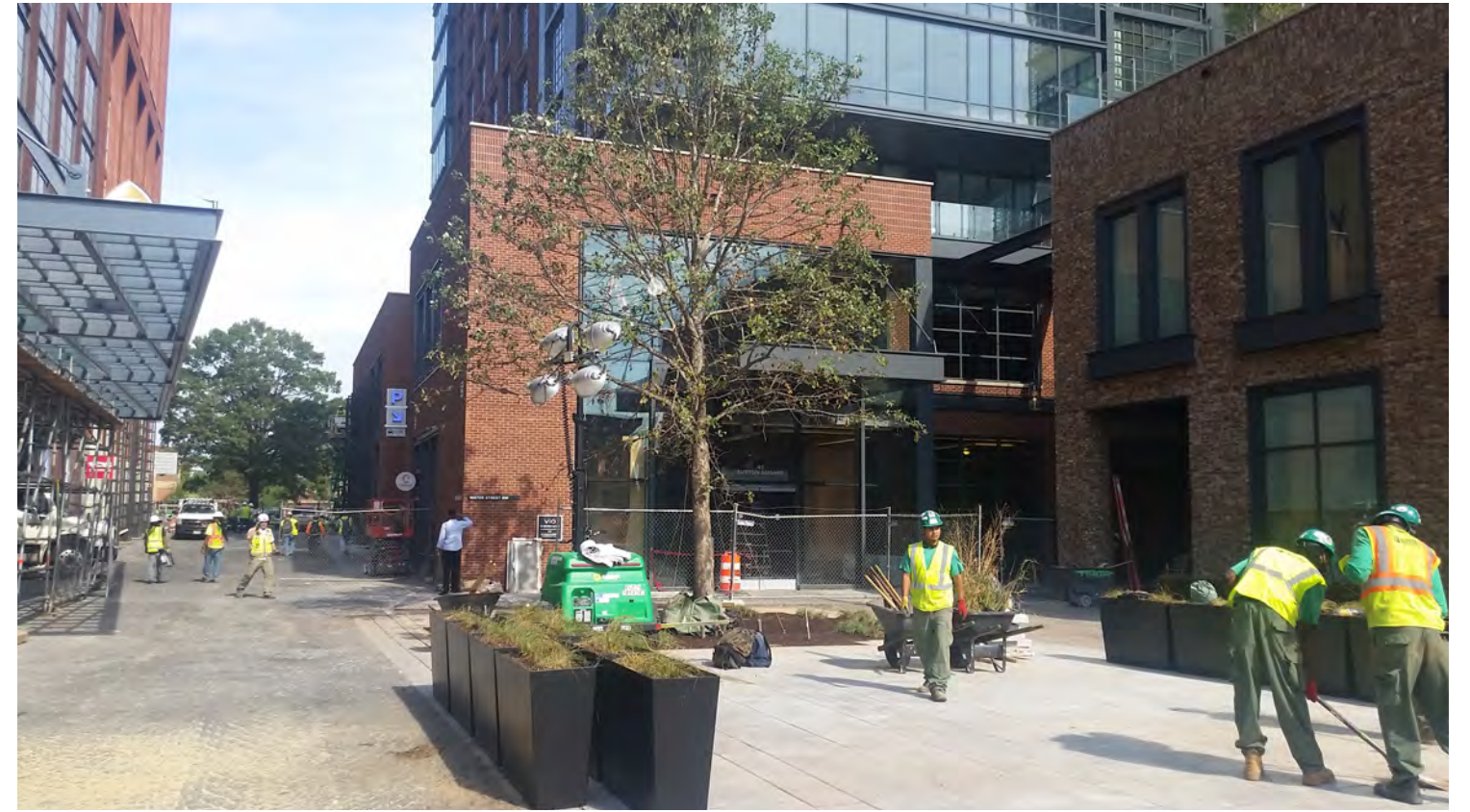
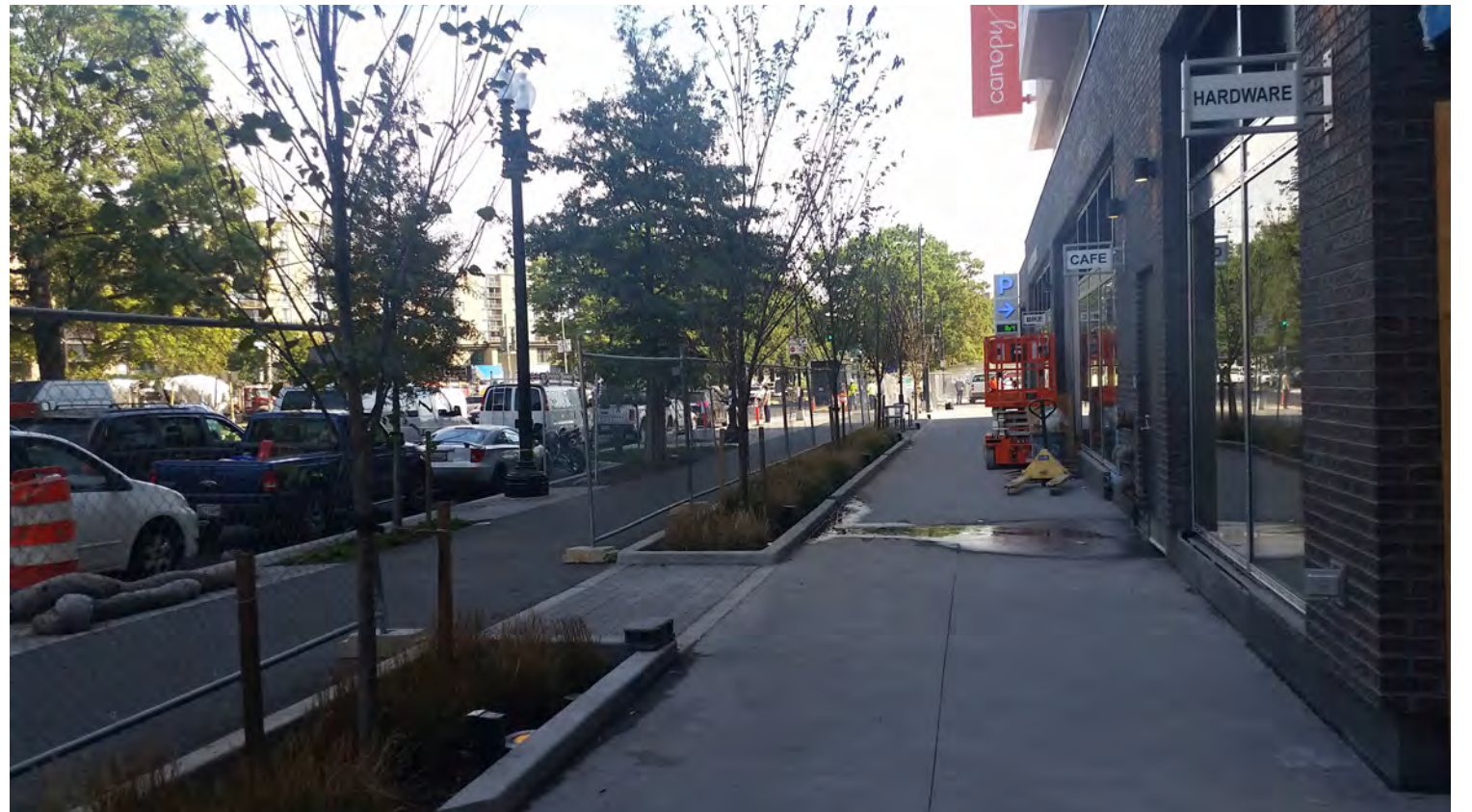
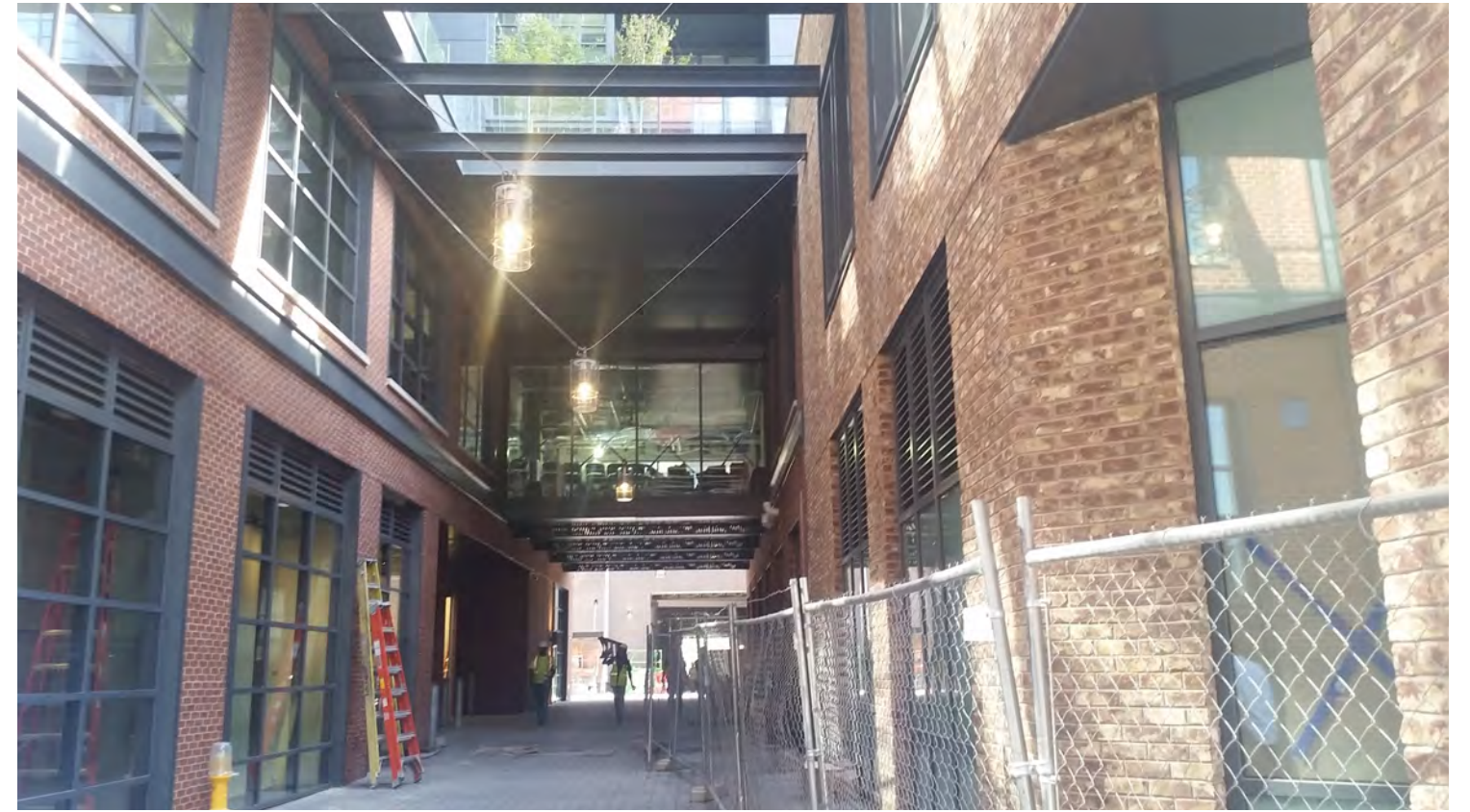
