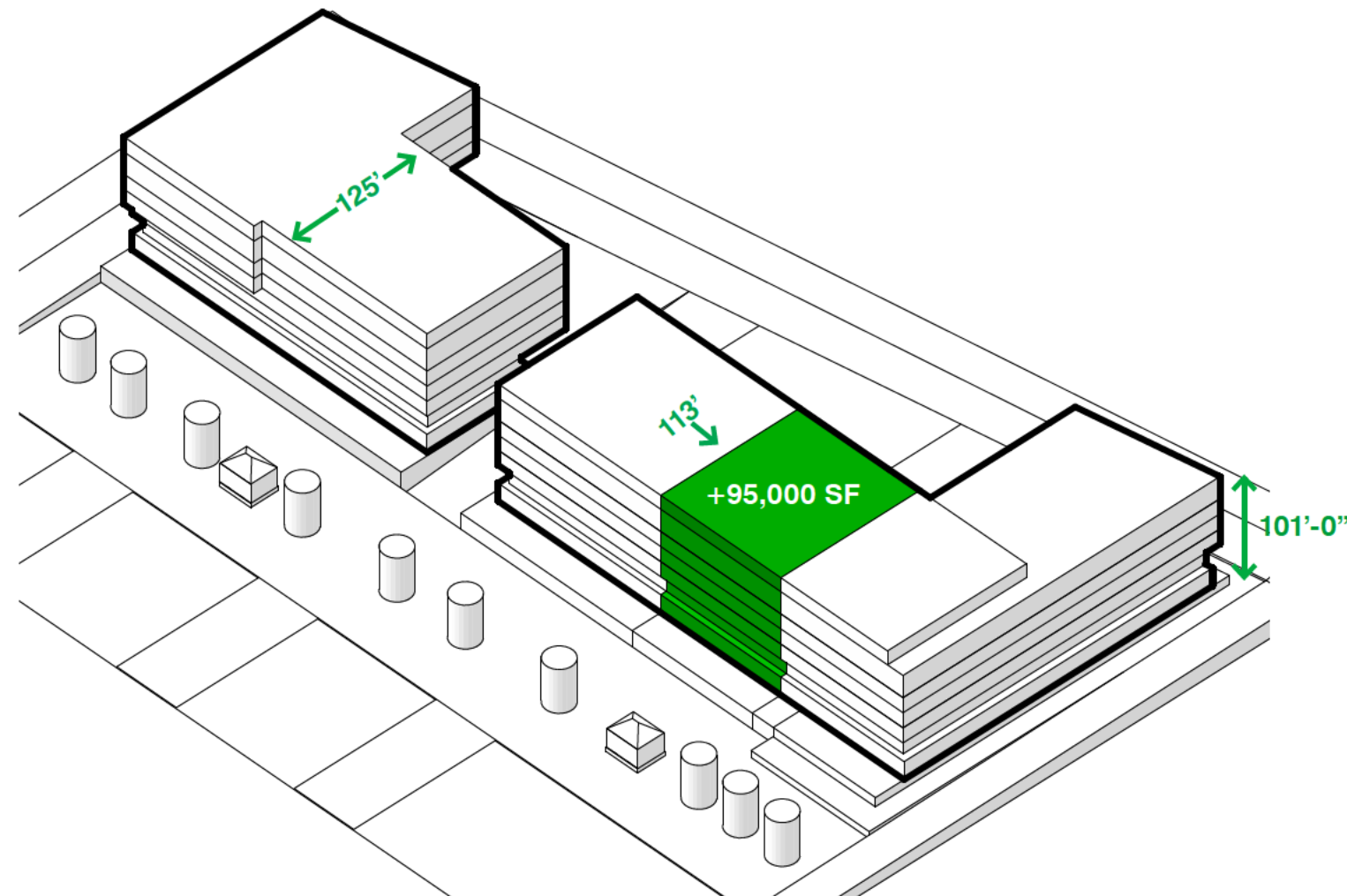
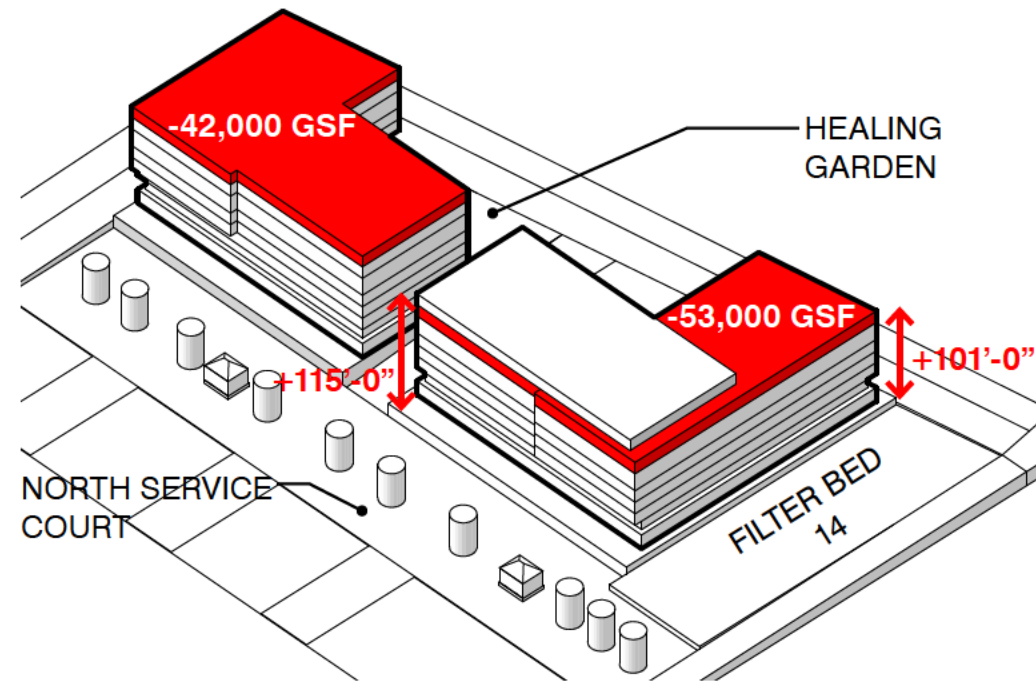


