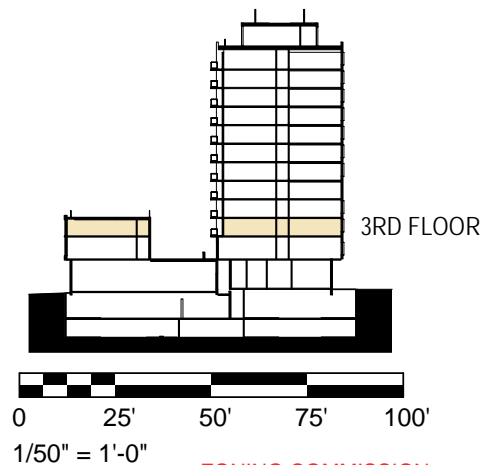
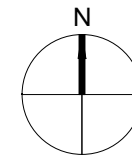


M STREET SW

NOTES:

THE IZ UNIT LOCATIONS ARE BASED UPON THE CURRENT 289 DWELLING UNIT COUNT AS SUBMITTED IN THE APPLICANT'S POSTHEARING SUBMISSION. THE NUMBER AND LOCATION OF THE IZ UNITS ARE SUBJECT TO CHANGE IF THE TOTAL NUMBER OF DWELLING UNITS CHANGE WITHIN THE RANGE REQUESTED AS PART OF THE PUD FLEXIBILITY WITHIN THE SAME GENERAL AREA AND TYPE.



FORESTCITY

Perkins Eastman DC

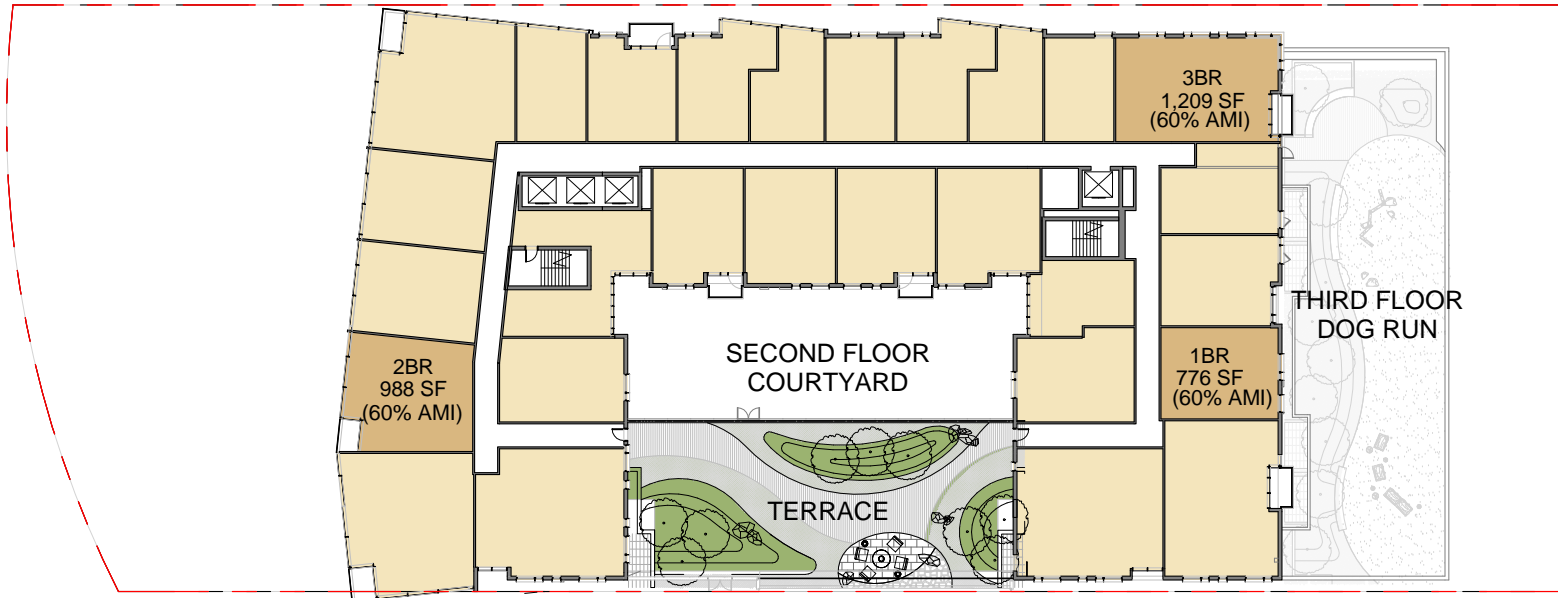
EAST BUILDING (375) - IZ UNIT LOCATION - THIRD FLOOR PLAN

07.02.2018

425 & 375 M STREET SW

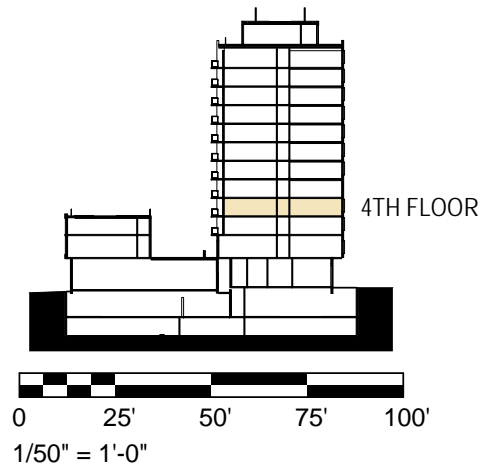
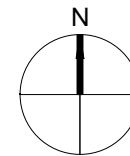
ZONING COMMISSION
District of Columbia
CASE NO. 02-381
EXHIBIT NO. 191E

IZ3



NOTES:

THE IZ UNIT LOCATIONS ARE BASED UPON THE CURRENT 289 DWELLING UNIT COUNT AS SUBMITTED IN THE APPLICANT'S POSTHEARING SUBMISSION. THE NUMBER AND LOCATION OF THE IZ UNITS ARE SUBJECT TO CHANGE IF THE TOTAL NUMBER OF DWELLING UNITS CHANGE WITHIN THE RANGE REQUESTED AS PART OF THE PUD FLEXIBILITY WITHIN THE SAME GENERAL AREA AND TYPE.



FORESTCITY

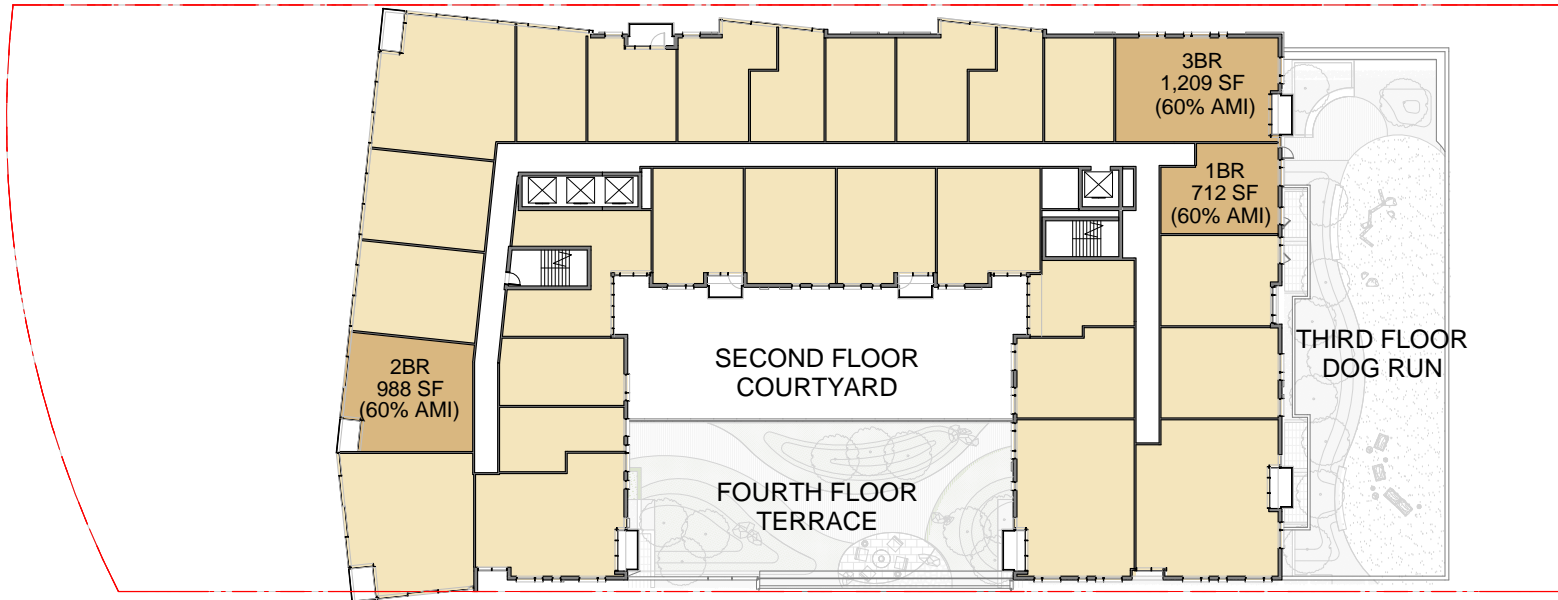
Perkins Eastman DC

EAST BUILDING (375) - IZ UNIT LOCATION - FOURTH FLOOR PLAN

07.02.2018

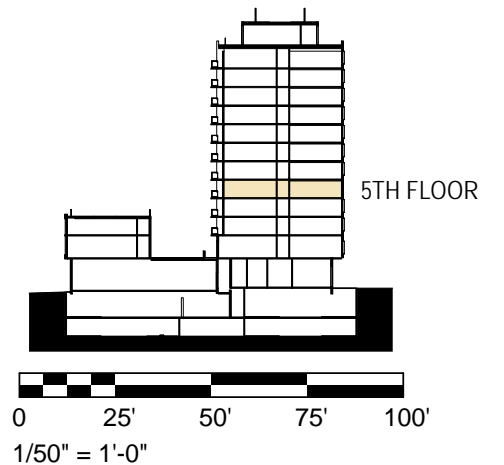
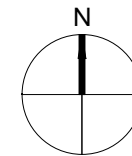
425 & 375 M STREET SW