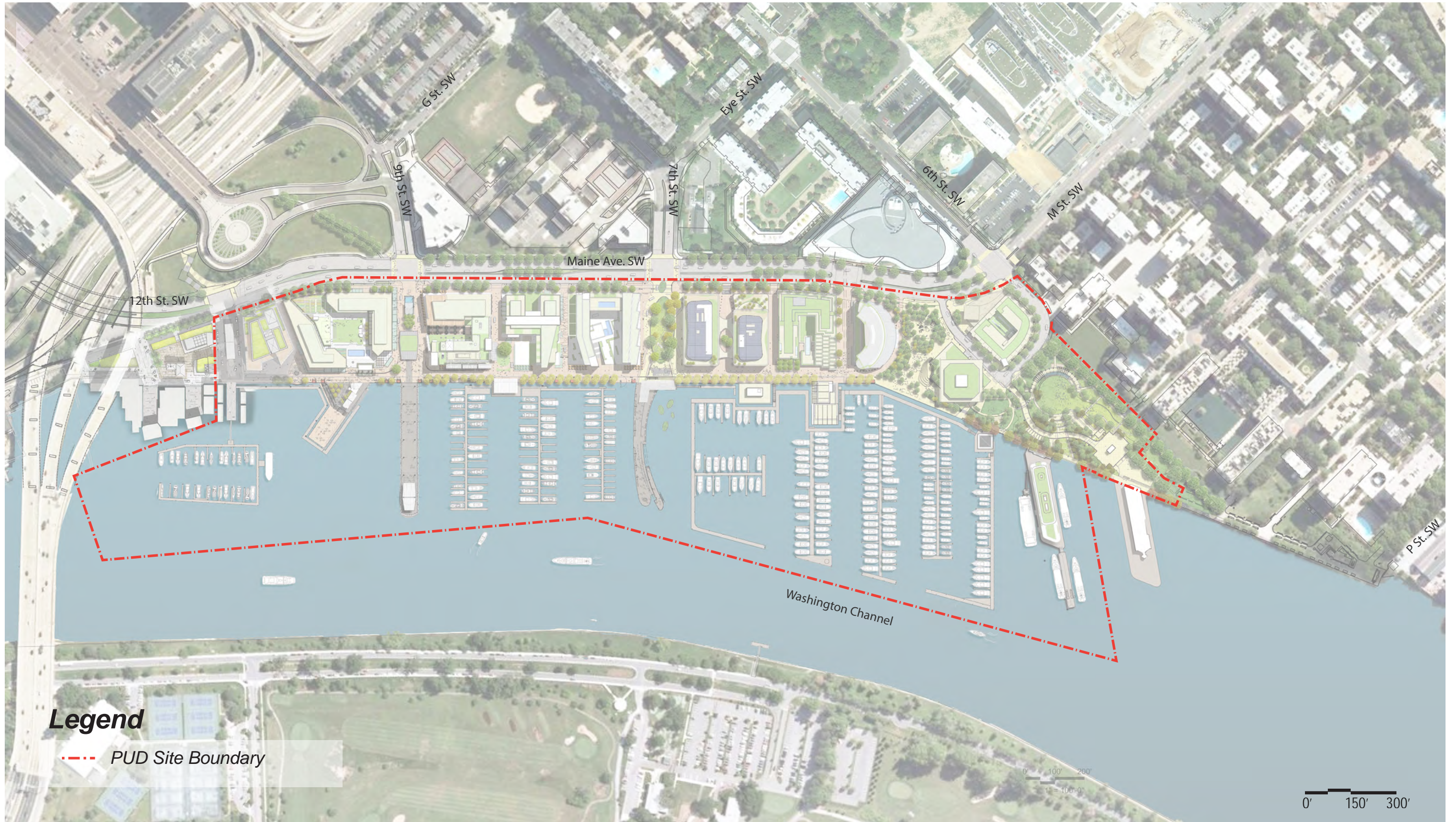
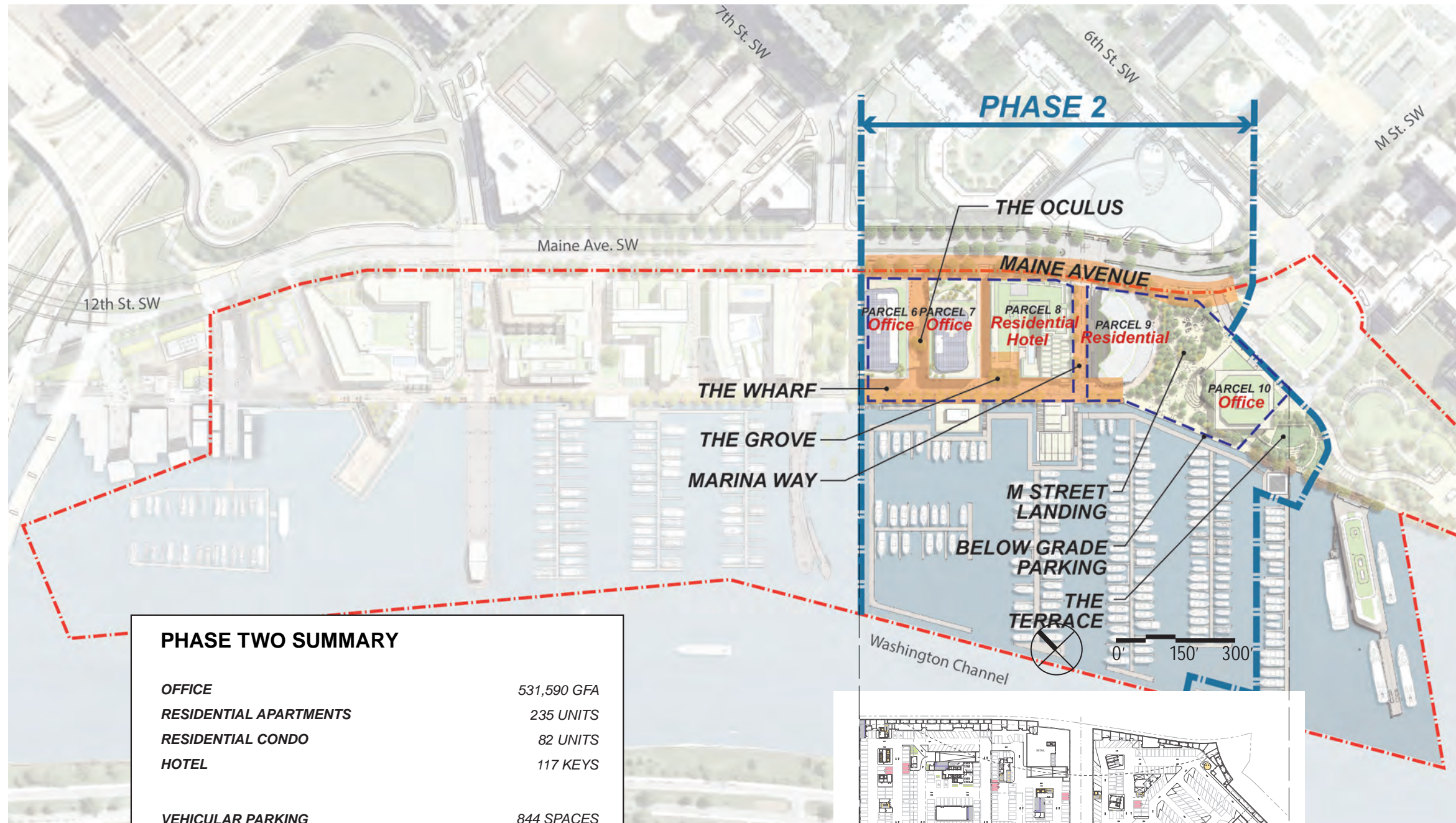