**OPTION B**  
**EXPAND TO THE NORTH**



**OPTION C**  
**EXPAND IN THE MARGINS**

**LOSS OF (1) FLOORS**  
**FLOORS: 7**  
**HEIGHT: 101'**  
**-95,000 GSF**



## OPTION A EXPAND TO THE EAST

### IMPACTED MASTER PLAN ELEMENTS

- Filter Bed 14
- Pedestrian Connection
- Olmsted Walk

### HISTORIC CONSIDERATIONS

- **Filter Bed 14 would not be preserved.** Filter Bed 14 is the only complete filter cell to be preserved which would be completely lost as a result of expanding the building footprint approximately 102 feet to the east. The preservation of Filter Bed 14 was a primary interest for HPRB.
- **The view shed across Filter Bed 14 to the North Service Court would not be preserved.** A primary consideration for Filter Bed 14 preservation was to maintain view sheds from North Capitol Street when approaching the site from the north, and from Michigan Avenue when approaching the site from the east. These view sheds were a primary concern for HPRB.
- **The Olmsted Walk along the north side of Filter Bed 14 would not be preserved.** The Olmsted Walk meanders across the northern portions of Filter Bed 14, and would be affected by an expanded building footprint. The Olmsted Walk was a primary concern for HPRB.
- **The open northeast edge of North Service Court would not be preserved.** A 381' building façade would enclose the northeast edge of the North Service Court, and eliminate the historic juxtaposition between the historic structures along the North Service Court and the landscaped surface of sand filtration bed 14.

