SITE TABULATIONS & BUILDING CALCULATIONS

(Revised 9/29/05 in response to Office of Planning recommendations)*

TOTAL PROJECT	Current (as revised 9/29/05)		Approved PUD	Difference from Approved PUD	Matter of Right	Difference from Matter of Right
Land Area & Zoning	101,082 sf 26,805 sf C-2-B 74,277 sf C-M-3		Approx 100,102 sf C-3-C	26,805 sf C-2-B (no map change); 74,277 sf to rezone to C-3-C	26,805 sf C-2-B 74,277 sf C-M-3	74,277 sf proposed for rezoning to C-3-C
Gross Floor Area (gsf)	**Residential gsf**	831,841 gsf (187,239 gsf C-2-~~A~~B, 644,602 gsf C-M-3)	196,798 gsf	+ 635,043 gsf	48,400 gsf res C-2-B 0 gsf res C-M-3 492,300 gsf max commercial (office/retail)	644,602 residential gsf proposed in C-M-3
	Retail gsf	17,497 gsf (incl. 3,449 daycare)	Approx 60,000 gsf	- Approx 42,503 gsf		
	Office gsf	None	555,546 gsf	Office use eliminated		
	Total gsf	849,338 gsf	812,304 gsf	+ 37,034 gsf		
Floor Area Ratio (FAR)	8.40		8.0 max allowed, 8.0 approved	+ 0.40	3.5 in C-2-B 6.0 in C-M-3 5.4 blended	+ 3.0 (ZC may approve up to 8.4 under §2405.3)
Lot Occupancy	68% (Phase 1: 27,391 gsf; Phase 2: 40,706 gsf; Total: 68,097 gsf)		70%		C-2-B: 80%, C-M-3: 100%	Less intense occupancy
Measurable Height	2 buildings: 1 @ 130' on K & 2nd & 1 @ 90' on K & 3rd, with stepdowns		Both buildings: 130' w/ stepdowns	Phase 1 reduced to 90' w/ stepdowns	65' C-2-B 90' C-M-3	+ 25' C-2-B + 40' C-M-3 (PUD Stds §2405.1 allow max of 90' C-2-B, 130' C-3-C)
Parking	Approx 702 spaces @ 1:1 ratio for residents		588 spaces, w/ 100 for residential use in 1:2 ratio	+ 114, residential ratio increased to 1:1	1:3 res. ratio, C-2-B; 1 space for ea. 800 sf over 2,000 sf for ofc use, C-M-3	More than MOR, residential ratio increased to 1:1

RESIDENTIAL USE

TOTAL PROJECT	Current (as revised 9/29/05)					Approved PUD	Difference from Approved PUD	Matter of Right	Difference from Matter of Right
	Gross SF	Net SF	%age of Res. GSF	# of Units	%age of Units				
Affordable @ 80@ AMI	92,045 gsf	70,160 nsf	11.07 %	78	11.11%	None required	+ 92,045 gsf, 78 units	None required	+ 92,045 gsf, 78 units
Market-Rate	739,796 gsf	563,881 nsf	88.93 %	Approx 624	88.88%	196,758 gsf, approx 200 units	+ 543,038 gsf, approx 424 units	48,400 gsf in C-2-~~A~~B 0 in C-M-3	+ 644,602 gsf in C-M-3 (proposed for C-3-C)
TOTAL	831,841 gsf	634,041 nsf	100 %	Approx 702	100%		+ 635,0~~8~~43 gsf, approx 502 units		

* Four typographical errors, two minor math errors corrected 10/3/05; error shown in strikethrough; correction shown in red.

