

EXHIBIT B
ANNOTATED TABULATIONS OF ZONING DATA AND PUBLIC BENEFITS

Land Area: 271,219 s.f.
 Existing Zoning: MU-14
 Proposed MU-9/PUD

Requirement	Proposed Zoning (PUD Guidelines/Matter of Right)	Project Design
Height	130 feet (PUD) 90 feet (MOR)	130 feet
FAR (total/commercial)	9.36/8.71 (PUD) 7.2/6.5 (MOR)	8.99/6.39
Gross Floor Area (total/commercial)	2,528,609.84 sq. ft./2,362,317.49 sq. ft. (PUD) 1,952,776.8 sq. ft./1,762,923.5 sq. ft. (MOR)	2,339,780 sq. ft./1,662,300 sq. ft.
Lot Occupancy	No limit	75%
Rear Yard	2.5 in./ft. height, not less than 12 feet	Project provides court in lieu of a rear yard
Side Yard	None required; if provided, 2 in./ft. of height, not less than 5 feet	None provided
Court Width	Nonresidential use: 2/5 in./ft. height, not less than 6 ft for Open Court, 12 ft for Closed Court Residential Use: 4 in./ft. height, not less than 10 ft for Open Court, 15 ft for Closed Court	Building A (Nonresidential) – 40 feet provided (23 feet is required) Building B&C (Residential) - 60 feet provided (36.7 feet is required) Building D&E (Nonresidential) - 85 feet was provided (27 feet required)
Closed Court Area	Nonresidential Use: twice the square of the width, not less than 250 sq. ft. Residential use: twice the square of the width, not less than 350 sq. ft.	No closed courts provided

Requirement	Proposed Zoning (PUD Guidelines/Matter of Right)	Project Design
Roof Structures	Per Section 1500, Subtitle C	Compliant (See Exhibit I)
Green Area Ratio	.20	.21
Vehicular Parking	<p>Total Required: 563 spaces</p> <ul style="list-style-type: none"> - Office: 422 spaces - Residential: 115 spaces - Retail: 26 spaces <p><u>Requirements:</u></p> <ul style="list-style-type: none"> - <u>Retail:</u> In excess of 3,000 sq. ft., 1.33 per 1,000 sq. ft. GFA - <u>Multi-Family Dwelling:</u> 1 per 3 dwelling units over 4 units - <u>Office:</u> In excess of 3,000 sq. ft., .5 per 1,000 sq. ft. GFA <p>(All requirements reduced by half based on proximity to Metrorail station)</p>	930 spaces
Bicycle Parking	<p>Total Required: 89 short term spaces; 532 long term spaces</p> <ul style="list-style-type: none"> - Office: 42 short term spaces; 388 long term spaces - Retail: 13 short term spaces; 5 long term spaces - Residential: 34 short term spaces; 140 long term spaces <p><u>Requirements:</u></p> <ul style="list-style-type: none"> - <u>Retail:</u> <i>Short Term:</i> 1/3,500 s.f. of GFA; <i>Long Term:</i> 1/10,000 s.f. of GFA - <u>Multi-Family Dwelling:</u> <i>Short Term:</i> 1/20 dwelling units; <i>Long Term:</i> 1/3 dwelling units - <u>Office:</u> <i>Short Term:</i> 1/40,000 s.f. of GFA; <i>Long Term:</i> 1/2,500 s.f. of GFA <p>(Requirements reduced by 50% after first 50 spaces per use)</p>	90 Short Term Spaces 541 Long Term Spaces

Requirement	Proposed Zoning (PUD Guidelines/Matter of Right)	Project Design
Loading	<p><u>Retail</u> (20k-100k)</p> <ul style="list-style-type: none"> - 2 Berths @ 30 ft. deep - 2 Platform @ 100 sq. ft. - 1 Space @ 20 ft. deep <p><u>Multi-Family Dwelling</u> (50+)</p> <ul style="list-style-type: none"> - 1 Berth @ 30 ft. deep - 1 Platform @ 100 sq. ft. - 1 Space @ 20 ft. deep <p><u>Office</u> (>200k)</p> <ul style="list-style-type: none"> - 3 Berths @ 30 ft. deep - 3 Platforms @ 100 sq. ft. - 1 space @ 20 ft. deep <p>(Must only provide loading for use with most loading requirements)</p>	<p>Project design will have:</p> <p>Building A</p> <ul style="list-style-type: none"> - 3 Berths @ 30 ft. deep - 3 Platform @ 100 sq. ft. - 1 Space @ 20 ft. deep <p>Building B&C</p> <ul style="list-style-type: none"> - 3 Berths @ 30 ft. deep - 3 Platform @ 100 sq. ft. - 2 Space @ 20 ft. deep <p>Building D&E</p> <ul style="list-style-type: none"> - 3 Berths @ 30 ft. deep - 3 Platform @ 100 sq. ft. - 1 Space @ 20 ft. deep

Tabulation of Public Benefits and Project Amenities

Public Benefit	Exceeds Typical MU-9 Development
Housing	Provision of new market-rate housing.
Affordable Housing	Provision of greater affordable housing at deeper levels of affordability than required, including three-bedroom affordable units.
Urban Design/Architecture	Contextual design; high quality materials; conformance with characteristics of the neighborhood.
Site Planning	Compatible uses; pedestrian-oriented design; design anticipates future development.
Streetscape Plans	Improvement of streetscape and creation of public gathering spaces; on-site circulation system; use of public transit; improved circulation and transportation infrastructure surrounding the site; connections to future street grid and bicycle paths.
Environmental	LEED-Gold certification for the Project.
Special Value	Neighborhood-serving retail; enhanced public space.
Revenue for the District	Addition of office use, residential units, and expanded retail uses will result in increased tax revenues

*The full scope and importance of the public benefits of the Project are more fully articulated in Section IV of the PUD Statement.