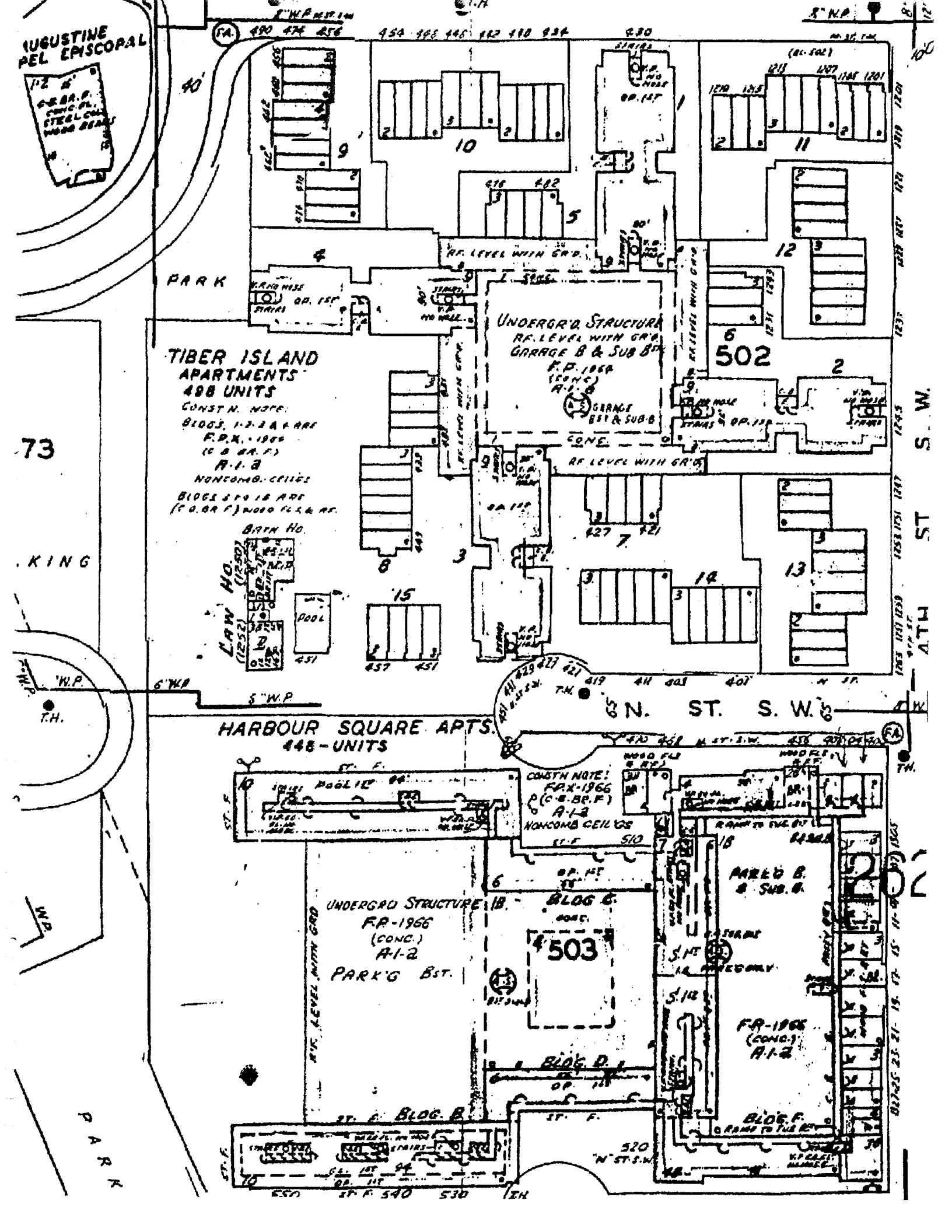
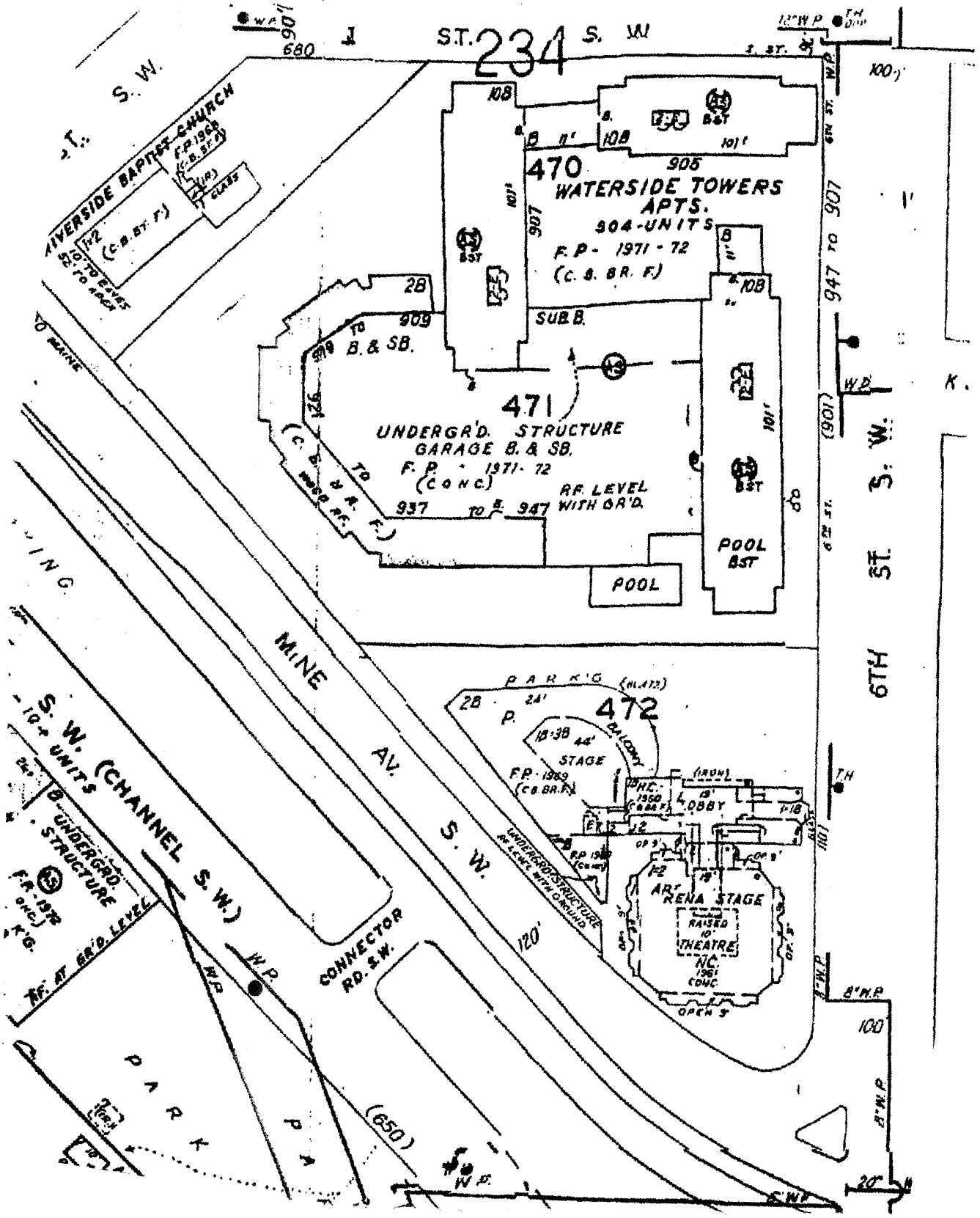
Density of Comparable Residential Projects