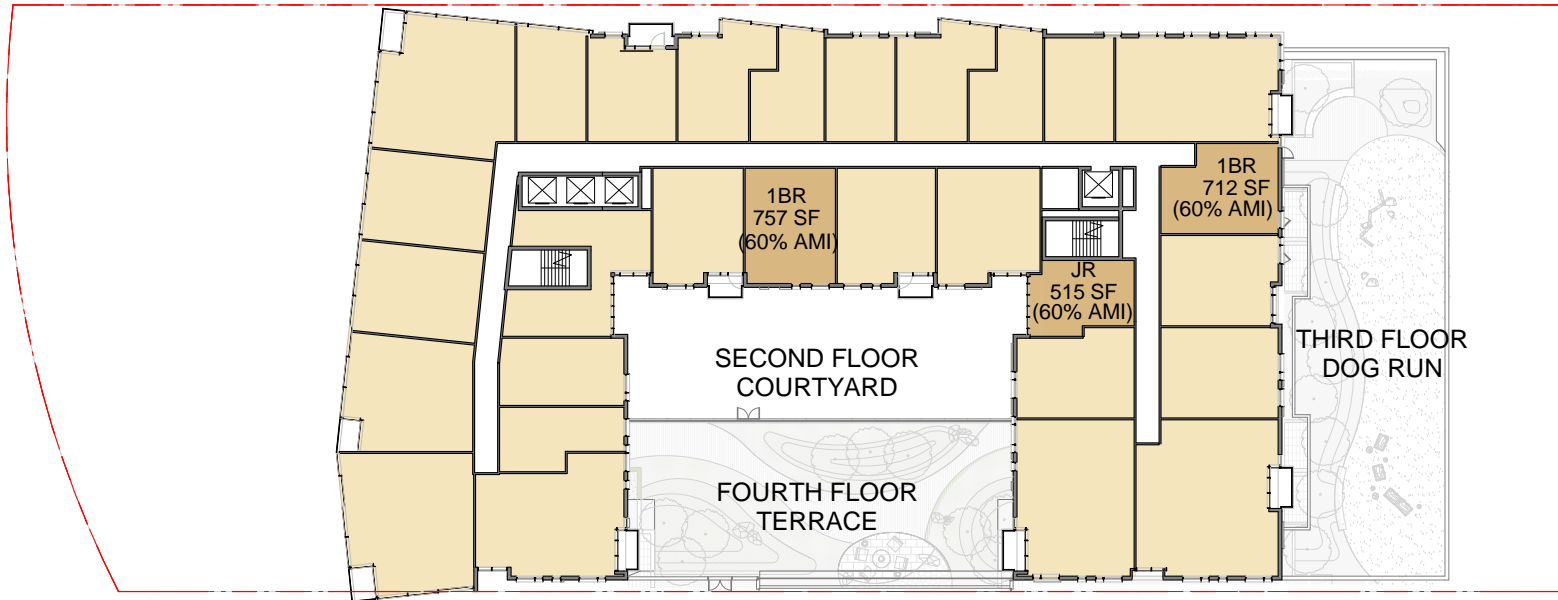
EIZ4



NOTES:

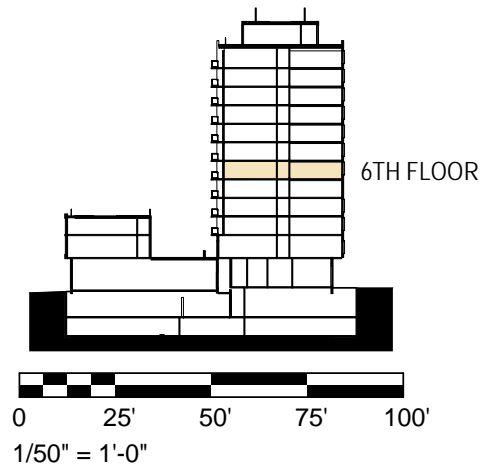
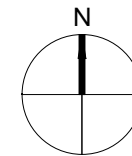
THE IZ UNIT LOCATIONS ARE BASED UPON THE CURRENT 289 DWELLING UNIT COUNT AS SUBMITTED IN THE APPLICANT'S POSTHEARING SUBMISSION. THE NUMBER AND LOCATION OF THE IZ UNITS ARE SUBJECT TO CHANGE IF THE TOTAL NUMBER OF DWELLING UNITS CHANGE WITHIN THE RANGE REQUESTED AS PART OF THE PUD FLEXIBILITY WITHIN THE SAME GENERAL AREA AND TYPE.

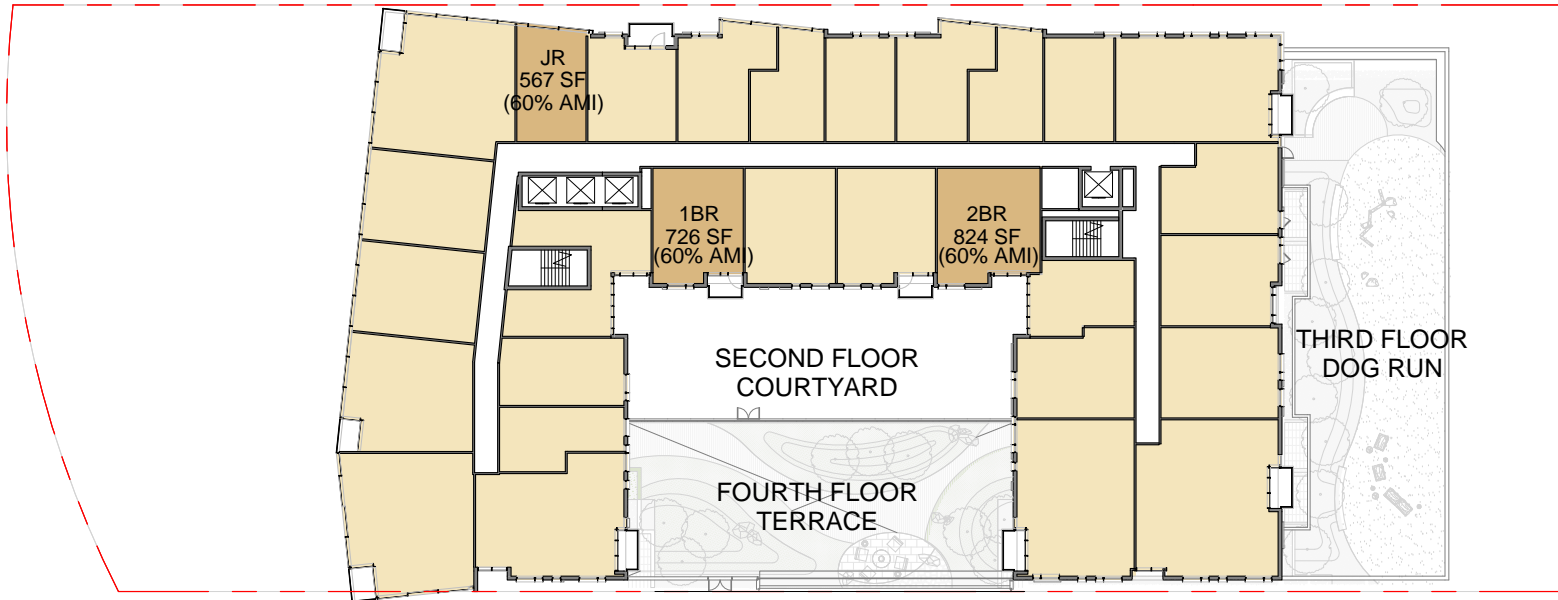




NOTES:

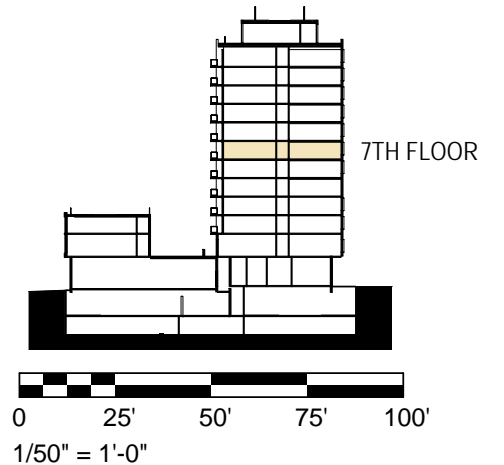
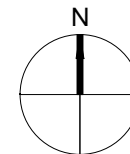
THE IZ UNIT LOCATIONS ARE BASED UPON THE CURRENT 289 DWELLING UNIT COUNT AS SUBMITTED IN THE APPLICANT'S POSTHEARING SUBMISSION. THE NUMBER AND LOCATION OF THE IZ UNITS ARE SUBJECT TO CHANGE IF THE TOTAL NUMBER OF DWELLING UNITS CHANGE WITHIN THE RANGE REQUESTED AS PART OF THE PUD FLEXIBILITY WITHIN THE SAME GENERAL AREA AND TYPE.





