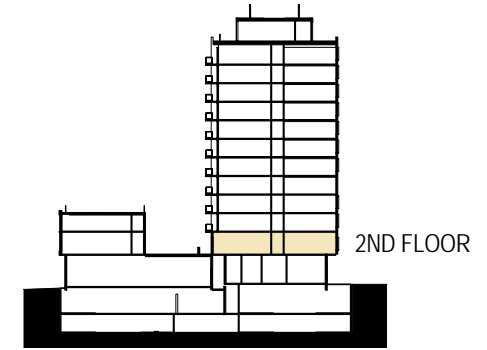
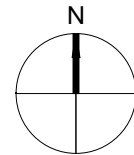


NOTES:

THE IZ UNIT LOCATIONS ARE BASED UPON THE CURRENT 308 DWELLING UNIT COUNT AS SUBMITTED IN THE APPLICANT'S PREHEARING 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.



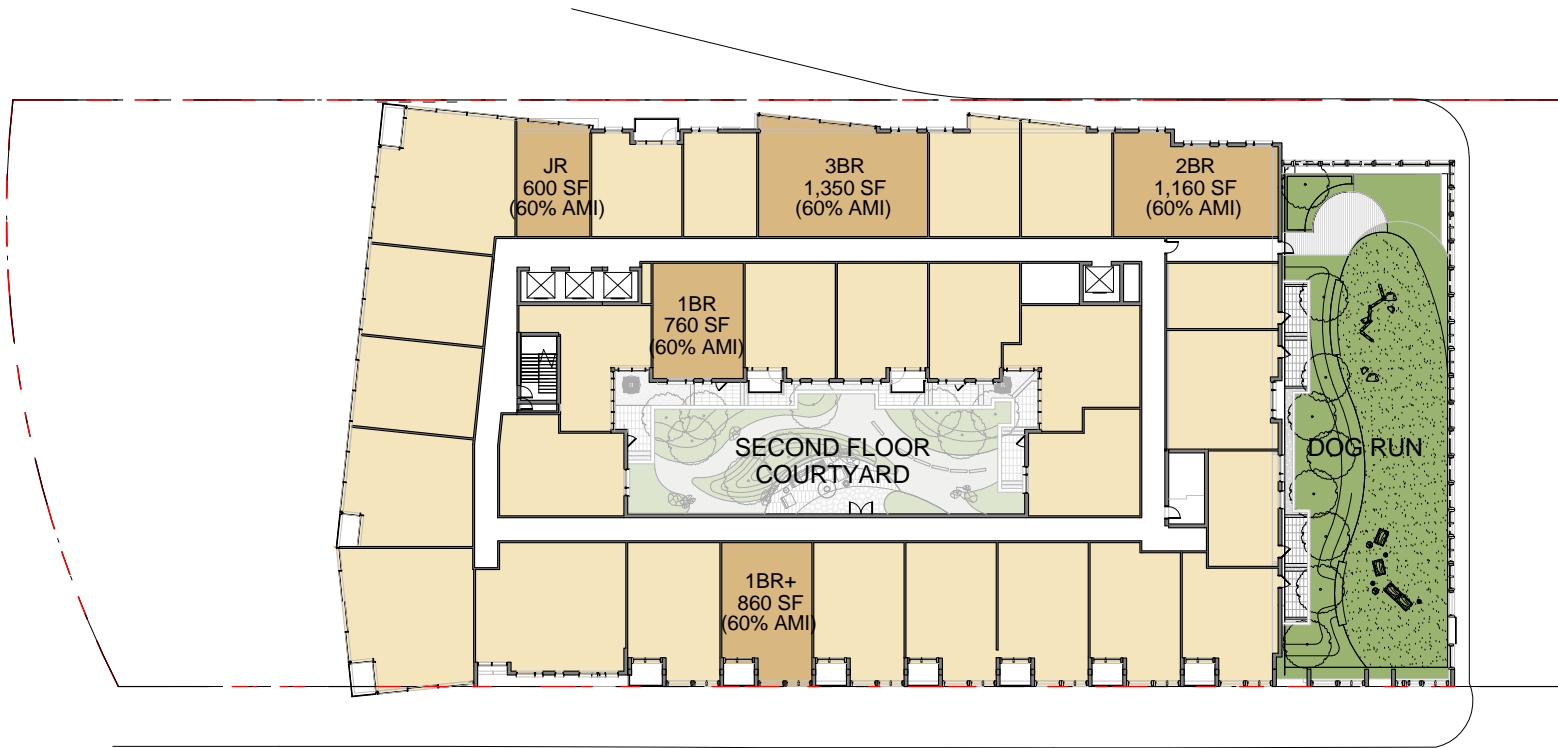
FORESTCITY
Perkins Eastman DC

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

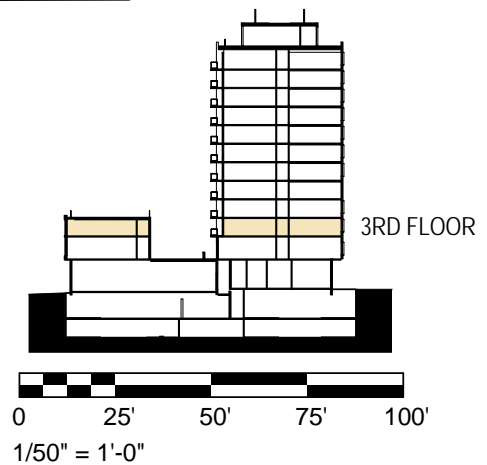
08.15.2017

425 & 375 M STREET SW

ZONING COMMISSION
 District of Columbia
 CASE NO. 02-381
 EXHIBIT NO. 13H **E1Z2**



M STREET SW



NOTES:

THE IZ UNIT LOCATIONS ARE BASED UPON THE CURRENT 308 DWELLING UNIT COUNT AS SUBMITTED IN THE APPLICANT'S PREHEARING 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

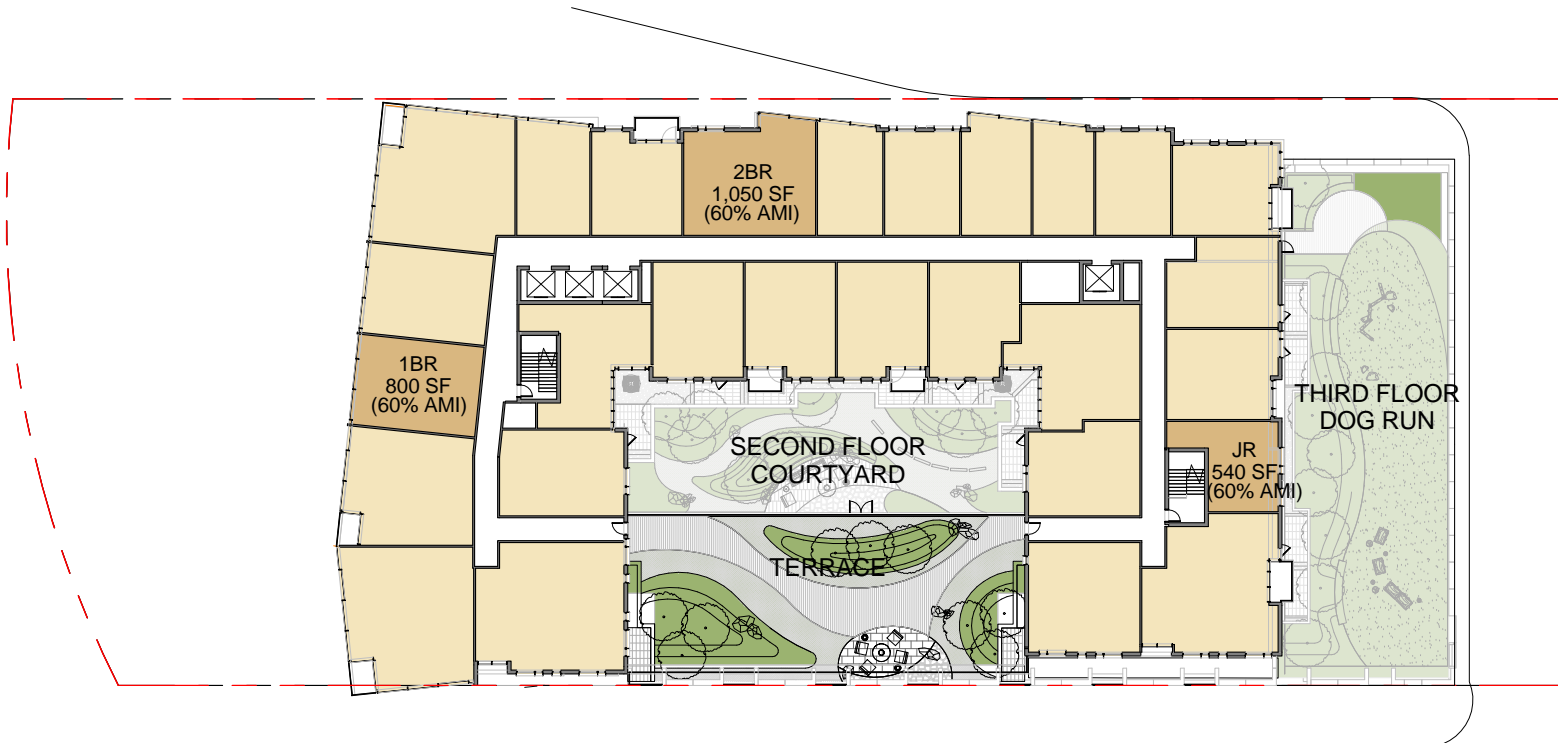
Perkins Eastman DC

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

08.15.2017

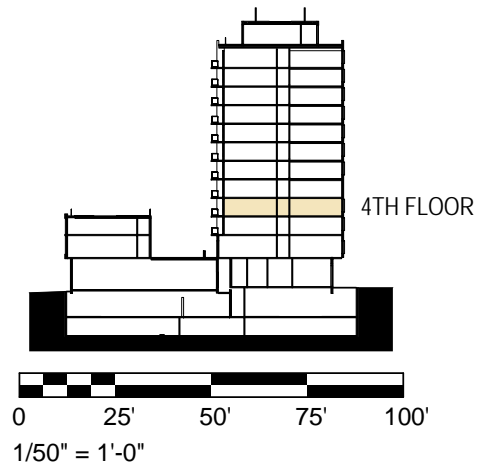
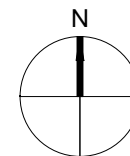
425 & 375 M STREET SW

