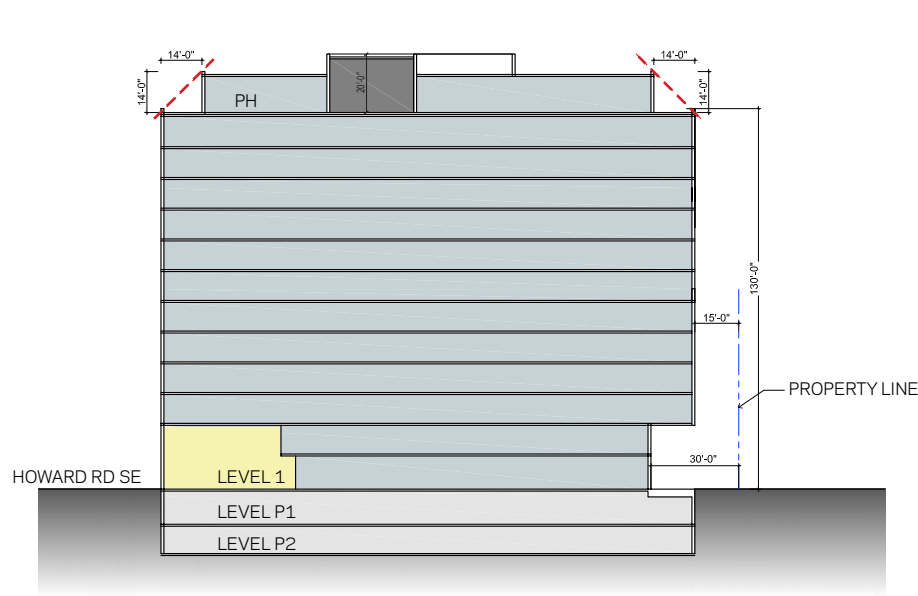
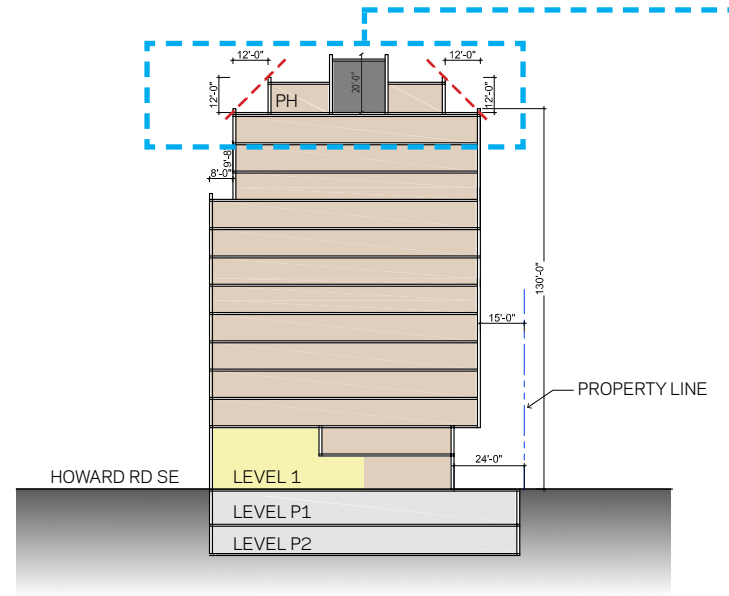


