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Gensler

October 14, 2019

Mr. Matt LeGrant, Zoning Administrator
District of Columbia
Department of Consumer and Regulatory Affairs
1100 4th Street, SW, Suite 650 East
Washington, DC 20024

Subject: First Street Entertainment
Z.C. Order No. 06-22
Gensler Project Number: 009.8826.000
Gensler File Code: 3PD

Dear Mr. LeGrant:

At the request of the Washington Nationals, Gensler has reviewed the illustrative exhibit Option 2 associated with the above referenced Zoning Order and provide the following professional opinion.

The associated footprint of the ground floor is approximately 34,140 gross square feet. This is inclusive of the as-built retail spaces along First Street SE. Further, given the rendered building, it is reasonable to assume that there is a second floor of approximately 20,098 gross square feet.

This provides for a total of approximately 54,238 gross square feet.

Sincerely,



Jordan Goldstein, FAIA
Principal & Global Director of Design

Enclosure

cc: *Frank G. Gambino, Washington Nationals Baseball Club*
Gregory McCarthy, Washington Nationals Baseball Club
Norman Glasgow, Holland & Knight
Robert Jaekel, Gensler