	Matter of Right (MOR)	Approved PUD	Applicant Jan 2005 Proposed PUD Modification, Approved for Setdown					Applicant's Sep 13, 2005 Final Pre-Hearing Supplemental Submission, as Corrected (in bold italics) by OP to Incorporate Applicant Revisions Made September 29, 2005[1]				
			Overall	Consolidated PUD	Preliminary PUD	Difference from MOR	Difference from Approved PUD	Overall	Consolidated PUD	Preliminary PUD	Difference from MOR	Difference from Approved PUD
Land Area & Zoning Assumption[2]	Approx. 24,200 sf, C-2-B 76,000 sf, C-M-3 TOTAL:100,102 sf	TOTAL: 100,102 sf, C-3-C	26,805 sf, C-2-B 74,277 sf, C-M-3 TOTAL: 101,082 sf	26,805 sf, C-2-B 16,190 sf, C-M-3 Subtotal: 42,995 sf	58,087 sf C-M-3	N/A	See footnote 1.	26,805 sf C-2-B 74,277 sf C-M-3 TOTAL: 101,082 sf	26,805 sf C-2-B 16,190 sf C-M-3 Subtotal: 42,995 sf	58,087 sf C-M-3	N/A	See footnote 1.
Permitted & Proposed FARs	3.5 FAR, C-2-B 6.0 FAR, C-M-3 5.4 FAR, blended	8.0 FAR max permitted 8.0 FAR approved	8.47 FAR	5.58 FAR	3.0 FAR	+ 3.07 FAR	+ 0.47 FAR (ZC may approve up to 8.4 FAR under §2405.3)	8.4*0* FAR	5.*5* FAR	10.5*4* FAR	+ 3.02 FAR	*+ 0.4* FAR (ZC may approve up to 8.4 FAR under § 2405.3)
Gross Floor Areas (gsf)	492,300 max office 48,400 res. TOTAL: 540,700	196,758 sf res. 615,546 sf office, (incl. 60,000 sf retail/other) TOTAL: 812,304 sf	533,363 gsf res. 303,602 gsf office 19,217 gsf ret. TOTAL: 856,182 gsf	236,503 gsf res. 0 gsf office 3,217 gsf retail Subtotal: 239,720 gsf	296,860 gsf res. 303,602 gsf office 16,000 gsf retail Subtotal: 616,462 gsf	+ 315,482 gsf (+ 58%)	+ 43,878 gsf (+ 5.40%)	*831,841* gsf residential *17,497* gsf retail (incl. daycare) TOTAL: *849,338* gsf	*233,206* gsf residential *3,699* gsf retail Subtotal: *236,905* gsf	*598,635* gsf residential *13,798* gsf retail (incl. 3,000 gsf daycare) Subtotal: *612,433* gsf	+ *788,441* gsf residential - *474,807* gsf commercial + *308,638* gsf overalll	+ *635, 043* overall residential gsf - *555,546* gsf commercial + *37,034* gsf overall
Approx # of Residential Units	C-2-B, 85 units @ 1000 sf each C-M-3, none	At least 200	Ph. 1:168 Ph. 2: 290 (if 1000 sf average) TOTAL: 458	170 units	Approx. 213 units	+ Approx. 373 units	Not clear, but greater # in proposed modification	Approx. 702 units	202 units	Approx. 500 units	+ Approx. 500 units	+ Approx. 502 units
Lot Occupancy	C-2-B, 80% C-M-3, 100%	70%	69%	64%	73%	Less intense occupancy	+ 1% overall	*68,097* 68%	*27,391 gsf* *64%*	*40,706 gsf* *70%*	Less intense occupancy	- 2% overall
Measurable Height	65′ C-2-B 90′ C-M-3	130′, with stepdowns	65′, 110′, 130′	1 building primarily @ 90′, stepping down to 65′ @ north end	2 buildings of 130′ each, 15 stories res., 12 stories office	+ 65′ C-2-B + 40′ C-M-3	No significant height difference	130′, with stepdowns	1 building primarily @ 90′ stepping down to 61′-6″ @ N end	*1 building* of 130′, 15 stories	+ 25′ C-2-B + 40′ C-M-3	No significant height difference
Parking	1:3 residential ratio, C-2-B 1 space for each 800 sf in excess of 2,000 sf for office use, C-M-3	588 spaces, of which 100 devoted to res. in 1:2 ratio	Ph. 1: 340 Ph. 2: 555 TOTAL: 895	170 spaces	418-420 spaces	More than MOR (1:2 ratio, residential)	+ 307	Approx. 702 spaces @ 1:1 ratio for residents	177 spaces	Approx. 525 spaces	More than MOR (1:1 ratio, residential)	+ 114 Res. ratio increased to 1:1
Benefits & Amenities	----	Plaza, training ctr, possible grocery, traffic & signalization improvements	73,481 sf housing @80% AMI= 13.77% res. gsf	28,953 sf housing @ 80% AMI = 15% of net res. space; 12.24% of residential gsf	44,528 sf housing @ 80% AMI = 15% of residential gsf	Affordable housing is 23% of bonus density	Approved PUD had no affordable housing requirement	Approx. 86,971 gsf housing @ 80% AMI = 10.98% of residential gsf. See below for other benefits.[3]	*32,182* gsf @ 80% AMI *=13.8* % of residential gsf.	59,859 gsf = @80% AMI = 10.0% of residential gsf.	Affordable housing is *11.07 % of residential gsf*	Approved PUD had no affordable housing requirement

TABLE 1: MATTER OF RIGHT, APPROVED PUD, AND PROPOSED MODIFIED PUD COMPARISONS – *Office of Planning: October 3, 2005*

[1] These figures are different than those in the appllicant's pre-hearing statement. The reflect OP correspondence with the applicant current to September 23, 2005 *and updated Oct. 3, 2005 to reflect applicant's September 29 filing.*

[2] Applicant re-surveyed recently. Land areas shown for modified PUD application are more correct than those for the approved PUD.

[3] The Benefits and Amenities package also includes partial green roofs and low impact development, a 3,000 gsf daycare center in the Preliminary PUD, double height retail ion the Consolidated PUD, a 27,000 gsf plaza that will be available to the public, and First Source/LSDBE.

ZONING COMMISSION
CASE No. 01-28
EXHIBIT No. 79

ZONING COMMISSION
District of Columbia
CASE NO.01-28
EXHIBIT NO.79