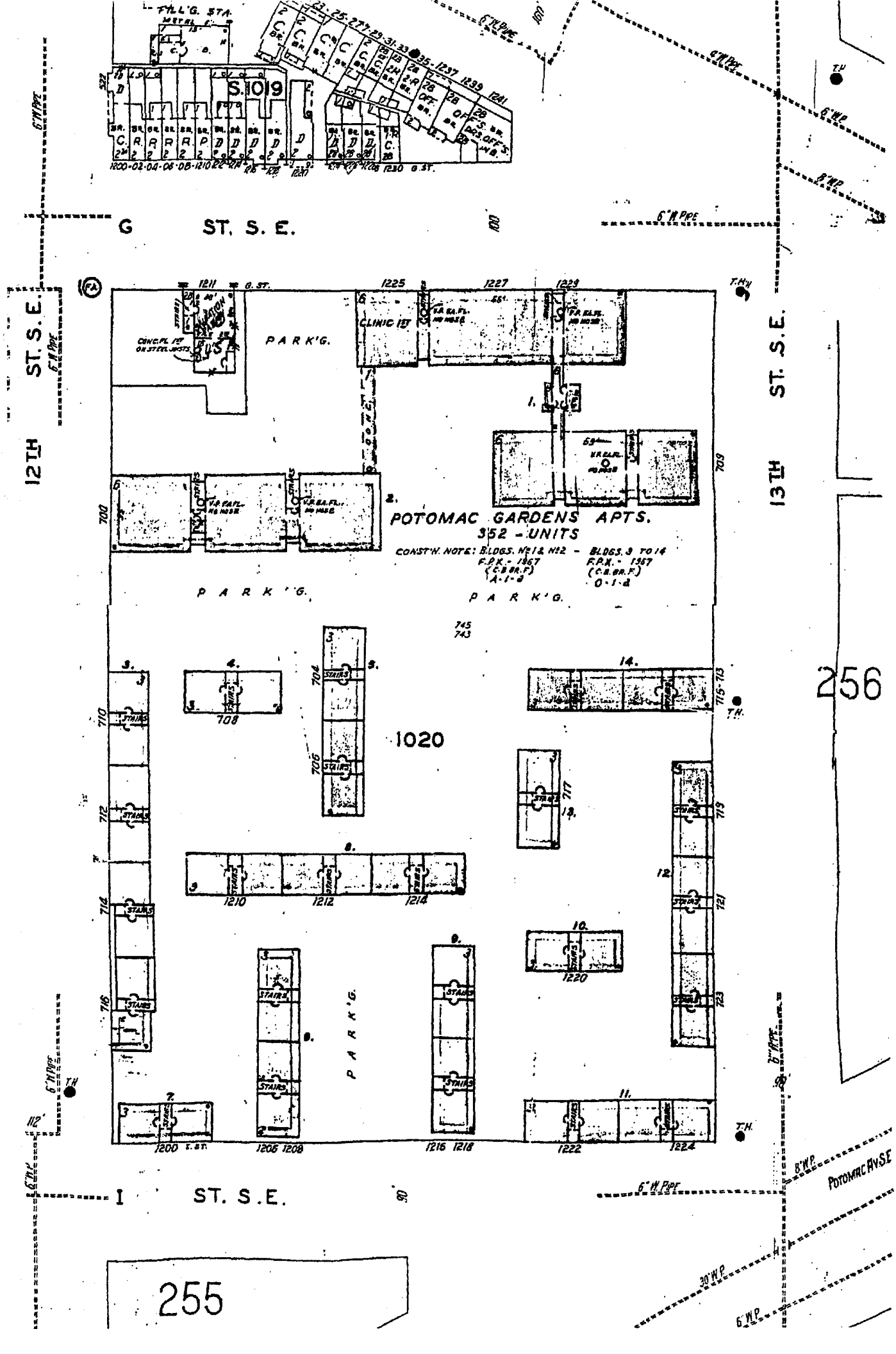
Project	Square	Lot	# of units	Land area	Acres	Units/acre
Tiber Island	502	184	498	218,564	5.02	99
Harbour Square	503	116	448	273,295	6.27	71
Waterside Towers	472	128	504	218,550	5.02	100
Total of above			1,450	710,409	16.31	89
Potomac Gardens	1020	85	352	275,284	6.32	56