### COMMUNITY CONSIDERATIONS

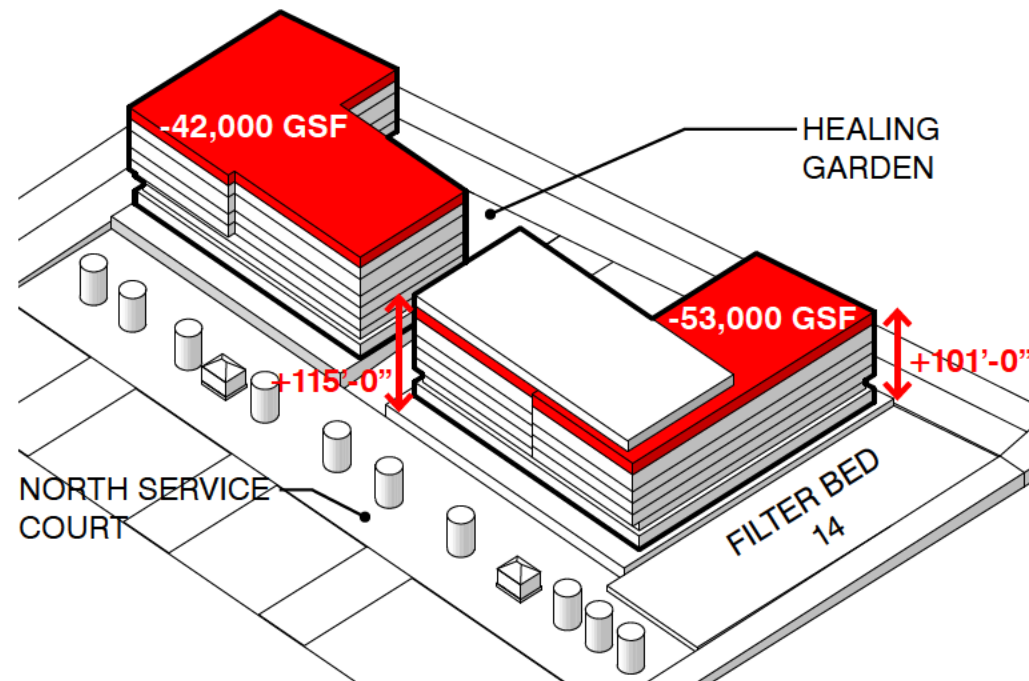
- **The setback from North Capitol Street would be eliminated.** A significant setback of approximately 260 feet between the east façade of the healthcare facility building and the Stronghold neighborhood on the east side of North Capitol Street was requested by the community.
- **The open space on top of Filter Bed 14 would be eliminated.** The community specifically requested access and activation of the surface of Filter Bed 14.
- **The adaptive reuse potential of Filter Bed 14 would be eliminated.** The community has promoted the potential future activation of the interior of Filter Bed 14.
- **The pedestrian connection between Michigan Avenue and the North Service Court would be eliminated.** The connection would serve as a neighborhood shortcut linking Michigan Avenue to the North Service Court.

### BUILDING CONSIDERATIONS

- **Building efficiency would be negatively impacted.** Currently, the two towers of the healthcare facility are roughly equal in size. By removing a floor and shifting that density to the east tower, the floor plate size of the east tower would be substantially increased. For multi-tenant floors, the common corridor lengths in the east tower would be substantially increased, and additional stairways would likely be required, both of which would adversely impact building efficiency.
- **Building leasability would be negatively impacted.** For optimal leasing flexibility, the two towers of the healthcare facility building are designed to be roughly equal in size.
- **Construction costs would be negatively impacted.** Due to the substantial below grade demolition, stabilization, and excavation that will be required, below-grade construction costs are disproportionate to above-grade costs on the McMillan Reservoir site. Expanding the healthcare facility building footprint to encompass Filter Bed 14 would greatly expand the area of excavation and increase foundation costs.