NOTES:

THE IZ UNIT LOCATIONS ARE BASED UPON THE CURRENT 289 DWELLING UNIT COUNT AS SUBMITTED IN THE APPLICANT'S POSTHEARING SUBMISSION. THE NUMBER AND LOCATION OF THE IZ UNITS ARE SUBJECT TO CHANGE IF THE TOTAL NUMBER OF DWELLING UNITS CHANGE WITHIN THE RANGE REQUESTED AS PART OF THE PUD FLEXIBILITY WITHIN THE SAME GENERAL AREA AND TYPE.



FORESTCITY

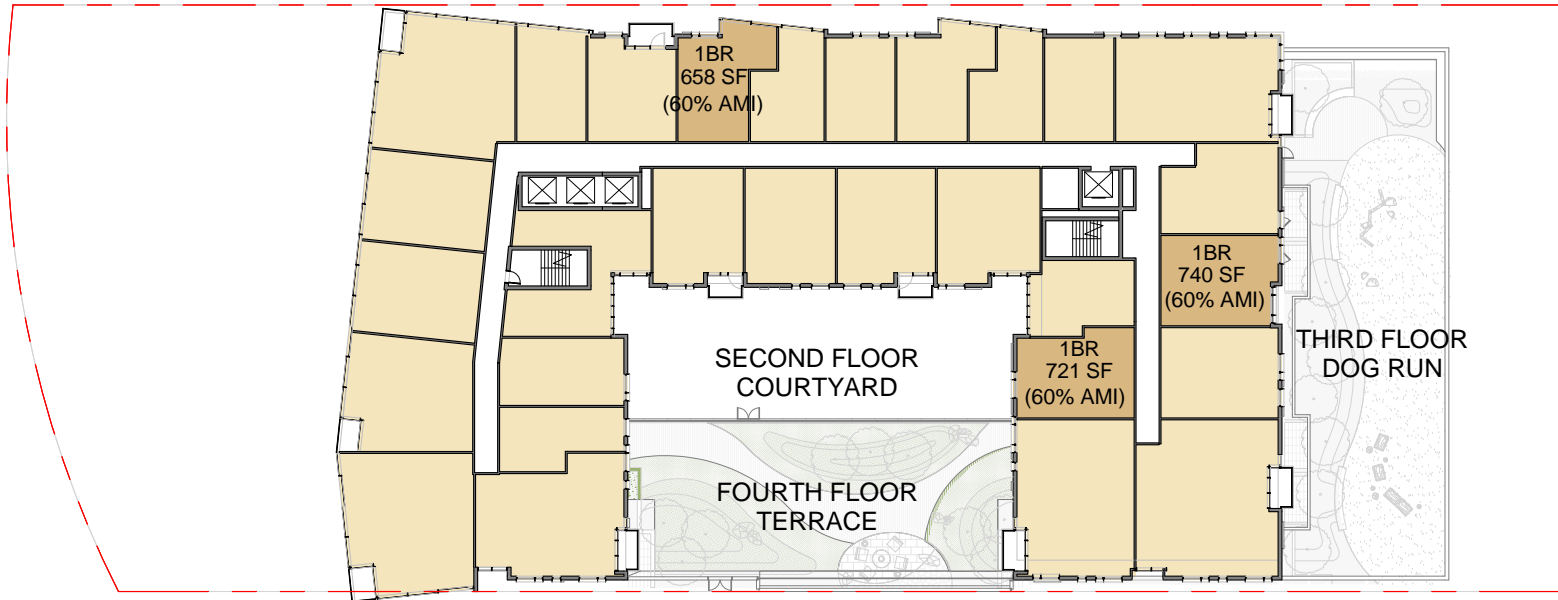
Perkins Eastman DC

EAST BUILDING (375) - IZ UNIT LOCATION - SEVENTH FLOOR PLAN

07.02.2018

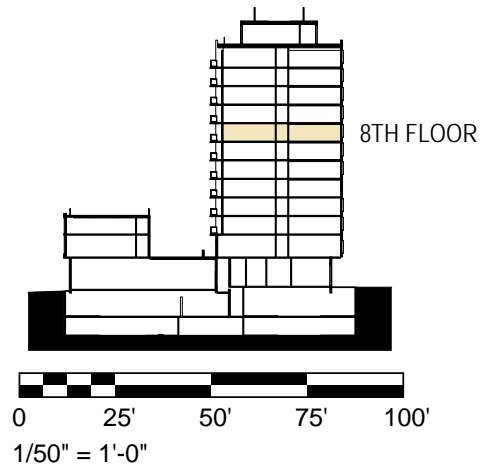
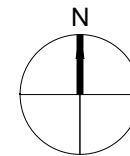
425 & 375 M STREET SW

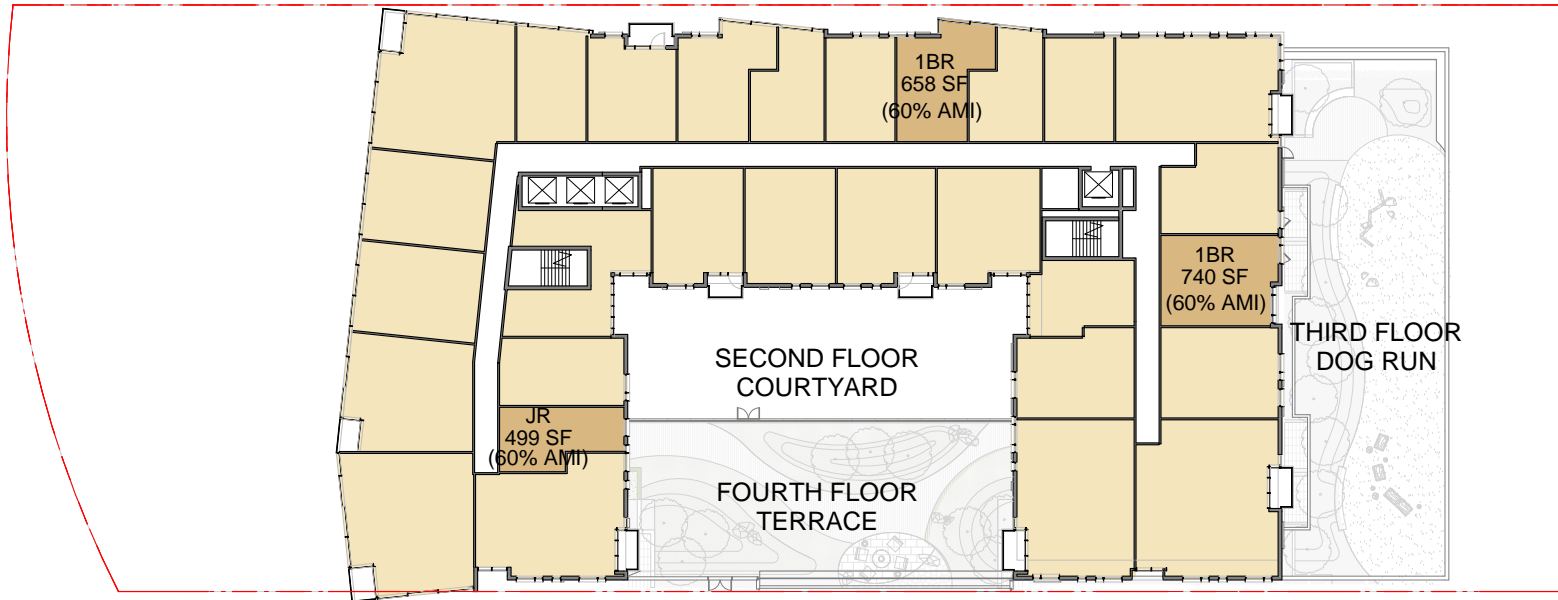
EIZ7



NOTES:

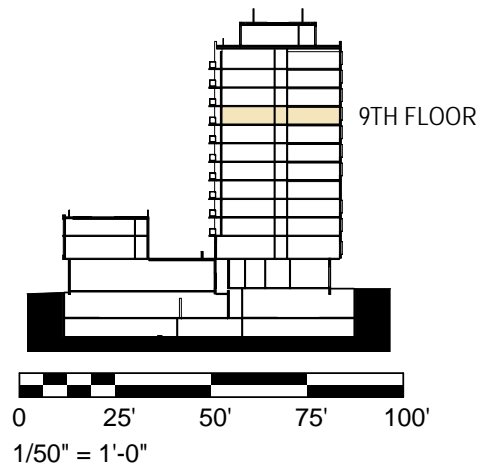
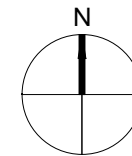
THE IZ UNIT LOCATIONS ARE BASED UPON THE CURRENT 289 DWELLING UNIT COUNT AS SUBMITTED IN THE APPLICANT'S POSTHEARING SUBMISSION. THE NUMBER AND LOCATION OF THE IZ UNITS ARE SUBJECT TO CHANGE IF THE TOTAL NUMBER OF DWELLING UNITS CHANGE WITHIN THE RANGE REQUESTED AS PART OF THE PUD FLEXIBILITY WITHIN THE SAME GENERAL AREA AND TYPE.