DISTRICT
WHARF

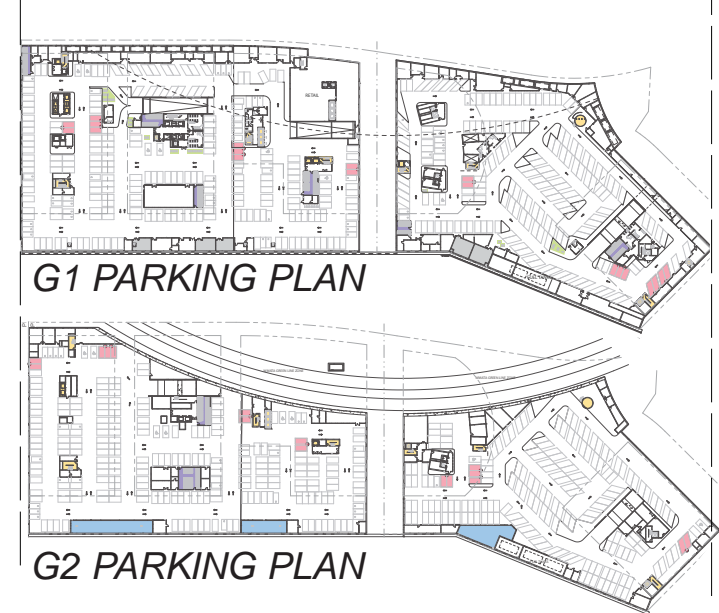








PHASE TWO SUMMARY	
OFFICE	531,590 GFA
RESIDENTIAL APARTMENTS	235 UNITS
RESIDENTIAL CONDO	82 UNITS
HOTEL	117 KEYS
VEHICULAR PARKING	844 SPACES
BICYCLE PARKING	740 SPACES
TOTAL PHASE 2 BUILDING AREA (LANDSIDE & WATERSIDE)	
1,222,885 GFA	
<small>*GFA numbers are approximate</small>	



HORIZONTAL

- LANDSIDE**
- THE WHARF
 - MAINE AVENUE SW
 - MARINA WAY
 - MEWS
 - BELOW-GRADE PARKING
 - M STREET LANDING
 - THE GROVE
 - THE TERRACE
 - THE OCULUS

