TABULATION OF DEVELOPMENT DATA

Lot Area: 104,756 square feet.

	C-3-A Zoning Requirements	**C-3-B Zoning Requirements**	**C-3-C Zoning Requirements**	**Project Design**
Floor Area Ratio ("FAR")	4.0 (2.5 non-residential) PUD Guidelines 4.5 (3.0 non-residential)	5.0 (4.0 non-residential) PUD Guidelines 5.5 (4.5 non-residential)	6.5 residential or non-residential PUD Guidelines 8.0 residential or non-residential	599,134 sf of residential use **TOTAL FAR – 5.72**
Building Height	65 feet PUD Guidelines 90 feet	70 feet PUD Guidelines 90 feet	90 feet PUD Guidelines 130 feet	Existing Cap. Children's Museum Bldg – 64 feet (from 3rd Street) New Residential Buildings – 110 feet from I Street
Lot Occupancy (for residential uses)	75%	100%	100%	65%
Rear Yard	2 ½ inches per foot of height from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof or parapet wall, but not less than 12 feet. **23 feet required.**	2 ½ inches per foot of height from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof or parapet wall, but not less than 12 feet. **23 feet required.**	2 ½ inches per foot of height from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof or parapet wall, but not less than 12 feet. **23 feet required.**	45 feet Pursuant to Sec. 774.11, the depth of the rear yard may be measured to the center of the street abutting the lot at the rear of the building or other structure on a through lot or corner lot abutting three streets.
Residential Recreation Space	15% of gross floor area devoted to residential use	10% of gross floor area devoted to residential use	10% of gross floor area devoted to residential use	58,802 sf
Parking (Residential Use)	One for each two dwelling units **238 spaces**	One for each four dwelling units **119 spaces**	One for each four dwelling units **119 spaces**	**500 parking spaces**

ZONING COMMISSION
District of Columbia
CASE NO.04-22
EXHIBIT NO.12D