EIZ3



NOTES:

THE IZ UNIT LOCATIONS ARE BASED UPON THE CURRENT 308 DWELLING UNIT COUNT AS SUBMITTED IN THE APPLICANT'S PREHEARING 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

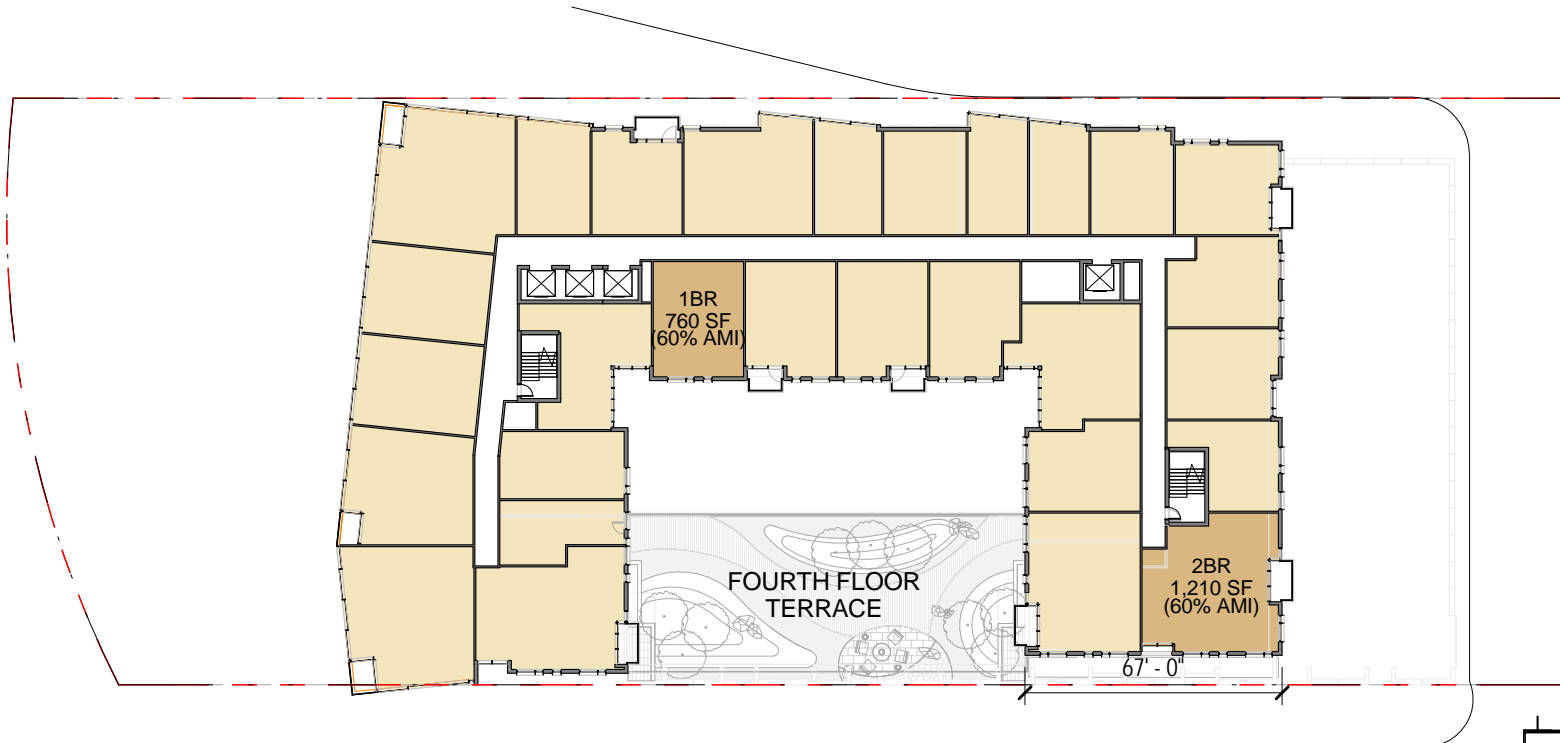
Perkins Eastman DC

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

08.15.2017

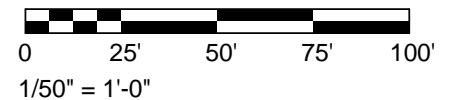
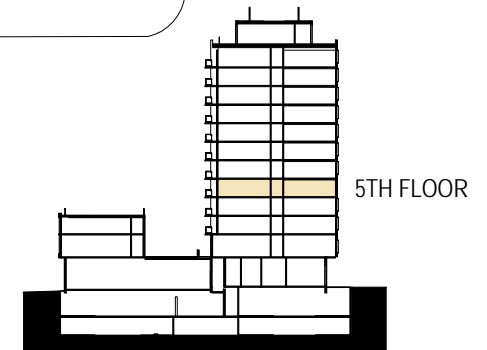
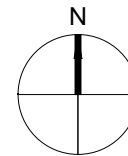
425 & 375 M STREET SW

EIZ4



NOTES:

THE IZ UNIT LOCATIONS ARE BASED UPON THE CURRENT 308 DWELLING UNIT COUNT AS SUBMITTED IN THE APPLICANT'S PREHEARING 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