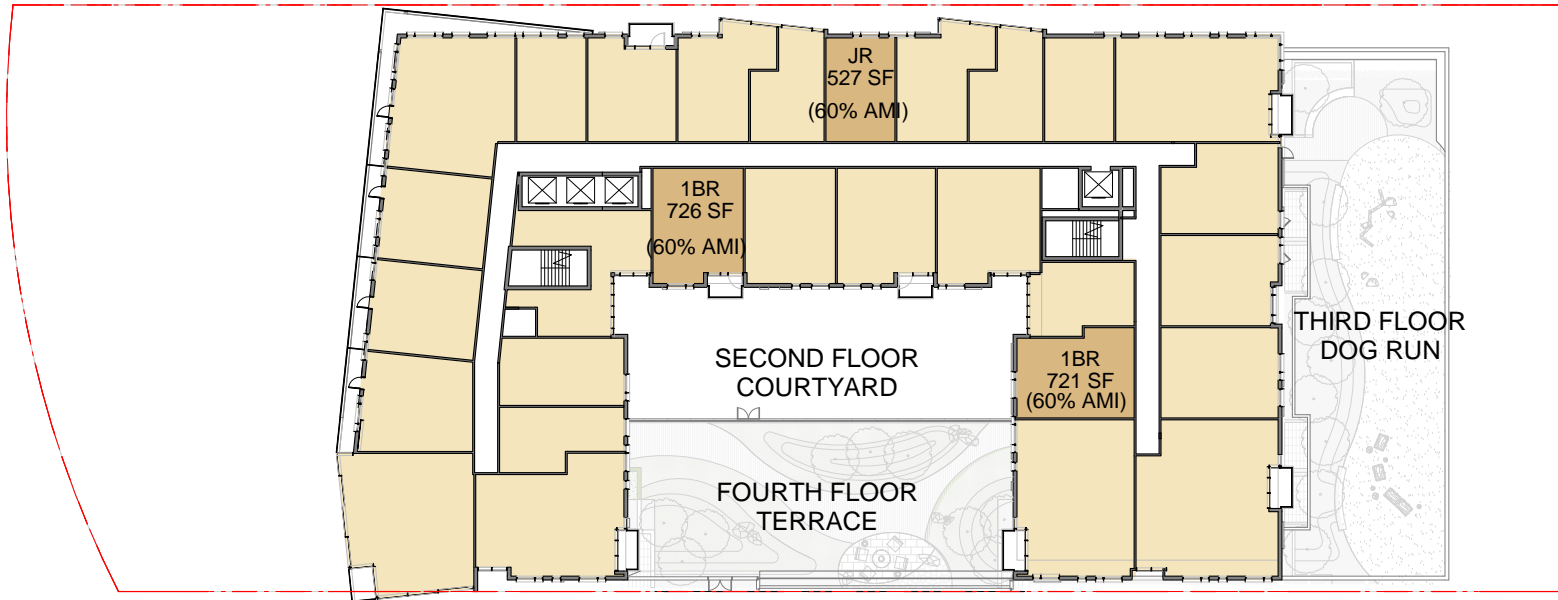




NOTES:

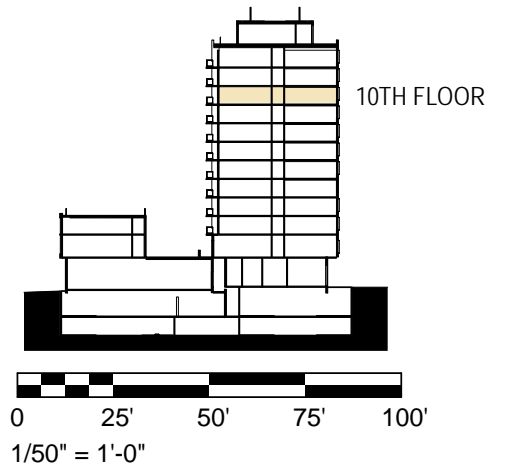
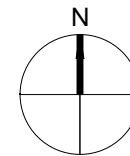
THE IZ UNIT LOCATIONS ARE BASED UPON THE CURRENT 289 DWELLING UNIT COUNT AS SUBMITTED IN THE APPLICANT'S POSTHEARING SUBMISSION. THE NUMBER AND LOCATION OF THE IZ UNITS ARE SUBJECT TO CHANGE IF THE TOTAL NUMBER OF DWELLING UNITS CHANGE WITHIN THE RANGE REQUESTED AS PART OF THE PUD FLEXIBILITY WITHIN THE SAME GENERAL AREA AND TYPE.





NOTES:

THE IZ UNIT LOCATIONS ARE BASED UPON THE CURRENT 289 DWELLING UNIT COUNT AS SUBMITTED IN THE APPLICANT'S POSTHEARING SUBMISSION. THE NUMBER AND LOCATION OF THE IZ UNITS ARE SUBJECT TO CHANGE IF THE TOTAL NUMBER OF DWELLING UNITS CHANGE WITHIN THE RANGE REQUESTED AS PART OF THE PUD FLEXIBILITY WITHIN THE SAME GENERAL AREA AND TYPE.



FORESTCITY

Perkins Eastman DC

EAST BUILDING (375) - IZ UNIT LOCATION - TENTH FLOOR PLAN

07.02.2018

425 & 375 M STREET SW

EIZ10

PUD UNIT MIX - EAST BUILDING (375) - 8.5% IZ

	STUDIO/JUNIOR 1 BEDROOM				1 BEDROOM/1 BEDROOM+DEN				2 BEDROOM				3 BEDROOM	
	IZ at 60% AMI	Area	Market Rate	Area	IZ at 60% AMI	Area	Market Rate	Area	IZ at 60% AMI	Area	Market Rate	Area	IZ at 60% AMI	Area
Level 12			7	3,625			16	11,544			6	7,504		
Level 11			7	3,625			16	11,544			6	7,504		
Level 10	1	527	6	3,098	2	1,447	14	10,100			6	7,504		
Level 9	1	499	6	3,164	2	1,398	14	10,668			6	7,634		
Level 8			7	3,664	3	2,119	13	9,948			6	7,634		
Level 7	1	567	6	3,097	1	726	14	10,516	1	824	6	7,634		
Level 6	1	515	6	3,149	2	1,469	14	10,595			6	7,634		
Level 5			7	3,664	1	712	14	10,365	1	988	5	6,425	1	1,209
Level 4			6	3,164	1	776	14	10,504	1	988	5	6,384	1	1,209
Level 3	1	635	7	3,733	1	744	14	10,905	1	987	4	5,064	1	1,236
SUBTOTAL	5	2,743	65	33,983	13	9,391	143	106,689	4	3,787	56	70,921	3	3,654
PROPORTION OF UNIT TYPE TO ALL IZ/MARKET UNITS	20.0%	14.0%	24.6%	16.0%	52.0%	48.0%	54.2%	50.3%	16.0%	19.4%	21.2%	33.5%	12.0%	18.7%

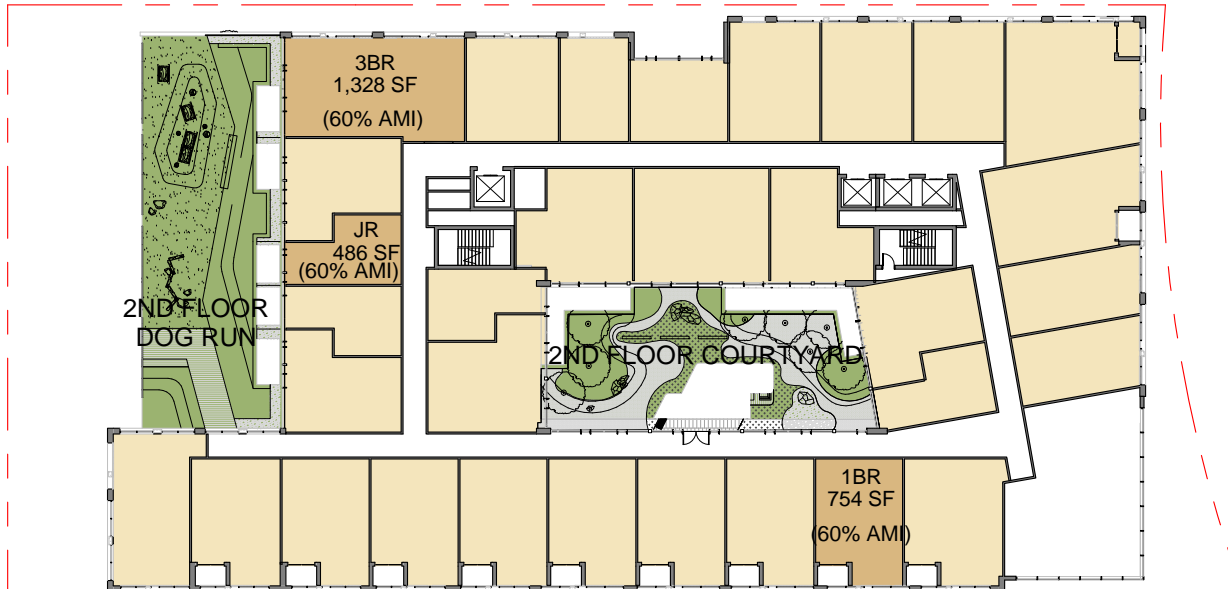
TOTAL GROSS FLOOR AREA (ALL USES FAR)	339,733	(339,815 ALLOWED)
TOTAL RESIDENTIAL GROSS FLOOR AREA	282,208	
TOTAL RESIDENTIAL NET FLOOR AREA	231,491	
RATIO OF TOTAL NET RES AREA/TOTAL GROSS RES AREA	82.0%	
TOTAL NET SF DEVOTED TO MARKET RATE	211,920	
TOTAL RESIDENTIAL IZ REQUIRED (8% TOTAL NET RES AREA)	18,519	
TOTAL NET SF DEVOTED TO IZ AT 60% MFI	19,571	

	UNITS
TOTAL IZ UNITS (NET)	25
TOTAL MARKET RATE UNITS (NET)	264
TOTAL UNITS	289

NOTES: PER SUBTITLE C CHAPTER 15 SECTION 1500.11 ALL PENTHOUSE HABITABLE SPACE DEVOTED EXCLUSIVELY TO COMMUNAL ROOFTOP RECREATION OR AMENITY SPACE FOR THE PRIMARY USE OF RESIDENTS OF THE RESIDENTIAL BUILDING IS NOT SUBJECT TO THE INCLUSIONARY ZONING SET-ASIDE PROVISIONS OF SUBTITLE C CHAPTER 10 INCLUSIONARY ZONING.

