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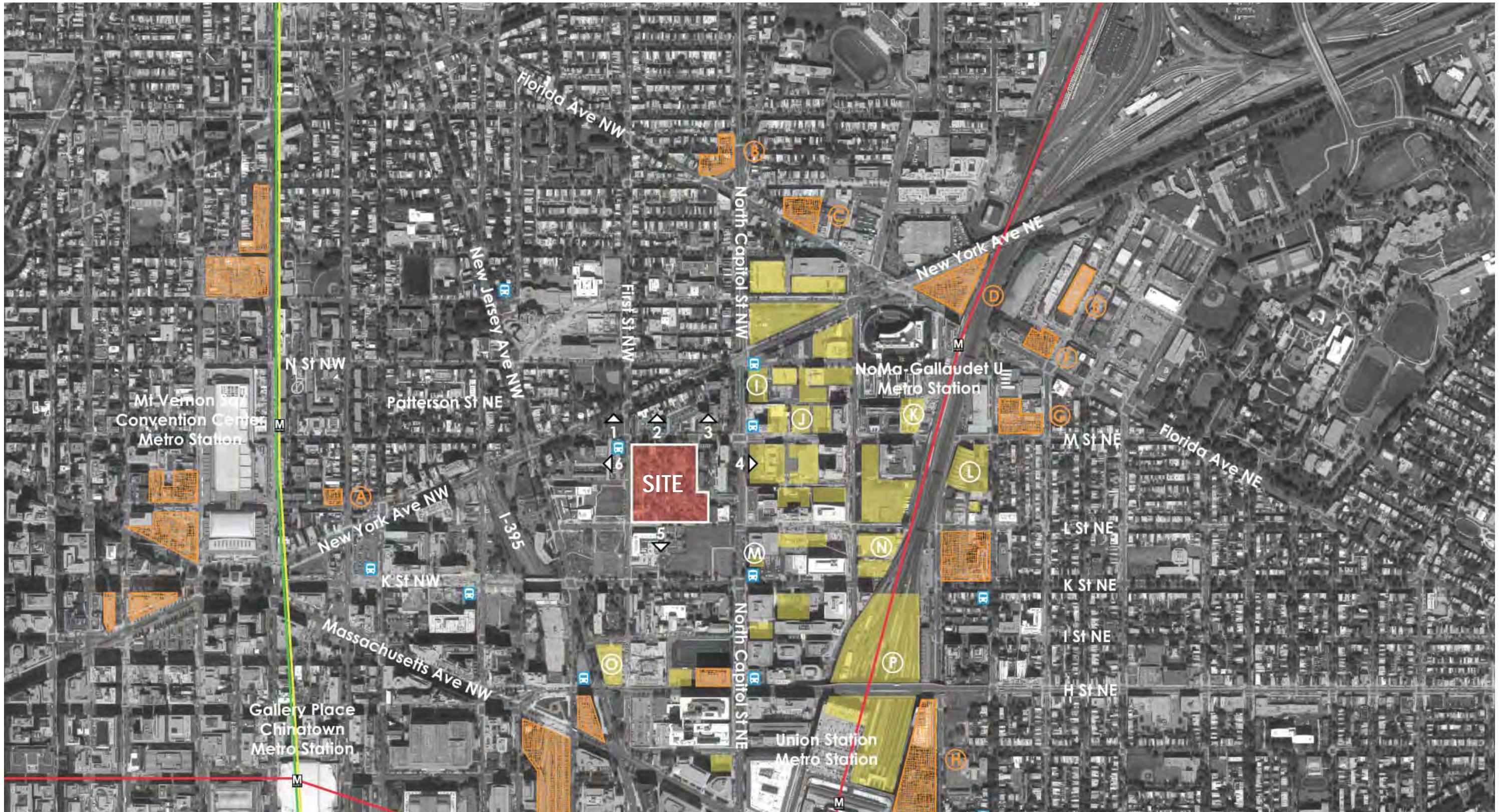
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- Site
- On The Boards
- Planned Unit Developments
- M DC Metro Stations (for Red, Green, Yellow lines)
- B Bus Stop
- Street Views