LEGEND

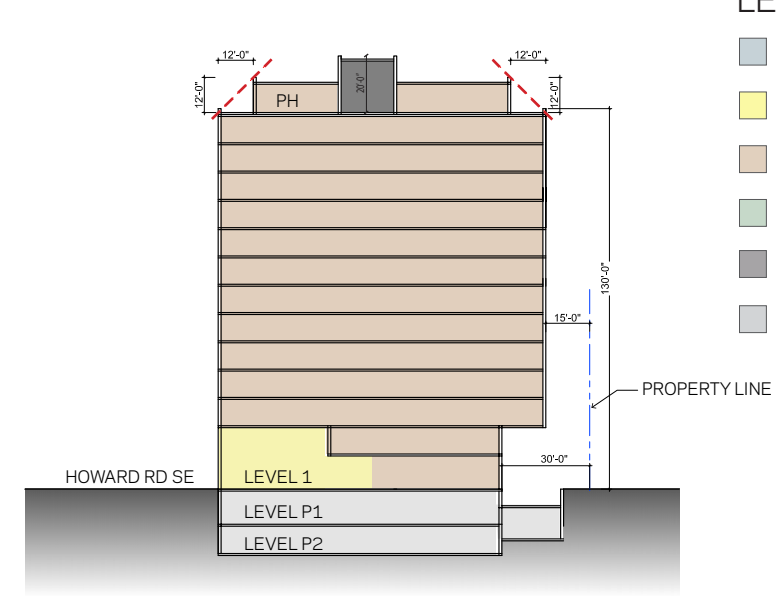
- OFFICE
- CIRCULATION
- RESIDENTIAL
- RETAIL
- SERVICE
- PARKING



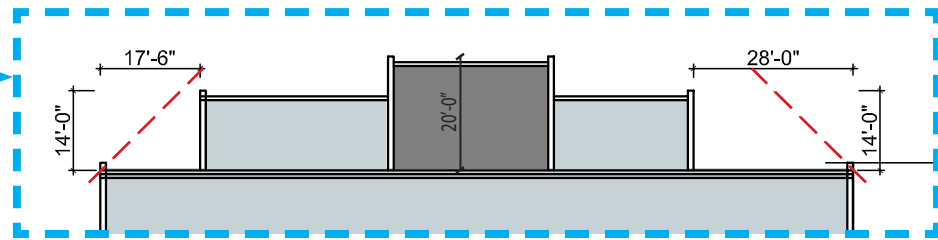
SECTION A-A'



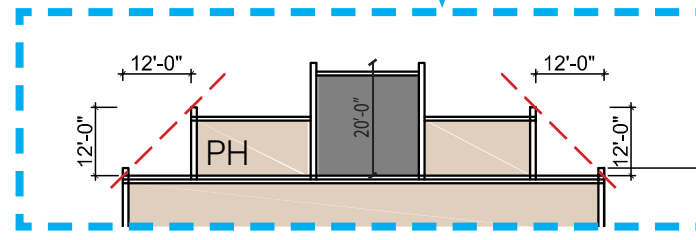
SECTION B-B'



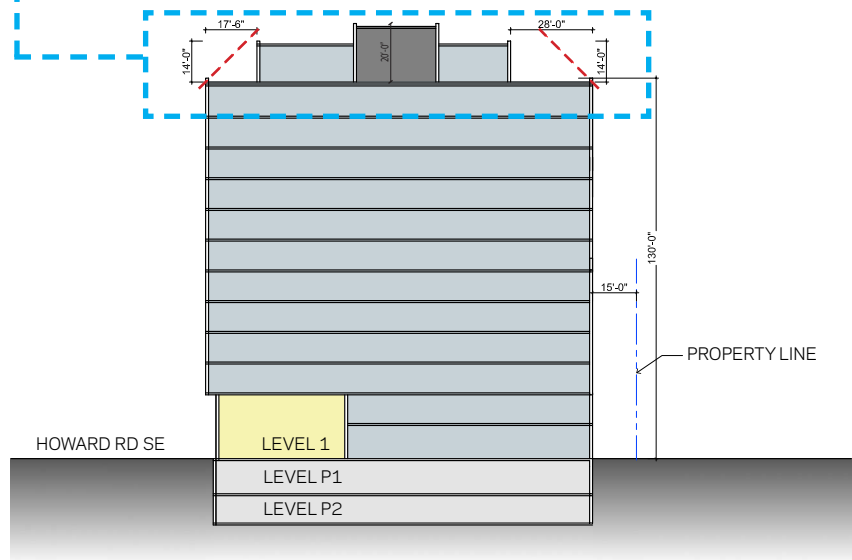
SECTION C-C'



