

# Subtle Peaks, Narrow Valleys (Scenario A)

	Maximum development ( FAR 10)	Floor type	Footprint SF	Floors	Sub-total building area	Total Building area	Achieved development ( FAR )	Building height	Average site elevation	Mechanical floor height	Top of the building above MSL
<b>Gateway Buildings</b>											
Rosslyn Building (East) aka RCA	300,000	Base	27,100	4	108,400	292,600	9.8	218	69.8	20	307.8
		Tower - Mid (Res)	13,400	11	147,400						
		Tower - Top (Res)	9,200	4	36,800						
				19	292,600						
Park Place	228,240	Base	16,300	4	65,200	229,600	10.1	207	99.4	20	326.4
		Tower - Mid (Res)	12,300	12	147,600						
		Tower - Top (Res)	8,400	2	16,800						
				18	229,600						
Noland Building	534,480	Base 1 (Office)	33,300	2.5	83,250	542,250	10.1	299.5	131	20	450.5
		Base 2 (Office)	25,300	10	253,000						
		Tower - Mid (Office)	20,600	10	206,000						
		Tower - Top (Office)	11,200	0	0						
				23	542,250						
Xerox Building	587,960	Base 1 (Res)	30,100	1	30,100	508,400	8.6	330	104	20	454
		Base 2 (Res)	25,700	2	51,400						
		Tower - Mid (Res)	18,200	12	218,400						
		Tower - Top (Res)	13,900	15	208,500						
				30	508,400						
<b>Central Core</b>											
International Place (along 18th St Corridor)	598,200	Base 1	26,800	3	80,400	510,400	8.5	306	76.5	20	402.5
		Tower (Office)	21,500	20	430,000						
				23	510,400						
						5.3 allowable					
Rosslyn Center (along 18th St Corridor)	642,840	Base	26,800	3	80,400						
		Tower - Low (Office)	25,200	10	252,000						
		Tower - Top (Office)	23,700	13	308,100						
			23,700	0	0						

	Maximum development ( FAR 10)	Floor type	Footprint SF	Floors	Sub-total building area	Total Building area	Achieved development ( FAR )	Building height	Average site elevation	Mechanical floor height	Top of the building above MSL
				26	640,500	640,500	10.0	345	96.6	20	461.6
Key & Berkeley (combined) Wilson at Ft Myer	1,041,430	Base	61,000	3	183,000	1,029,400	9.9	355	94.5	20	469.5
		West Tower - Mid (Office)	24,900	10	249,000						
		West Tower - Top (Office)	22,100	14	309,400						
		East Tower - Mid (Res)	14,000	11	154,000						
		East Tower - Top (Res)	13,400	10	134,000						
				27	1,029,400						
Ames Building & church (combines 2 sites above)	786,710	North Base	16,300	3	48,900	640,950	8.1	335.5	107.1 (assumed)	20	462.6
		North Tower - Mid	13,000	12	156,000						
		North Tower - Top	10,800	9	97,200						
		South Base	14,700	3.5	51,450						
		South Tower - Mid	11,700	12	140,400						
		South Tower - Top	9,800	15	147,000						
				30.5	640,950						
Hyatt Hotel	357,360	Base	18,500	3.5	64,750	338,950	9.5	333.5	107	20	461
		Tower - Mid (Hotel)	12,000	12	144,000						
		Tower - Top (Hotel)	9,300	14	130,200						
				30	338,950						
Pomponio Plaza East (along 18th St Corridor)	420,270	Base	34,700	3	104,100	428,100	10.2	195	76.5	20	291.5
		Tower (Office)	27,000	12	324,000						
				15	428,100						
Gannett Buiding (along 18th St Corridor)	607,000	Base	44,000	3	132,000	589,800	9.7	221	69	20	310.3
		Tower (Office)	32,700	14	457,800						
				17	589,800						
<b>Neighborhood Transition</b>											
Architects Building	362,260	Base	22,000	3.5	77,000	368,500	10.2	292.5	125	20	437.5
		Tower - Mid (Office)	16,100	11	177,100						
		Tower - Top (Office)	14,300	8	114,400						
				23	368,500						