	South Parcel / Phase 1							Remarks	Total									
	Approved ZC Order No. 15-20				Proposed Modification ZC Case No. 15-20C				Green Space Approved ZC Order No. 15-20		Green Space Proposed Modification ZC Case No. 15-20C		Total Site Approved ZC Order No. 15-20		Total Site Proposed Modification ZC Case No. 15-20C			
Total Site Area	111,472 (note 3)				134,072			12,583	6,241	6,367	256,660	291,349						
Pierce Street Area					22,616										34,604			
First Street Dedication Area					5,118										13,171			
Total Site Area (excluding Pierce St & First St Dedication)					106,338			12,583				6,241	6,367	243,574				
Max. FAR under C-3-C / PUD w/IZ	8.0				8.0			NA	NA	NA								
Proposed FAR (excluding Pierce Street)	4.31							NA	NA	NA	5.24							
Proposed FAR (excluding Pierce St & Dedicated ROW)					5.97			NA	NA	NA	5.52							
Proposed Overall FAR (including Pierce Street)											5.24							
	Buildings				Buildings													
	1A	1B	1C		1A (SW)	1B (SE)		3A/ 3B	3A	3B								
Max Building Height Permitted Under ZR58	80 FT	80 FT	110 FT		110 FT	110 FT		NA	NA	NA								
Proposed Building Height	72.45'	78.0'	65.75'		95.79	110' / 84.5'	SE 8 Stories @ L St is 92' from L St Ave Ht				See noted heights for buildings; Building 1B is subject to L St ROW dedication from 40' to 90'							
Gross Floor Area (note 1)				Subtotal			Subtotal	NA	NA	NA	Phase 1 GFA							
Residential	184,775	194,900	92,910	472,585	225,985	385,240	611,225				Increase:							
Retail											153,772							
Retail / Prof Office											17,880							
Amenity / Community / Lobby (not inc Penthouse)			8,315	8,315	13,097	10,350	23,447				Decrease:							
Total Gross Floor Area (GFA)	184,775	194,900	101,225	480,900	239,082	395,590	634,672				8,315							
Theoretical Lots	44,725	39,607	27,139		39,608	66,730		12,583	6,241	6,367	-153,772							
Lot FAR	4.13	4.92	3.73		6.04	5.93					1,345,585							
Lot Occupancy	100%	100%	100%		100%	100%		NA	NA	NA	Complies							
											Phase 1 Units Increase:							
Dwelling Units	176	182	63	421	216	346	562	NA			141							
											Phase 2 Units Decrease:							
											-141							
											1,131							
											1,131							
Vehicular Parking	Required			Proposed	Required			Proposed				Required	Proposed	Required	Proposed			
Residential (1 per 4 DU)	106			272	141			304				284	746	283	725			
Retail (>3,000 sf, 1 per 750 gsf)												27		21	21			
Retail / Prof Office Com (>3,000 sf, 1 per 750 gsf)												20						
Commercial / Community / Amenity (1 per 600 gsf)	14											14						
Total Vehicular Spaces	120			272	141			304	NA	NA	NA	345	746	366	746			
Bicycle Parking	Required			Proposed	Required			Proposed				Required	Proposed	Required	Proposed			
Residential (1 per 3 DU)	141			183	188			188				378	453	378	380			
Retail (5% Req'd Parking Spaces)												2		2				
Retail / Prof Office Com (5% Req'd Parking Spaces)												1						
Commercial / Community / Amenity (5% Req'd Parking Spaces)	1											1						
Short Term Bike Parking					29			29							64			
Total Bicycle Spaces	142			183	217			217	NA	NA	NA	382	453	409	444			
Loading	Required	Required	Required	Proposed	Required	Required	Proposed					Required	Proposed	Required	Proposed			
Residential Loading Berth	(1) 12'x55'	(1) 12'x55'	(1) 12'x55'	(3) 12'x30'	(1) 8'x55'	(1) 12'x55'	(2) 30' Berths					5	5	(4) 12'x55'	(4) 12'x30'			
Loading Platform	(1) 200 sf	(1) 200 sf	(1) 200 sf	(3) 200 sf	(1) 200 sf	(1) 200 sf	(2) 200 sf					5	5	(4) 200 sf	(4) 200 sf			
Delivery Space	(1) 10'x20'	(1) 10'x20'	(1) 10'x20'	(3) 10'x20'	(1) 8'x20' (see note 4)	(1) 10'x20'	(2) 20' Berths					5	5	(4) 10'x20'	(4) 10'x20'			
Retail (8k - 20k, <10% of gsf, none req'd)	NA	NA	NA	NA	NA	NA	NA					NA	NA	NA	NA			
Retail / Prof office (Inc in Retail Loading Above)	NA	NA	NA	NA	NA	NA	NA					NA	NA	NA	NA			
Commercial / Community / Amenity (<10% of gsf, non req'd)	NA	NA	NA	NA	NA	NA	NA					NA	NA	NA	NA			