## OPTION B EXPAND TO THE NORTH

LOSS OF (1) FLOORS  
FLOORS: 7  
HEIGHT: 101'  
-95,000 GSF



### IMPACTED MASTER PLAN ELEMENTS

- Healing Garden
- Olmsted Walk
- Loop Road

### HISTORIC CONSIDERATIONS

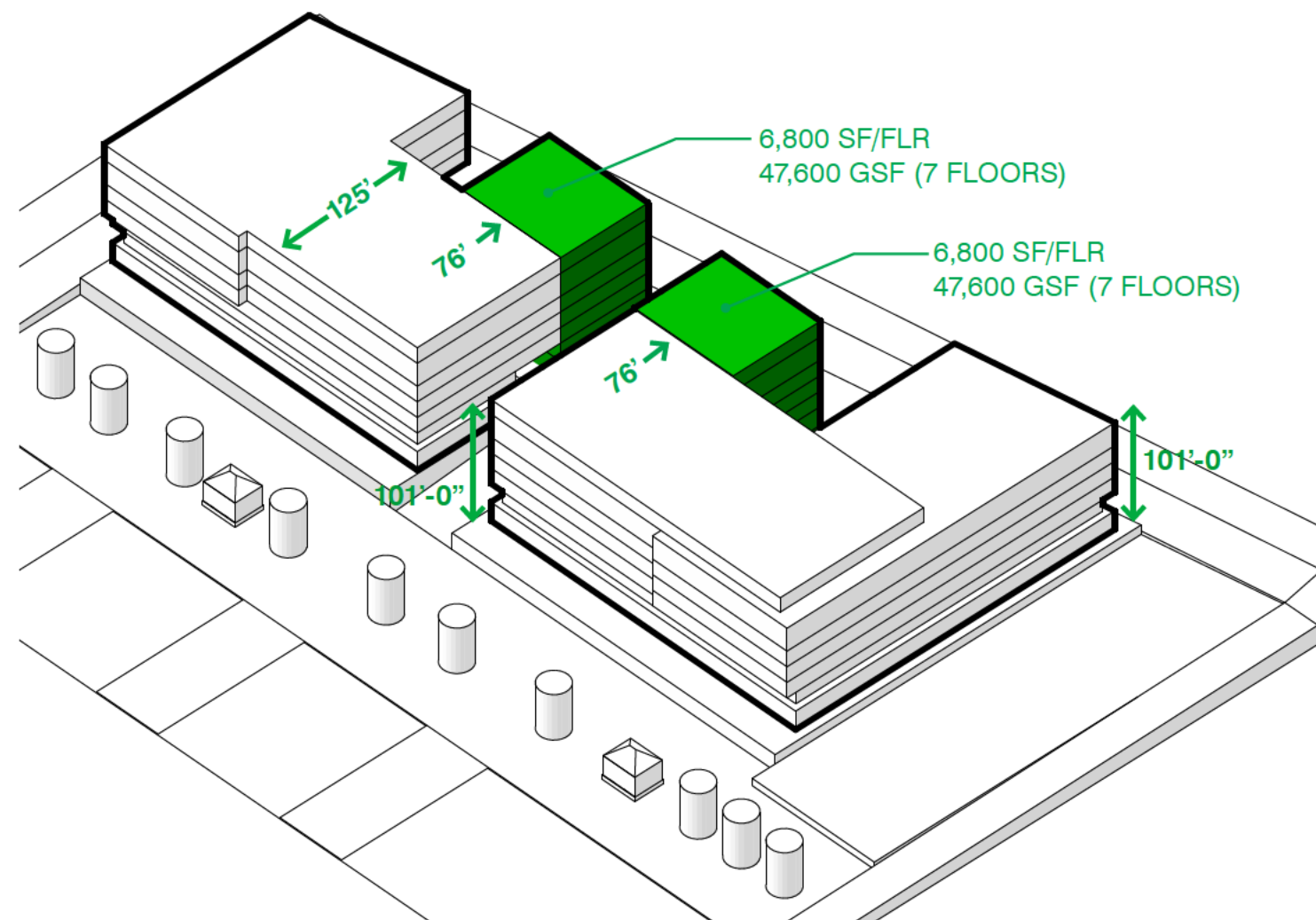
- **The Olmsted Walk portion in the healing gardens would not be preserved.** By expanding the healthcare facility building footprint into the Healing Garden by approximately 68 feet, the Olmsted Walk will be pushed to the edge of the sidewalk along Michigan Avenue, losing its meandering path. The original design of Olmsted Walk was specifically kept orthogonal along the east, west and southern edges, and meandering along the north in response to the rural farms that once existed to the north of the McMillan Reservoir site. The restoration of Olmsted Walk was a primary interest for HPRB.
- **The relationship between massing concept and historic site features would not be preserved.** One of the main comments made by HPRB was that the original building designs did not relate back to the site. As part of the redesign, in response to HPRB, of the Healthcare Facility, the site massing was derived from a series of concept massing based on an interpretation of the site. These massing concepts were fundamental in receiving approval of the redesigned healthcare facility. The building massing concept would need to be completely redesigned to retain its relationship with aspects of the historic site.

