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ST. ELIZABETHS TABULATION OF DEVELOPMENT DATA[1]

Subsection 2403.11 of the Zoning Regulations requires a PUD applicant to submit a chart comparing the proposed development with matter-of-right development under existing zoning. In this case, the property is unzoned, government property. Because the predominant development pattern of St. Elizabeth's Hospital is that of a large hospital complex with institutional buildings typically, the existing land use controls may be deemed to be institutional and governmental in a general sense, and a precise comparison of existing zoning standards with the proposed development is not feasible. It can be stated, however, that the proposed building has a very low density at 0.16 FAR. Basic data about the proposed development are presented in the chart below.

Development Data Chart

Total PUD Site Area	2,151,864 s.f. (49.4 acres)
Required Minimum for PUD (SP-1)	15,000 s.f.
Gross Floor Area (g.f.a.)	346,021 g.f.a.
Floor Area Ratio (FAR)	0.16 FAR
Permitted –SP-1 (Matter-of-right/PUD)	3.5/4.5 FAR
Building Height	46 feet (at highest point)
Permitted – SP-1 (Matter-of-Right/PUD)	65/75 feet
Minimum Lot Width and Lot Area	None prescribed
Lot Occupancy	12.5 percent
Maximum Permitted	80 percent
Side and Rear Yards (Rear only)	44 feet nine inches
Minimum Rear Yard Permitted	12 feet
No Side Yards Prescribed	
Parking	315
Required	290
Water Demand	89,300 gallons/day
Sewer Demand	89,300 gallons/day

[1] See *also*, Project Plans and narrative.

ZONING COMMISSION
District of Columbia
Case No. 02-45
EXHIBIT NO. 25
Exhibit 25