- WATERSIDE**
- WHARF MARINA

VERTICAL

- PARCEL 6**
- OFFICE
 - RETAIL

- PARCEL 7**
- OFFICE
 - RETAIL

- PARCEL 8**
- RESIDENTIAL (MIXED INCOME APARTMENT)
 - HOTEL
 - RETAIL

- PARCEL 9**
- RESIDENTIAL (CONDO)
 - RETAIL

- PARCEL 10**
- OFFICE
 - RETAIL

- WATER BUILDING 1**
- MARINA SERVICES/RETAIL

- WATER BUILDING 2**
- MARINA SERVICES/RETAIL

- WATER BUILDING 3**
- MARINA SERVICES







	PHASE 2 - LANDSIDE C-3-C PARCEL SUMMARY										
	Parcel 6		Parcel 7		Parcel 8		Parcel 9		Phase 2 C-3-C Total		
	DCMR Title Section 11	Zoning Allowable / Required	Phase 2 Provided	Zoning Allowable / Required	Phase 2 Provided	Zoning Allowable / Required	Phase 2 Provided	Zoning Allowable / Required	Phase 2 Provided	Zoning Allowable / Required	Phase 2 Provided
Lot Occupancy:	772.1		100%		100%		100%		100%		100%
Uses:	740.8		Office, Retail		Office, Retail		Residential, Hotel, Retail		Residential, Retail		Office, Residential, Hotel, Retail
Parcel Area:			31,414		31,414		39,383		24,704		126,915
Floor Area Ratio (FAR):	2405.2										
Building Area (Gross Floor Area)			277,424		228,092		376,134		230,751		1,112,401
Dwelling Units			N/A		N/A		235		82		317
Keys							117				117
Building Height:	2405.1	130 Feet	130 Feet	130 Feet	130 Feet	130 Feet	130 Feet	130 Feet	130 Feet	130 Feet	varies
Penthouse Height:	770.6	20 Feet	20 Feet	20 Feet	20 Feet	20 Feet	20 Feet	20 Feet	20 Feet	20 Feet	varies
Parking Spaces		162		135		148		36		481	715
Retail	2101.01	18		19		27		16		80	
Cultural	2101.01									0	
Residential (Multiple Dwelling)	2101.01					59		21		79	
Hotel	2101.02					63				63	
Office	2101.01	144		116						260	
2101.01											
Bicycle Parking	2119.2	8		7		7		2		24	684
Loading:											
30' Deep Berths	2201.1	3	1	3	2	3	4	2	2	11	9
55' Deep Berths	2201.1	0	0	0	0	1	0	0	0	1	0
Platform - 100 Sq. Ft.	2201.1	3	2	3	1	3	3	2	2	11	8
Platform - 200 Ft. Sq.	2201.1	0	0	0	0	1	1	0	0	1	1
Delivery Space	2201.1	1	1	1	0	3	3	1	1	6	5

	PHASE 2 - LANDSIDE W-1 PARCEL SUMMARY		
	Parcel 10		
	DCMR Title Section 11	Zoning Allowable / Required	Phase 2 Provided
Lot Occupancy:	403.2		100%
Uses:	350.4		Retail, Office
Parcel Area:			26,600
Floor Area Ratio (FAR):	2405.2		
Building Area (Gross Square Feet)			76,838
Dwelling Units			
Keys			
Building Height:	2405.1	60 Feet	60 Feet
Penthouse Height:	411	18.5 Feet	18.5 Feet
Parking Spaces		50	128
Retail	2101.01	17	
Office	2101.01	33	
Bicycle Parking	2119.2	1	41
Loading:			
30' Deep Berths	2201.1	2	1
55' Deep Berths	2201.1	0	0
Platform - 100 Sq. Ft.	2201.1	2	2
Platform - 200 Ft. Sq.	2201.1	0	0
Delivery Space	2201.1	1	1

	LANDSIDE TOTAL SUMMARIES					
	PHASE 2 TOTAL LANDSIDE		PHASE 1 TOTAL LANDSIDE		LANDSIDE PROJECT TOTAL	
	Zoning Allowable / Required	Phase 2 Provided	Zoning Allowable / Required	Phase 1 Provided	Stage 1 PUD Allowable / Required	Project Total
Lot Occupancy:						
Uses:	Office, Retail, Residential, Hotel	Office, Retail, Residential, Hotel	Office, Retail, Residential, Church, Hotel, Cultural	Office, Retail, Residential, Church, Hotel, Cultural	Office, Retail, Residential, Church, Hotel, Cultural	Office, Retail, Residential, Church, Hotel, Cultural
Site Area (1):		294,284		609,751		904,035
Floor Area Ratio (FAR):					3.87	3.70
Building Area (Gross Square Feet)		1,189,239		2,154,680		3,343,919
Dwelling Units		317		869		1,186
Keys		117		691		808
Building Height:	Varies, 130' Max	Varies, 130' Max	Varies, 130' Max	Varies, 130' Max	Varies, 130' Max	Varies, 130' Max
Penthouse Height:	Varies, 20' Max	Varies, 20' Max	Varies, 20' Max	Varies, 20' Max	Varies, 20' Max	Varies, 20' Max
Parking Spaces	532	843 (2)	1,293	1,483	2100 - 2650	2,326
Bicycle Parking	25	725	65	1,192	90	1,917
Loading:						
30' Deep Berths	13	10	10	5	23	15
55' Deep Berths	1	0	6	2	7	2
Platform - 100 Sq. Ft.	13	10	10	6	23	16
Platform - 200 Ft. Sq.	1	1	6	3	7	4
Delivery Space	7	6	10	6	17	12

(1) Project Site Area excluding final design of private rights-of-way that serve as the equivalent of a private street for the site, but including private rights-of-way that provide access to service, loading, or automobile parking areas. to District of Columbia for inclusion in PUD

(2) Phase 2 Landside Garage includes Parking for Wharf Marina and Water Buildings 1-3

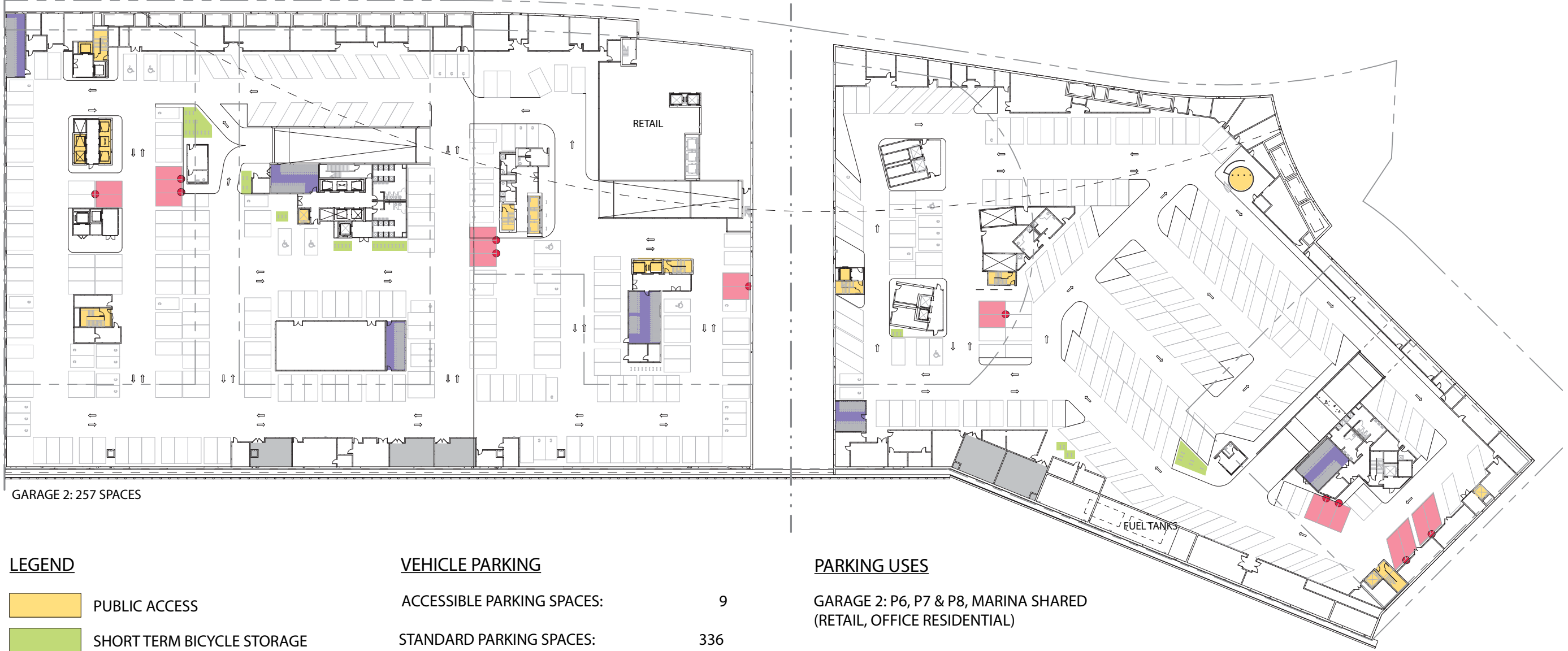
	WATERSIDE W-1 SUMMARY												
	DCMR Title Section 11	WATER BUILDING 1		WATER BUILDING 2		WATER BUILDING 3		Phase 2 W-1 Total		Phase 1 W-1 Total		Project W-1 Total	
		Zoning Allowable / Required	Phase 2 Provided	Zoning Allowable / Required	Phase 2 Provided	Zoning Allowable / Required	Phase 2 Provided	Zoning Allowable / Required	Phase 2 Provided	Zoning Allowable / Required	Phase 2 Provided	Zoning Allowable / Required	Phase 2 Provided
Lot Occupancy:	932.1		100%		100%		100%		100%		100%		100%
Uses:	901.1		Retail, Recreational, Service		Retail, Recreational, Service		Retail, Recreational, Service		Retail, Recreational, Service		Recreational, Service, Retail, Office		Recreational, Service, Retail, Office
Parcel/Site Area:			5,943		9,230		3,025						167,393
Floor Area Ratio (FAR):	2405.2												0.68
Building Area (Gross Square Feet)			11,886		16,585		5,175		33,646		48,343		81,989
Building Height:	930.1	40 Feet	34 Feet	40 Feet	34 Feet	40 Feet	37 Feet	40 Feet	38 Feet Max	40 Feet	43 Feet	40 Feet	43 Feet Max
Penthouse Height:	936.1	18.5 Feet	12 Feet	18.5 Feet	12 Feet	18.5 Feet	18.5 Feet	18.5 Feet	12 Feet Max	18.5 Feet	10 Feet	18.5 Feet	12 Feet Max
Parking Spaces (3)		11		64 (2)		3		78		70		148	
Bicycle Parking (3)	2119.2	1		3		0		4	14	7		11	
Loading:													
30' Deep Berths	2201.1		0		0		0		0		0		0
55' Deep Berths	2201.1		0		0		0		0		0		0
Platform - 100 Sq. Ft.	2201.1		0		0		0		0		0		0
Platform - 200 Ft. Sq.	2201.1		0		0		0		0		0		0
Delivery Space	2201.1		0		0		0		0		0		0