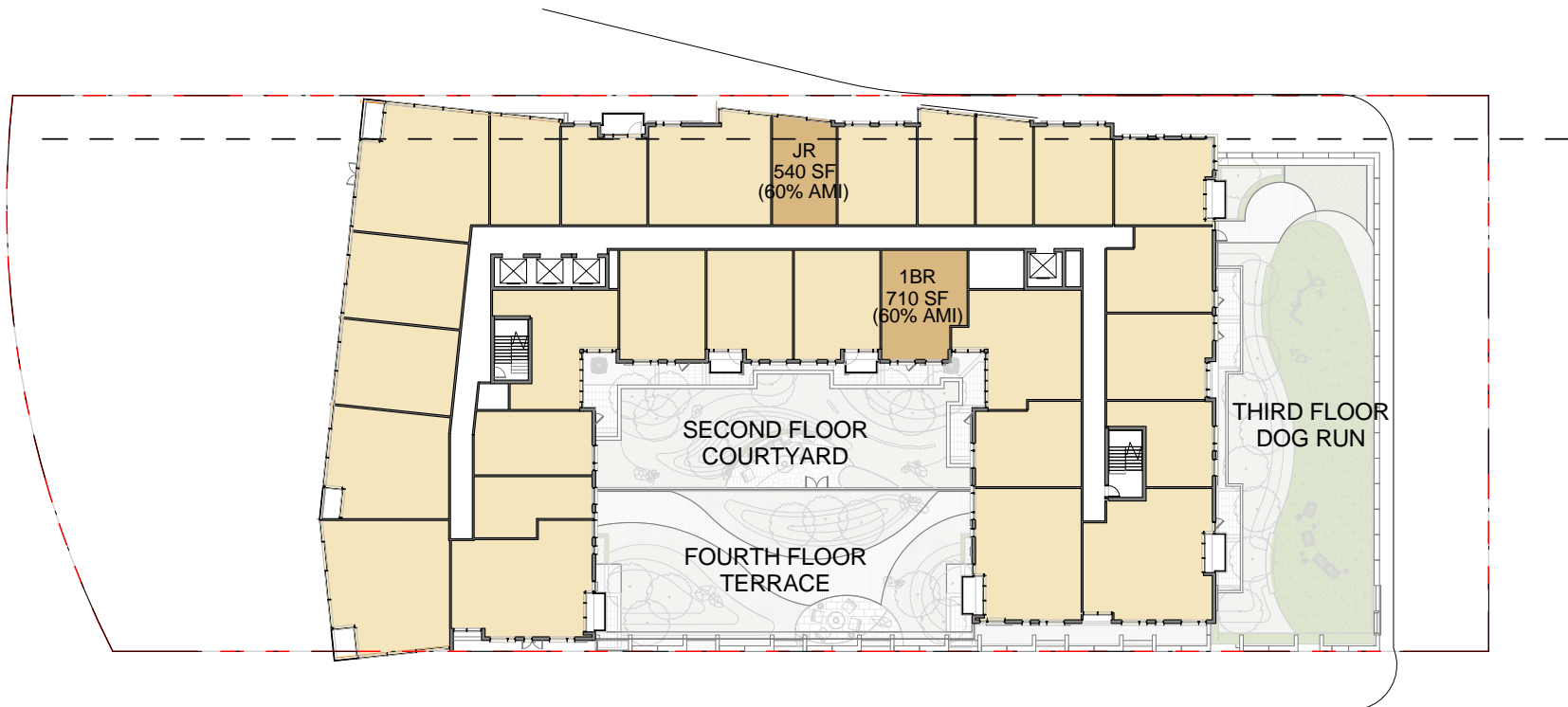
Perkins Eastman DC

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

08.15.2017

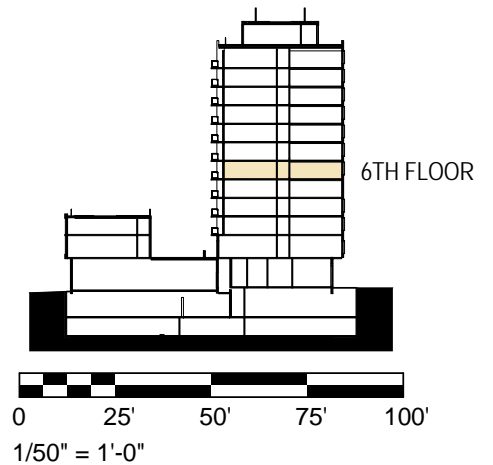
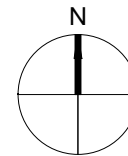
425 & 375 M STREET SW

EIZ5



NOTES:

THE IZ UNIT LOCATIONS ARE BASED UPON THE CURRENT 308 DWELLING UNIT COUNT AS SUBMITTED IN THE APPLICANT'S PREHEARING 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

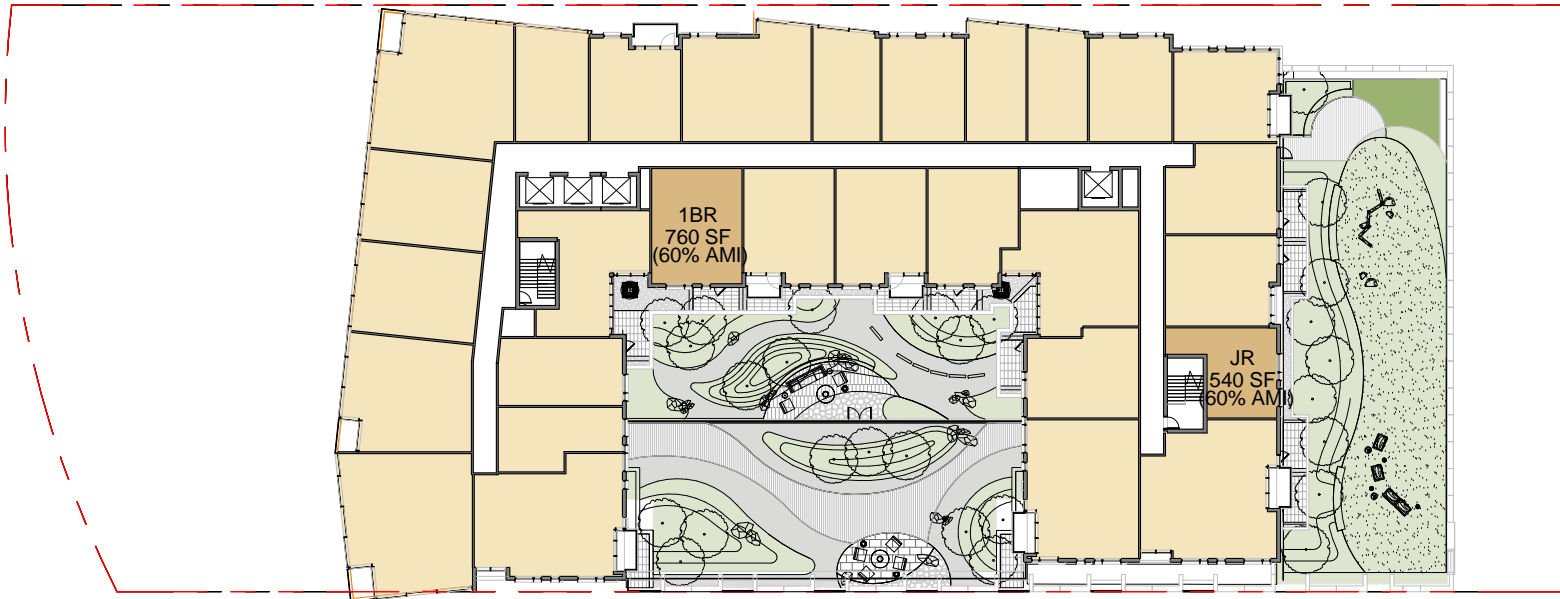
Perkins Eastman DC

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

08.15.2017

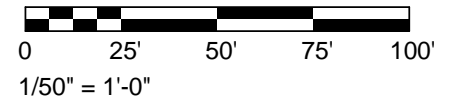
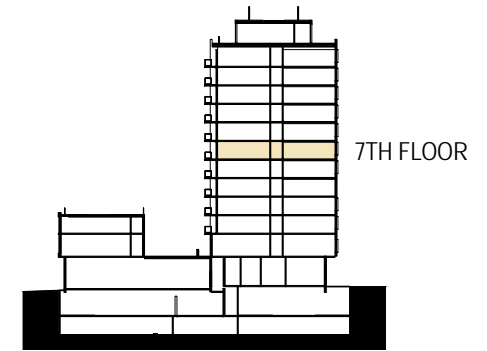
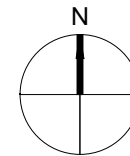
425 & 375 M STREET SW

EIZ6



NOTES:

THE IZ UNIT LOCATIONS ARE BASED UPON THE CURRENT 308 DWELLING UNIT COUNT AS SUBMITTED IN THE APPLICANT'S PREHEARING 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