### COMMUNITY CONSIDERATIONS

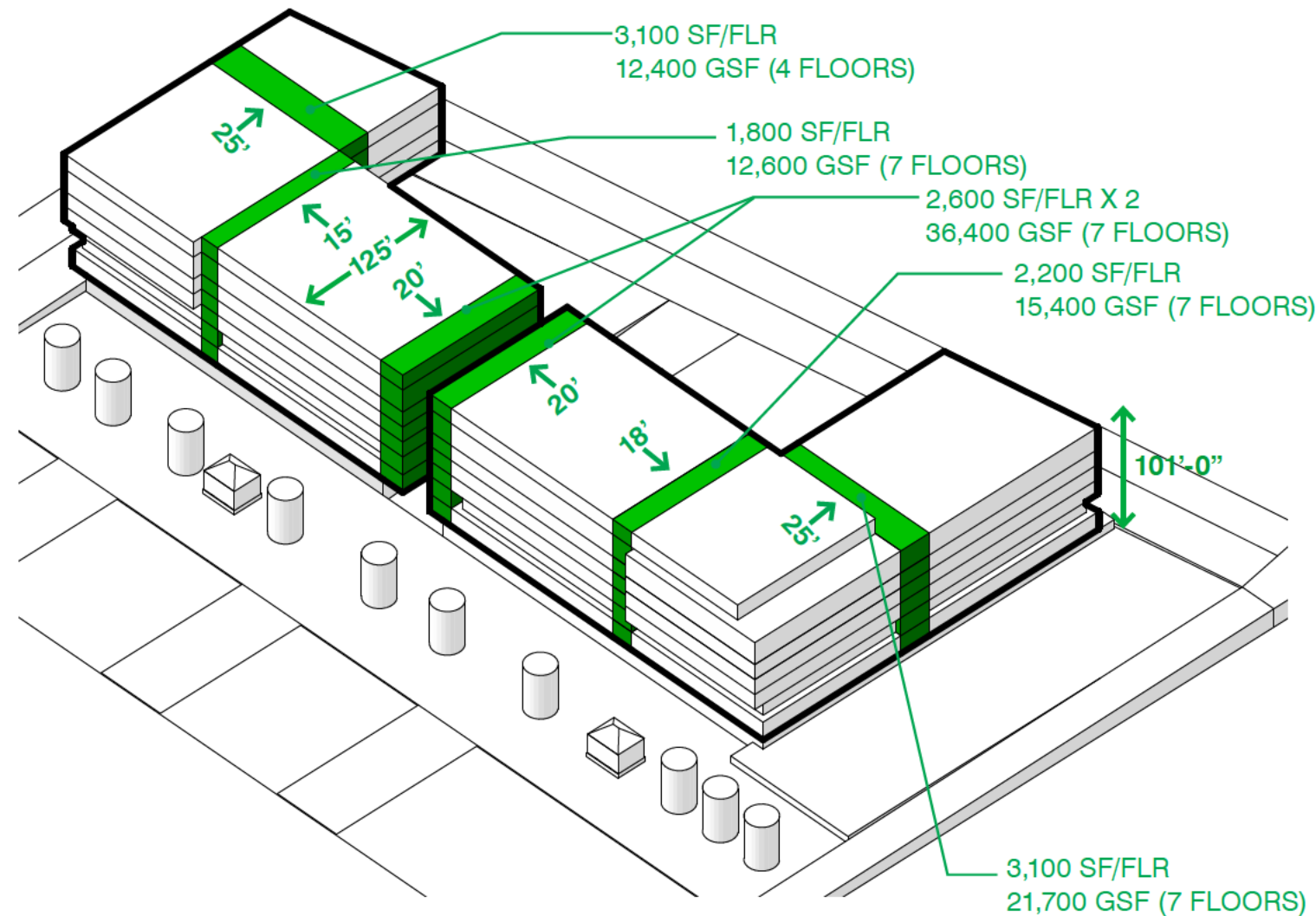
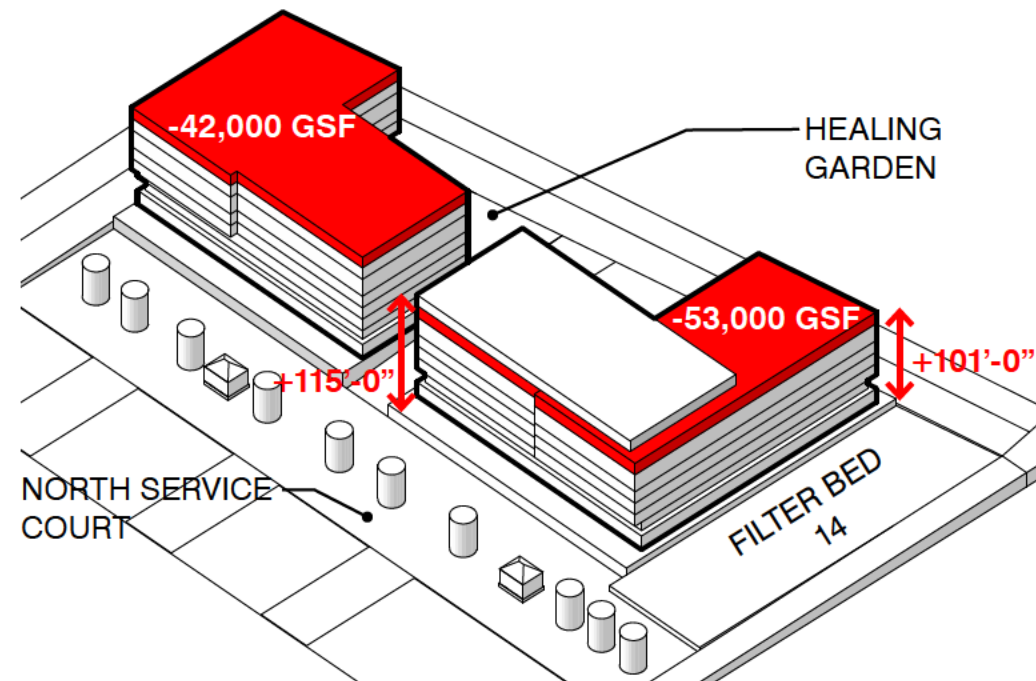
- **The Healing Garden green space would be eliminated.** The Healing Garden was conceived in response to the community's interest in additional green space on Parcel 1, including along Michigan Avenue. The expansion of the healthcare facility building footprint into the Healing Garden would eliminate this additional green space.
- **The loop road would be eliminated.** The expansion of the building footprint would eliminate the loop road/drop off area proposed on the north side of the healthcare facility, thereby creating significant negative traffic and circulation impacts..

