CAPPER/CARROLLSBURG DWELLINGS
PHASE 1 - SECOND STAGE P.U.D. APPLICATION
CHANGES IN LAND AREA AND RESIDENTIAL DENSITY

Square	Preliminary Land Area	Phase 1 - Second Stage Land Area	Difference	Preliminary Residential GFA	Phase 1- Second Stage Residential GFA	Difference	Preliminary Residential FAR	Second Stage Residential FAR	Difference	Comments
739	70,732.79	70,732.79	0.00	424,013.00	424,013.00	0.00	6.08	6.08	0.00	
767	77,412.97	63,148.47	-14,264.50	176,210.00	176,210.00	0.00	2.35	2.89	0.54	Revisions due to DDOT request to make 2nd Street a public street
768	79,001.80	64,737.30	-14,264.50	328,052.00	328,052.00	0.00	4.23	5.16	0.93	Revisions due to DDOT request to make 2nd Street a public street
769-A	97,303.54	82,238.59	-15,064.95	166,906.00	166,906.00	0.00	1.72	2.03	0.31	Revisions due to DDOT request to make 2nd Street a public street
797	42,508.38	42,508.38	0.00	94,972.00	80,966.00	-14,006.00	2.23	1.90	-0.33	Revisions due to refinedment of unit designs and adjustments of unit types
798	77,413.69	65,663.69	-11,750.00	141,422.00	118,310.00	-23,112.00	1.83	1.80	-0.03	Revisions due to DDOT request to make 3rd Place a public street and the Zoning Commission's request to leave as many existing homes as possible in private ownership.
799	66,738.71	42,055.74	-24,682.97	122,055.00	79,237.00	-42,818.00	1.83	1.88	0.05	Revisions due to DDOT request to make 3rd Place a public street and the Zoning Commission's request to leave as many existing homes as possible in private ownership.
800	44,247.66	44,247.66	0.00	77,966.00	69,917.00	-8,049.00	1.76	1.58	-0.18	Revisions due to refinedment of unit designs and adjustments of unit types
824	39,363.53	39,363.53	0.00	29,732.00	70,009.00	40,277.00	0.76	1.78	1.02	Revisions due to refinedment of unit designs and adjustments of unit types
825	49,345.29	49,345.29	0.00	61,284.00	96,127.00	34,843.00	1.24	1.95	0.71	Revisions due to refinedment of unit designs and adjustments of unit types
S-825	60,983.60	60,983.60	0.00	192,128.00	186,211.00	-5,917.00	3.15	3.05	-0.10	Revisions due to refinedment of unit designs and adjustments of unit types
N-853	N/A	48,943.62	48,943.62	N/A	49,400.00	49,400.00	N/A	1.01	1.01	Revisions due to Zoning Commission's request to include Van Ness Elementary School in the PUD boundary.
880	44,917.35	44,917.35	0.00	128,053.00	133,285.00	5,232.00	2.85	2.97	0.12	Revisions due to refinement of Senior Building design
881-W	36,551.00	36,356.76	-194.24		28,500.00	28,500.00	0.49	0.78	0.29	calculations and enlargement of Communicty Center program to accommodate potential future expansion for community offices
882-A	158,215.62	158,215.62	0.00	131,288.00	131,288.00	0.00	0.83	0.83	0.00	
TOTAL	**944,735.93**	**913,458.39**	**-31,277.54**	**2,074,081.00**	**2,138,431.00**	**64,350.00**	**2.20**	**2.34**	**0.15**	

©2001 Torti Gallas and Partners CHK, Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800

ZONING COMMISSION
District of Columbia
CASE NO.03-12A/03-13A
EXHIBIT NO.15M