

Increase in Density of Recent Site Plan Projects

Site Plan Name	Site Area	By-right	By-right	Total	Site Plan	Housing	Site Plan	Site Plan	Total	Increase	Bonus
		Residential	Office/Retail	GFA By-right	GFA Res./Retail		GFA Ofc./Retail	GFA Other			
Liberty Center	144,238	10,000	513,974	523,974	510,654	513	510,654	0	1,021,308	95%	18,536
Clarendon Post Office (3)	79,145	193,500	237,435	277,810	192,575	194	128,025	0	320,600	15%	0
Twin Oaks (1)	66,351	74,000	0	74,000	324,230	317	0	0	324,230	338%	0
GMU Foundation	77,460	0	0	116,190	0	0	208,773	0	208,773	80%	0
The Odyssey	72,531	59,000	0	59,000	256,823	306	0	0	256,823	335%	62,705
Navy League	49,274	0	73,909	73,909	0	0	212,947	0	212,947	188%	0
WRIT Rosslyn	105,252	14,000	227,117	241,117	211,960	224	201,879	0	413,839	72%	49,915
Quincy Plaza	87,193	72,000	130,789	130,789	418,526	499	0	0	418,526	220%	104,632
2900 Clarendon Blvd	95,014	78,000	285,042	285,042	347,183	308	86,060	0	433,243	52%	36,336
1800 Wilson	62,290	32,000	79,580	79,580	177,375	154	0	0	177,375	123%	0
Troy Street	67,793	56,000	0	56,000	325,406	327	0	0	325,406	481%	0
3409 Wilson	31,814	5,000	47,721	47,721	126,289	87	0	0	126,289	165%	0
Monroe Street Condo	32,133	15,000	0	15,000	104,111	79	0	0	104,111	594%	26,028
Wilson - Pollard Condo	39,548	6,000	59,322	59,322	128,135	143	0	0	128,135	116%	0
The Views @ Clarendon	42,667	5,000	74,250	79,250	90,000	116	0	0	90,000	14%	19,723
Virginia Square Park	45,508	7,000	68,262	68,262	122,352	135	12,648	8,193	135,000	98%	27,240
	1,052,703	619,500	1,729,139	2,118,704	3,335,619	3,267	1,348,338	0	4,696,605	122%	317,875

Average
Increase

Assumption:

1. Convert dwelling units/acre to GFA by 1,000 sq. ft. per unit.

Notes:

1. Twin Oaks - Additional density from RA 8-18 to 4.8 FAR.
2. These figures come directly from the relevant staff report or are computed based on information contained in the report.
3. Clarendon Post Office - An additional \$2.2M in contributions was gained for the rehabilitation of the historic Post Office Building.
4. Total number of housing units includes bonus units where applicable.

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