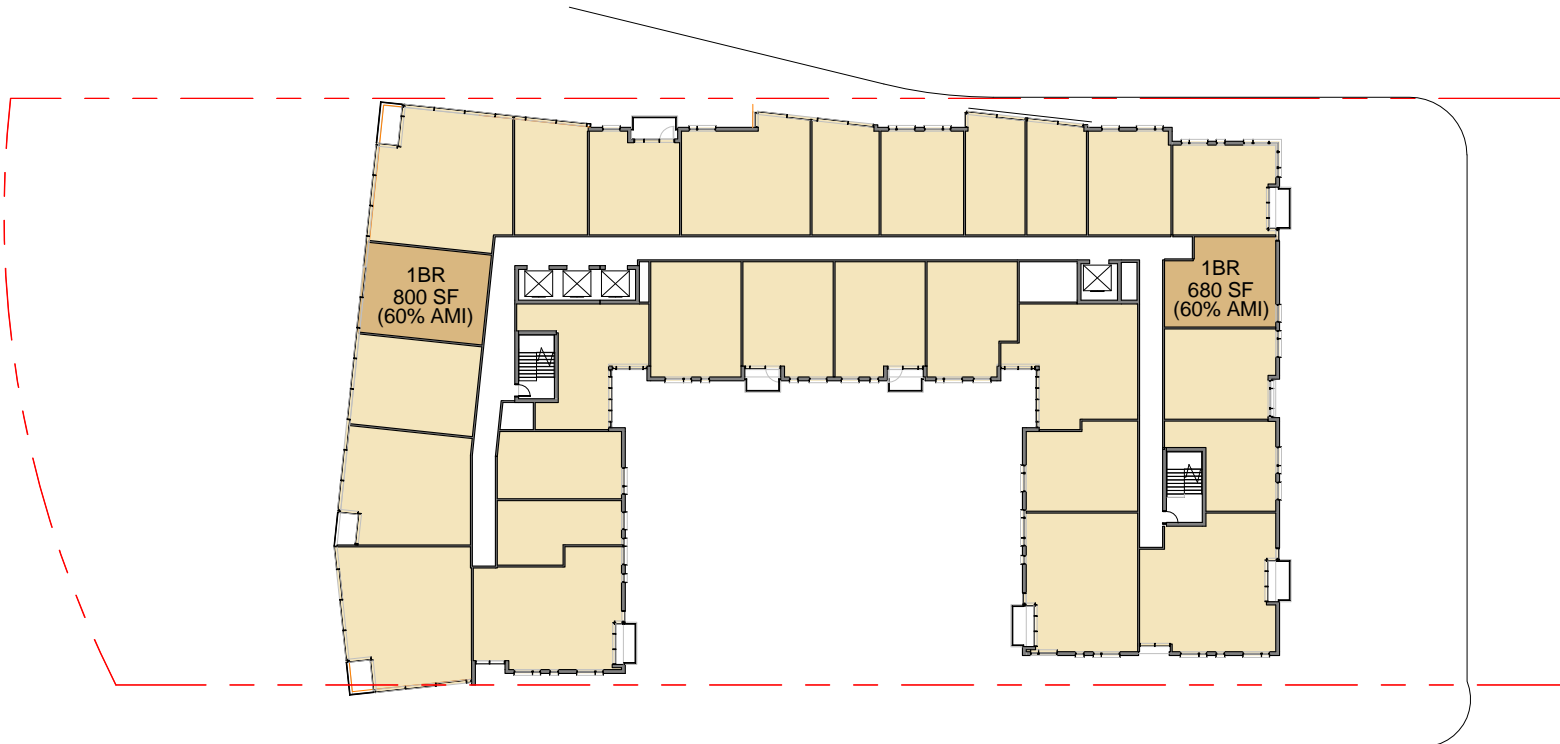
Perkins Eastman DC

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

08.15.2017

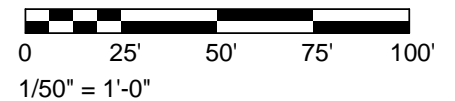
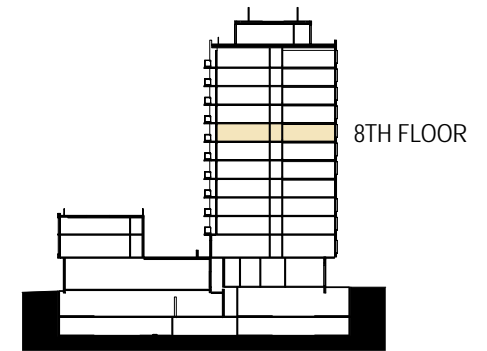
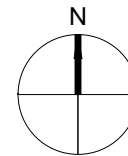
425 & 375 M STREET SW

EIZ7



NOTES:

THE IZ UNIT LOCATIONS ARE BASED UPON THE CURRENT 308 DWELLING UNIT COUNT AS SUBMITTED IN THE APPLICANT'S PREHEARING 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

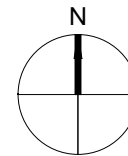
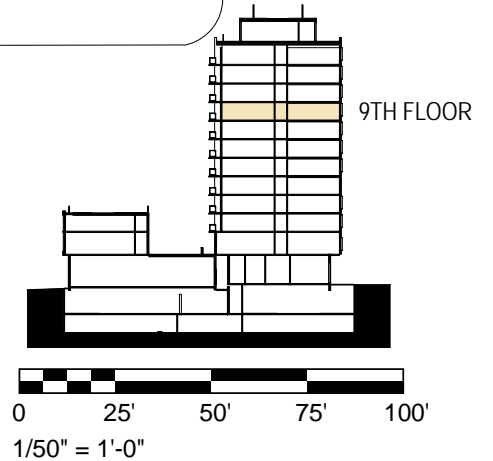
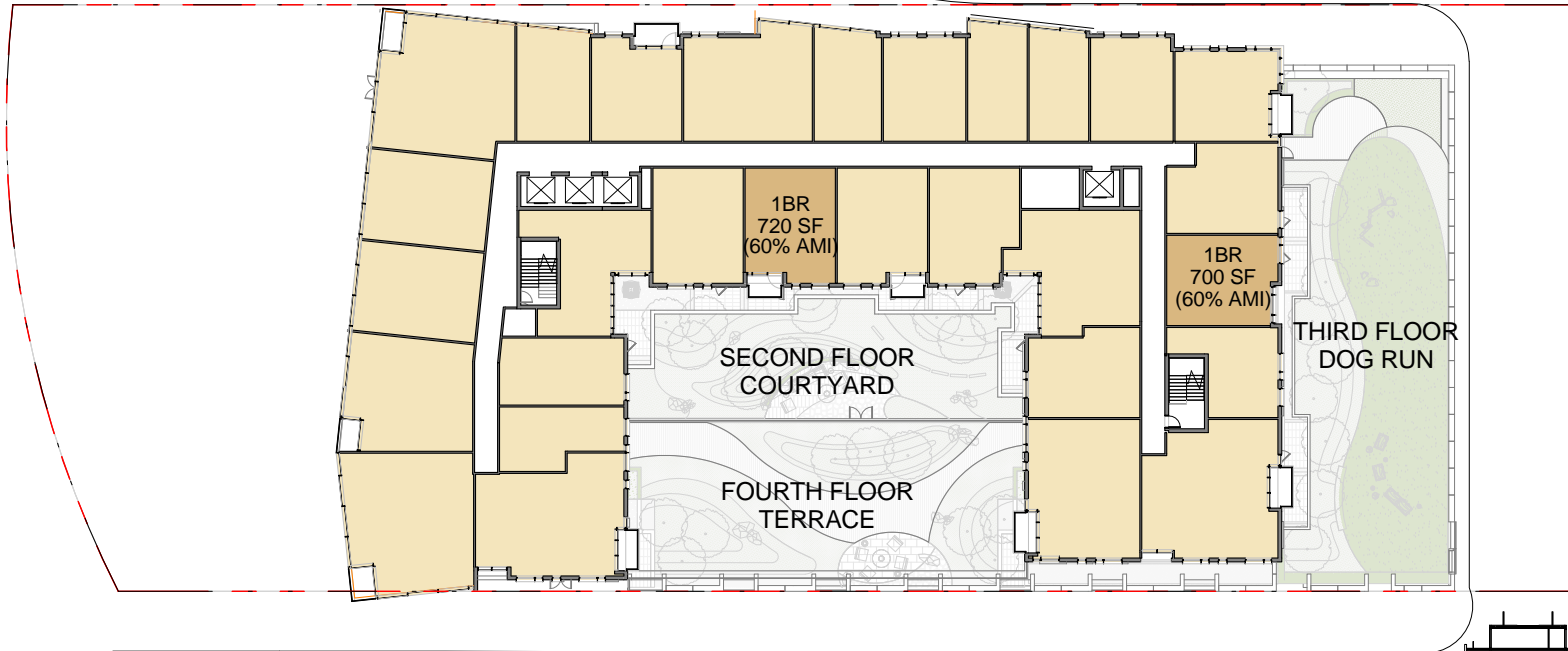
Perkins Eastman DC

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

08.15.2017

425 & 375 M STREET SW

EIZ8



NOTES:

THE IZ UNIT LOCATIONS ARE BASED UPON THE CURRENT 308 DWELLING UNIT COUNT AS SUBMITTED IN THE APPLICANT'S PREHEARING 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

