

**SUMMARY OF INCLUSIONARY ZONING  
SET ASIDE COMPUTATION (BASE BUILDING)**

**Existing site characteristics:**

Land area (Voluntary Design Review (“VDR”) site): 160,788 sf

Existing Gross Floor Area (“GFA”) (Amer. Univ. and Spring Valley Shopping Ctr.)

Amer. Univ.: 179,302 sf

Spring Valley Shopping Ctr.: 16,922 sf

TOTAL: 196,224 sf

Existing FAR (assumed Lot 807 vacant): 1.22 FAR

**Current proposed project**

Total GFA: 430,853 sf

New GFA: 234,629 sf (214,094 sf (res), 20,535 sf (nonres))

Proposed FAR (VDR site): 2.68 (0.18 FAR IZ bonus used)

**IZ requirement for proposed project across VDR site**

10% of residential GFA: 21,409 sf affordable

75% of bonus density used: **21,706 sf affordable**  
(160,788 \* 0.18 = 28,941.84 \* 0.75 = 21,706 sf)

*Calculations above do not include IZ GFA required for non-communal penthouse habitable space, residential dwelling units located in a cellar, or residential GFA located in projections.*