

# 2100 PENNSYLVANIA AVENUE - PUD LINKAGE

**PUD Linkage - 2100 Pennsylvania Avenue NW**

Estimated Building GFA: 452,799

SSL	Land Area	FAR	Total GFA	Total Assessed Land Value	Assessed Land Value per Square Foot of Development	GSF Office Gained through the PUD	Assessed Value of Increase Office Square Footage
<b>Sq 75 Lot 50</b>	39,718	6.5	258,167	\$31,668,700	\$122.67	130,932	\$16,061,100.87
<b>Sq 75 Lot 51</b>	11,062	5.8	63,700				\$0.00
<b>Total</b>	<b>39,718</b>	<b>6.5</b>	<b>321,867</b>	<b>\$31,668,700</b>	<b>\$122.67</b>	<b>130,932</b>	<b>\$16,061,100.87</b>

<b>Housing Linkage Estimate</b>
\$8,030,550.44
\$0.00
<b>\$8,030,550.44</b>
<b>\$8,030,550</b>

**Linkage Fee Total**

GSF Office Gained Through PUD	Total Office	452,799
	Less MOR for Lot 50	(258,167)
	Less Existing Lot 51	(63,700)
	Office Gained Through PUD	130,932

**11-X DCMR Section 306.6(a):** if the applicant agrees to contribute funds to a housing trust fund, the amount of funds to be contributed shall be equal to one-half (0.5) of the assessed value of the increase in permitted gross floor area for office use.

**Section 306.6(b) -- Assessed value** - the fair market value of property as indicated in the property tax assessment records of the Office of Tax and Revenue, as of the date of the PUD application.

**Section 306.6(c) -- Assessed value per square foot of land** - the result reached by dividing the **assessed value** per square foot of land that comprises the PUD site by the maximum permitted commercial FAR [Note: actually arrived at by dividing the total assessed value by the maximum permitted gross floor area.]

**Section 306.6(c) -- Contribution** - the result reached by multiplying the **assessed value per square foot of land** times the requested increase in gross square feet proposed for office.

# 2100 PENNSYLVANIA AVENUE - PENTHOUSE LINKAGE

UPDATED September 22, 2017

## Penthouse Linkage - 2100 Pennsylvania Avenue NW

Habitable Penthouse Space 9,019

SSL	Land Area	FAR	Total GFA	Total Assessed Land Value	Assessed Land Value per Square Foot of Development	GSF Office Gained through Penthouse Habitable Space	Assessed Value of Increase in Penthouse Square Footage	Housing Linkage Estimate
Sq 75 Lot 50	39,718	6.5	258,167	\$31,668,700	\$122.67	9,019	\$1,106,338.17	\$553,169.08
Sq 75 Lot 51	11,062	5.8	63,700				\$0.00	\$0.00
<b>Total</b>	<b>39,718</b>	<b>6.5</b>	<b>321,867</b>	<b>\$31,668,700</b>	<b>\$122.67</b>	<b>9,019</b>	<b>\$1,106,338.17</b>	<b>\$553,169.08</b>
<b>Linkage Fee Total</b>								<b>\$553,169</b>

11-C Section 1505.13: The contribution shall be equal to one-half of the assessed value of the proposed penthouse habitable space.

1505.14: The assessed value shall be the fair market value of the property as indicated in the property tax assessment records of the Office of Tax and Revenue no earlier than thirty days prior to the date of the building permit application to construct the penthouse habitable space.

1505.15: The contribution shall be determined by dividing the assessed value per square foot of land that comprises the lot upon which the building is or will be located by the maximum permitted non-residential FAR and multiplying that amount times the penthouse habitable space to be constructed.

1505.16: Not less than one-half of the required total financial contribution shall be made prior to the issuance of a building permit for construction of the penthouse habitable space, and the balance of the total financial contribution shall be made prior to the issuance of a certificate of occupancy for any or all of the building's penthouse habitable space.