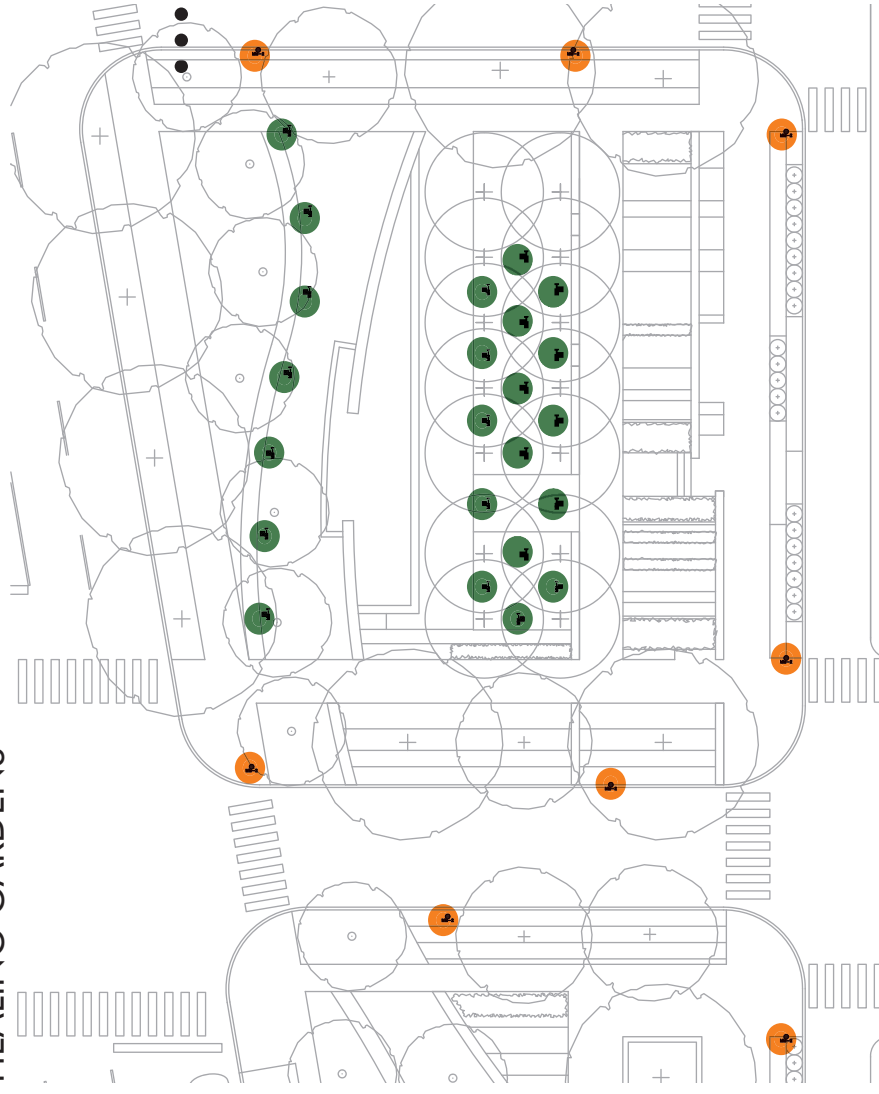


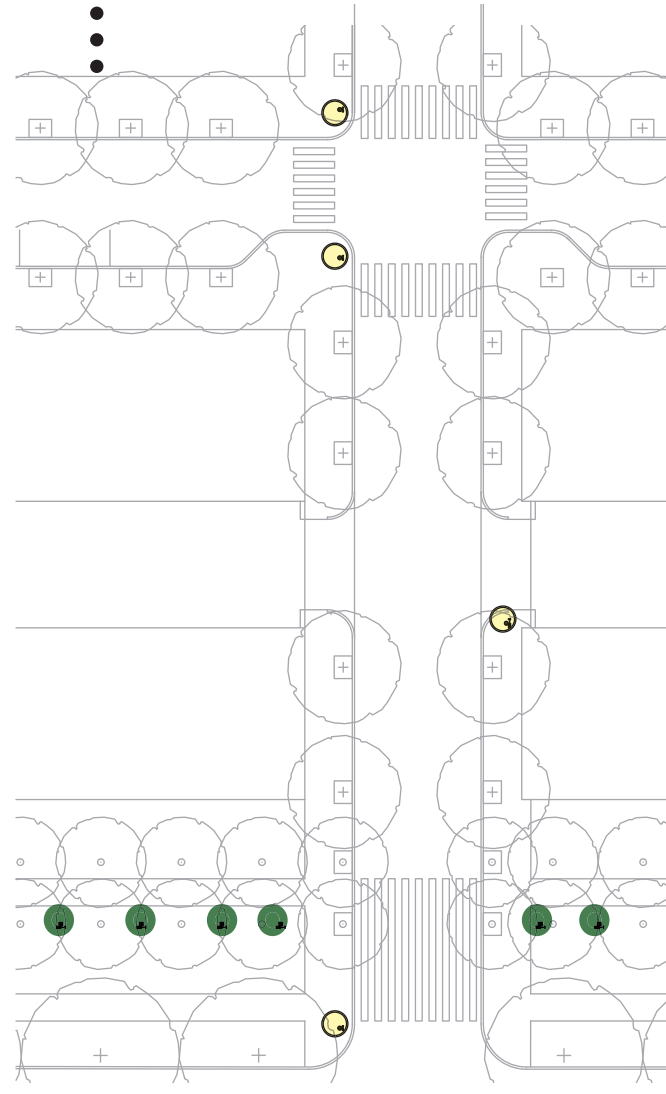
HEALING GARDENS, RESIDENTIAL STREETS, AND COMMUNITY CENTER PLAZA