### BUILDING CONSIDERATIONS

- **Building massing concept would be negatively impacted.** The building massing concept would need to be completely redesigned to retain its relationship with aspects of the historic site. This relationship was an important consideration for HPRB.
- **Building leasability would be negatively impacted.** The redesigned building massing would create additional inside corners which are harder to lease, and decrease the quality of a substantial amount of office space that would be located along relatively narrow north-facing courtyards.
- **Construction costs would be negatively impacted.** The distances from the core to the ends of the bar start to push the maximum corridor lengths allowed, necessitating additional egress stairs and elevators. The loss of a floor will negatively affect the proportions of the building.



**LOSS OF (1) FLOORS**  
**FLOORS: 7**  
**HEIGHT: 101'**  
**-95,000 GSF**



## OPTION C

### EXPAND IN THE MARGINS

#### IMPACTED MASTER PLAN ELEMENTS

- NSC Setback
- ARFH Setback
- Half Street Private Right-of-Way
- Pedestrian Connection

#### HISTORIC CONSIDERATIONS

- **The North Service Court setback would not be preserved.** There is a 20-foot setback above the North Service Court plinth, which would be eliminated by moving the building south. Additionally, the reading of the contiguous plinth would be lost.
- **The Armed Forces Retirement Home (“AFRH”) viewshed setback would not be preserved.** The 15-foot AFRH view shed setback along 1st Street would be eliminated and the Olmsted Walk along 1st Street would be negatively affected.
- **The 18’ setback along Filter Bed 14 would not be preserved.** The 18-foot setback along the west side of Filter Bed 14 would be lost, thus eliminating the view into the fully preserved Filter Bed.
- **The site line along Half Street connecting Michigan Avenue, the North Service Court, South Service Court and the park would be greatly reduced.** The sight line along Half Street between the two wings of the healthcare facility building would be reduced by approximately 16 feet, thus substantially reducing the openness of a primary corridor through the McMillan Reservoir site and between the North Service Court and the healthcare facility building. The site line from Michigan, across the park and the Capitol Dome beyond would be lost.

#### COMMUNITY CONSIDERATIONS

- **The setback from Filter Bed 14 would be eliminated.** The relationship of the healthcare facility building and the open space on Filter Bed 14 was a community concern. The loss of the 18-foot setback along the west side of Filter Bed 14 would significantly increase the perceived height of the building from the adjacent open space.
- **The public plaza space above the plinth overlooking the North Service Court would be eliminated.** This plaza is an opportunity to buffer the healthcare facility building from the North Service Court, and provide a unique public space overlooking the activity along the North Service Court.
- **The pedestrian connection between Michigan Avenue and the North Service Court would be eliminated.** The 18-foot pedestrian connection along the west side of Filter Bed 14 would serve as a neighborhood shortcut linking Michigan Avenue to the North Service Court.

#### BUILDING CONSIDERATIONS

- **The building massing concept would be negatively impacted.** One of the main comments made by HPRB was that the original building designs did not relate back to the site. As part of the redesign, in response to HPRB, of the Healthcare Facility, the site massing was derived from a series of concept massing based on an interpretation of the site. These massing concepts were fundamental in receiving approval of the redesigned healthcare facility. The building massing concept would need to be completely redesigned to retain its relationship with aspects of the historic site. In addition, the building massing would turn “box-like”, losing any area devoted to architectural sculpting.
- **Building leasability would be negatively impacted.** The loss of a floor will negatively affect the proportions of the building and create abnormally large floorplates.