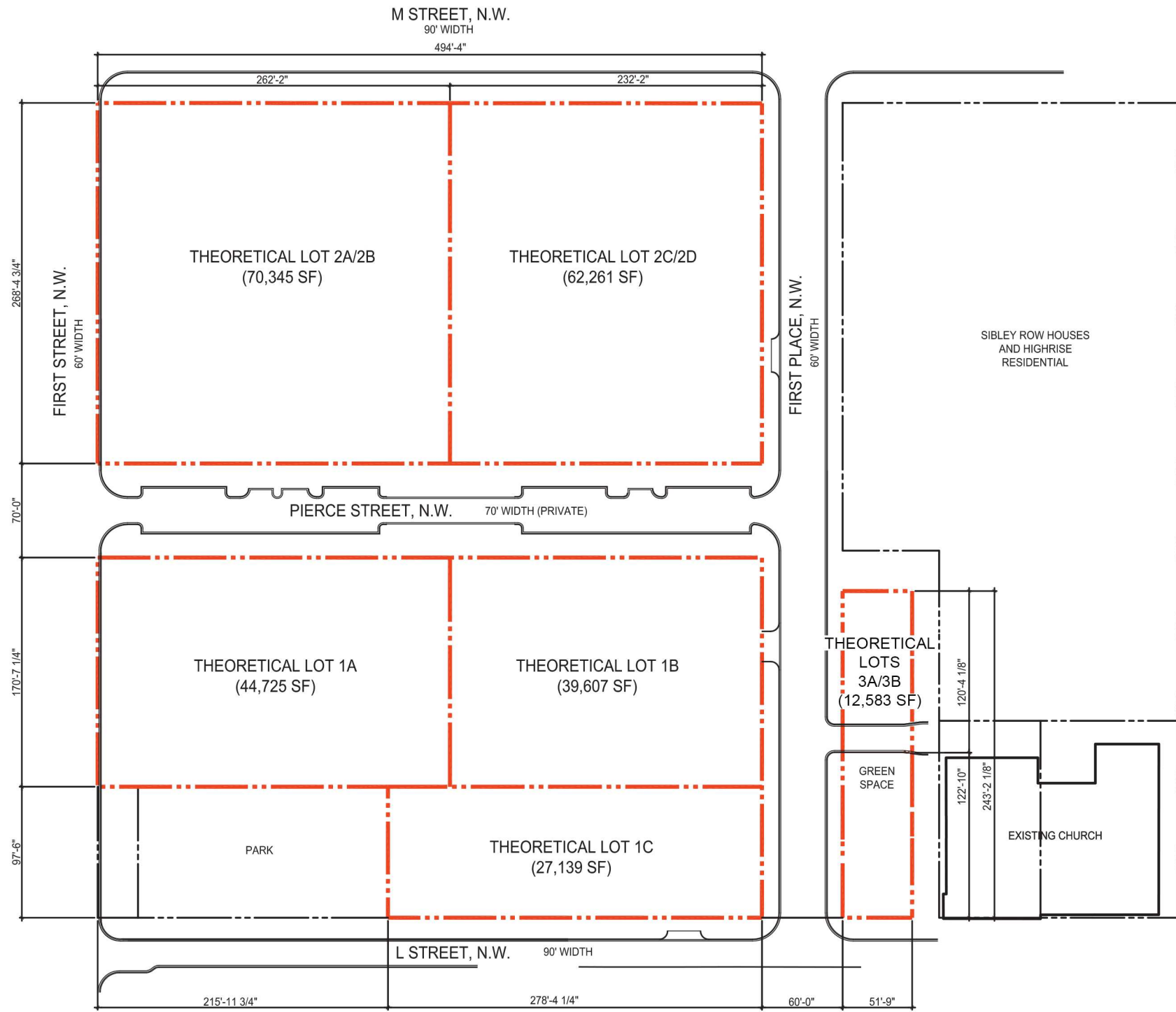
Notes

- 1 For purposes of counting FAR, Gross Floor Area does not include: 1) parking and access ramps, 2) bays projecting 4'-0" or less over area lines, and 3) spaces with structural headroom clearance less than 4'-0" above grade level.
- 2 Flexibility in loading berth size granted pursuant to ZC Order 15-20; the number of buildings in Phase 1 has been reduced from 3 buildings to 2 buildings, therefore the number of loading berths and delivery spaces has been reduced from 3 to 2
- 3 The approved plan did not include lot 893
- * The existing ROW for L Street is 40' wide; DDOT proposes a ROW of 90'