Note: Tiber Island, Harbour Square and Waterside Towers are projects including high rise and townhouse components and are comparable to the overall residential density for the entire project.
Potomac Gardens is an example of an R-5-B development north of the Freeway comparable to the residential density of the consolidated PUD area.

ZONING COMMISSION
District of Columbia
CASE NO.03-13
EXHIBIT NO.54A13


AUGUSTINE EPISCOPAL
PARK
TIBER ISLAND APARTMENTS
498 UNITS
CONST'N. NOTE:
BLDGS. 1-2-3 & 4 ARE
F.P.X.-1966
(C & BR. F.)
A-1-2
NONCOMB. CEILGS
BLDGS 5 TO 15 ARE
(C.O.BR.F.) WOOD FLRS & RF.
BATH HO.
LAW HO. (1252)
POOL
UNDERGR'D. STRUCTURE
RF. LEVEL WITH GR'D.
GARAGE B & SUB B'STS
F.P. 1966
(CONC.)
A-1-2
GARAGE BST & SUB B
RF. LEVEL WITH GR'D.
502
N. ST. S. W.
HARBOUR SQUARE APTS.
448 - UNITS
CONST'N NOTE:
F.P.X-1966
(C.B.BR.F.)
A-1-2
NONCOMB CEILGS
BLDG C.
503
UNDERGRD STRUCTURE
F.P.-1966
(CONC.)
A-1-2
PARK'G BST.
RF. LEVEL WITH GRD
BLDG D.
BLDG B.
BLDG E.
BLDG F.
F.P.-1966
(CONC.)
A-1-2
PARK
N. ST.
6" W.M.
5" W.P.
T.H.
W.P.


ST. 234 S. W.
680
RIVERSIDE BAPTIST CHURCH
F.P. 1968
(C.B. ST. F.)
470
WATERSIDE TOWERS
APTS.
304-UNITS
F. P. - 1971 - 72
(C. B. BR. F.)
905
907
947 TO 907
471
UNDERGR'D. STRUCTURE
GARAGE B. & SB.
F. P. - 1971-72
(CONC)
RF. LEVEL
WITH GR'D.
937 TO 947
909 TO B. & SB.
SUB B.
POOL
POOL
BST
472
PARK'G (PLATZ)
BALCONY
STAGE
F.P. 1969
(C & BR. F.)
LOBBY
ARENA STAGE
RAISED
10'
THEATRE
N.C.
1961
CONC
OPEN
MINE
AV.
S. W.
6TH
ST.
S. W.
S. W. (CHANNEL S. W.)
10+ UNITS
B UNDERGRD.
STRUCTURE
F.P. 1970
(CONC.)
TF. AT GR'D. LEVEL
CONNECTOR
RD. S.W.
120'
PARK
(650)
W.P.
TH
100
20'


S.1019
G ST. S. E.
I ST. S. E.
12TH ST. S.E.
13TH ST. S.E.
PARK'G.
CLINIC 1ST
POTOMAC GARDENS APTS.
352 - UNITS
CONST'N. NOTE: BLDGS. Nº1 & Nº2 - F.P.K. - 1967 (C.B.BR.F) A-1-a
BLDGS. 3 TO 14 F.P.K. - 1967 (C.B.BR.F) 0-1-a
1020
256
255
POTOMAC AVE S.E.

Analysis of Residential Densities Surrounding Lincoln Park on Capitol Hill
Washington, DC

Square	Units*	Land Areas of Lots in Residential Use **	Density (Units / Acre)
TOTAL	1,723	1,598,670	46.9
0917S	19	13,670	60.5
0918	20	13,282	65.6
0919	97	65,463	64.5
0920	61	57,506	46.2
0921	31	13,998	96.5
0922	20	9,545	91.3
0940	32	40,387	34.5
0941	53	58,115	39.7
0942	60	56,590	46.2
0943	59	49,901	51.5
0965	83	81,075	44.6
0966	49	22,759	93.8
0967	30	23,239	56.2
0968	75	82,483	39.6
0988	115	108,344	46.2
0989	148	112,445	57.3
1011	111	95,630	50.6
1012	60	41,188	63.5
1012	58	41,432	61.0
1014	100	94,885	45.9
1034	80	90,560	38.5
1035	97	148,834	28.4
1035N	14	14,464	42.2
1036	120	144,315	36.2
1036S	8	4,769	73.1
1036S	123	113,791	47.1