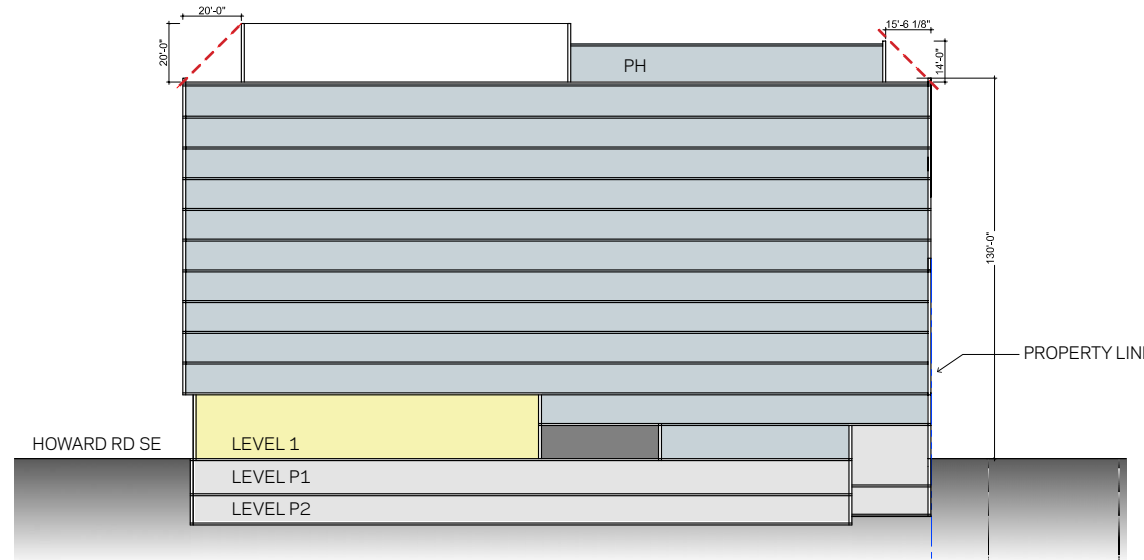
PENTHOUSE HEIGHTS



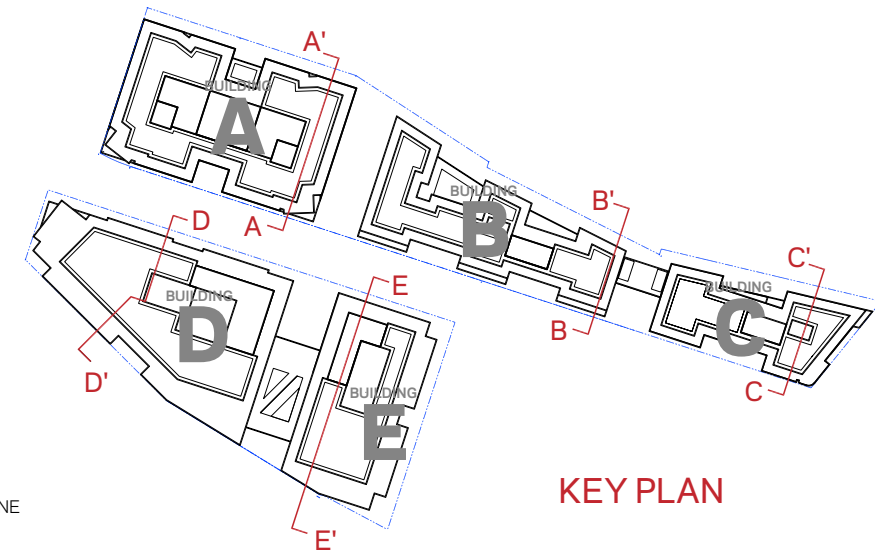