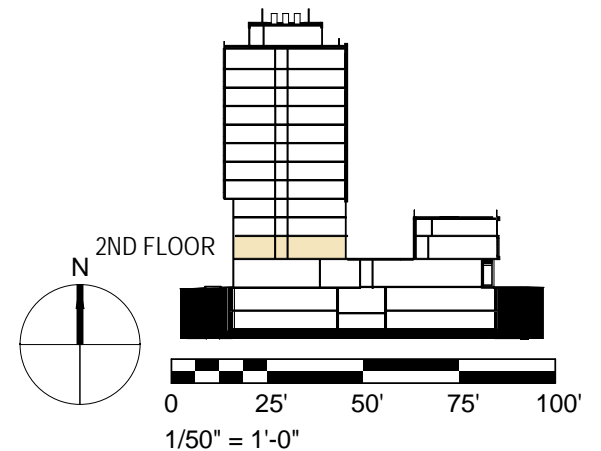
BALCONY STUDY			
	Combined	IZ at 60% AMI	Market Rate
Level 12	9		9
Level 11	9		9
Level 10	12	1	11
Level 9	10		10
Level 8	10		10
Level 7	10	1	9
Level 6	10		10
Level 5	10	2	8
Level 4	10	2	8
Level 3	11	3	8
TOTAL BALCONY NUMBER	101	9	92
RATIO	34.9%	36.0%	34.8%





NOTES:

THE IZ UNIT LOCATIONS ARE BASED UPON THE CURRENT 309 DWELLING UNIT COUNT AS SUBMITTED IN THE APPLICANT'S POSTHEARING SUBMISSION. THE NUMBER AND LOCATION OF THE IZ UNITS ARE SUBJECT TO CHANGE IF THE TOTAL NUMBER OF DWELLING UNITS CHANGE WITHIN THE RANGE REQUESTED AS PART OF THE PUD FLEXIBILITY WITHIN THE SAME GENERAL AREA AND TYPE.



FORESTCITY

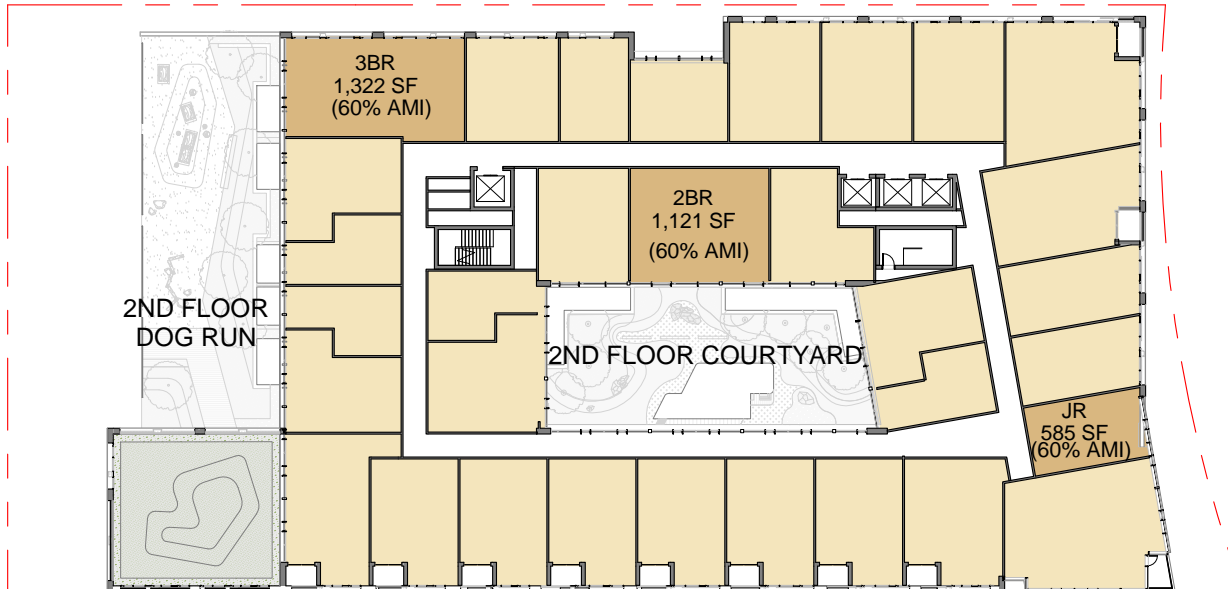
Perkins Eastman DC

WEST BUILDING (425) - IZ UNIT LOCATION - SECOND FLOOR PLAN

07.02.2018

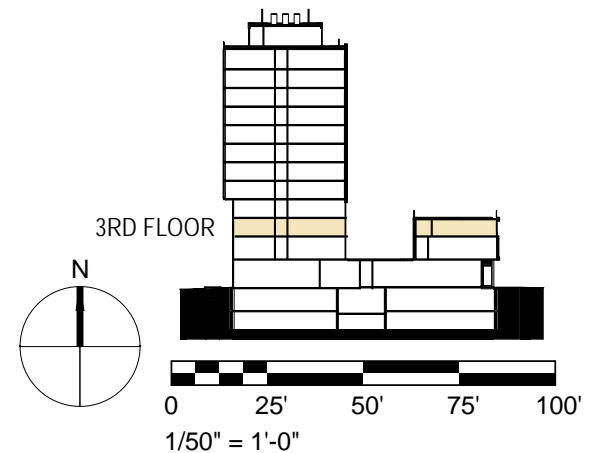
425 & 375 M STREET SW

WIZ2



NOTES:

THE IZ UNIT LOCATIONS ARE BASED UPON THE CURRENT 309 DWELLING UNIT COUNT AS SUBMITTED IN THE APPLICANT'S POSTHEARING SUBMISSION. THE NUMBER AND LOCATION OF THE IZ UNITS ARE SUBJECT TO CHANGE IF THE TOTAL NUMBER OF DWELLING UNITS CHANGE WITHIN THE RANGE REQUESTED AS PART OF THE PUD FLEXIBILITY WITHIN THE SAME GENERAL AREA AND TYPE.



FORESTCITY

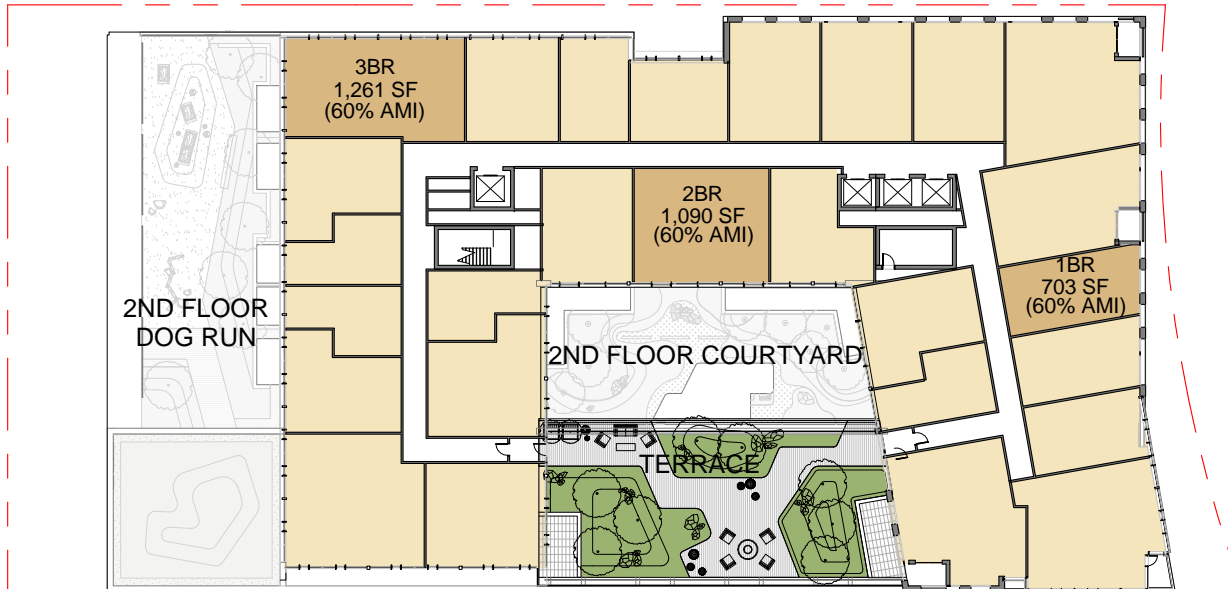
Perkins Eastman DC

WEST BUILDING (425) - IZ UNIT LOCATION - THIRD FLOOR PLAN

07.02.2018

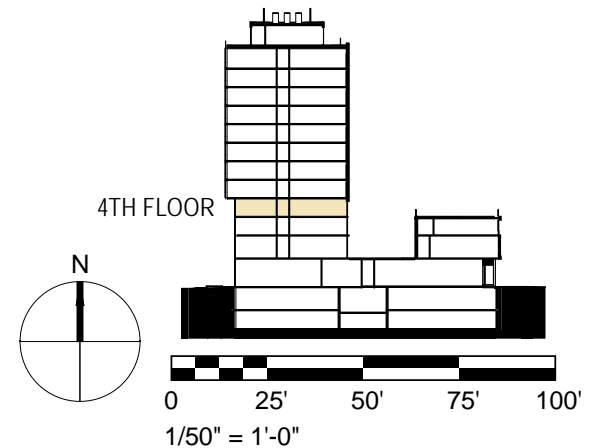
425 & 375 M STREET SW

WIZ3



NOTES:

THE IZ UNIT LOCATIONS ARE BASED UPON THE CURRENT 309 DWELLING UNIT COUNT AS SUBMITTED IN THE APPLICANT'S POSTHEARING SUBMISSION. THE NUMBER AND LOCATION OF THE IZ UNITS ARE SUBJECT TO CHANGE IF THE TOTAL NUMBER OF DWELLING UNITS CHANGE WITHIN THE RANGE REQUESTED AS PART OF THE PUD FLEXIBILITY WITHIN THE SAME GENERAL AREA AND TYPE.