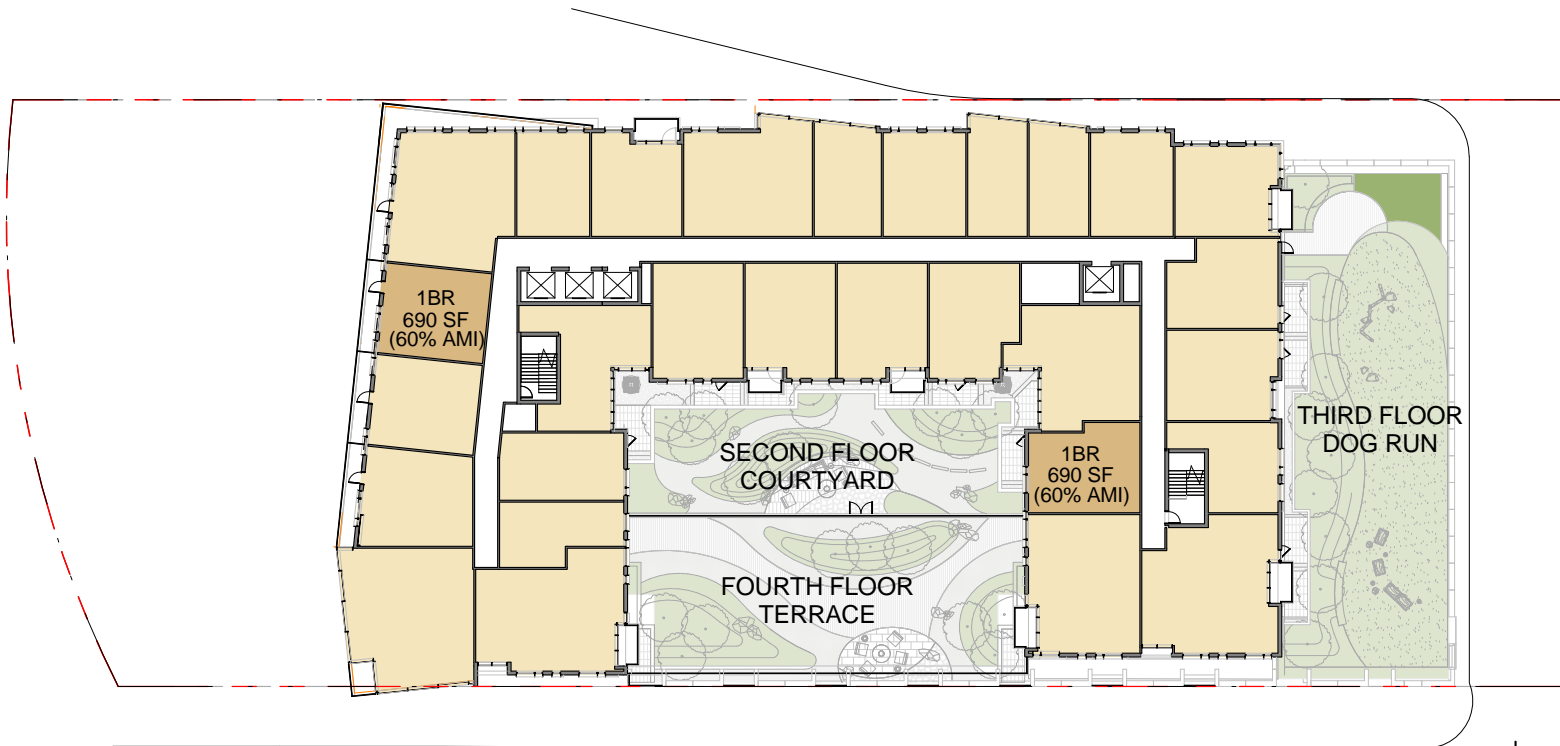
Perkins Eastman DC

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

08.15.2017

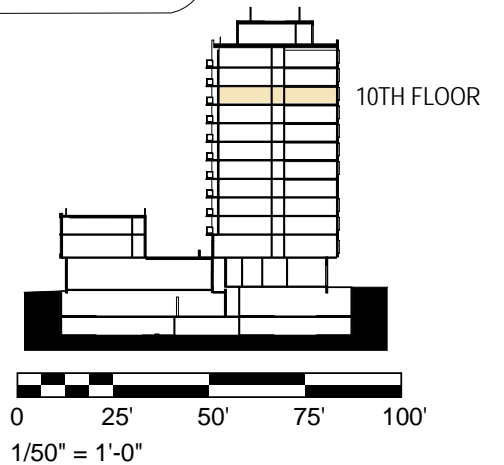
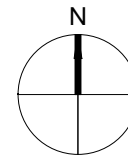
425 & 375 M STREET SW

EIZ9



NOTES:

THE IZ UNIT LOCATIONS ARE BASED UPON THE CURRENT 308 DWELLING UNIT COUNT AS SUBMITTED IN THE APPLICANT'S PREHEARING 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

08.15.2017

425 & 375 M STREET SW

EIZ10

PUD UNIT MIX - EAST BUILDING (375)

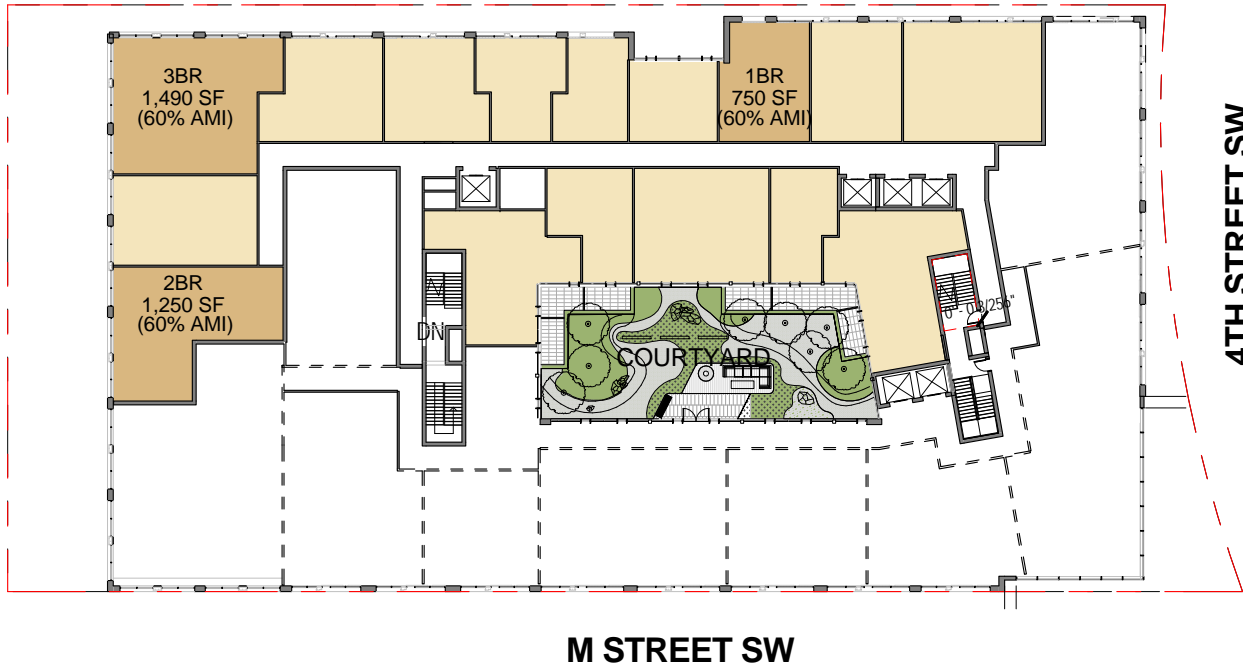
	STUDIO/JUNIOR 1 BEDROOM		1 BEDROOM/1 BEDROOM+DEN		2 BEDROOM		3 BEDROOM	
	IZ at 60% AMI	Market Rate	IZ at 60% AMI	Market Rate	IZ at 60% AMI	Market Rate	IZ at 60% AMI	Market Rate
Level 12		7		16		6		
Level 11		7		16		6		
Level 10		7	2	14		6		
Level 9		7	2	14		6		
Level 8		7	2	14		6		
Level 7	1	6	1	15		6		
Level 6	1	6	1	15		6		
Level 5		7	1	15	1	5		
Level 4	1	4	1	17	1	4		
Level 3	1	3	2	20	1	3	1	
Level 2	1	1	1	9	1	3	1	
SUBTOTAL	5	62	13	165	4	57	2	0
PROPORTION OF UNIT TYPE TO ALL IZ/MARKET UNITS	20.8%	21.8%	54.2%	58.1%				

TOTAL GROSS FLOOR AREA (ALL USES FAR)	339,000
TOTAL RESIDENTIAL GROSS FLOOR AREA	298,430
TOTAL RESIDENTIAL NET FLOOR AREA	241,990
RATIO OF TOTAL NET RES AREA/TOTAL GROSS RES AREA	81.1%
TOTAL RESIDENTIAL IZ REQUIRED (8% TOTAL NET RES AREA)	19,359
TOTAL NET SF DEVOTED TO IZ AT 60% MFI	19,560

	UNITS
TOTAL IZ UNITS (NET)	24
TOTAL MARKET RATE UNITS (NET)	284
TOTAL UNITS	308

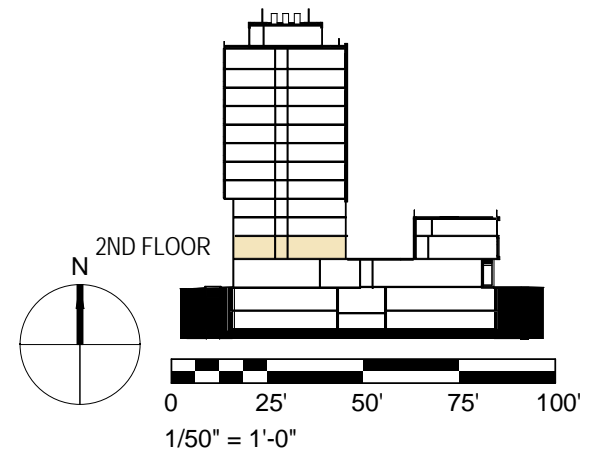
NOTES: PER SUBTITLE C CHAPTER 15 SECTION 1500.11 ALL PENTHOUSE HABITABLE SPACE DEVOTED EXCLUSIVELY TO COMMUNAL ROOFTOP RECREATION OR AMENITY SPACE FOR THE PRIMARY USE OF RESIDENTS OF THE RESIDENTIAL BUILDING IS NOT SUBJECT TO THE INCLUSIONARY ZONING SET-ASIDE PROVISIONS OF SUBTITLE C CHAPTER 10 INCLUSIONARY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

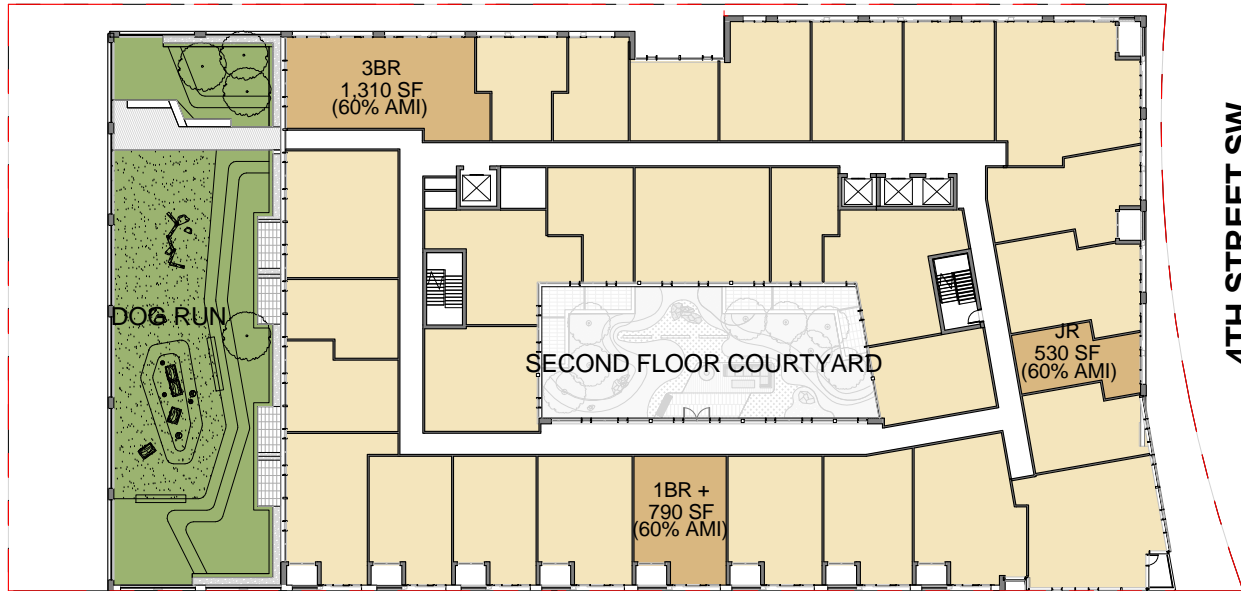




NOTES:

THE IZ UNIT LOCATIONS ARE BASED UPON THE CURRENT 308 DWELLING UNIT COUNT AS SUBMITTED IN THE APPLICANT'S PREHEARING 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.



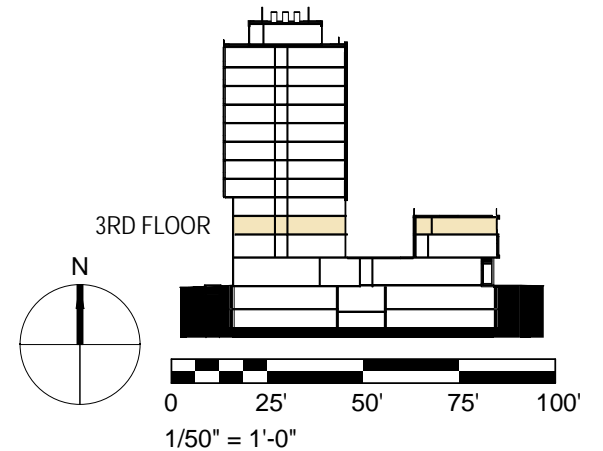


M STREET SW

4TH STREET SW

NOTES:

THE IZ UNIT LOCATIONS ARE BASED UPON THE CURRENT 308 DWELLING UNIT COUNT AS SUBMITTED IN THE APPLICANT'S PREHEARING 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.



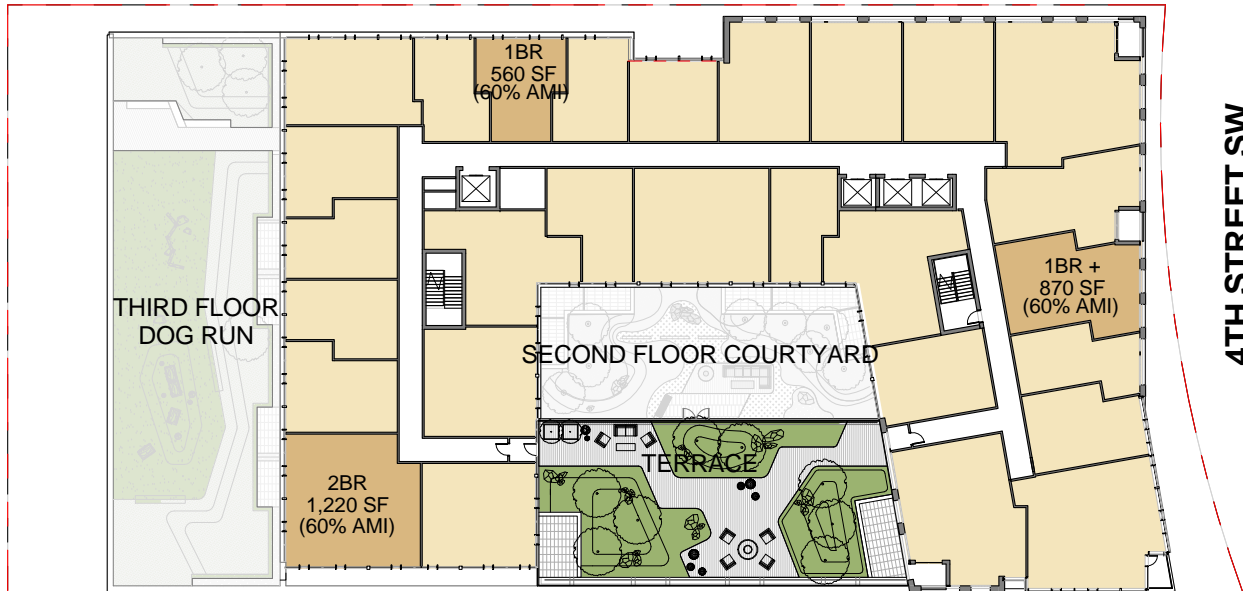
FORESTCITY
Perkins Eastman DC

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

08.15.2017

425 & 375 M STREET SW

WIZ3

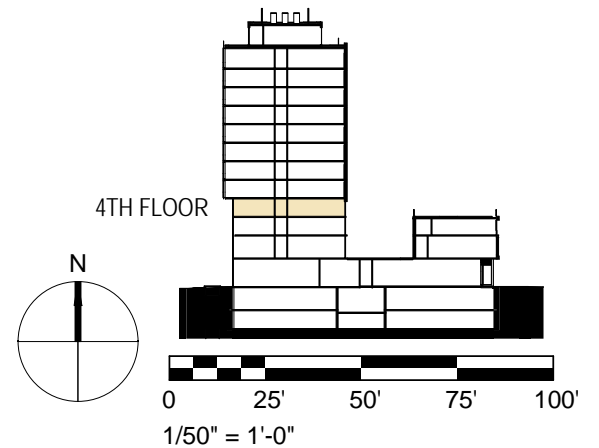


M STREET SW

4TH STREET SW

NOTES:

THE IZ UNIT LOCATIONS ARE BASED UPON THE CURRENT 308 DWELLING UNIT COUNT AS SUBMITTED IN THE APPLICANT'S PREHEARING 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

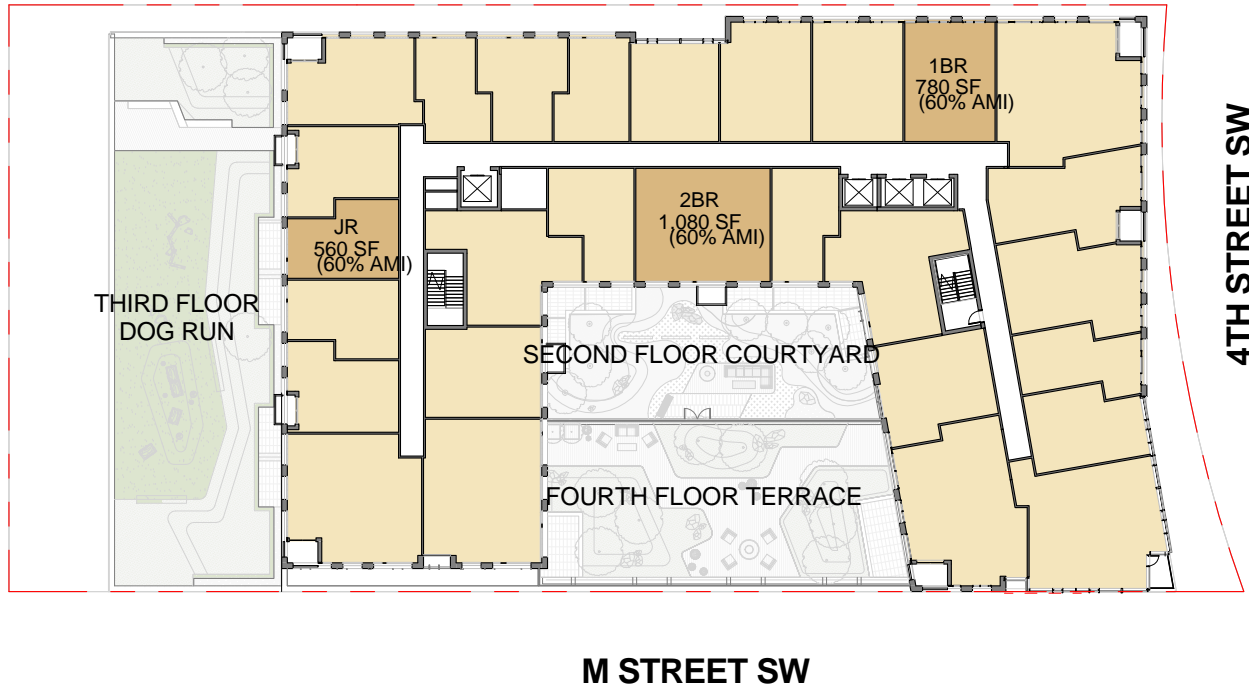
Perkins Eastman DC

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

08.15.2017

425 & 375 M STREET SW

WIZ4

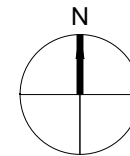


4TH STREET SW

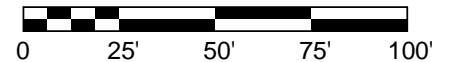
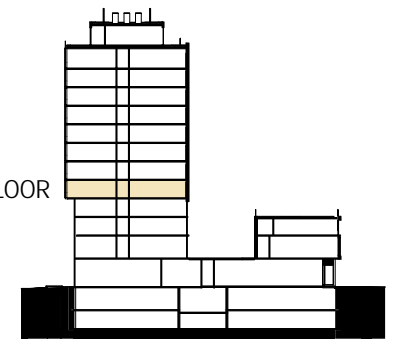
M STREET SW

NOTES:

THE IZ UNIT LOCATIONS ARE BASED UPON THE CURRENT 308 DWELLING UNIT COUNT AS SUBMITTED IN THE APPLICANT'S PREHEARING 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.