	<i>Maximum development ( FAR 10)</i>		Floor type	Footprint SF	Floors	Sub-total building area	Total Building area	<i>Achieved development ( FAR )</i>	Building height	Average site elevation	Mechanical floor height	Top of the building above MSL
A-M Building (combined) <i>(new public corridor)</i>	<b>583,330</b>		Base (Office)	29,700	3	89,100	472,000	8.1	299	147.8	20	466.8
			Tower - Mid (Office)	22,500	9	202,500						
			Tower - Top (Office)	16,400	11	180,400						
					23	472,000						
1530 Wilson Blvd <i>(new public corridor)</i>	<b>439,070</b>		Base	28,900	3	86,700	436,200	9.9	234	168	20	422
			Tower - Mid (Office)	25,000	10	250,000						
			Tower - Top (Office)	19,900	5	99,500						
					18	436,200						
1550, 1560 Wilson, 1533 Clarendon <i>(new public corridor)</i>	<b>954,390</b>		Base	72,200	3	216,600	897,600	9.4	262	174	20	456
			Tower South - Mid (Office)	29,400	10	294,000						
			Tower West - Top (Office)	21,000	3	63,000						
			Tower North - Mid (Res)	16,200	20	324,000						
			Tower East - Top (Res)	12,100	0	0						
					23	897,600						
Art Associates (combined) OPTION 1 - 75' courtyard <i>between towers</i> counted in totals by use	<b>631,790</b>		Base 1	43,800	3	131,400	690,000	8.5	295	151	20	466
			Tower North (Res)	13,300	19	252,700						
			Tower South - (Res)	13,300	23	305,900						
					45	690,000						
1525 Wilson <i>(new public corridor)</i>	<b>742,390</b>		Base Retail	54,700	1	54,700	690,800	9.3	268	171.2	20	459.2
			Base Office	47,800	3	143,400						
			Tower North (Office)	20,000	12	240,000						
			Tower South (Res)	13,300	19	252,700						
					23	690,800						
1555 Wilson / Penzance <i>(new public corridor)</i>	<b>644,240</b>		Base	34,600	3.5	121,100	607,600	9.4	266.5	175.1	20	461.6
			Tower - Mid (Office)	30,800	10	308,000						
			Tower - Top (Office)	25,500	7	178,500						
					20.5	607,600						
Holiday Inn Rosslyn Westpark	<b>794,210</b>		Lee Street Base (Res)	12,800	3	38,400						

	<i>Maximum development ( FAR 10)</i>	Floor type	Footprint SF	Floors	Sub-total building area	Total Building area	<i>Achieved development ( FAR )</i>	Building height	Average site elevation	Mechanical floor height	Top of the building above MSL
		Nash-Ft Myer Base (Res)	28,300	3	84,900						
		Nash Base Bridge (Res)	22,300	2	44,600						
		Nash Tower North (Res)	8,800	13	114,400			211	93	20	324
		Nash Tower South (Res)	9,000	18	162,000			266	93	20	379
		Ft. Myer Tower - Mid (Hotel)	12,600	12	151,200						
		Ft. Myer Tower - Top (Hotel)	9,900	16	158,400						
				31	753,900	753,900	9.5	354	93	20	466.8
Commonwealth Bldg	813,870	Base	31,500	3	78,750						
		Tower - Mid (Office)	27,000	10	270,000						
		Tower - Top (Office)	24,400	13	317,200						
				26	665,950	665,950	8.2	331.5	119	20	470.5
RP Phase 1 - Office	707,340	Base	35,400	3.5	123,900						
		Tower - Mid (Office)	30,600	10	306,000						
		Tower - Upper (Office)	28,300	9	254,700						
				23	684,600	684,600		292.5	70	20	382.5
RP Phase 2 - Residential	276,480	Base	25,600	13	332,800						
		Tower - Mid (Office)	20,100	9	180,900						
				22	513,700	513,700		286	70	20	376
RP Phase 3 - Office	686,800	Base	16,800	1	16,800						
		Tower - Mid (Res)	14,300	14	200,200						
		Tower - Upper (Res)	10,100	12	121,200						
				27	338,200	338,200		297	70	20	387
RP Phase 4 - Residential	444,550	Base	15,200	3	45,600						
		Tower - Mid (Res)	14,100	12	169,200						
		Tower - Upper (Res)	10,400	12	124,800						
				27	339,600	339,600		297	70	20	387
RP Phase 5 - Office	416,490	Base	25,700	13.5	346,950						
		Tower - Mid (Office)	20,500	12	246,000						
				26	592,950	592,950		331.5	70	20	421.5