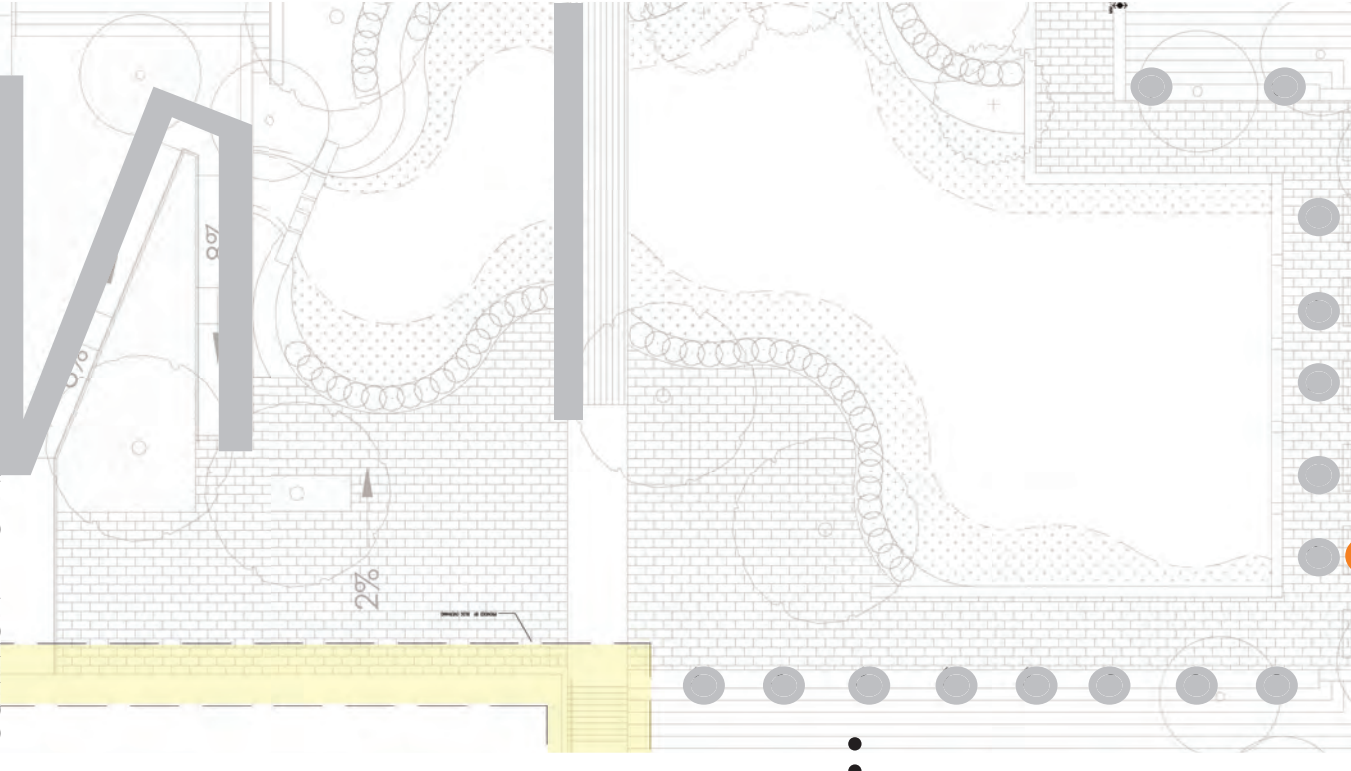
HEALING GARDENS



RESIDENTIAL STREETS



COMMUNITY CENTER PLAZA



- Berm Lighting
- A Olmsted Walk Bollards
- B Street Lamp
- C Service Court Wall Linear Lighting
- D Sand Silo Linear Lighting
- E Manhole Stud Lights
- F Catenary Lights
- G Custom Modified Fixture TBD





CIVIL ENGINEERING

OWNER

DISTRICT OF COLUMBIA

**VISION McMILLAN PARTNERS
DEVELOPMENT TEAM**

EYA

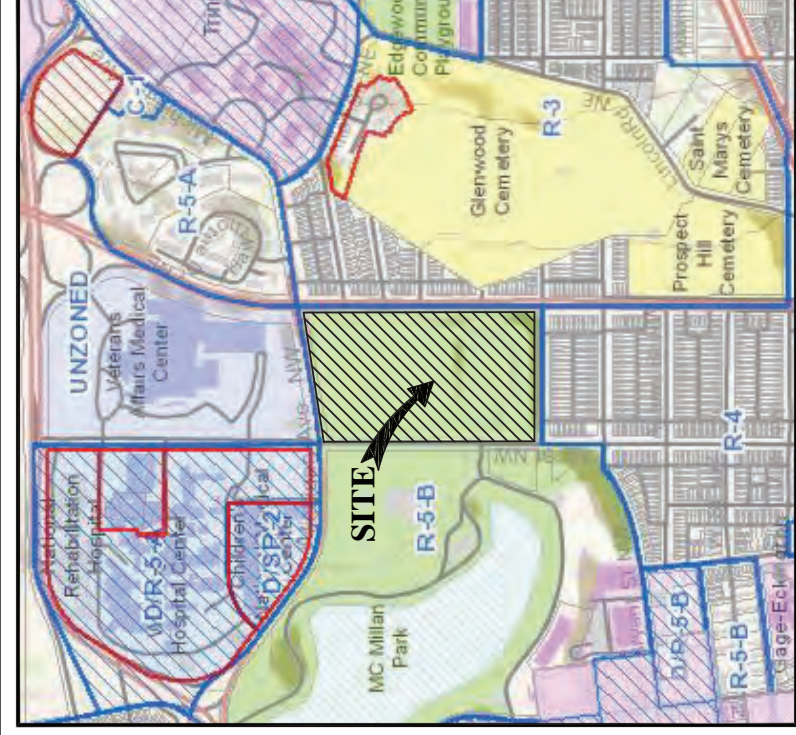
JAIR LYNCH DEVELOPMENT PARTNERS
TRAMMELL CROW COMPANY

PROJECT DIRECTOR

ANNE L. CORBETT

CIVIL ENGINEER

BOWMAN CONSULTING



ZONING MAP

SCALE: 1"=1200'



VICINITY MAP

SCALE: 1"=1200'

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C1.10	DEVELOPMENT TABULATIONS
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C2.00	EXISTING CONDITIONS
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C2.20	EASEMENT EXHIBIT
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C3.10	EROSION AND SEDIMENT CONTROL PLAN
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C4.00	CIVIL SITE PLAN
C4.10	CIVIL SITE PLAN
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C8.10-C8.80	PARCEL 5 ZONING LOTS
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C1.00

