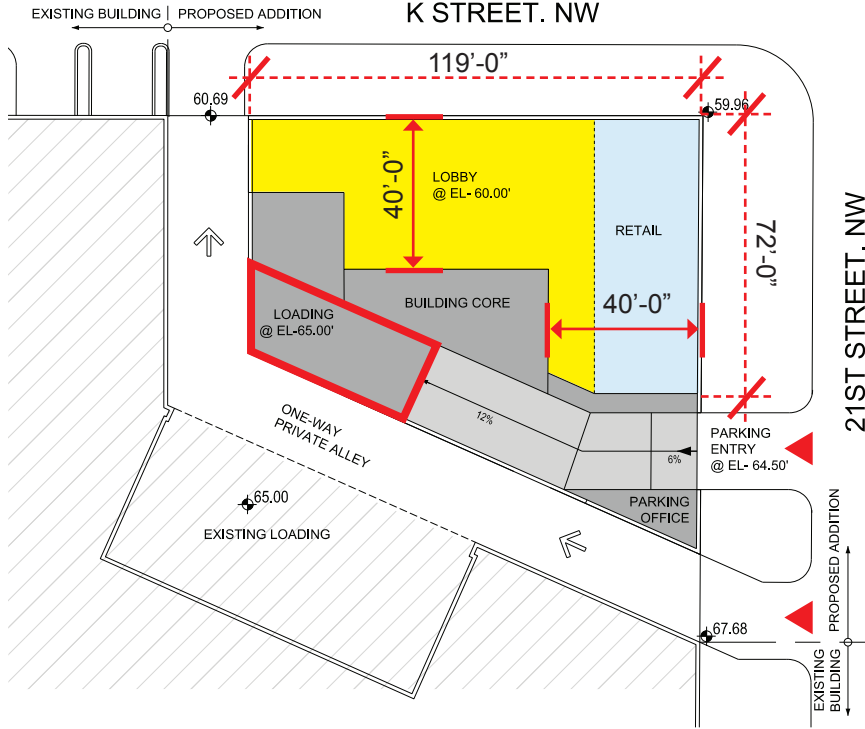


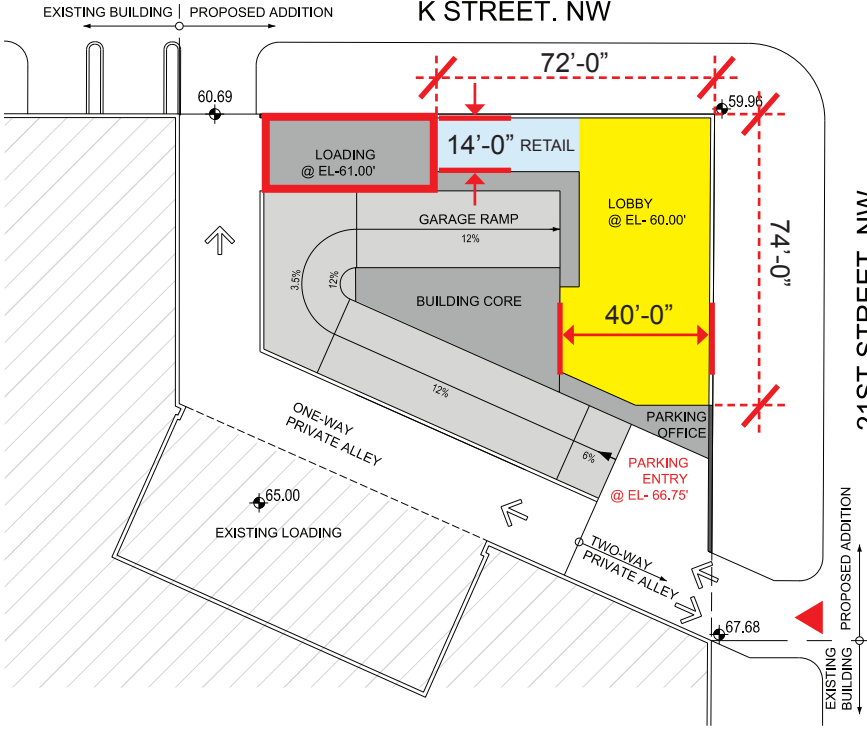
EXHIBIT B

EXHIBIT B - PARKING ENTRY STUDY



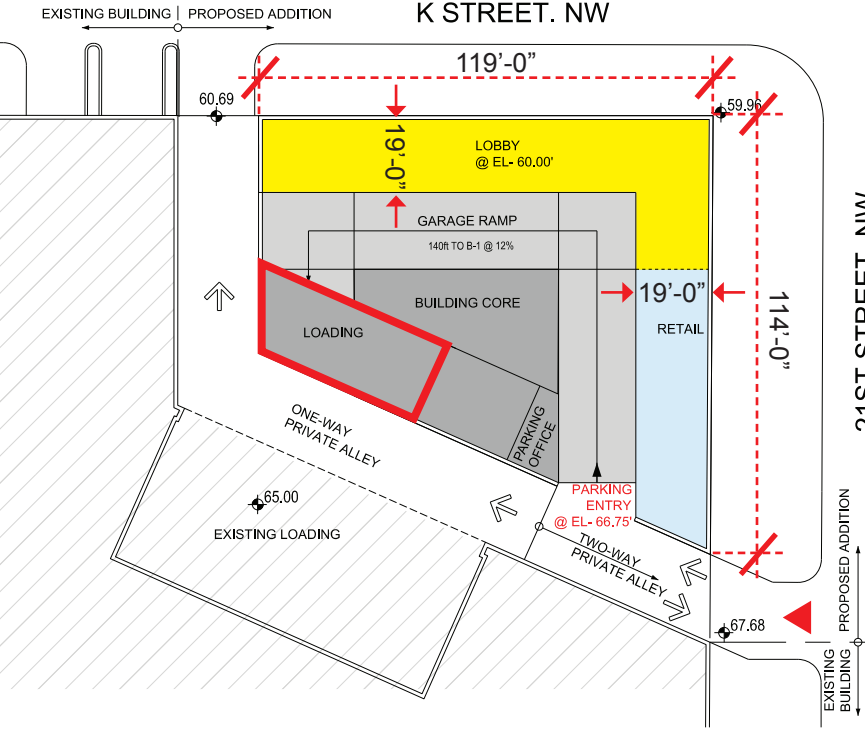
PROPOSED PUD DESIGN
2 ENTRIES ON 21ST STREET, NW

- Space for lobby and retail along K St and 21st St.
- Concealed loading area.
- All curb cuts are existing, but some are narrowed



REJECTED DESIGN - CASE 1
1 ENTRY ON 21ST STREET, NW

- Lobby shifts to 21st St and corner
- No retail space on 21st St.
- Narrow and small retail on K St.
- Loading area with K St frontage.



REJECTED DESIGN - CASE 2
1 ENTRY ON 21ST STREET, NW

- No access from the street to the building core.

Compared to the proposed PUD design, the parking ramps in the rejected designs start at a higher grade elevation and deeper into the ground floor footprint, and therefore required more ground floor area to slope down to below-grade parking.

GROUND LEVEL PLAN DIAGRAMS



2100 K STREET, NW
WASHINGTON, D.C.
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