(1) Not Used

(2) Parking calculation includes required parking for entire Wharf Marina slips

(3) Provided Vehicular and Bicycle Parking included in Landside Summary

PHASE 1
PHASE 2



GARAGE 2: 257 SPACES

GARAGE 3: 176 SPACES

LEGEND

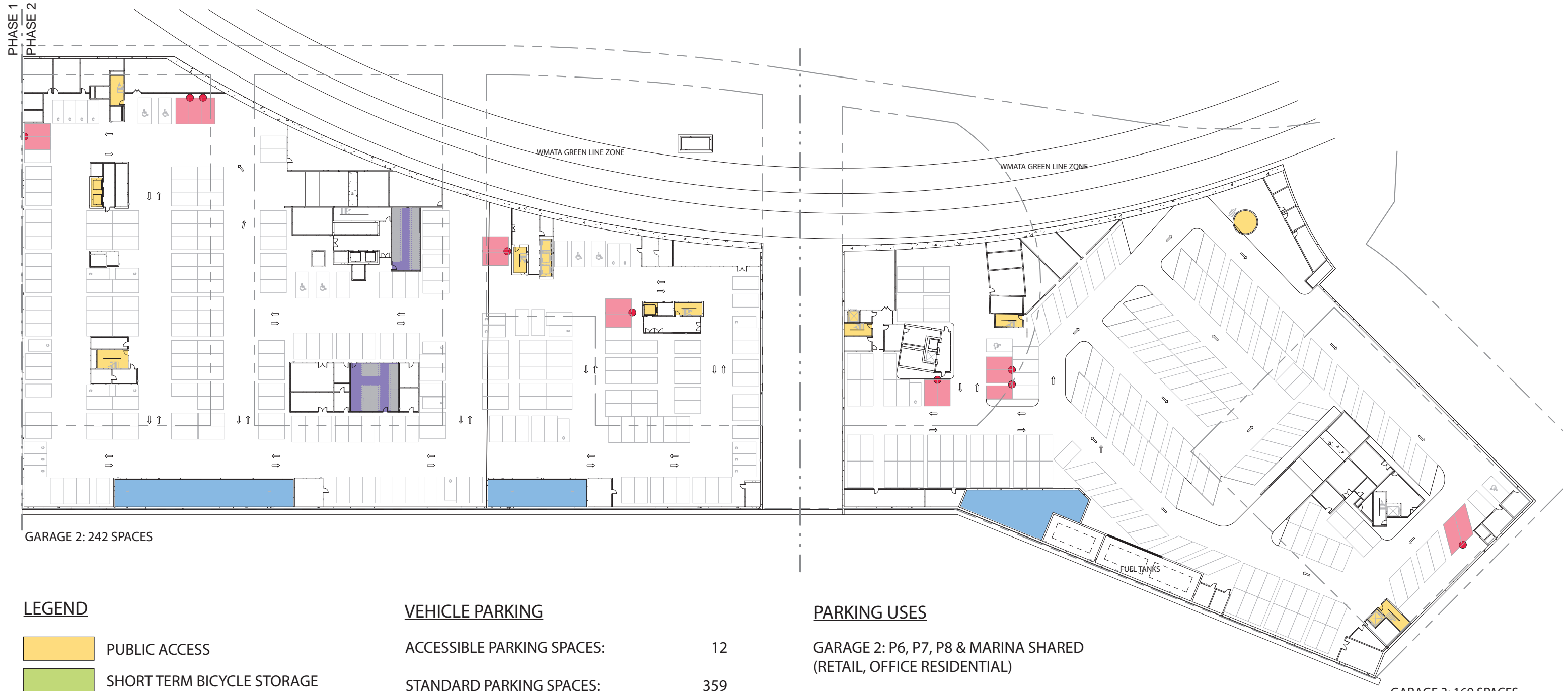
- PUBLIC ACCESS
- SHORT TERM BICYCLE STORAGE
- LONG TERM BICYCLE STORAGE
- ELECTRIC VEHICLE CHARGING SPACE
- CHARGING STATION
- STORM WATER CISTERN
- STORM WATER SEPERATOR

VEHICLE PARKING

ACCESSIBLE PARKING SPACES:	9
STANDARD PARKING SPACES:	336
COMPACT PARKING SPACES:	88
TOTAL:	433

PARKING USES

- GARAGE 2: P6, P7 & P8, MARINA SHARED (RETAIL, OFFICE RESIDENTIAL)
- GARAGE 3: P9, P10, MARINA SHARED (RETAIL, OFFICE, RESIDENTIAL)