C1.10

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 SF	MAXIMUM AGGREGATE FAR PER ZONING DISTRICT	PROPOSED AGGREGATE FAR PER ZONING DISTRICT	EFFECTIVE FAR *	MAXIMUM BUILDING HEIGHT FT	PROPOSED BUILDING HEIGHT		MAXIMUM BUILDING STORIES	PROPOSED BUILDING STORIES
		SF	SF			SF	SF				FT	EX HISTORIC STRUCTURES											
PARCEL 1 (MOB)	C-3-C	214,555	158,547	117,003	OFFICE RETAIL	117,003	100%	55%	74%	860,000 15,000	MAX MIN	8.0 MAX	4.01 0.07	875,000	8.0	4.08	5.52	130	130		10		
PARCEL 2 (FUTURE)	CR	66,654	48,178	43,900	FUTURE RETAIL FUTURE RESIDENTIAL	43,900	100%	66%	91%	23,250 311,700	MIN MAX	4.0 - NON-RESIDENTIAL 8.0 RESIDENTIAL / MAX	0.35 4.68	334,950			0.48 6.47	110	110		8		
PARCEL 3 (FUTURE)		33,143	22,568	20,500	FUTURE RETAIL FUTURE OFFICE	20,500	100%		91%	3,000 170,000	MIN MAX	4.0 NON-RESIDENTIAL	0.09 5.13	173,000			0.13 7.53				8		
PARCEL 4 (GROCERY/RESID)		95,984	71,909	69,625	RETAIL	69,625	100%	73%	97%	52,920	MIN	4.0 NON-RESIDENTIAL	0.55	308,150		2.62	0.74	77	77		6		
PARCEL 5** (RESIDENTIAL)		252,687	164,795	93,393	RESIDENTIAL	51,046	75%	53%	71%	255,230	MAX	8.0 RESIDENTIAL / MAX	2.66	357,653	8.0		3.55	2.17	48	48		4	
PARCEL 6 (PARK/COM CTR)		327,156	327,156	16,300	PARK HISTORIC STRUCTURES / COMMUNITY SAND BIN - RETAIL	16,300 1,800	20%	6%	5%	22,000 1,800		4.0 NON-RESIDENTIAL	0.07 0.01	23,800		0.07	0.07 0.01	26	26	EX HISTORIC STRUCTURES	2	EX HISTORIC STRUCTURES	
PARCEL 7		85,177	85,177	4,500	PUBLIC SPACE / HISTORIC STRUCTURES SAND BIN - RETAIL	4,500 1,800	100%	7%	5%	4,500 1,800		4.0 NON-RESIDENTIAL	0.05 0.02	6,300		0.07	0.05 0.02			EX HISTORIC STRUCTURES		EX HISTORIC STRUCTURES	
Total			1,075,356	878,330	411,767				47%				2,070,753		2,072,553								