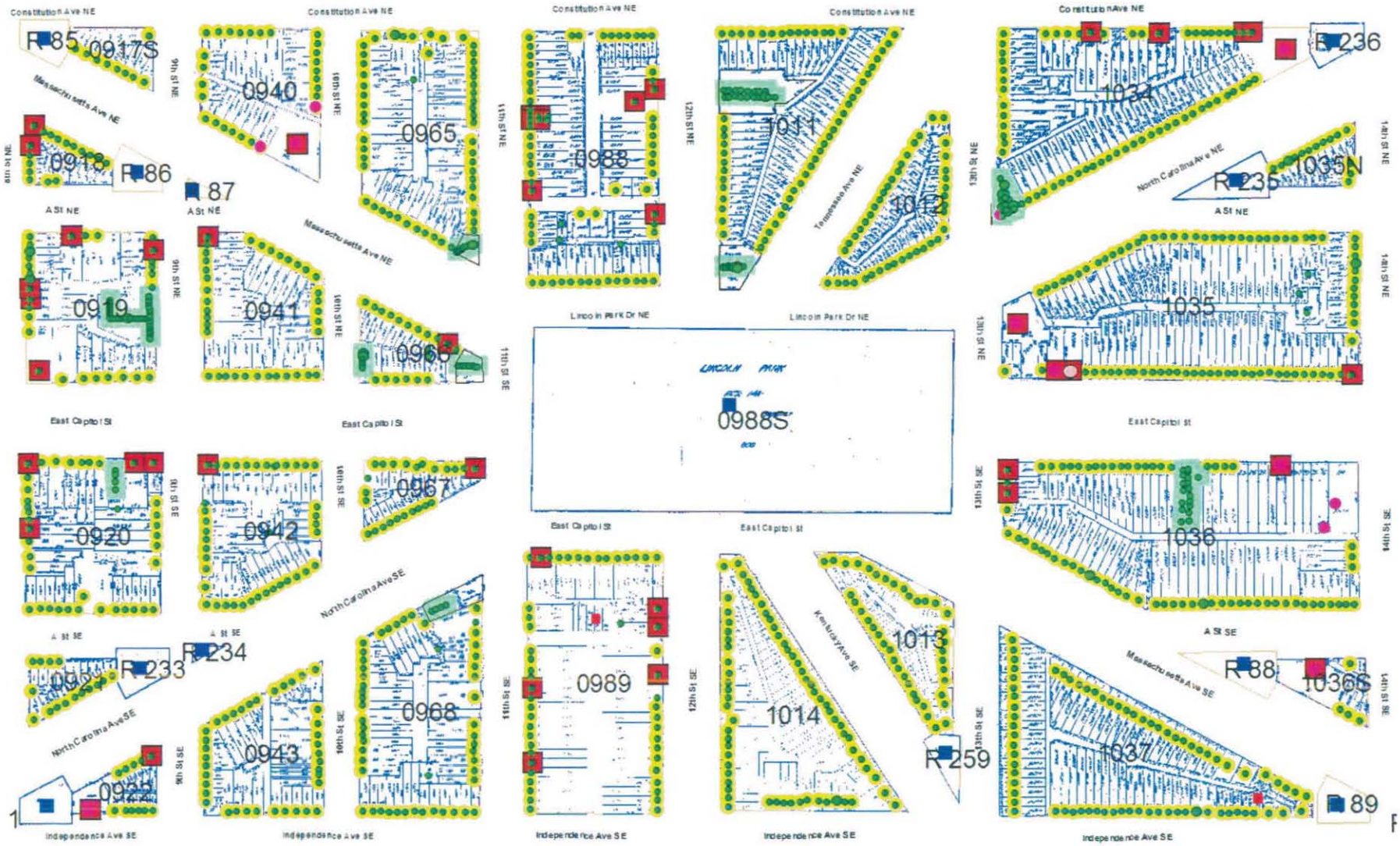
* Unit count derived from real property assessment data, including "use codes" and "kitchens" as reported.

** Land area is for lots in residential use only, condomium areas from underlying record lot (not area as allocated to each unit in tax records)

Holland & Knight LLP
Washington, DC
August 8, 2003

Squares Surrounding the Lincoln Park Area of Capitol Hill – Washington, D.C.

A Study of Residential Density



Interpretive Key:

- Taxed properties
- Federal properties (none residential)
- DC properties (none residential)
- Religious institutions (none residential)

Properties in "***Residential***" Computer Assisted Mass Appraisal" (CAMA) database

Properties in "***Condominium***" CAMA database

Properties in "***Commercial***" CAMA database (those in apartment use being counted as "residential" and others being omitted from residential density calculations).