PENTHOUSE HEIGHTS



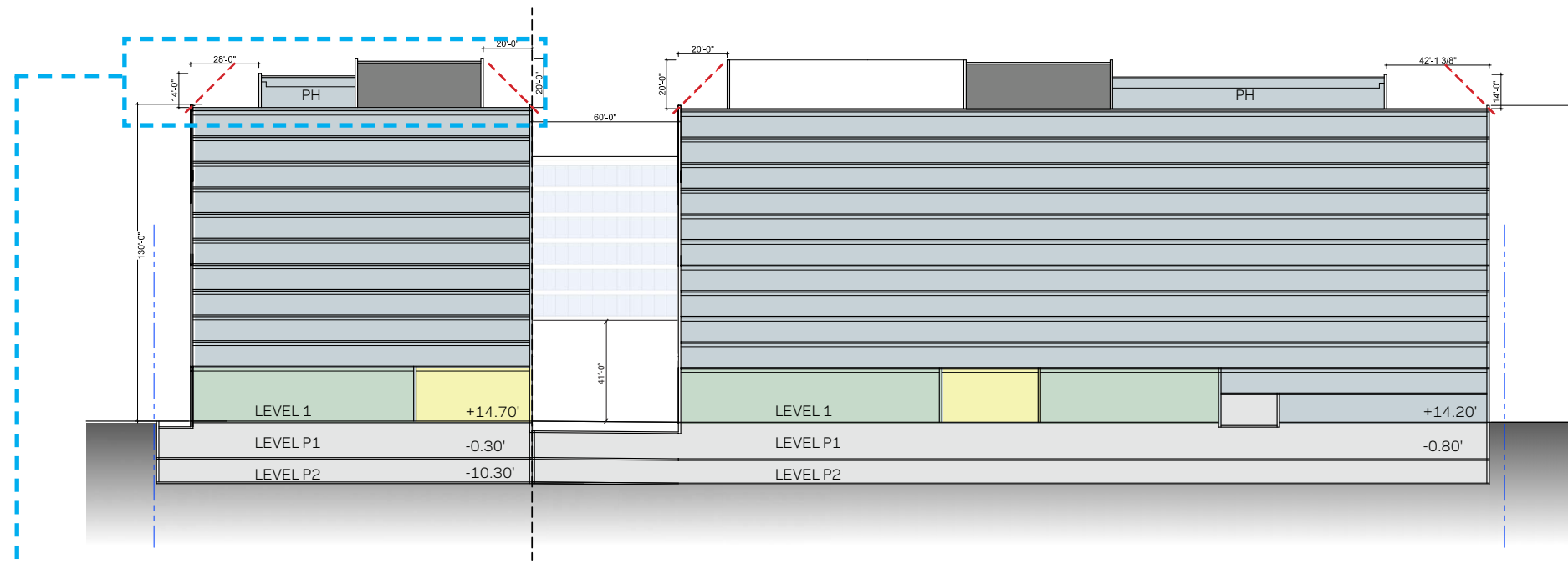
SECTION D-D'