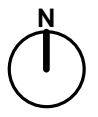
	North Parcel / Phase 2						Remarks	Total			
	Approved ZC Order No. 15-20			Proposed Modification ZC Case No. 15-20C				Total Site Approved ZC Order No. 15-20		Total Site Proposed Modification ZC Case No. 15-20C	
Total Site Area	132,605 (note 3)			144,669				256,660		291,349	
Pierce Street Area				11,988						34,604	
First Street Dedication Area				8,053						13,171	
Total Site Area (excluding Pierce St & First St Dedication)				124,628						243,574	
Max. FAR under C-3-C / PUD w/IZ	8.0			8.0							
Proposed FAR (excluding Pierce Street)	6.52							5.24			
Proposed FAR (excluding Pierce St & Dedicated ROW)				5.70						5.52	
Proposed Overall FAR (including Pierce Street)								5.24		4.62	
	Buildings			Buildings							
	2A/2B	2C/2D		2A/2B (NW)	2C/2D (NE)						
Max Building Height Permitted Under ZR58	110 FT	110 FT		110 FT	110 FT						
Proposed Building Height	110' / 91.0' / 62.5'	106.93'/97.43' / 68.93'		110' / 91.0' / 62.5'	106.93'/97.43' / 68.93'						
Gross Floor Area (note 1)			Subtotal			Subtotal	Phase 1 GFA				
Residential	404,385	419,195	823,580	313,582	346,139	659,721	Increase:	1,296,165			1,270,946
Retail	11,900	11,325	23,225	19,100		19,100	153,772	23,225			19,100
Retail / Prof Office	8,940	8,940	17,880				Phase 2 GFA	17,880			
Amenity / Community / Lobby (not inc Penthouse)				16,945	15,147	32,092	Decrease:	8,315			55,539
Total Gross Floor Area (GFA)	425,225	439,460	864,685	349,627	361,286	710,913	-153,772	1,345,585			1,345,585
Theoretical Lots	65,395 (note 8)	62,261	62,261	62,314	62,314			251,710			243,574
Lot FAR	6.50	7.06		5.61	5.80						
Lot Occupancy	100%	100%		100%	100%		Complies				
Dwelling Units	348	362	710	280	289	569	Phase 1 Units Increase: 141 Phase 2 Units Decrease: -141	1,131			1,131
Vehicular Parking	Required		Proposed	Required		Proposed	Change is within flexibility granted by ZC Order 15-20	Required	Proposed	Required	Proposed
Residential (1 per 4 DU)	178		474	142		421		284	746	283	725
Retail (>3,000 sf, 1 per 750 gsf)	27			21		21		27		21	21
Retail / Prof Office Com (>3,000 sf, 1 per 750 gsf)	20							20			
Commercial / Community / Amenity (1 per 600 gsf)	20							14			
Total Vehicular Spaces	225		474	225		442	345	746	366	746	
Bicycle Parking	Required		Proposed	Required		Proposed	Complies	Required	Proposed	Required	Proposed
Residential (1 per 3 DU)	237		270	190		192		378	453	378	380
Retail (5% Req'd Parking Spaces)	2			2				2		2	
Retail / Prof Office Com (5% Req'd Parking Spaces)	1							1			
Commercial / Community / Amenity (5% Req'd Parking Spaces)	1							1			
Short Term Bike Parking				35		35				64	
Total Bicycle Spaces	240		270	192		227		382	453	409	444
Loading	Required	Required	Proposed	Required	Required	Proposed	See note 2	Required	Proposed	Required	Proposed
Residential Loading Berth	(1) 12'x55'	(1) 12'x55'	(2) 12'x30'	(1) 12'x55'	(1) 12'x55'	(2) 12'x30'		5	5	(4) 12'x55'	(4) 12'x30'
Loading Platform	(1) 200 sf	(1) 200 sf	(2) 200 sf	(1) 200 sf	(1) 200 sf	(2) 200 sf		5	5	(4) 200 sf	(4) 200 sf
Delivery Space	(1) 10'x20'	(1) 10'x20'	(2) 10'x20'	(1) 10'x20'	(1) 10'x20'	(2) 10'x20'		5	5	(4) 10'x20'	(4) 10'x20'
Retail (8k - 20k, <10% of gsf, none req'd)	NA	NA		NA	NA			NA		NA	
Retail / Prof office (Inc in Retail Loading Above)	NA	NA		NA	NA		NA		NA		
Commercial / Community / Amenity (<10% of gsf, non req'd)	NA	NA		NA	NA		NA		NA		