C1.20

Existing On-Street Parking in Public Right-of-Way		Number of Spaces	
Street Name	Existing On-Street Parking	Proposed Parking / Loading Spaces	Required Parking / Loading Spaces
Michigan Avenue	0	0	0
1st Street	51	51	51
Channing Street	33	33	33
N. Capitol Street	0	0	0
Total Existing On-Street Parking	84		
Parking Tabulations			
Zone C-3-C			
Parcel 1 (MOB)			
Required Parking / Proposed Parking			
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
Medical Office	(3) Loading berths At 30' Deep, (1) Loading Space at 20' Deep		4 - Berths, 4 Service Spaces
Loading	(3) Loading Platforms At 100 sf		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
Retail	(3) Loading berths At 30' Deep, (1) Loading Space at 20' Deep		4 - Berths, 4 Service Spaces
Loading	(3) Loading Platforms At 100 sf		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	23,250	27
Retail	(2) Loading berths At 30' Deep, (1) Loading Space at 20' Deep		3 - Berths
Loading	(2) Loading Platforms At 100 sf		2 - Platforms
Residential	1 Space per (3) Dwelling Units	258	86
Residential	(1) Loading berths At 55' Deep, (1) Loading Space at 20' Deep		3 - Berths (Shared with Retail)
Loading	(1) Platform At 200 sf		1 - Platform (Shared with Retail)
Accessible	301-400 Total Spaces: 8 Spaces		8
Residential Bicycle Parking*	5% of Car Parking Spaces Provided		5
Residential Bicycle Parking*	1 space for every 3 Units		86
Zone CR			
Parcel 2 (Future Residential / Retail)			
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
Medical Office	(3) Loading berths At 30' Deep, (1) Loading Space at 20' Deep		4 - Berths, 4 Service Spaces
Loading	(3) Loading Platforms At 100 sf		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
Retail	(3) Loading berths At 30' Deep, (1) Loading Space at 20' Deep		4 - Berths, 4 Service Spaces
Loading	(3) Loading Platforms At 100 sf		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	23,250	27
Retail	(2) Loading berths At 30' Deep, (1) Loading Space at 20' Deep		3 - Berths
Loading	(2) Loading Platforms At 100 sf		2 - Platforms
Residential	1 Space per (3) Dwelling Units	258	86
Residential	(1) Loading berths At 55' Deep, (1) Loading Space at 20' Deep		3 - Berths (Shared with Retail)
Loading	(1) Platform At 200 sf		1 - Platform (Shared with Retail)
Accessible	301-400 Total Spaces: 8 Spaces		8
Residential Bicycle Parking*	5% of Car Parking Spaces Provided		5
Residential Bicycle Parking*	1 space for every 3 Units		86
Zone CR			
Parcel 3 (Future Office / Retail)			
Land Use Type	Parking Requirement	Gross Floor Area - sf	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
Retail	Not Required, Less than 5,000 sf		-
Loading	(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
Office	(2) Loading berths At 30' Deep, (1) Loading Space at 20' Deep		3 - Berths
Loading	(2) Loading Platforms At 100 sf		2 - Platforms
Accessible	151-200 Total Spaces: 6 Spaces		6
Residential Bicycle Parking*	5% of Car Parking Spaces Provided		6
Residential Bicycle Parking*	1 space for every 3 Units		8
Zone CR			
Parcel 4 (Grocery / Residential)			
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	67
Grocery	(1) Loading berth at 30' Deep, (1) Loading Space at 20' Deep		2 - Berths, 1 - Loading Space
Grocery Loading	(1) Loading Platform at 200 sf		2 - Platforms
Residential	1 Space per (3) Dwelling Units	278	93
Residential	(1) Loading berth at 55' Deep, (1) Loading Space at 20' Deep		2 - Berths
Residential Loading	(1) Loading Platform At 200 sf		1 - Platform
Residential Accessible	151-200 Total Spaces: 6 Spaces		6
Residential Accessible	151-200 Total Spaces: 6 Spaces		6
Residential Bicycle Parking*	5% of Car Parking Spaces Provided		8
Residential Bicycle Parking*	1 space for every 3 Units		93
Zone CR			
Parcel 5 (Residential)			
Land Use Type	Parking Requirement	Unit	Required Parking / Loading Spaces / Proposed Parking / Loading Spaces
Residential	1 Space per Dwelling Unit	146	146
Residential	1 space for every 3 Units		49
Residential Bicycle Parking*	1 space for every 3 Units		146 (Garaged)
Residential Bicycle Parking*	1 space for every 3 Units		116 (Garaged Optional)
Zone CR			
Parcel 6 (On-Street Parking)			
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
Community Center	Not Required, Less than 30,000 sf GFA		-
Loading	1-25 Total Spaces: 1 Space		1
Accessible	1-25 Total Spaces: 1 Space		1
Zone CR			
Parcel 7 (On-Street Parking)			
Land Use Type	Parking Requirement	Public Space	Required Parking / Loading Spaces / Proposed Parking / Loading Spaces
Public Space	No Requirement		-
Public Space	No Requirement		-
Accessible	0 Total Spaces: 0 Spaces		-
Total			
Existing Parking Spaces	Required Loading Spaces	Proposed Loading Spaces*	Required Accessible Parking
84	18	16	51
Required Loading Spaces	Proposed Accessible Parking	Required Accessible Parking	Proposed Accessible Parking
18	76	76	1,344
Proposed Loading Spaces	Required Accessible Parking	Proposed Accessible Parking	Proposed Accessible Parking
2,999	1,344	1,344	2,999
*116 Optional Spaces			

EXISTING TOPOGRAPHY NARRATIVE:

EXISTING TOPOGRAPHY FOR THE MCMILLAN SITE WAS PRODUCED BY BOWMAN CONSULTING GROUP IN JULY 2010. ANY CHANGES TO THE EXISTING SITE SINCE JULY 2010 ARE NOT REFLECTED IN THIS EXHIBIT.

NOTE: DUE TO HAZARDOUS CONDITIONS ON-SITE AND INSUFFICIENT NEED FOR DATA, NONE OF THE CELLS, ABOVE OR BELOW GRADE, HAVE BEEN SURVEYED, EXCEPT FOR LIMITED AREAS OF CELL 14.

NOTE: CITY GIS DATA HAS BEEN USED TO SUPPLEMENT OFFSITE INFORMATION NOT SURVEYED.

C2.00