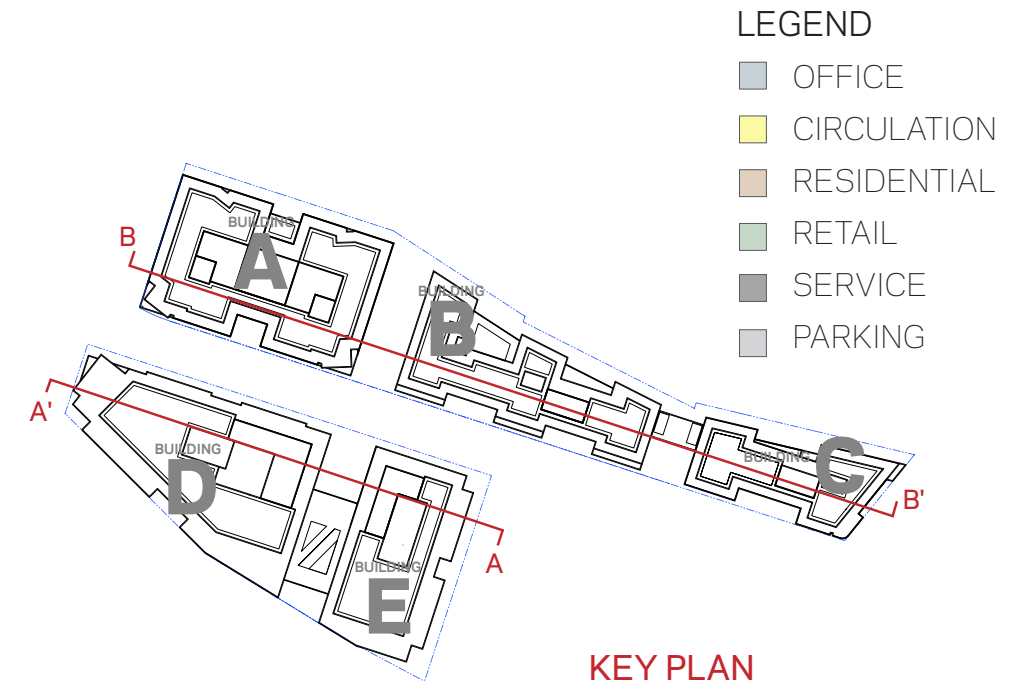
SECTION E-E'



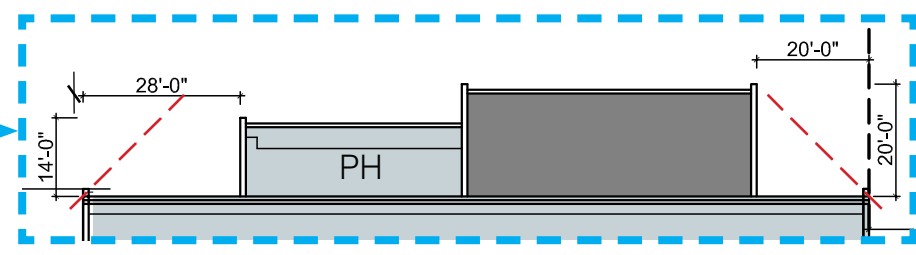
KEY PLAN



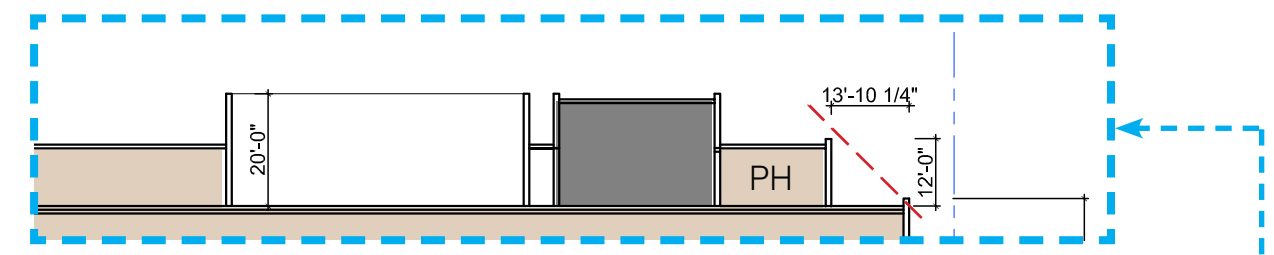
SECTION A-A'