	<i>Maximum development ( FAR 10)</i>		Floor type	Footprint SF	Floors	Sub-total building area	Total Building area	<i>Achieved development ( FAR )</i>	Building height	Average site elevation	Mechanical floor height	Top of the building above MSL
	2,531,660						2,469,050	9.8				
Likely commercial buildings						8,805,650	64%					
Likely hotel buildings						648,550	5%					
Likely residential buildings						4,348,350	32%					
						<b>13,802,550</b>						
average FAR						9.56						

# Moderate Peaks and Valleys (Scenario B)

	Maximum development ( FAR 10)	Floor type	Footprint SF	Floors	Sub-total building area	Total Building area	Achieved development ( FAR )	Building height	Average site elevation	Mechanical floor height	Top of the building above MSL
<b>Gateway Buildings</b>											
Rosslyn Building (East) aka RCA	300,000	Base	27,100	4	108,400	301,800	10.1	229	69.8	20	318.8
		Tower - Mid (Res)	13,400	11	147,400						
		Tower - Top (Res)	9,200	5	46,000						
				20	301,800						
Park Place	228,240	Base	16,300	4	65,200	229,600	10.1	207	99.4	20	326.4
		Tower - Mid (Res)	12,300	12	147,600						
		Tower - Top (Res)	8,400	2	16,800						
				18	229,600						
Noland Building	534,480	Base 1 (Office)	33,300	2.5	83,250	521,650	9.8	286.5	131	20	437.5
		Base 2 (Office)	25,300	10	253,000						
		Tower - Mid (Office)	20,600	9	185,400						
			11,200	0	0						
				22	521,650						
Xerox Building	587,960	Base 1 (Office)	27,000	3	81,000	474,300	8.1	286	104	20	410
		Base 2 (Office)	27,000	0	0						
		Tower (Office)	20,700	19	393,300						
			13,200	0	0						
				22	474,300						
<b>Central Core</b>											
International Place (along 18th St Corridor)	598,200	Base 1	26,800	3	80,400	510,400	8.5	306	76.5	20	402.5
		Tower (Office)	21,500	20	430,000						
				23	510,400						
						5.3 allowable					
Rosslyn Center (along 18th St Corridor)	642,840	Base	26,800	3	80,400	640,500	10.0	345	96.6	20	461.6
		Tower - Low (Office)	25,200	10	252,000						
		Tower - Top (Office)	23,700	13	308,100						
			23,700	0	0						
				26	640,500						
Key & Berkeley (combined) Wilson at Ft Myer	1,041,430	Base	61,000	3	183,000			244			
		Tower - East (Res)	22,000	18	396,000						

	Maximum development ( FAR 10)	Floor type	Footprint SF	Floors	Sub-total building area	Total Building area	Achieved development ( FAR )	Building height	Average site elevation	Mechanical floor height	Top of the building above MSL
		Tower - West (Office)	21,000	21	441,000						
				24	1,020,000	1,020,000	9.8	319	94.5	20	433.5
Ames Building & church (combines 2 sites above)	786,710	North Base	16,300	3	48,900						
		North Tower - Mid	13,000	12	156,000						
		North Tower - Top	10,800	9	97,200				264		20
		South Base	14,700	3.5	51,450						
		South Tower - Mid	11,700	12	140,400						
		South Tower - Top	9,800	15	147,000						
				30.5	640,950	640,950	8.1	335.5	107.1 (assumed)	20	462.6
Hyatt Hotel	357,360	Base	18,500	3.5	64,750						
		Tower - Mid (Hotel)	12,000	12	144,000						
		Tower - Top (Hotel)	9,300	14	130,200						
				30	338,950	338,950	9.5	333.5	107	20	461
Pomponio Plaza East (along 18th St Corridor)	420,270	Base	34,700	3	104,100						
		Tower (Office)	27,000	12	324,000						
				15	428,100	428,100	10.2	195	76.5	20	291.5
Gannett Buiding (along 18th St Corridor)	607,000	Base	44,000	3	132,000						
		Tower (Office)	32,700	15	490,500						
				18	622,500	622,500	10.3	234	69	20	323.3
<b>Neighborhood Transition</b>											
Architects Building	362,260	Base	22,000	3.5	77,000						
		Tower - Mid (Office)	16,100	11	177,100						
		Tower - Top (Office)	14,300	8	114,400						
				23	368,500	368,500	10.2	292.5	125	20	437.5
A-M Building (combined) (new public corridor)	583,330	Base (Office)	29,700	3	89,100						
		Tower - Mid (Office)	22,500	9	202,500						
		Tower - Top (Office)	16,400	11	180,400						
				23	472,000	472,000	8.1	299	147.8	20	466.8
1530 Wilson Blvd (new public corridor)	439,070	Base	28,900	3	86,700						
		Tower - Mid (Office)	25,000	10	250,000						
		Tower - Top (Office)	19,900	5	99,500						
				18	436,200	436,200	9.9	234	168	20	422