5TH FLOOR



1/50" = 1'-0"



FORESTCITY

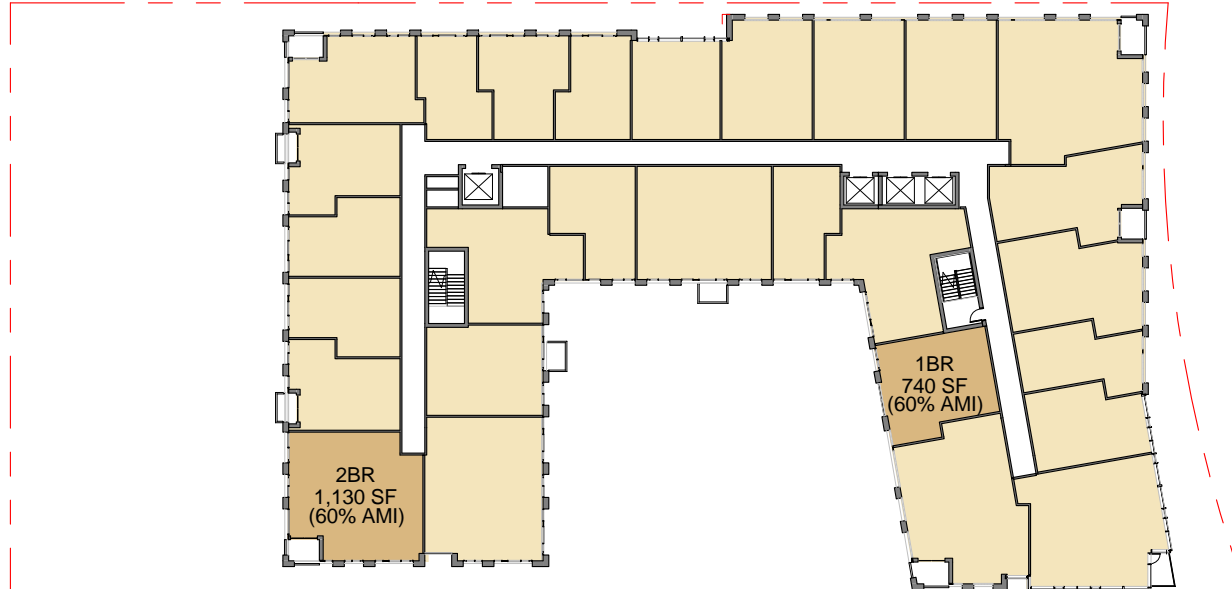
Perkins Eastman DC

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

08.15.2017

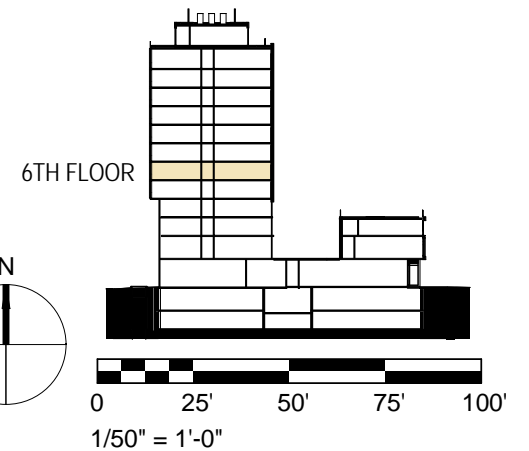
425 & 375 M STREET SW

WIZ5



NOTES:

THE IZ UNIT LOCATIONS ARE BASED UPON THE CURRENT 308 DWELLING UNIT COUNT AS SUBMITTED IN THE APPLICANT'S PREHEARING 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

08.15.2017

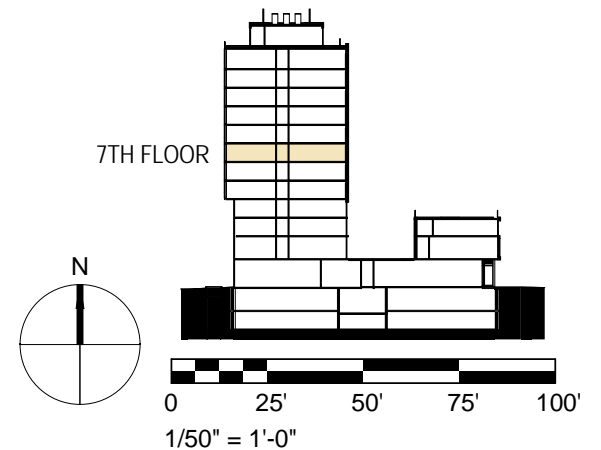
425 & 375 M STREET SW

WIZ6



NOTES:

THE IZ UNIT LOCATIONS ARE BASED UPON THE CURRENT 308 DWELLING UNIT COUNT AS SUBMITTED IN THE APPLICANT'S PREHEARING 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