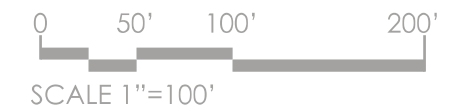
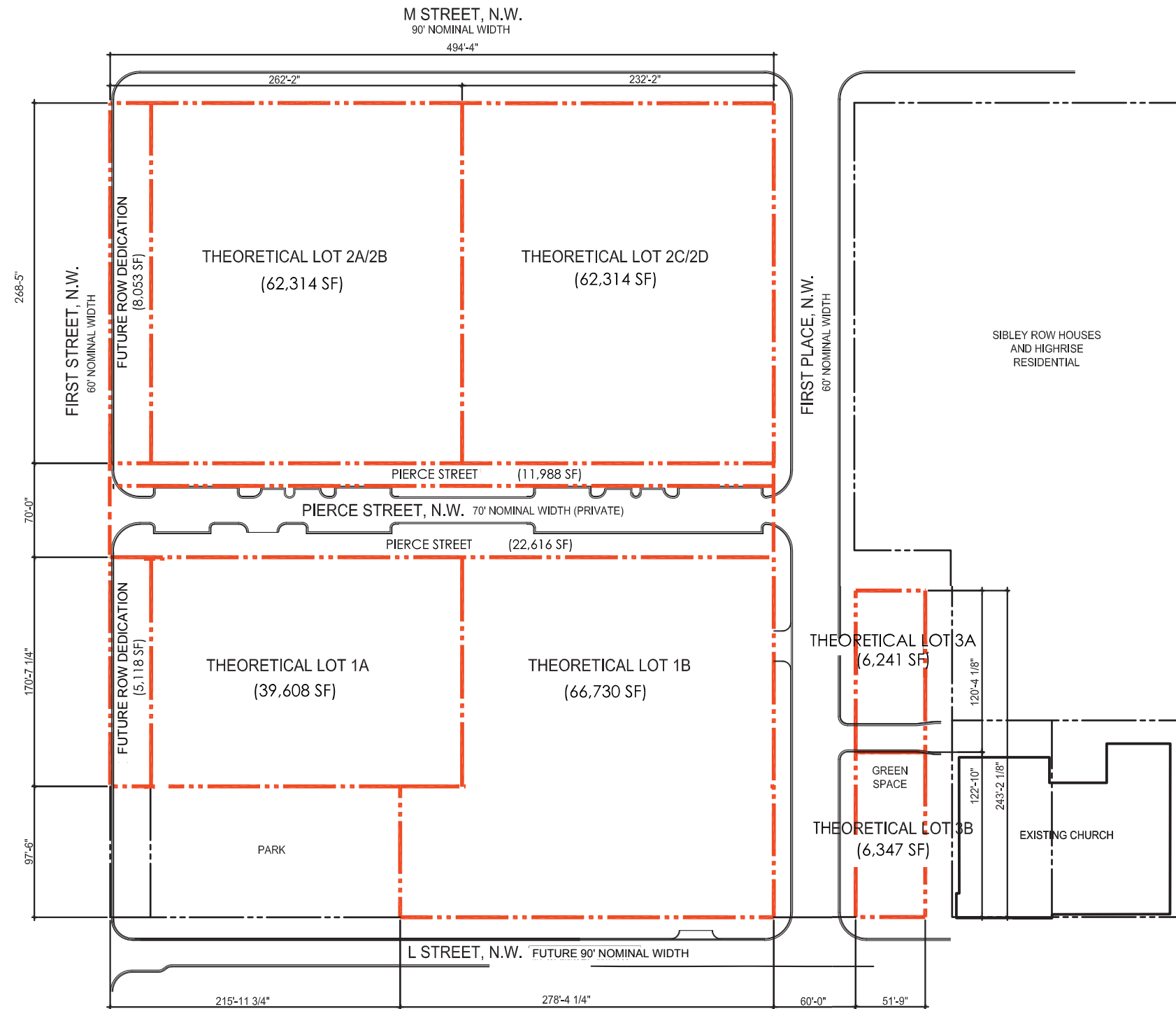
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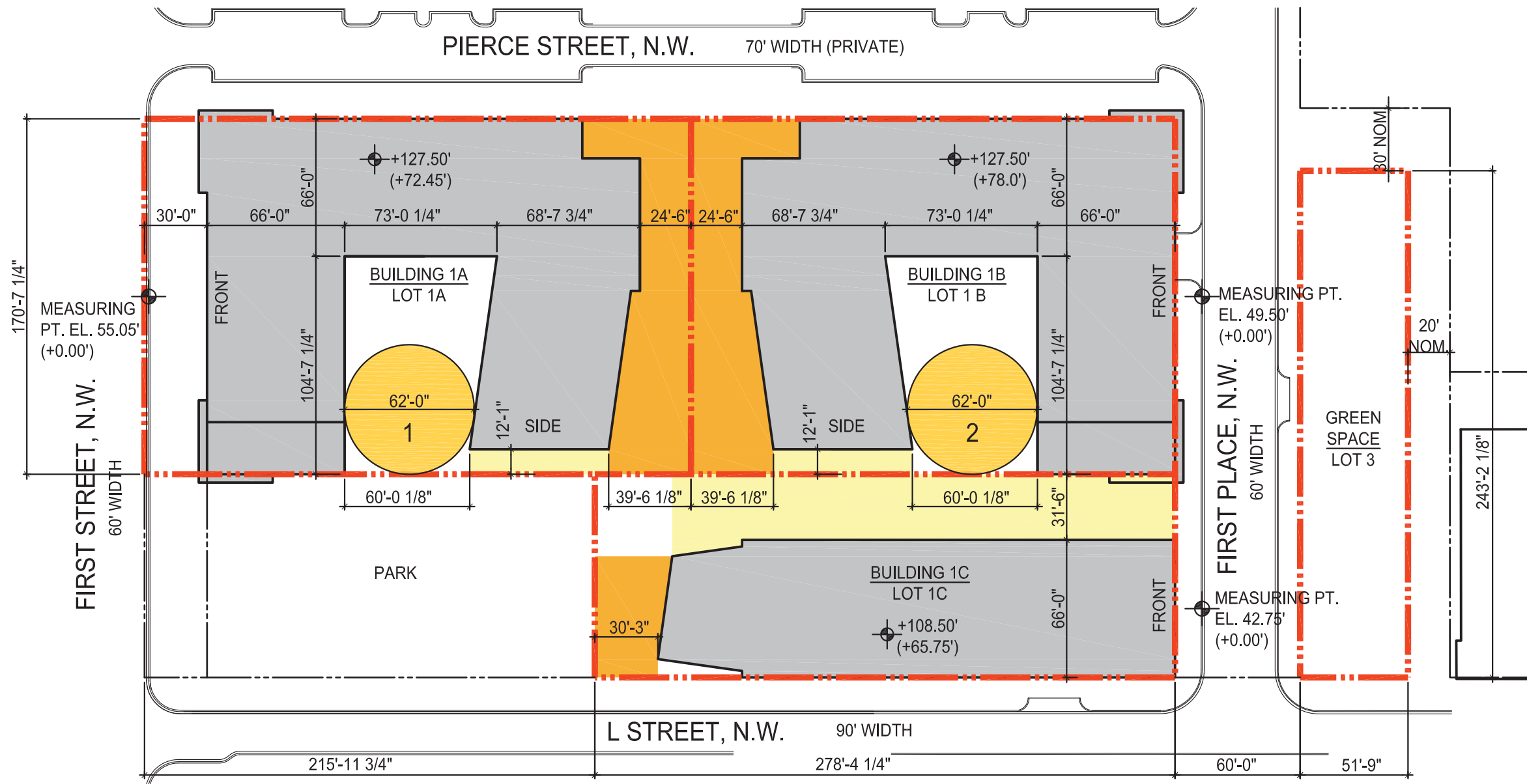
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- 2 Flexibility in loading berth size granted pursuant to ZC Order 15-20; the number of buildings in Phase 1 has been reduced from 3 buildings to 2 buildings, therefore the number of loading berths and delivery spaces has been reduced from 3 to 2
- 3 The approved plan did not include lot 893
- * The existing ROW for L Street is 40' wide; DDOT proposes a ROW of 90'