FORESTCITY

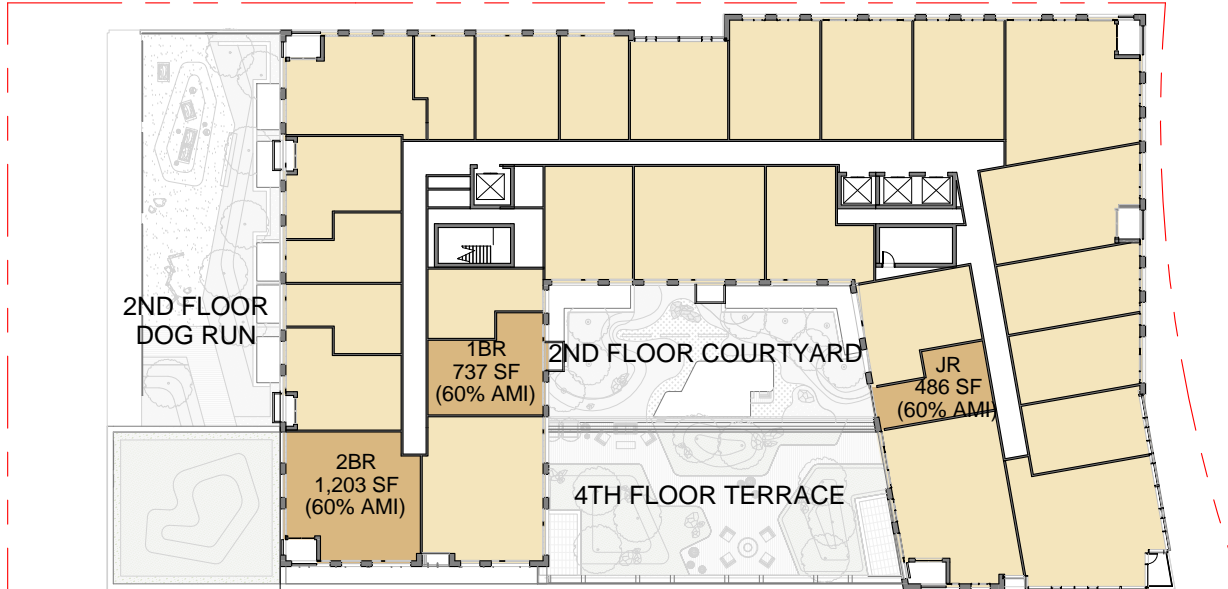
Perkins Eastman DC

WEST BUILDING (425) - IZ UNIT LOCATION - FOURTH FLOOR PLAN

07.02.2018

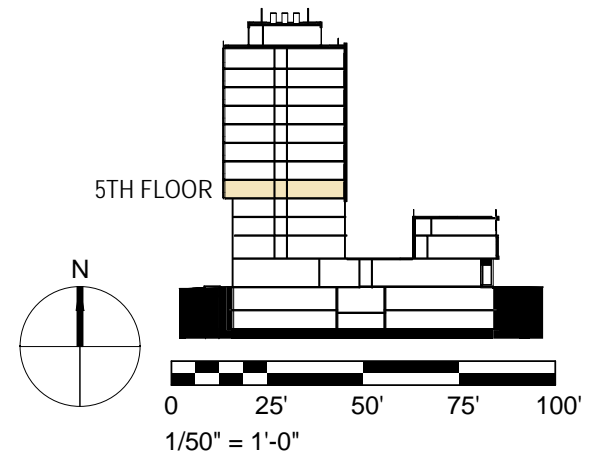
425 & 375 M STREET SW

WIZ4



NOTES:

THE IZ UNIT LOCATIONS ARE BASED UPON THE CURRENT 309 DWELLING UNIT COUNT AS SUBMITTED IN THE APPLICANT'S POSTHEARING SUBMISSION. THE NUMBER AND LOCATION OF THE IZ UNITS ARE SUBJECT TO CHANGE IF THE TOTAL NUMBER OF DWELLING UNITS CHANGE WITHIN THE RANGE REQUESTED AS PART OF THE PUD FLEXIBILITY WITHIN THE SAME GENERAL AREA AND TYPE.



FORESTCITY

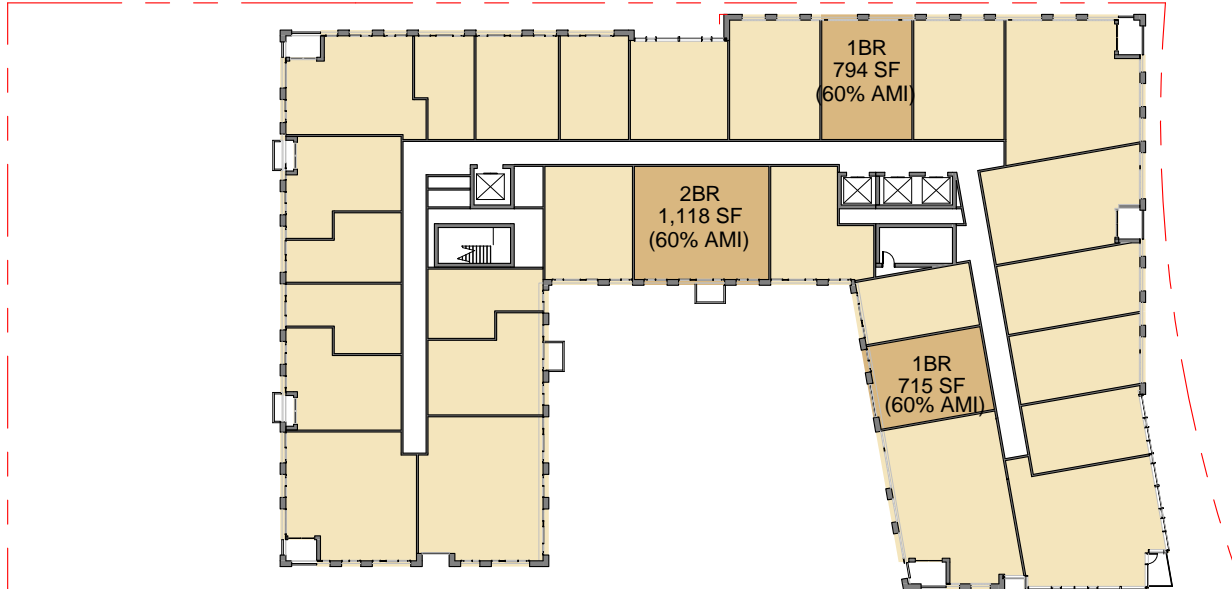
Perkins Eastman DC

WEST BUILDING (425) - IZ UNIT LOCATION - FIFTH FLOOR PLAN

07.02.2018

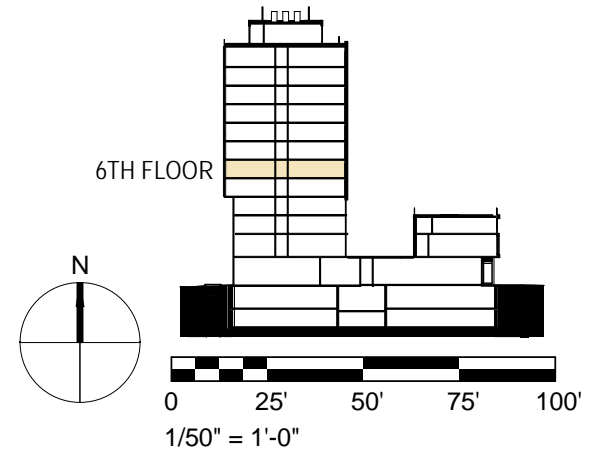
425 & 375 M STREET SW

WIZ5



NOTES:

THE IZ UNIT LOCATIONS ARE BASED UPON THE CURRENT 309 DWELLING UNIT COUNT AS SUBMITTED IN THE APPLICANT'S POSTHEARING SUBMISSION. THE NUMBER AND LOCATION OF THE IZ UNITS ARE SUBJECT TO CHANGE IF THE TOTAL NUMBER OF DWELLING UNITS CHANGE WITHIN THE RANGE REQUESTED AS PART OF THE PUD FLEXIBILITY WITHIN THE SAME GENERAL AREA AND TYPE.