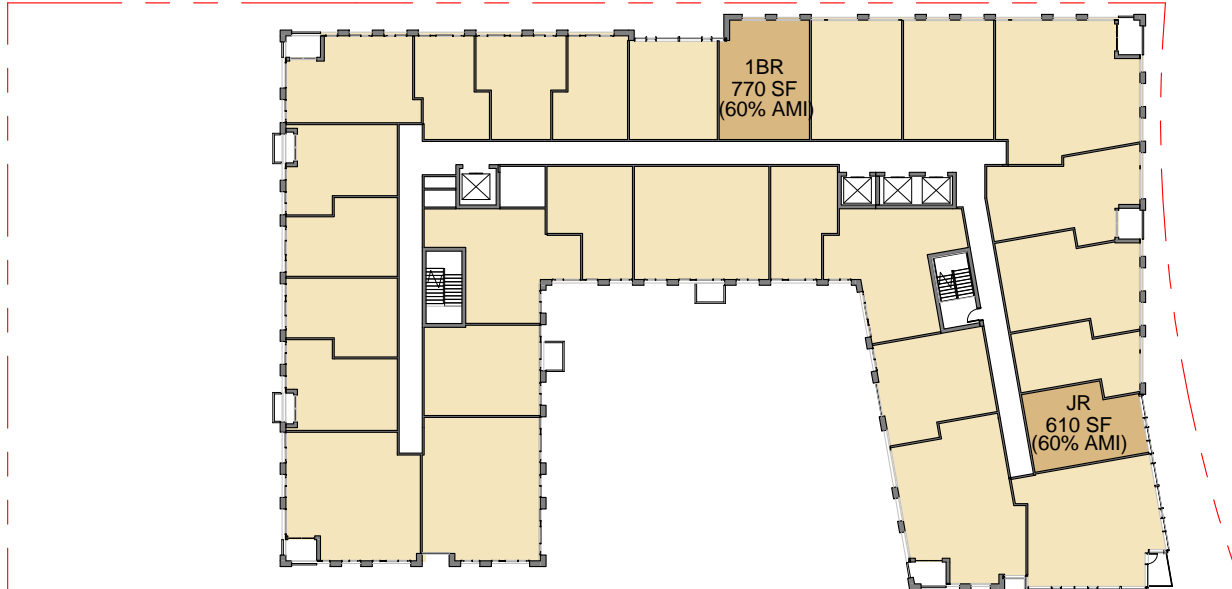
Perkins Eastman DC

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

08.15.2017

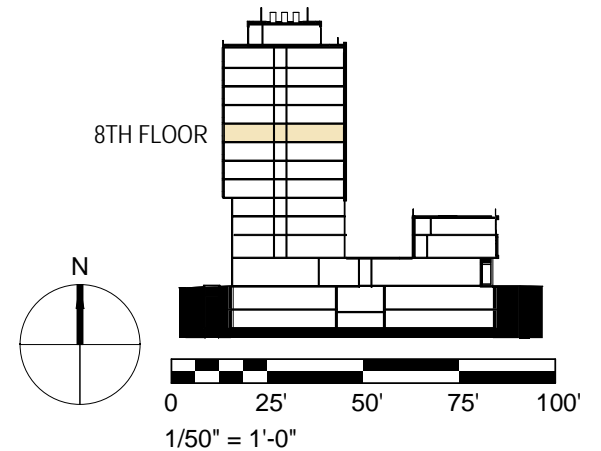
425 & 375 M STREET SW

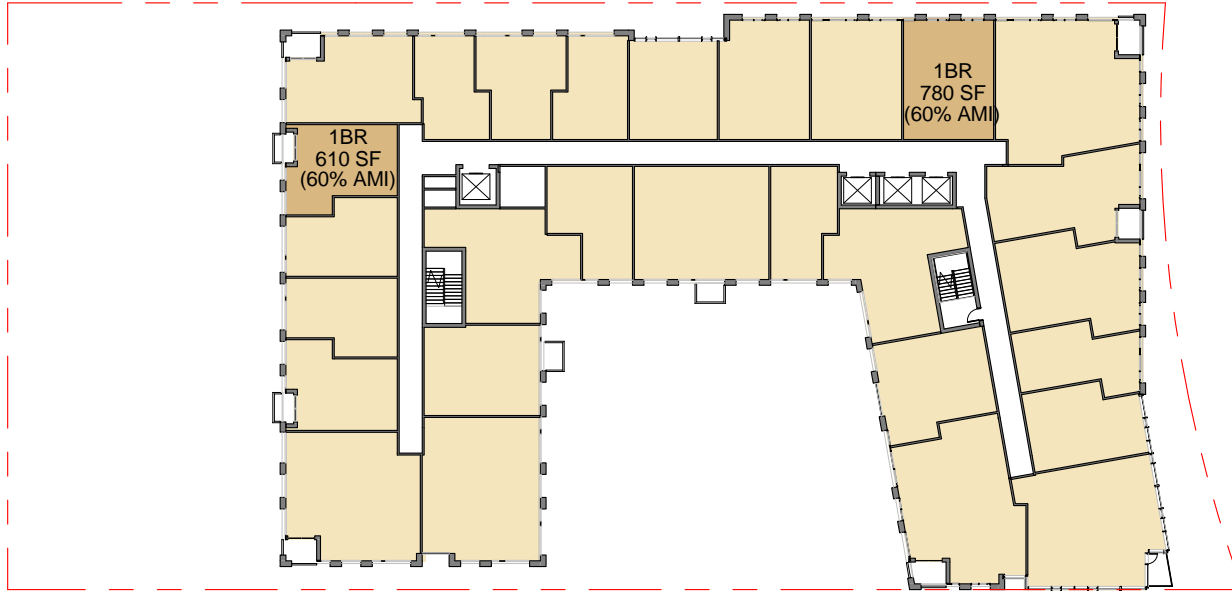
WIZ7



NOTES:

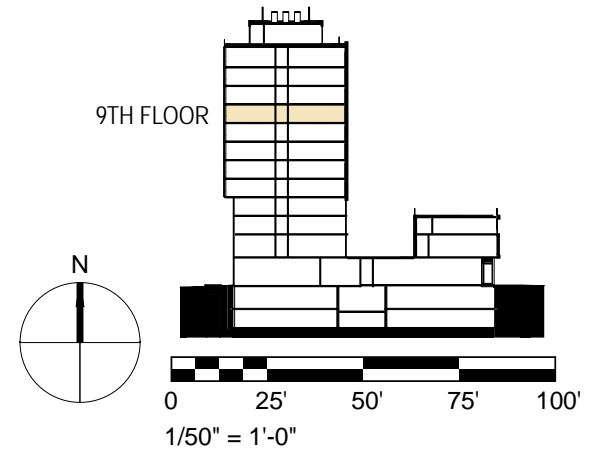
THE IZ UNIT LOCATIONS ARE BASED UPON THE CURRENT 308 DWELLING UNIT COUNT AS SUBMITTED IN THE APPLICANT'S PREHEARING SUBMISSION. THE NUMBER AND LOCATION OF THE IZ UNITS ARE SUBJECT TO CHANGE IF THE TOTAL NUMBER OF DWELLING UNITS CHANGE WITHIN THE RANGE REQUESTED AS PART OF THE PUD FLEXIBILITY WITHIN THE SAME GENERAL AREA AND TYPE.

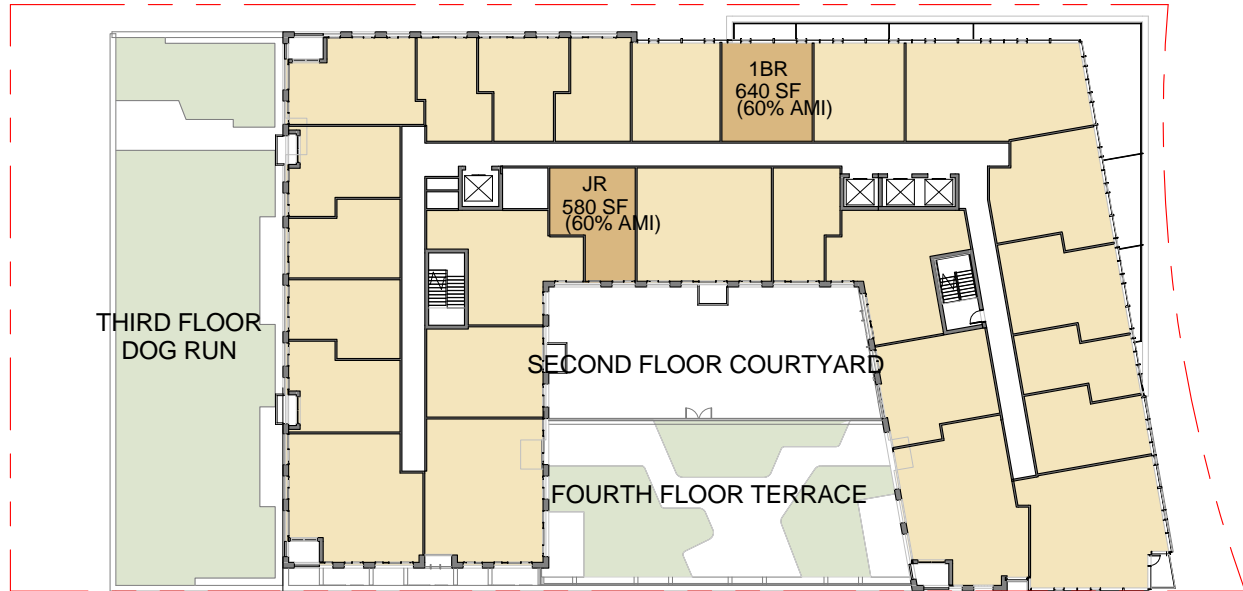




NOTES:

THE IZ UNIT LOCATIONS ARE BASED UPON THE CURRENT 308 DWELLING UNIT COUNT AS SUBMITTED IN THE APPLICANT'S PREHEARING 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.



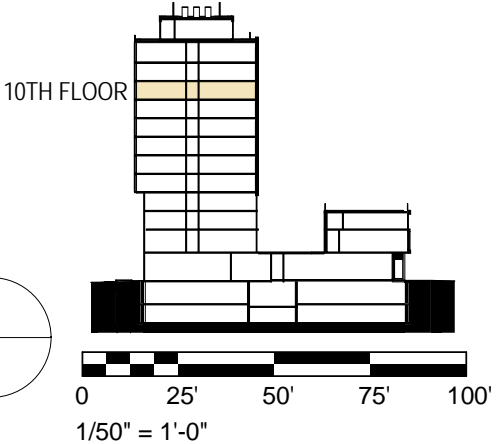
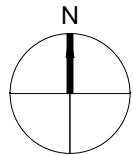


4TH STREET SW

M STREET SW

NOTES:

THE IZ UNIT LOCATIONS ARE BASED UPON THE CURRENT 308 DWELLING UNIT COUNT AS SUBMITTED IN THE APPLICANT'S PREHEARING 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.



PUD UNIT MIX - WEST BUILDING (425)

	STUDIO/JUNIOR 1 BEDROOM		1 BEDROOM/1 BEDROOM+DEN		2 BEDROOM		3 BEDROOM	
	IZ at 60% AMI	Market Rate	IZ at 60% AMI	Market Rate	IZ at 60% AMI	Market Rate	IZ at 60% AMI	Market Rate
Level 12		8		13		6		
Level 11		8		13		6		
Level 10	1	7	1	12		6		
Level 9		8	2	12		6		
Level 8	1	7	1	13		6		
Level 7	1	7	1	13		6		
Level 6		8	1	13	1	5		
Level 5	1	7	1	13	1	5		
Level 4		8	2	13	1	4		
Level 3	1	5	1	18		5	1	
Level 2		4	1	6	1	3	1	
SUBTOTAL	5	77	11	139	4	58	2	
PROPORTION OF UNIT TYPE TO ALL IZ/MARKET UNITS	22.7%	28.1%	50.0%	50.7%				

TOTAL GROSS FLOOR AREA (ALL USES FAR)	321,940
TOTAL RESIDENTIAL GROSS FLOOR AREA	282,630
TOTAL RESIDENTIAL NET FLOOR AREA	229,700
RATIO OF TOTAL NET RES AREA/TOTAL GROSS RES AREA	81.3%
TOTAL RESIDENTIAL IZ REQUIRED (8% TOTAL NET RES AREA)	18,376
TOTAL NET SF DEVOTED TO IZ AT 60% MFI	18,380

	UNITS
TOTAL IZ UNITS (NET)	22
TOTAL MARKET RATE UNITS (NET)	274
TOTAL UNITS	296

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.

