

FAR Report

Existing FAR (Per Site 102A PUD, FAR Report, November 2011)					R-5-D/E			C-3-C		SP-2		PUD		Total Campus		
Square	Lot	Building Name	Street Number	Description	Land Area	GFA	FAR	Land Area	GFA	Land Area	GFA	Land Area	GFA	Land Area	GFA	FAR
--	--	Foggy Bottom Campus		Existing FAR Per Site 102A PUD, November 2011	1,322,259	4,277,359	3.23	73,148	457,142	46,095	269,695	242,146	1,596,562	1,683,648	6,600,758	3.92

Proposed FAR Under Development					R-5-D/E			C-3-C		SP-2		PUD		Total Campus		
Square	Lot	Building Name	Street Number	Description	Land Area	GFA	FAR	Land Area	GFA	Land Area	GFA	Land Area	GFA	Land Area	GFA	FAR
103	44	Square 103 Dev. Site - Phase 1	TBD	Approved PUD - Net Modifications	3,494	-10,675										
55	29	Square 55 Dev. Site - S.E.H.	TBD	Approved PUD - Net Modifications	-56,416	-345,931		56,885	376,471							
39	4	Square 39 Dev. Site - SPHHS	TBD	Approved PUD - Net Modifications	58	93,458										
103	44	Law Learning Clinic	650 20th Street NW	Renovation - Net Modifications	43	3,447										
102	46	GW Museum	TBD	Proposed PUD - Net Modifications	0	24,126										
<i>Total Modifications</i>					-52,864	-263,148		56,885	376,471							
Total Campus					1,269,395	4,014,211	3.16	130,033	833,613	46,095	269,695	242,146	1,596,562	1,687,669	6,714,081	3.98

Proposed FAR Upon Completion of Proposed Site 75A Development					R-5-D/E			C-3-C/C-4		SP-2		PUD		Total Campus		
Square	Lot	Building Name	Street Number	Description	Land Area	GFA	FAR	Land Area	GFA	Land Area	GFA	Land Area	GFA	Land Area	GFA	FAR
75	23	2134 Pennsylvania Ave. NW	2134 Pennsylvania Ave. NW	Adjustment to Existing Conditions per Civil Survey*				51	0							
75	863	2100-W Pennsylvania Ave. NW	2122 Pennsylvania Ave. NW	Adjustment to Existing Conditions per Civil Survey**				-498	0							
75	858	JQA House	2129-2133 I Street NW	Adjustment to Existing Conditions per Civil Survey***	9	0										
75	864	Rice Hall	2121 I Street NW	Adjustment to Existing Conditions per Civil Survey****	-92	0										
<i>Net Modifications</i>					-83	0		-447	0							
75	TBD	Site 75A	TBD	Proposed PUD Site				25,555	255,550							
75	23	2134 Pennsylvania Ave. NW	2134 Pennsylvania Ave. NW	Subdivision, Demolition				-2,433	-4,798							
75	33	2138 1/2 Pennsylvania Ave. NW	2138 1/2 Pennsylvania Ave. NW	Subdivision, Demolition				-1,152	-1,800							
75	34	2138 Pennsylvania Ave. NW	2138 Pennsylvania Ave. NW	Subdivision, Demolition				-1,089	-2,336							
75	41	2140 Pennsylvania Ave. NW	2140 Pennsylvania Ave. NW	Subdivision, Demolition				-2,426	-3,858							
75	42	2136 Pennsylvania Ave. NW	2136 Pennsylvania Ave. NW	Subdivision, Demolition				-2,782	-4,702							
75	47	2142 Pennsylvania Ave. NW	2142 Pennsylvania Ave. NW	Subdivision, Demolition				-2,468	-4,346							
75	863	2100-W Pennsylvania Ave. NW	2122 Pennsylvania Ave. NW	Subdivision, Demolition				-12,650	-87,554							
75	861	2100-E Pennsylvania Ave. NW	2100 Pennsylvania Ave. NW	Egress Stair Addition				233	1,864							
75	TBD	Rice Hall on Site 75B	2121 I Street NW	Assemblage of 75B	17,867	63,700										
75	858	JQA House	2129-2133 I Street NW	Subdivision, Demolition	-7,600	-5,750										
75	858	Facilities Support	2129-2133 I Street NW (rear)	Subdivision, Demolition	Included in JQA	-12,881										
75	864	Rice Hall	2121 I Street NW	Subdivision	-11,055	-63,700										
<i>Net Modifications</i>					-788	-18,631		788	148,020							
<i>Total Modifications Including Previously Proposed Projects</i>					-53,735	-281,779		57,226	524,491							
Total Campus					1,268,524	3,995,580	3.15	130,374	981,633	46,095	269,695	242,146	1,596,562	1,687,139	6,843,470	4.06

Notes

- * Analysis of civil surveys determined that Lot 23's existing land area is actually 2,433 SF, which is 51 SF more than the previously recorded land area of 2,382 SF
- ** Analysis of civil surveys determined that Lot 863's existing land area is actually 12,650, which is 498 SF less than the previously recorded land area of 13,148 SF. This is likely a result of the 1981 alley closing that incorrectly dedicated the entire 996 SF piece to Lot 863.
- *** Analysis of civil surveys determined that the existing land area of Lot 858 is actually 7,600, which is 9 SF more than the previously recorded land area of 7,591 SF
- **** Analysis of civil surveys determined that the existing land area of Lot 864 is actually 11,055 SF, which is 92 SF less than previously recorded land area of 11,147 SF