GARAGE 2: 242 SPACES

GARAGE 3: 169 SPACES

LEGEND

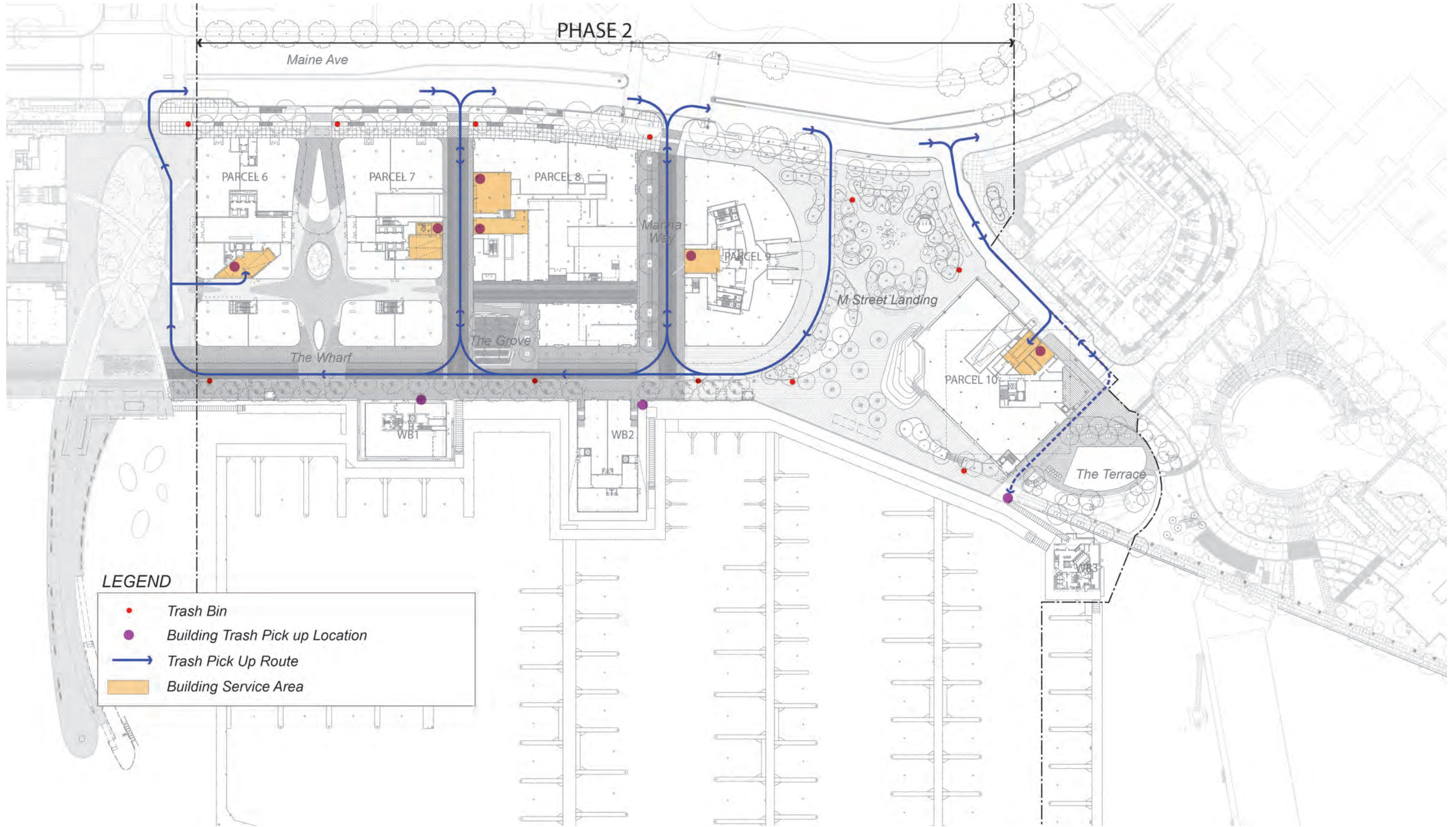
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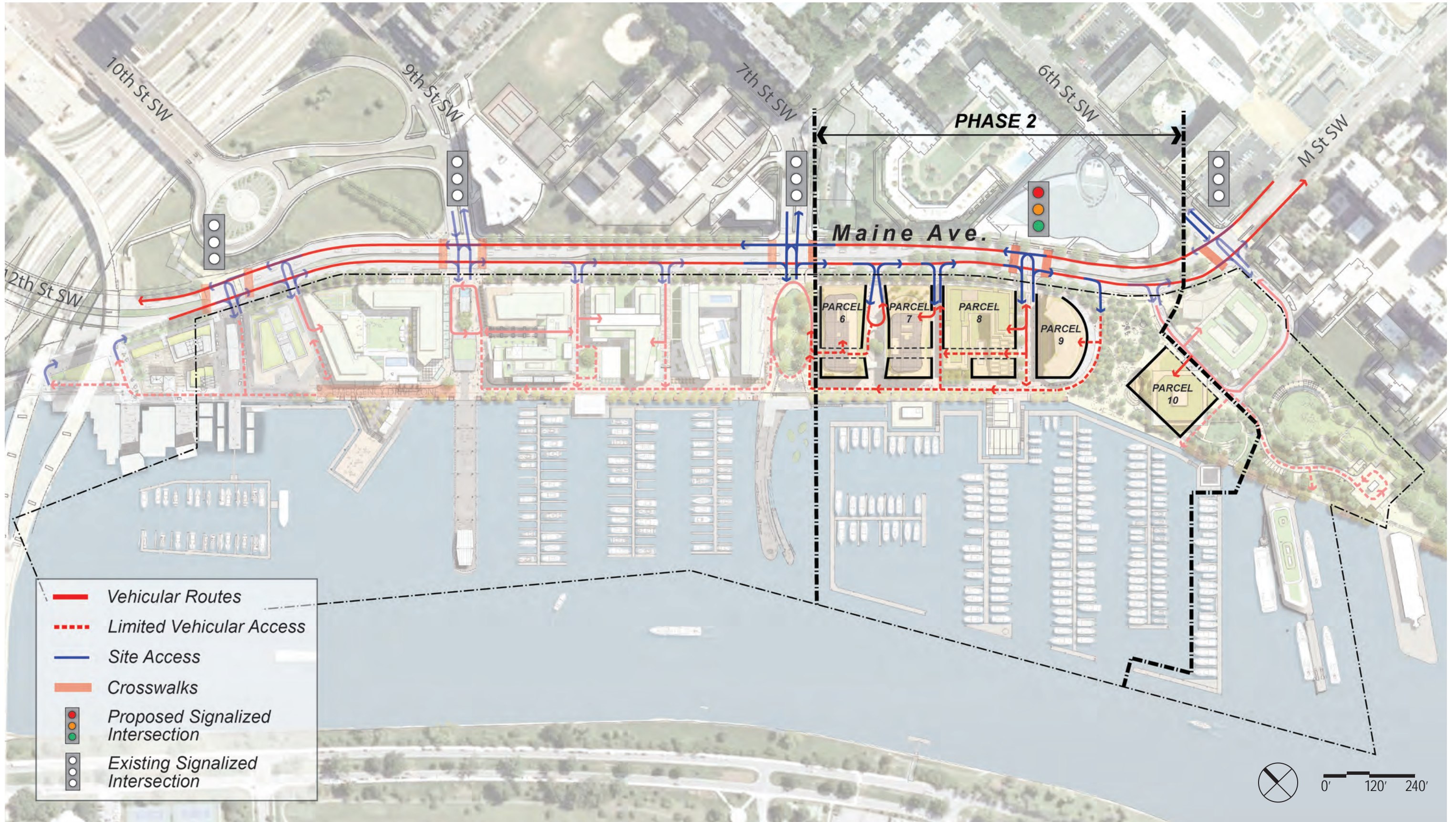
VEHICLE PARKING