ZONING COMMISSION
CASE No. 01-28
EXHIBIT No. 80

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District of Columbia
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PHASE 1 Consolidated PUD	Current (as revised 9/29/05)		Approved PUD	Difference from Approved PUD	Matter of Right	Difference from Matter of Right
Land Area and Zoning	42,995 sf		See Total Project numbers on the first page. The 1995 ZC Order does not provide a Phase 1/Phase 2 breakdown comparable to current data.			
Gross Floor Area (gsf)	**Residential gsf**	233,206 gsf (187,239 gsf C-2-~~A~~B, 45,967 gsf C-M-3)	See Total Project numbers on the first page. The Approved PUD was a Consolidated PUD, consisting of two buildings (one residential, one office/other), but not separated as Phase 1 and Phase 2. For this reason, as well as the design changes and corrections in the 1995 survey data, it is not possible to arrive at current Phase 1/Phase 2 numbers that can be accurately compared to the buildings designated for Lot 1 and Lot 2 in the Approved PUD.			
	Retail gsf	3,699 gsf				
	Total gsf	236,905 gsf				
Floor Area Ratio (FAR)	5.51		Total Project 8.0 Per-building FAR not listed	Not available	3.5 C-2-B 6.0 C-M-3 5.4 blended	+ 0.11 (more ~~less~~ than blended)
Lot Occupancy	64% (27,391 gsf)		Total Project 70% Per-building not listed	Not available	80% C-2-B 100% C-M-3	- 16% C-2-B - 36% C-M-3
Measurable Height	1 building primarily @ 90' and 10 stories, stepping down to 61-6"@ North end		Residential bldg: 130', 15 stories, with stepdowns	Maximum height reduced by 40' and 5 stories	65' C-2-B 90' C-M-3	+ 25' C-2-B + 40' C-M-3 (PUD Stds §2405.1 allow max of 90' C-2-B, 130' C-3-C)
Parking	177 spaces		See Total Project numbers on first page.			

RESIDENTIAL USE									
Phase 1 Consolidated PUD	**Current (as revised 9/29/05)**					**Approved PUD**	**Difference from Approved PUD**	**Matter of Right**	**Difference from Matter of Right**
	Gross SF	**Net SF**	**%age of Residential GSF**	**# of Units**	**%age of Units**				
Affordable @ 80% AMI	32,182 gsf	24,532 nsf	13.8 %	28	13.86%	None required	+ 36,448 gsf + 2 units affordable units	None required	+ 184,806 gsf
Market-Rate	201,024 gsf	153,221 nsf	86.2 %	174	86.14%	196,758 gsf, approx. 200 units		48,400 gsf, C-2-~~A~~B 0 gsf C-M-3	
TOTAL Phase 1	233,206 gsf	177,753 nsf	100.0 %	202	100%				

PHASE 2 Preliminary PUD	Current (as revised 9/29/05)		Approved PUD	Difference from Approved PUD	Matter of Right	Difference from Matter of Right
Land Area and Zoning	58,087 sf C-M-3		See Total Project numbers on the first page. The 1995 ZC Order does not provide a Phase 1/Phase 1 breakdown comparable to current data.			
Gross Floor Area (gsf)	**Residential gsf**	598,635 gsf	See Total Project numbers on the first page. The Approved PUD was a Consolidated PUD, consisting of two buildings (one residential, one office/other), but not separated as Phase 1 and Phase 2. For this reason, as well as the design changes and corrections in the 1995 survey data, it is not possible to arrive at current Phase 1/Phase 2 numbers that can be accurately compared to the buildings designated for Lot 1 and Lot 2 in the Approved PUD.			
	Retail gsf	13,798 gsf (incl. 3,449 gsf daycare)				
	Total gsf	612,433 gsf				
Floor Area Ratio (FAR)	10.54		Total Project 8.0 Per-building FAR not listed	No per-building breakdown	6.0 C-M-3	+ 4.54
Lot Occupancy	70% (40,706 gsf)		Total Project 70% Per-building not listed	No per-building breakdown	100% C-M-3	- 30%
Measurable Height	1 building fronting K Street @ 130', 15 stories max, w/ stepdowns		Office bldg: 130', 12 stories	No significant difference	90' C-M-3	+ 40' C-M-3 (PUD Stds §2405.1 allow max of 130' C-3-C)
Parking	Approx 525 spaces		See Total Project numbers on first page.			

RESIDENTIAL USE									
PHASE 2 Preliminary PUD	**Current (as revised 9/29/05)**					**Approved PUD**	**Difference from Approved PUD**	**Matter of Right**	**Difference from Matter of Right**
	Gross SF	**Net SF**	**%age of Residential GSF**	**# of Units**	**%age of Units**				
Affordable @ 80% AMI	59,863 gsf	45,628 nsf	10.0 %	Approx 50	10.00%	None. In the Approved PUD, Phase 2 was entirely office/retail.	59,863 gsf, approx 50 units	None. New residential use is not permitted in C-M-3.	59,863 gsf, approx 50 units
Market-Rate	538,772 gsf	410,660 nsf	90.0 %	Approx 450	90.00%		538,772 gsf, approx 450 units		538,772 gsf, approx 450 units
TOTAL Phase 2	598,635 gsf	456,288 nsf	100.0 %	Approx 500	100%		598,635 gsf, approx 500 units		598,635 gsf, approx 500 units