PROPOSED THEORETICAL LOTS	
LOT 1	44,725
LOT 1B	39,607
LOT 1C	27,139
LOT2A/2B	70,345
LOT 2C/2D	62,261
LOT 3A	6,227
LOT 3B	6,356
TOTAL	256,660





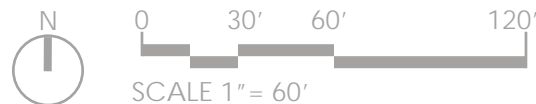


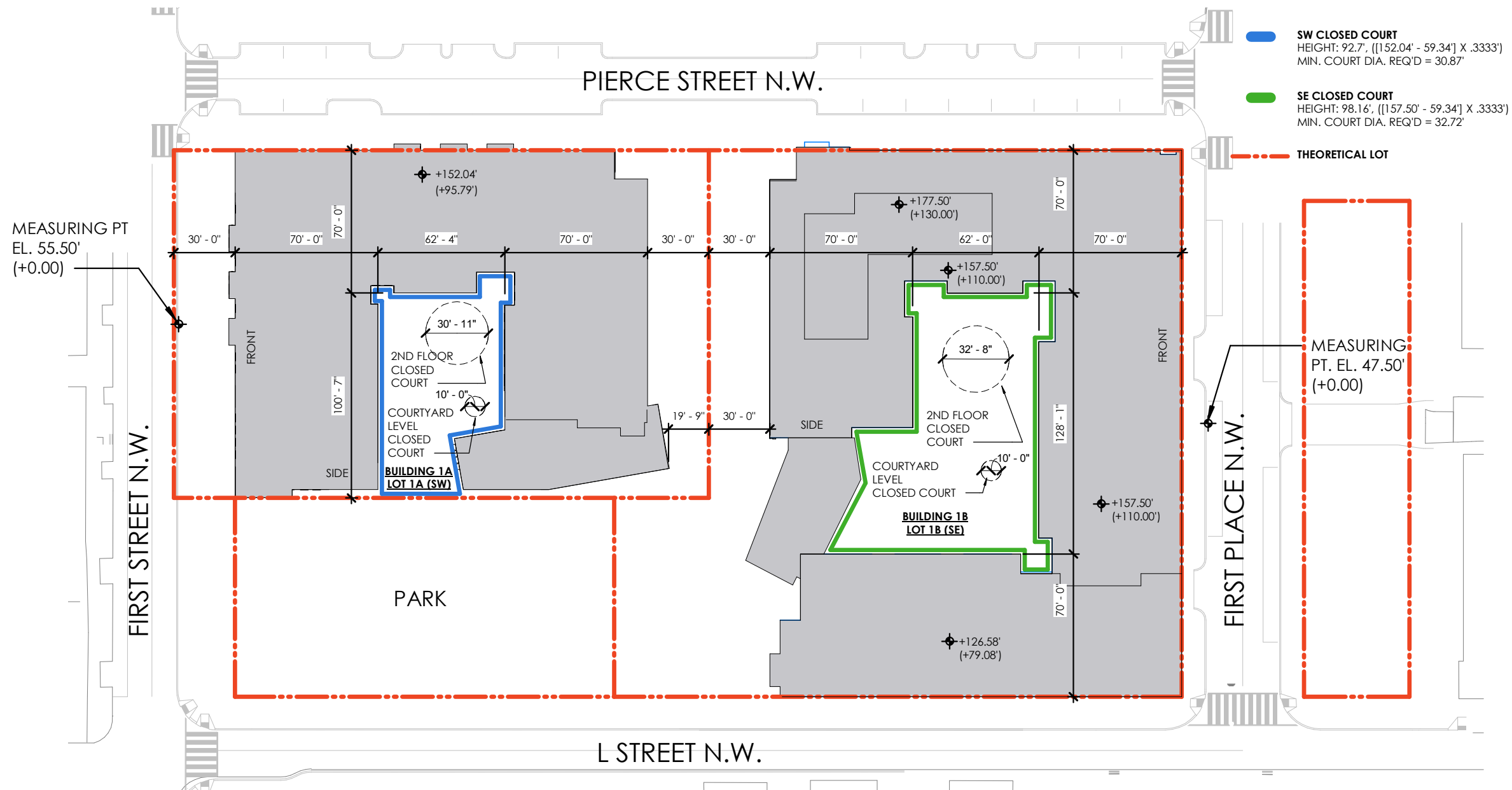
PHASE 1 South Block	REAR YARD		SIDE YARD		CLOSED COURT	
	Required/ Allowed	PUD Proposed	Required/ Allowed	PUD Proposed	Required/ Allowed	PUD Proposed
Building 1A	Min. depth not less than 12' 2-1/2" per 67.5' = 14.06'	24'-6"	None; If provided not < 6' 2" per 72.48' = 12.08'	12'-1"	Court 1 Min. Width 4" per 70.5' = 23.50' Min. Area 2 x 23.50 ² = 1,104.50 sf	62'-0" 7,679 sf
Building 1B	Min. depth not less than 12' 2-1/2" per 67.5' = 14.06'	24'-6"	None; If provided not < 6' 2" per 78.0' = 13.0'	12'-1" Request flexibility	Court 2 Min. Width 4" per 70.5' = 23.50' Min. Area 2 x 23.50 ² = 1,104.50 sf	62'-0" 7,679 sf
Building 1C	Min. depth not less than 12' 2-1/2" per 65.75' = 13.70'	30'-3"	None; If provided not < 6' 2" per 67.5' = 10.96'	31'-6"	NA	