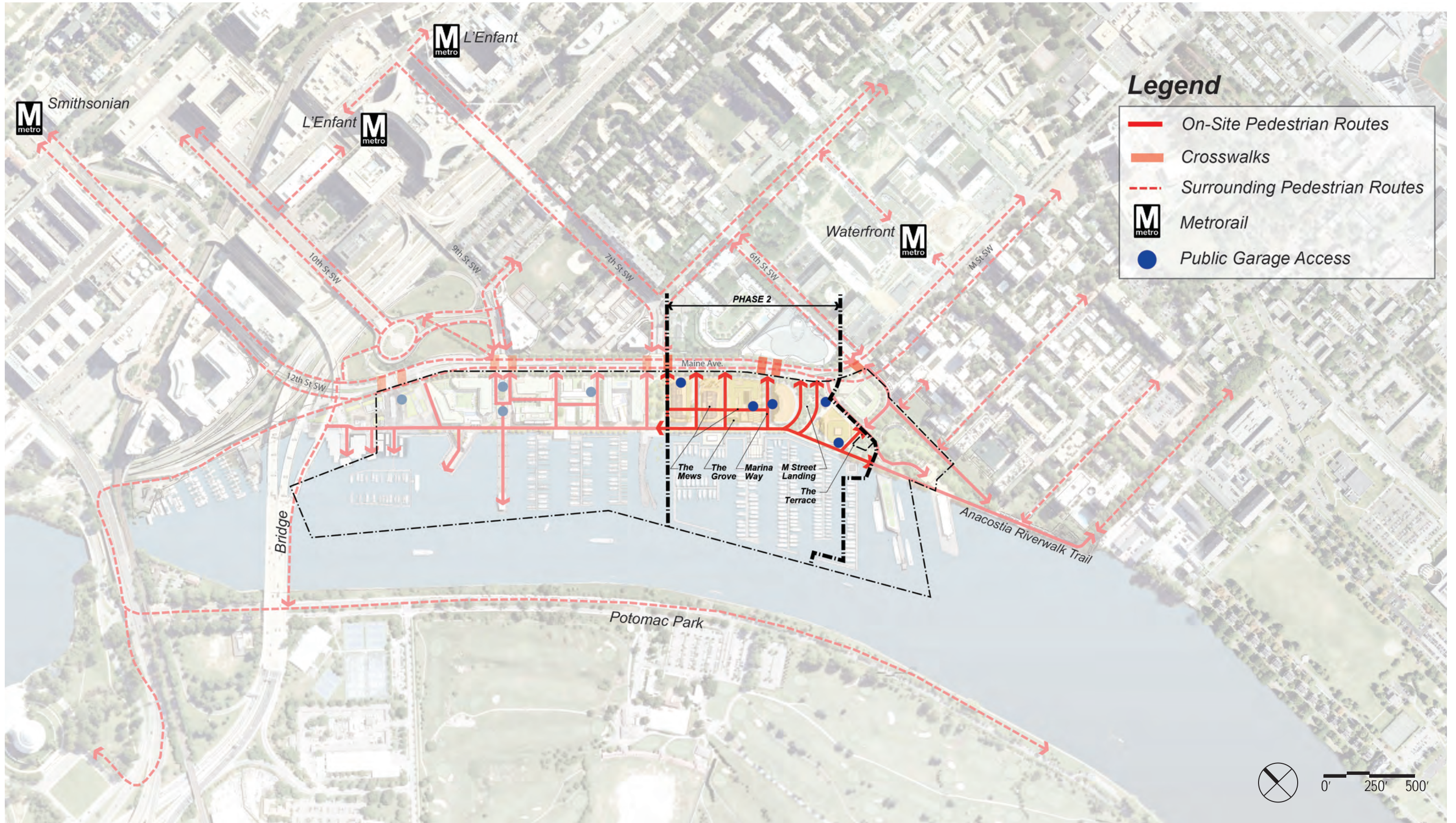
ACCESSIBLE PARKING SPACES:	12
STANDARD PARKING SPACES:	359
COMPACT PARKING SPACES:	40
TOTAL P1 LEVEL:	411