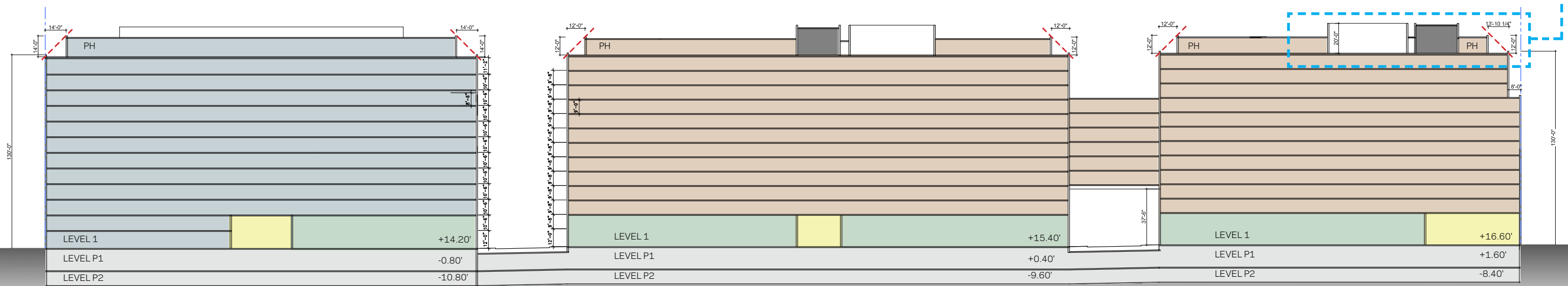
KEY PLAN



PENTHOUSE HEIGHTS














PENTHOUSE HEIGHTS

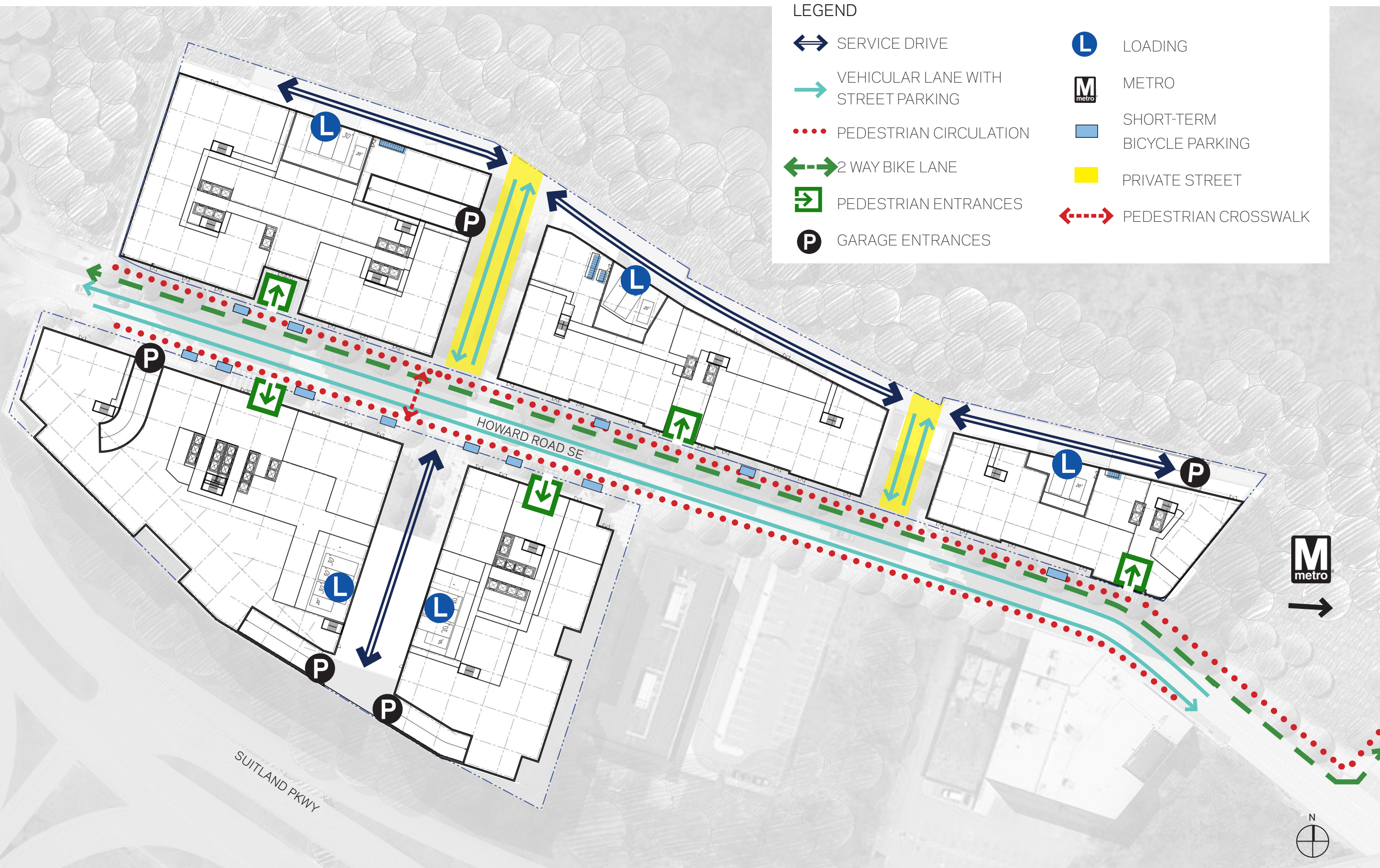


SECTION B-B'

LEGEND

-  SERVICE DRIVE
-  VEHICULAR LANE WITH STREET PARKING
-  PEDESTRIAN CIRCULATION
-  2 WAY BIKE LANE
-  PEDESTRIAN ENTRANCES
-  GARAGE ENTRANCES
-  LOADING
-  METRO
-  SHORT-TERM BICYCLE PARKING
-  PRIVATE STREET
-  PEDESTRIAN CROSSWALK

SOUTH CAPITOL STREET SE



POPLAR POINT DEVELOPMENT SUMMARY				
RETAIL	51,250	gsf		
RESIDENTIAL	683,040	gsf		
Number of Units @ average 1000sf/unit	683	units		
OFFICE	1,637,030	gsf		
DEVELOPMENT	2,371,320	gsf		
TOTAL PARCEL AREA	271,219	sf		
EXCLUDING PRIVATE STREETS (for FAR calculations)	262,267	sf		
FAR	9.04			
MAXIMUM BUILDING HEIGHT	130	feet		
LOT COVERAGE	208,173	sf	76.8%	
GREEN AREA RATIO SCORE	0.21			
RESIDENTIAL (NET AREA)	512,280	nsf	100.0%	
Proposed Unit Mix				
3-Bedroom	25,614	nsf	5%	
2-Bedroom	128,070	nsf	25%	
1-Bedroom	256,140	nsf	50%	
Studio/Jr 1-Bedroom	102,456	nsf	20%	
IZ Units	51,228	nsf	10%	
Proposed Unit Mix				
3-Bedroom	2,561	nsf	5%	
2-Bedroom	12,807	nsf	25%	
1-Bedroom	25,614	nsf	50%	
Studio/Jr 1-Bedroom	10,246	nsf	20%	
	Required	Allowable Reduction	Reduced Requirement	Provided
Vehicular Parking				
Office	850		425	
Residential	234		117	
Retail	40		20	
	1125	50%	562	979
Long Term Bicycle Parking				
Office		50% after first 50 sp / use	392	
Residential			237	
Retail		50% after first 50 sp / use	4	
			632	672
Short Term Bicycle Parking				
Office		50% after first 50 sp / use	43	
Residential			36	
Retail		50% after first 50 sp / use	11	
			90	90

BUILDING A: OFFICE

BUILDING B: RESIDENTIAL