NOTE: THEORETICAL LOTS HAVE BEEN ESTABLISHED FOR THE PURPOSE OF DETERMINING CONFORMANCE TO REAR AND SIDE YARD REQUIREMENTS

LEGEND

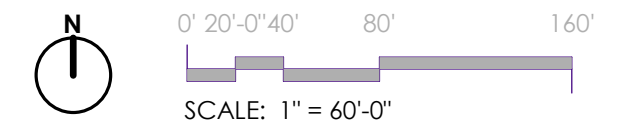
- CLOSED COURT
- SIDE YARD
- REAR YARD
- THEORETICAL LOT LINE

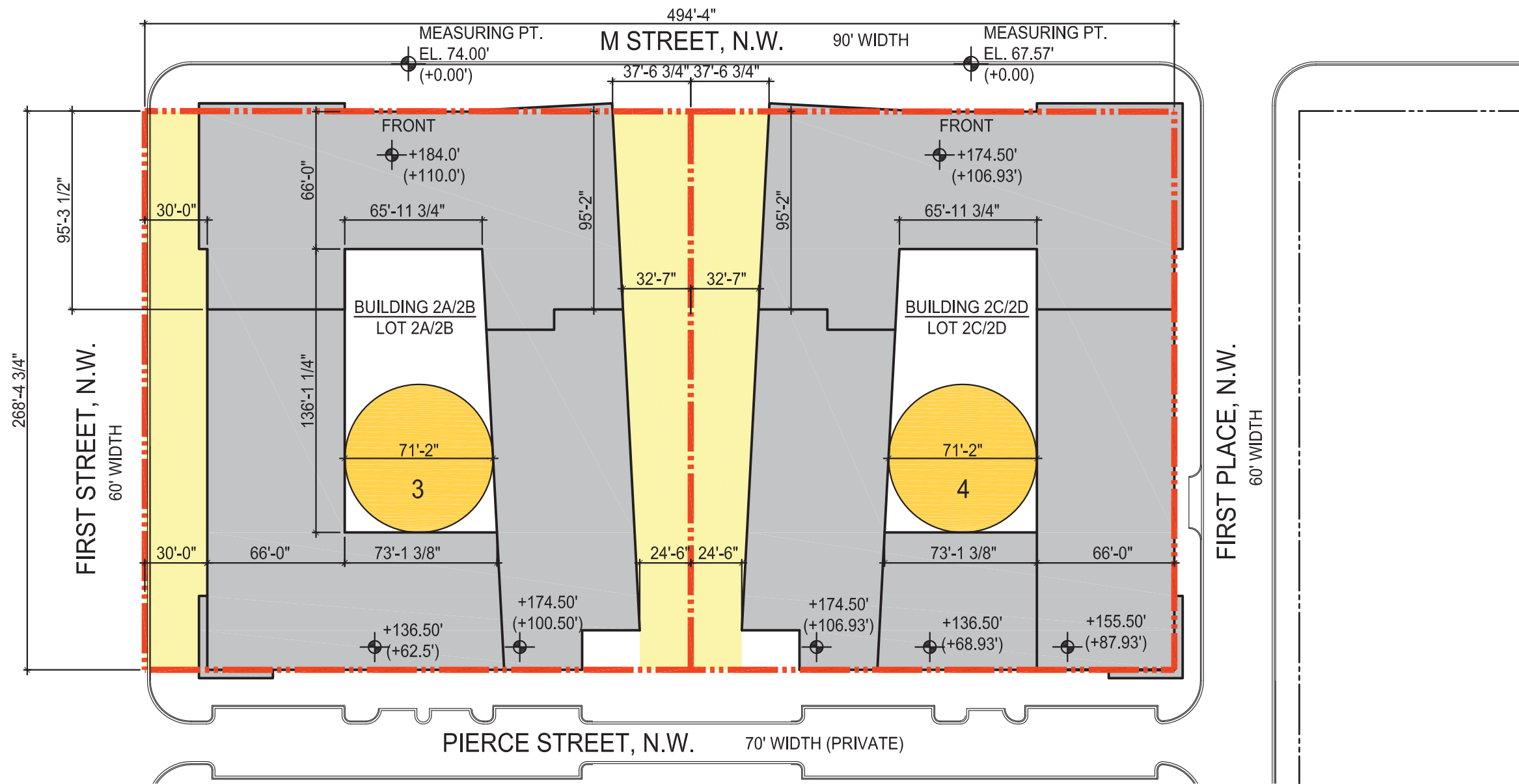




PHASE 1 South Parcel	REAR YARD		SIDE YARD		CLOSED COURT	
	Required/ Allowed	PUD Proposed	Required/ Allowed	PUD Proposed	Required/ Allowed	PUD Proposed
Building 1A "SW Building"	Min. 2 1/2"/ft not less than 12' 2 1/2" per 75.7' = 15.77'	19' - 9"	None; If provided not < 5'	0'	Court SE Min Width 4" per 98.16' = 32.72'	51' - 0"
Building 1B "SE Building"	Min. 2 1/2"/ft not less than 12' 2 1/2" per 98.16' = 20.45'	30' - 0"	None; If provided not < 5'	0'	Court SW Min Width 4" per 91.95' = 30.65'	62' - 0"

NOTE: THEORETICAL LOTS HAVE BEEN ESTABLISHED FOR THE PURPOSE OF DETERMINING CONFORMANCE TO REAR AND SIDE YARD REQUIREMENTS



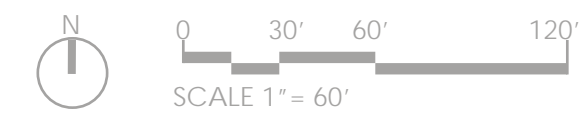


NOTE: THEORETICAL LOTS HAVE BEEN ESTABLISHED FOR THE PURPOSE OF DETERMINING CONFORMANCE TO REAR AND SIDE YARD REQUIREMENTS

LEGEND

- CLOSED COURT
- SIDE YARD
- REAR YARD
- THEORETICAL LOT LINE

PHASE 2 North Block	REAR YARD		SIDE YARD		CLOSED COURT	
	Required/ Allowed	PUD Proposed	Required/ Allowed	PUD Proposed	Required/ Allowed	PUD Proposed
Building 2A/2B	Compliant closed Court 3 provided in lieu of Rear Yard	None	None; If provided not < 6' 2" per 110.0' = 18.33' 2" per 100.50' = 16.75' 2" per 110.0' = 18.33' 2" per 62.5' = 10.42'	32'-7" min. 24'-6" min. 30'-0" 30'-0"	Court 3 Min. Width 4" per 112.0' = 37.33' Min. Area 2 x 37.33 ² = 2,787.55 sf	65'-11 3/4" 9,465 sf
Building 2C/2D	Compliant closed Court 4 provided in lieu of Rear Yard	None	None; If provided not < 6' 2" per 102.5' = 17.08' 2" per 102.5' = 17.08'	32'-7" min. 24'-6" min.	Court 4 Min. Width 4" per 102.5' = 34.17' Min. Area 2 x 34.17 ² = 2,335.18 sf	65'-11 3/4" 9,465 sf



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Building 1A
 8 Stories
 184,775 gsf
 Approx. 176 Units

Building 1B
 8 Stories
 194,900 gsf
 Approx. 182 Units

Building 1C
 6 Stories
 101,225 gsf
 Approx. 63 Units



*REFER TO NOTES ON LANDSCAPE DRAWINGS REGARDING THE PUBLIC PARK.



BUILDING 1A
 9 STORIES
 239,082 GFA
 APPROX. 216 UNITS

BUILDING 1B
 8-10 STORIES
 395,590 GFA
 APPROX. 346 UNITS



*REFER TO NOTES ON LANDSCAPE DRAWINGS REGARDING THE PUBLIC PARK.