	Maximum development ( FAR 10)	Floor type	Footprint SF	Floors	Sub-total building area	Total Building area	Achieved development ( FAR )	Building height	Average site elevation	Mechanical floor height	Top of the building above MSL
1550, 1560 Wilson, 1533 Clarendon <i>(new public corridor)</i>	954,390	Base	72,200	3	216,600	937,000	9.8	267	174	20	456
		Tower West - Mid (Office)	26,000	10	260,000						
		Tower West - Top (Office)	24,000	7	168,000						
		Tower East - Mid (Res)	16,300	12	195,600						
		Tower East - Top (Res)	12,100	8	96,800						
				23	937,000						
Art Associates (combined)	631,790	Base Retail/Office	45,500	3	136,500	637,500	10.1	288	151	20	349
		Tower North (Res)	20,000	12	240,000						
		Tower South Mid (Res)	15,500	6	93,000						
		Tower South -High(Res)	10,500	16	168,000						
				19	637,500						
1525 Wilson <i>(new public corridor)</i>	742,390	Base Retail	54,700	1	54,700	739,100	10.0	279	171.2	20	470.2
		Base Office	50,000	3	150,000						
		Tower East-Mid (Res)	14,700	11	161,700						
		Tower East-Top (Res)	22,200	9	199,800						
		Tower West (Res)	13,300	13	172,900						
				24	739,100						
1555 Wilson / Penzance <i>(new public corridor)</i>	644,240	Base	34,600	3.5	121,100	607,600	9.4	266.5	175.1	20	461.6
		Tower - Mid (Office)	30,800	10	308,000						
		Tower - Top (Office)	25,500	7	178,500						
				20.5	607,600						
Holiday Inn Rosslyn Westpark	794,210	Lee Street Base (Office)	22,900	3	68,700	793,200	10.0	345	93	20	458
		Lee Street Tower Mid (Office)	20,800	9	187,200						
		Lee Street Tower High (Office)	19,300	14	270,200						
		South Base (Hotel)	26,500	3	79,500						
		West Low-rise (Hotel)	8,000	3	24,000						
		East Low-rise (Hotel)	5,400	3	16,200						
		South Tower Top (Hotel)	13,400	11	147,400						
				26	793,200						
Commonwealth Bldg	813,870	Base	31,500	3	78,750						
		Tower - Mid (Office)	27,000	10	270,000						
		Tower - Top (Office)	24,400	13	317,200						



	Maximum development ( FAR 10)	Floor type	Footprint SF	Floors	Sub-total building area	Total Building area	Achieved development ( FAR )	Building height	Average site elevation	Mechanical floor height	Top of the building above MSL
				26	665,950	665,950	8.2	331.5	119	20	470.5
RP Phase 1 - Office	707,340	Base	35,400	3.5	123,900						
		Tower - Mid (Office)	30,600	10	306,000						
		Tower - Upper (Office)	28,300	7	198,100						
				21	628,000	628,000		266.5	70	20	356.5
RP Phase 2 - Residential	276,480	Base	25,600	13	332,800						
		Tower - Mid (Office)	20,100	8	160,800						
				21	493,600	493,600		273	70	20	363
RP Phase 3 - Office	686,800	Base	16,800	1	16,800						
		Tower - Mid (Res)	14,300	14	200,200						
		Tower - Upper (Res)	10,100	11	111,100						
				26	328,100	328,100		286	70	20	376
RP Phase 4 - Residential	444,550	Base	15,200	3	45,600						
		Tower - Mid (Res)	14,100	12	169,200						
		Tower - Upper (Res)	10,400	12	124,800						
				27	339,600	339,600		297	70	20	387
RP Phase 5 - Office	416,490	Base	25,700	13.5	346,950						
		Tower - Mid (Office)	20,500	12	246,000						
				26	592,950	592,950		331.5	70	20	421.5
	2,531,660					2382250	9.4				
Likely commercial buildings					9,598,150	70%					
Likely hotel buildings					606,050	4%					
Likely residential buildings					3,563,850	26%					
					<b>13,768,050</b>						
average FAR					9.54						

