

FL ROCK PARKING COMPARISON

5-Jan-12

Approved PUD Case No 04.14	Use	SF	Units/Keys/GSF	Required Parking	Provided Ratios	Proposed Parking
Phase 1	Office/Retail	228,532	229	126	1063	215
Phase 2	Residential/Retail	291,223	316	62	1.10	348
Phase 3	Office/Retail	236,405	236	131	1238	191
Phase 4	Hotel/Res	278,400	309	80	0.59	181
All Phases	Retail	80,840	81	103	0.93	75
		1,115,400		502		1010

MRP Proposed PUD Case No 04.14B	Use	SF	Units/Keys/GSF	Required Parking	Market Ratio	Proposed Parking	New Proposed	Change in # (Subm 12.01.11 v New Proposed)	Change in %
Phase 1	Residential	287,040	323	94	0.85	286	274	0	-4.15%
	Retail	12,520	13		0.95		12		
							286		
Phase 2	Residential	256,795	302	80	0.85	178	257	84	44.27%
	Retail	5,850	6		0.95		6		
							262		
Phase 3	Office	326,675	251	180	1350	341	242	-99	-29.04%
	Retail	0	0		0.9		0		
							242		
Phase 4	Hotel	270,760	352	273	0.65	339	229	-106	-32.57%
	Retail	5,000	5	91 + exhibit space	0.95		5		
							233		
		1,164,640		627		1144	1024	-120	-10.51%

ORIGINAL PUD vs NEW PROPOSED					
	Residential	Office	Hotel	Retail	Overall
Approved PUD Ratios	1.10	1145	0.59	0.93	0.91
New PUD Ratios	0.85	1350	0.65	0.95	0.88
% (Reduction)/Add	-23%	-15%	11%	2%	-2.9%

ZONING COMMISSION
 District of Columbia
 CASE NO. 04-14B
 EXHIBIT NO. 29