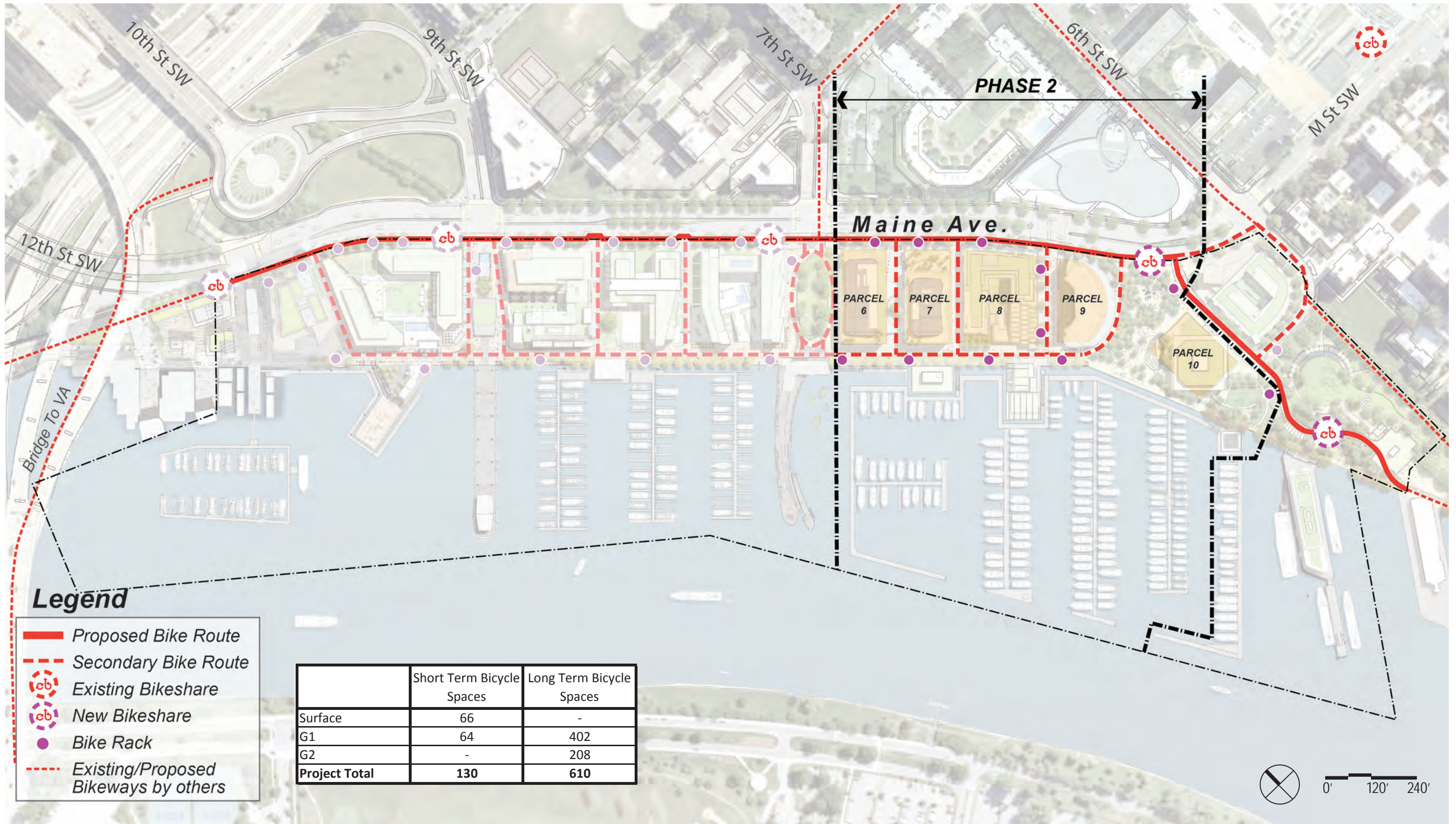
PARKING USES

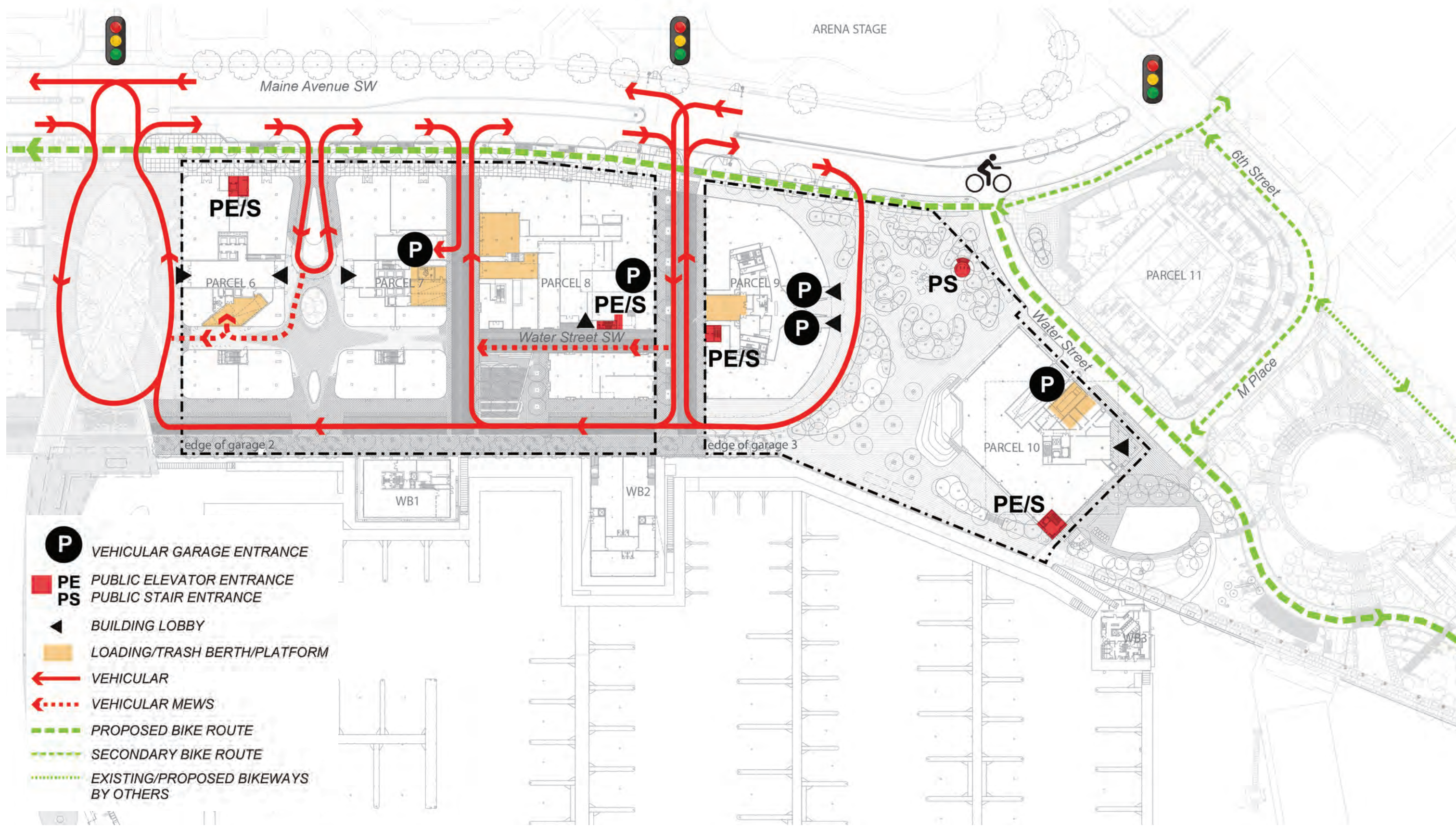
- GARAGE 2: P6, P7, P8 & MARINA SHARED (RETAIL, OFFICE RESIDENTIAL)
- GARAGE 3: P9, P10, MARINA SHARED (RETAIL, OFFICE, RESIDENTIAL)











Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 106 points

22 3 2 Smart Location & Linkage			Possible Points 27	
Y	?	N		
Y			Prereq 1	Smart Location
Y			Prereq 2	Imperiled Species & Ecological Communities
Y			Prereq 3	Wetland & Water Body Conservation
Y			Prereq 4	Agriculture Land Conservation
Y			Prereq 5	Floodplain Avoidance
8	2		Credit 1	Preferred Locations 10
1		1	Credit 2	Brownfield Redevelopment* 2
7			Credit 3	Locations with Reduced Automobile Dependence 7
1			Credit 4	Bicycle Network and Storage 1
3			Credit 5	Housing & Jobs Proximity* 3
1			Credit 6	Steep Slope Protection 1
1			Credit 7	Site Design for Habitat/Wetland & Water Body Conserv. 1
		1	Credit 8	Restoration of Habitat or Wetlands & Water Bodies 1
	1		Credit 9	Long-Term Conserv. Mngmnt of Habitat/ Wetlands & Water Bodies 1

27 14 3 Neighborhood Pattern & Design			Possible Points 44	
Y	?	N		
Y			Prereq 1	Walkable Streets
Y			Prereq 2	Compact Development
Y			Prereq 3	Connected and Open Community
9	2	1	Credit 1	Walkable Streets 12
6			Credit 2	Compact Development 6
2	2		Credit 3	Mixed-Use Neighborhood Centers 4
4	3		Credit 4	Mixed-Income Diverse Communities* 7
	1		Credit 5	Reduced Parking Footprint 1
		2	Credit 6	Street Network* 2
1			Credit 7	Transit Facilities 1
	2		Credit 8	Transportation Demand Management 2
1			Credit 9	Access to Civic and Public Spaces 1
1			Credit 10	Access to Recreation Facilities 1
	1		Credit 11	Visitability and Universal Design 1
1	1		Credit 12	Community Outreach & Involvement 2
1			Credit 13	Local Food Production 1
	2		Credit 14	Tree-Lined and Shaded Streets 2
1			Credit 15	Neighborhood Schools 1

12 4 13 Green Infrastructure and Buildings,			Possible Points 29	
Y	?	N		
Y			Prereq 1	Certified Green Building
Y			Prereq 2	Minimum Building Energy Efficiency
Y			Prereq 3	Minimum Building Water Efficiency
Y			Prereq 4	Construction Activity Pollution Prevention
5			Credit 1	Certified Green Building 5
	1	1	Credit 2	Building Energy Efficiency 2
		1	Credit 3	Building Water Efficiency 1
1			Credit 4	Water-Efficient Landscaping 1
		1	Credit 5	Existing Building Use 1
		1	Credit 6	Historic Resource Preservation & Adaptive Reuse* 1
	1		Credit 7	Minimized Site Disturbance in Design and Construction 1
4			Credit 8	Stormwater Management* 4
1			Credit 9	Heat Island Reduction 1
		1	Credit 10	Solar Orientation 1
		3	Credit 11	On-Site Renewable Energy Sources 3
		2	Credit 12	District Heating and Cooling 2
	1		Credit 13	Infrastructure Energy Efficiency 1
		2	Credit 14	Wastewater Management 2
	1		Credit 15	Recycled Content in Infrastructure 1
1			Credit 16	Solid Waste Management Infrastructure 1
		1	Credit 17	Light Pollution Reduction 1

6 Innovation in Design Process			Possible Points 6	
Y	?	N		
1			Credit 1.1	Exemplary Performance: GIBc1 100% bids LEED certified 1
1			Credit 1.2	Innovation in Design: Green Education 1
1			Credit 1.3	Exemplary Performance GIBc9 / Other 1
1			Credit 1.4	Exemplary Performance TBD 1
1			Credit 1.5	Innovation in Design: Bike Share Program / TBD 1
1			Credit 2	LEED™ Accredited Professional 1

4 Regional Priority Credit [credits indicated by *]			Possible Points 4	
Y	?	N		
1			Credit 1.1	Regional Priority Credit: SLLc2 Brownfield Redevelopment 1
1			Credit 1.2	Regional Priority Credit: SLLc5 Housing & Jobs Proximity 1
1			Credit 1.3	Regional Priority Credit: NPDc4 Mixed-Income Diverse Communities 1
1			Credit 1.4	Regional Priority Credit: GIBc8 Stormwater Management 1

2

OPEN SPACE