## Major Peaks, Wider Valleys (Scenario C2)

Major Peaks, Wider Valleys (Scenario C2)												
	<i>Maximum development ( FAR 10)</i>											
			Floor type	Footprint SF	Floors	Sub-total building area	Total Building area	<i>Achieved development ( FAR )</i>	Building height	Average site elevation	Mechanical floor height	Top of the building above MSL
Gateway Buildings												
Rosslyn Building (East) aka RCA	<b>300,000</b>		Base	27,100	4	108,400						
				13,400	0	0						
			Tower - Top (Res)	9,200	20	184,000						
					24	292,400						
Park Place	<b>228,240</b>		Base	12,800	4	51,200						
			Tower - Mid (Res)	11,700	15	175,500						
					19	226,700						
Noland Building	<b>534,480</b>		Base 1 (Office)	33,300	2.5	83,250						
			Base 2 (Office)	25,300	15	379,500						
				20,600	0	0						
				11,200	0	0						
					18	462,750						
Xerox Building	<b>587,960</b>		Base (Office)	27,000	3	81,000						
			Tower (Office)	20,700	19	393,300						
				20,500	0	0						
				13,200	0	0						
					22	474,300						
Central Core												
International Place <i>(along 18th St Corridor)</i>	<b>598,200</b>		Base 1	26,800	3	80,400						
			Tower - Top (Office)	21,500	19	408,500						
					22	488,900						
						5.3 allowable						
Rosslyn Center <i>(along 18th St Corridor)</i>	<b>642,840</b>		Base	26,800	3	80,400						
			Tower - Low (Office)	25,200	23	579,600						
				23,700	0	0						
				23,700	0	0						
					26	660,000						
Key & Berkeley (combined)	<b>1,041,430</b>		Base	61,000	3	183,000						
			Tower (Office)	41,400	11	455,400						
Wilson at Ft Myer			Tower (Office)	25,500	8	204,000						

	<i>Maximum development ( FAR 10)</i>		Floor type	Footprint SF	Floors	Sub-total building area	Total Building area	<i>Achieved development ( FAR )</i>	Building height	Average site elevation	Mechanical floor height	Top of the building above MSL	
					22	842400	842,400	8.1	286	94.5	20	400.5	
Ames Building & church <i>(combines 2 sites above)</i>	786,710		North Base	16,300	3	48,900							
			North Tower - Mid	13,000	12	156,000							
			North Tower - Top	11,400	9	102,600				264		20	
			South Base	14,700	3.5	51,450							
			South Tower - Mid	13,500	12	162,000							
			South Tower - Top	11,300	10	113,000				280.5			
						25.5	633,950	633,950	8.1		107.1 (assumed)		20
Hyatt Hotel	<b>357,360</b>		Base	18,500	3.5	64,750							
				12,000	0	0							
			Tower (Hotel)	10,700	21	224,700							
					25	289,450	289,450	8.1	278.5	107	20	406	
Pomponio Plaza East <i>(along 18th St Corridor)</i>	<b>420,270</b>		Base	32,900	2.5	82,250							
			Tower Mid (Res)	23,700	1	23,700							
			Tower Tall (Res)	12,000	26	312,000							
					29.5	417,950	417,950	9.9	333.5	76.48	20	430.0	
Gannett Buiding <i>(along 18th St Corridor)</i>	607,000		Base	41,900	3	125,700							
			Tower Mid (Res)	26,100	8	208,800							
			Tower High (Res)	20,100	13	261,300							
					24	595,800	595,800	9.8	264	69	20	353.3	
<b>Neighborhood Transition</b>													
Architects Building	<b>362,260</b>		Base	22,000	3.5	77,000							
			Tower (Office)	20,500	14	287,000							
				14,300	0	0							
					18	364,000	364,000	10.0	227.5	125	20	372.5	
A-M Building (combined) <i>(new public corridor)</i>	<b>583,330</b>		Base (Office)	29,700	3	89,100							
			Tower - Mid (Office)	22,500	20	450,000							
				16,400	0	0							
					23	539,100	539,100	9.2	299	147.8	20	466.8	
1530 Wilson Blvd <i>(new public corridor)</i>	<b>439,070</b>		Base	28,900	3	86,700							
			Tower - Mid (Office)	25,000	10	250,000							
			Tower - Top	19,900	5	99,500							