FORESTCITY

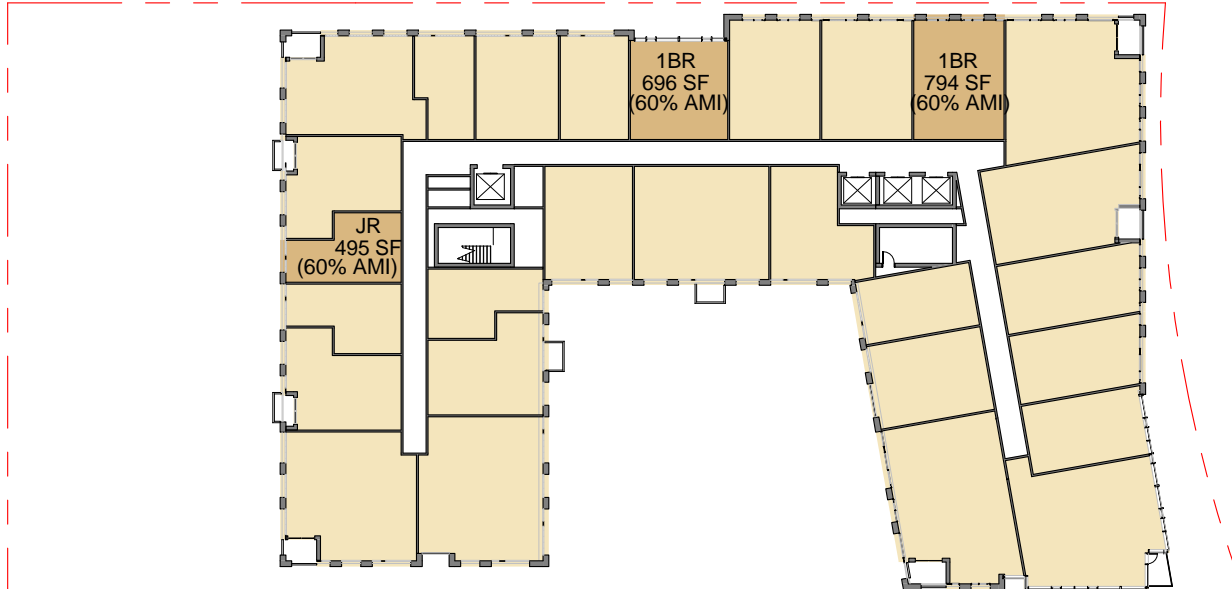
Perkins Eastman DC

WEST BUILDING (425) - IZ UNIT LOCATION - SIXTH FLOOR PLAN

07.02.2018

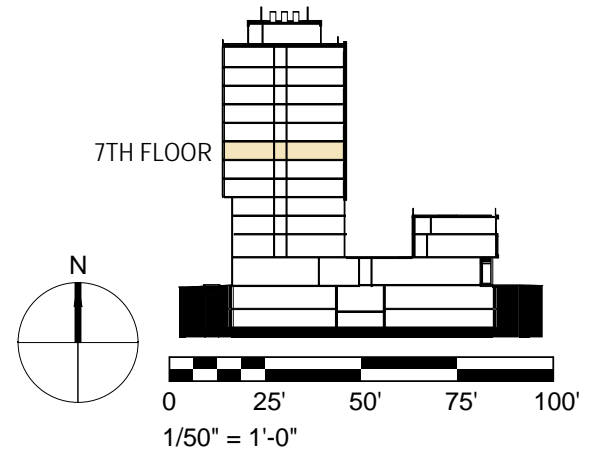
425 & 375 M STREET SW

WIZ6



NOTES:

THE IZ UNIT LOCATIONS ARE BASED UPON THE CURRENT 309 DWELLING UNIT COUNT AS SUBMITTED IN THE APPLICANT'S POSTHEARING SUBMISSION. THE NUMBER AND LOCATION OF THE IZ UNITS ARE SUBJECT TO CHANGE IF THE TOTAL NUMBER OF DWELLING UNITS CHANGE WITHIN THE RANGE REQUESTED AS PART OF THE PUD FLEXIBILITY WITHIN THE SAME GENERAL AREA AND TYPE.



FORESTCITY

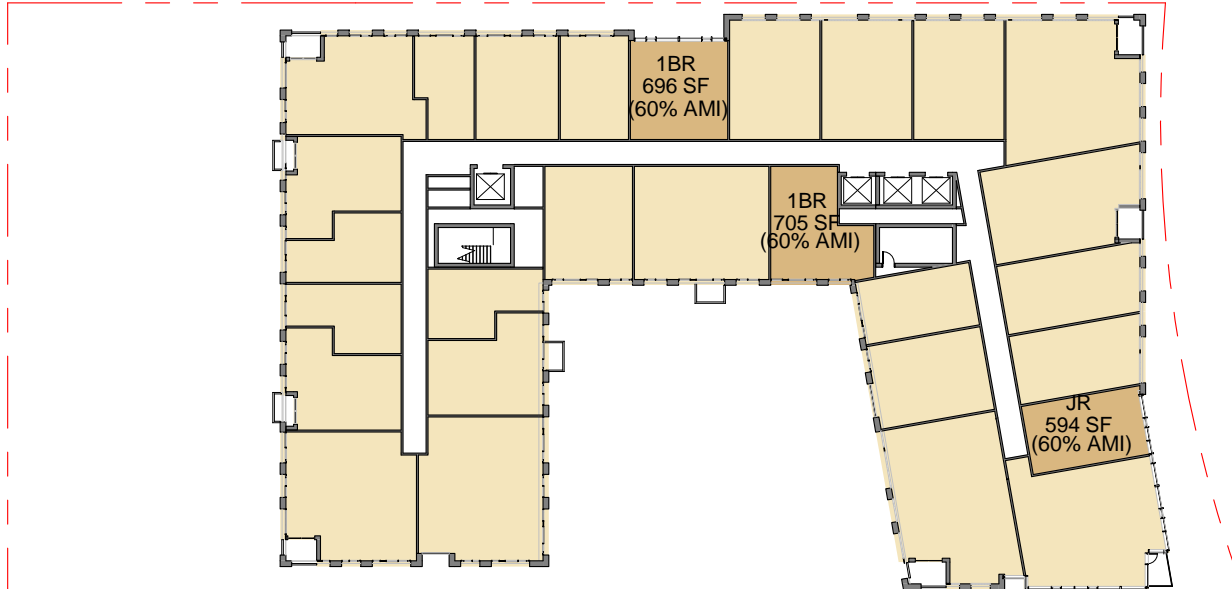
Perkins Eastman DC

WEST BUILDING (425) - IZ UNIT LOCATION - SEVENTH FLOOR PLAN

07.02.2018

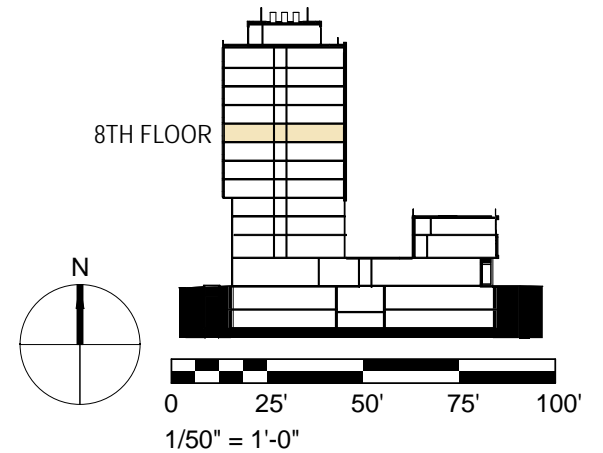
425 & 375 M STREET SW

WIZ7



NOTES:

THE IZ UNIT LOCATIONS ARE BASED UPON THE CURRENT 309 DWELLING UNIT COUNT AS SUBMITTED IN THE APPLICANT'S POSTHEARING SUBMISSION. THE NUMBER AND LOCATION OF THE IZ UNITS ARE SUBJECT TO CHANGE IF THE TOTAL NUMBER OF DWELLING UNITS CHANGE WITHIN THE RANGE REQUESTED AS PART OF THE PUD FLEXIBILITY WITHIN THE SAME GENERAL AREA AND TYPE.



FORESTCITY

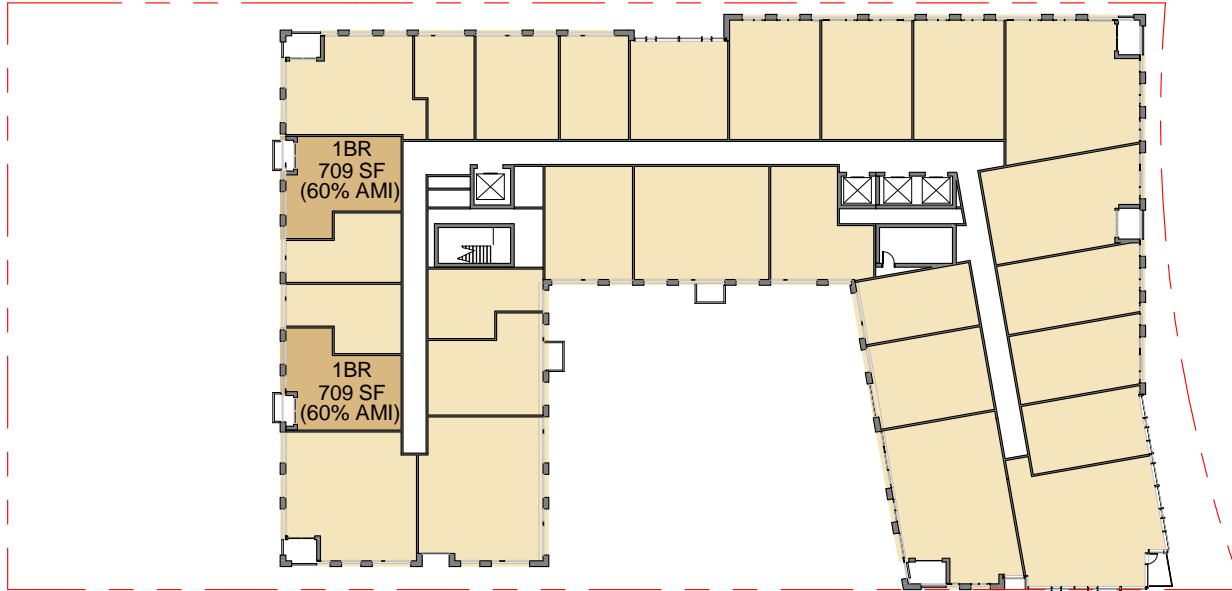
Perkins Eastman DC

WEST BUILDING (425) - IZ UNIT LOCATION - EIGHTH FLOOR PLAN

07.02.2018

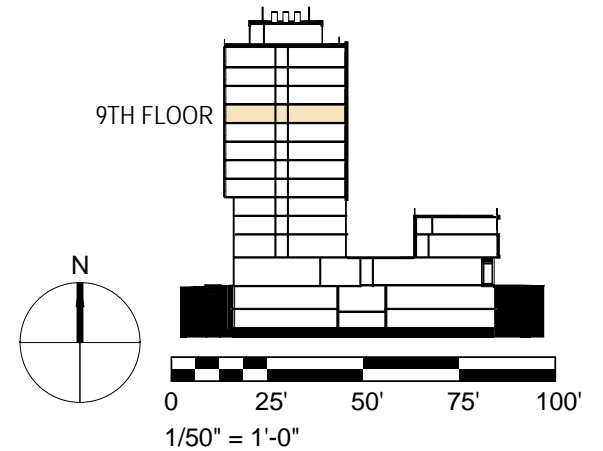
425 & 375 M STREET SW

WIZ8



NOTES:

THE IZ UNIT LOCATIONS ARE BASED UPON THE CURRENT 309 DWELLING UNIT COUNT AS SUBMITTED IN THE APPLICANT'S POSTHEARING SUBMISSION. THE NUMBER AND LOCATION OF THE IZ UNITS ARE SUBJECT TO CHANGE IF THE TOTAL NUMBER OF DWELLING UNITS CHANGE WITHIN THE RANGE REQUESTED AS PART OF THE PUD FLEXIBILITY WITHIN THE SAME GENERAL AREA AND TYPE.



FORESTCITY

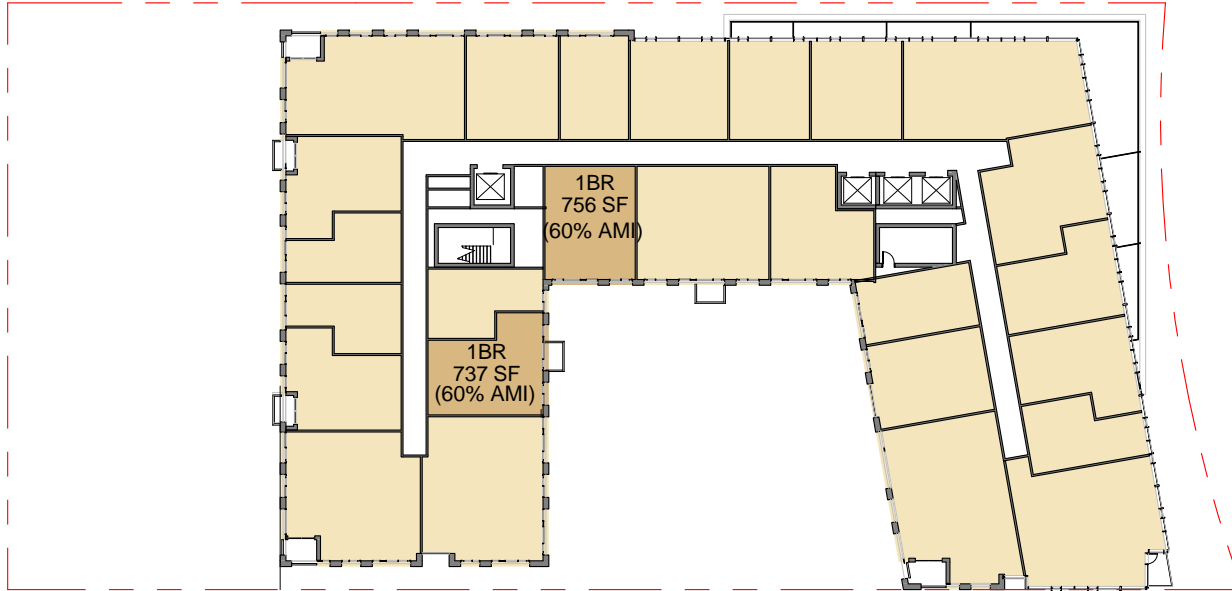
Perkins Eastman DC

WEST BUILDING (425) - IZ UNIT LOCATION - NINTH FLOOR PLAN

07.02.2018

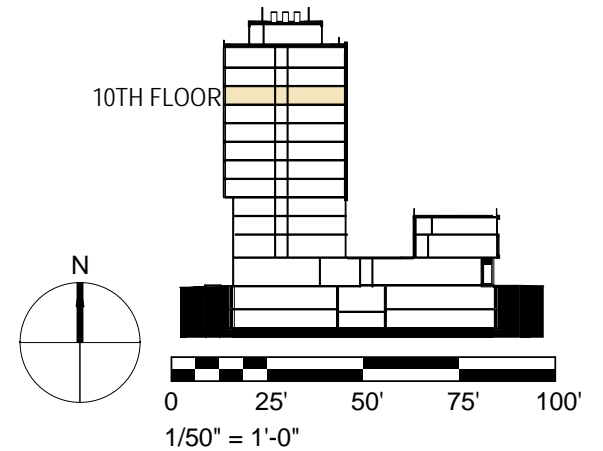
425 & 375 M STREET SW

WIZ9



NOTES:

THE IZ UNIT LOCATIONS ARE BASED UPON THE CURRENT 309 DWELLING UNIT COUNT AS SUBMITTED IN THE APPLICANT'S POSTHEARING SUBMISSION. THE NUMBER AND LOCATION OF THE IZ UNITS ARE SUBJECT TO CHANGE IF THE TOTAL NUMBER OF DWELLING UNITS CHANGE WITHIN THE RANGE REQUESTED AS PART OF THE PUD FLEXIBILITY WITHIN THE SAME GENERAL AREA AND TYPE.



FORESTCITY

Perkins Eastman DC

WEST BUILDING (425) - IZ UNIT LOCATION - TENTH FLOOR PLAN

07.02.2018

425 & 375 M STREET SW

WIZ10

PUD UNIT MIX - EAST BUILDING (425) - 8% IZ

	STUDIO/JUNIOR 1 BEDROOM				1 BEDROOM/1 BEDROOM+DEN				2 BEDROOM				3 BEDROOM	
	IZ at 60% AMI	Area	Market Rate	Area	IZ at 60% AMI	Area	Market Rate		IZ at 60% AMI	Area	Market Rate		IZ at 60% AMI	Area
Level 12			5	2,512			14	9,776			7	8,608		
Level 11			5	2,512			14	9,776			7	8,608		
Level 10			6	3,053	2	1,493	11	7,742			7	8,608		
Level 9			7	3,575	2	1,417	13	9,886			6	7,388		
Level 8	1	594	6	2,981	2	1,401	13	9,902			6	7,388		
Level 7	1	495	6	3,080	2	1,490	13	9,813			6	7,388		
Level 6			7	3,575	2	1,509	13	9,794	1	1,118	5	6,269		
Level 5	1	486	6	3,044	1	737	14	10,641	1	1,203	5	6,143		
Level 4			7	3,636	1	703	13	10,080	1	1,090	4	4,806	1	1,261
Level 3	1	585	6	3,054			21	16,169	1	1,121	2	2,514	1	1,322
Level 2	1	486	5	2,590	1	754	22	17,092			2	2,412	1	1,328
SUBTOTAL	5	2,646	66	33,612	13	9,504	161	120,671	4	4,532	57	70,132	3	3,911
PROPORTION OF UNIT TYPE TO ALL IZ/MARKET UNITS	20.0%	12.9%	23.2%	14.2%	52.0%	46.2%	56.7%	51.0%	16.0%	22.0%	20.1%	29.6%	12.0%	19.0%

TOTAL GROSS FLOOR AREA (ALL USES FAR)		322,772	(322,785 ALLOWED)
TOTAL RESIDENTIAL GROSS FLOOR AREA		301,670	
TOTAL RESIDENTIAL NET FLOOR AREA		257,371	
RATIO OF TOTAL NET RES AREA/TOTAL GROSS RES AREA		85.3%	
TOTAL NET SF DEVOTED TO MARKET RATE		236,781	
TOTAL RESIDENTIAL IZ REQUIRED (8% TOTAL NET RES AREA)		20,590	
TOTAL NET SF DEVOTED TO IZ AT 60% MFI		20,590	

	UNITS
TOTAL IZ UNITS (NET)	25
TOTAL MARKET RATE UNITS (NET)	284
TOTAL UNITS	309

NOTES: PER SUBTITLE C CHAPTER 15 SECTION 1500.11 ALL PENTHOUSE HABITABLE SPACE DEVOTED EXCLUSIVELY TO COMMUNAL ROOFTOP RECREATION OR AMENITY SPACE FOR THE PRIMARY USE OF RESIDENTS OF THE RESIDENTIAL BUILDING IS NOT SUBJECT TO THE INCLUSIONARY ZONING SET-ASIDE PROVISIONS OF SUBTITLE C CHAPTER 10 INCLUSIONARY ZONING.

	Balcony	IZ	Market
Level 12	8		8
Level 11	8		8
Level 10	9	1	8
Level 9	10	2	8
Level 8	10		10
Level 7	10		10
Level 6	10	1	9
Level 5	10	2	8
Level 4	4		4
Level 3	11		11
Level 2	22	3	19
TOTAL BALCONY NUMBER	112	9	103
RATIO	36.2%	36.0%	36.3%

