

DEVELOPMENT DATA

Total Lot Area 134,665 sf
Office Lot Area 86,630 sf
Residential/Hotel Lot Area 48,035 sf

	C-3-C Zoning	C-3-C PUD	Approved PUD	PUD Modification
FAR SF Aggregate (does not include cellar and shaft area)				953,370
FAR Commercial	563,095	693,040		601,896
FAR Residential/Hotel	312,228	384,280		351,475
Number of Dwelling Units			270	430
Number of Hotel Units			195	0
Floor Area Ratio (FAR) - Aggregate	6.50	8.00	6.90	7.08
Building Height	90'	130'	130'	130'
Lot Occupancy (for res. uses)	100%	100%	55%	55%
Roof Structures	18'-6" Penthouse allowed	18'-6" Penthouse allowed	18'-6" Penthouse max. height	18'-6" Penthouse max. height
Parking Spaces	Required	Required	Provided	Provided
Parking (Office Use)	1 per 1800 sf	1 per 1800 sf	1 per 1800 sf	1 per 1800 sf
Parking (Residential Use)	0.25 per unit	0.25 per unit	0.6 per unit	0.6 per unit
Parking (Hotel use)	0.25 per unit +1 per 300sf of largest function	0.25 per unit +1 per 300sf of largest function	0.25 per unit +1 per 300sf of largest function	
Parking (Retail use)	1 per 3000 sf	1 per 3000 sf	1 per 3000 sf	1 per 3000 sf
Loading				
Loading Berths (Office use)	3 @ 30' deep, 1 @ 20' deep	3 @ 30' deep, 1 @ 20' deep	3 @ 30' deep, 1 @ 20' deep	3 @ 30' deep, 1 @ 20' deep
Loading Berths (Residential use)	1 @ 55' deep, 1 @ 20' deep	1 @ 55' deep, 1 @ 20' deep	1 @ 55' deep, 1 @ 20' deep	1 @ 55' deep, 1 @ 20' deep
Loading Berths (Retail use)	none	none	none	none

ZONING COMMISSION
District of Columbia

CASE NO. 06-14B

EXHIBIT NO. 31

BUILDING CALCULATIONS BY BUILDING USE

Floor	Commercial (Office & Retail)*							Residential *					Total			
	11 stories from New York Avenue							14 stories from New York Avenue								
	N Section	S Section	Retail	*GSF	***Cellar	Shaft	GFA	***Res. GSF	Retail GSF	Cellar	Shaft	GFA	*GSF	Cellar GSF	Shaft GSF	Total GFA
Florida Ave	49,387	939	7,000	57,326	38,462	272	18,592						57,326	38,462	272	18,592
1st floor****	31,149	10,148		41,297	23,932	136	17,229	23,283	5,070	7,429	189	20,735	69,650	31,360	325	37,965
2nd floor	26,267	13,258		39,525	5,510	286	33,729	23,337		1,377	189	21,771	62,862	6,886	475	55,501
3rd floor	27,666	16,434		44,100	5,742	190	38,168	27,398			196	27,202	71,498	5,742	386	65,370
4th floor	29,152	17,758		46,910		190	46,720	27,398			196	27,202	74,308		386	73,922
5th floor	31,753	17,758		49,511		150	49,361	27,398			196	27,202	76,909		346	76,563
6th floor	31,753	17,758		49,511		150	49,361	27,398			196	27,202	76,909		346	76,563
7th floor	31,753	17,758		49,511		150	49,361	27,398			196	27,202	76,909		346	76,563
8th floor	31,753	17,758		49,511		150	49,361	27,398			196	27,202	76,909		346	76,563
9th floor	31,753	17,758		49,511		150	49,361	27,398			196	27,202	76,909		346	76,563
10th floor	31,753	17,758		49,511		150	49,361	27,398			196	27,202	76,909		346	76,563
11th floor	31,753	17,758		49,511		150	49,361	27,058			196	26,862	76,569		346	76,223
12th floor	29,201	17,415		46,616		150	46,466	27,058			196	26,862	73,674		346	73,328
14th floor	27,802			27,802		70	27,732	18,948			134	18,814	46,750		204	46,546
15th floor	27,802			27,802		70	27,732	18,948			134	18,814	46,750		204	46,546
Sub-Total *GSF	470,697	200,258	7,000	677,955				357,816	5,070			351,475	1,040,841			
Cellar GSF Deduct					73,645					8,805				82,450		
Shaft GSF Deduct						2,414					2,606				5,020	
Total FAR *GFA							601,896					351,475				953,371
Total GFA Allowable per PUD							601,896					229,690				831,586
Total GFA Allowable per PUD Res./Hotel Only												229,690				229,690
Total GFA Residential												351,475				351,475

1. All numbers are subject to change and are approximate figures
2. * Information based on office design dated 12/23/2008 and residential design dated April 2010, calculated per FAR methodology.
3. ** GSF based on the measured lot area
4. *** Cellar percentage is 67% on Florida Avenue / P-1; then for Commercial is 58% on Lvl-1, 14% on Lvl-2, 13% on Lvl-3;
5. **** Residential GSF does not include SF of bay projections, which do not count toward FAR

Site FAR	Site *GSF	FAR
Lot 811 (G9 MRP Washington Gateway, LLC) **	102,643	7.08
Lot 23 (G9 MRP Washington Gateway, LLC)	13,578	
Lot 813 (DC)	8,063	
Lot 812 (WMATA)	10,381	
Total Record Lot Area	134,665	