	<i>Maximum development ( FAR 10)</i>		Floor type	Footprint SF	Floors	Sub-total building area	Total Building area	<i>Achieved development ( FAR )</i>	Building height	Average site elevation	Mechanical floor height	Top of the building above MSL	
					18	436,200	436,200	9.9	234	168	20	422	
1550, 1560 Wilson, 1533 Clarendon <i>(new public corridor)</i>	<b>954,390</b>		Base	72,200	3	216,600							
			Tower - Mid (Res)	39,400	11	433,400							
			Tower - Top (Res)	16,000	9	144,000							
						23	794,000	794,000	8.3	266	174	20	460
Art Associates (combined) <i>(new public corridor)</i>	<b>631,790</b>		Base	49,500	1	49,500							
			Base (office)	45,200	2	90,400							
			Tower -Mid (Res)	23,200	13	301,600							
			Tower-Top (Res)	13,000	9	117,000							
						25	558,500	558,500	8.8	288	151	20	459
1525 Wilson <i>(new public corridor)</i>	<b>742,390</b>		Base Retail	54,700	1	54,700							
			Base Office	49,500	3	148,500							
			Tower-Mid (Res)	24,900	13	323,700							
			Tower-Top (Res)	14,500	6	87,000							
						23	613,900	613,900	8.3	268	171.2	20	459.2
1555 Wilson / Penzance <i>(new public corridor)</i>	<b>644,240</b>		Base	34,600	3.5	121,100							
			Tower (Office	30,800	14	431,200							
				25,500	0	0							
						17.5	552,300	552,300	8.6	227.5	175.1	20	422.6
Holiday Inn Rosslyn Westpark	<b>794,210</b>		Lee Street Base (Res)	12,800	3	38,400							
			Nash-Ft Myer Base (Hotel)	28,300	3	84,900							
			Nash Base Bridge (Res)	15,000	2	30,000							
			Nash Tower North (Res)	12,900	13	167,700				207	93	20	320
			Nash-Ft Myer Tower - Mid (Hotel)	17,900	15	268,500							
			Nash-Ft Myer Tower - Top (Hotel)	10,000	5	50,000							
						23	639,500	639,500	8.1	262	93	20	374.8
Commonwealth Bldg	<b>813,870</b>		Base (Office	31,500	21	661,500							
				27,000	-	0							
				24,400	-	0							
						21	661,500	661,500	8.1	273	119	20	412

	<i>Maximum development ( FAR 10)</i>		Floor type	Footprint SF	Floors	Sub-total building area	Total Building area	<i>Achieved development ( FAR)</i>	Building height	Average site elevation	Mechanical floor height	Top of the building above MSL
RP Phase 1 - Office	707,340		Base	35,400	3.5	123,900						
			Tower - Upper (Office)	30,600	13	397,800						
					16.5	521700	521,700		214.5	70	20	304.5
RP Phase 2 - Residential	276,480		Base	25,600	17	435200						
			Tower - Upper (Office)	20,100	0	0						
					17	435200	435,200		221	70	20	311
RP Phase 3 - Office	686,800		Base	16,800	1	16800						
			Tower - Upper (Res)	14,300	23	328900						
					24	345700	345,700		264	70	20	354
RP Phase 4 - Residential	444,550		Base	15,200	3	45600						
			Tower - Upper (Res)	10,400	27	280800						
					30	326400	326,400		330	70	20	420
RP Phase 5 - Office	416,490		Base	25,700	3.5	89950						
			Tower - Upper (Office)	20,500	24	492000						
					27.5	581950	581,950		357.5	70	20	447.5
	2,531,660						2210950	8.7				
<b>Likely commercial buildings</b>						7,363,400	<b>58%</b>					
<b>Likely hotel buildings</b>						692,850	<b>5%</b>					
<b>Likely residential buildings with TDR</b>						4,698,300	<b>37%</b>					
						<b>12,754,550</b>						
<b>average FAR</b>						8.8						