

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



2005 AUG 30 PM 4:43
D.C. OFFICE OF PLANNING

Office of the Director

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: *ASfx* Ellen McCarthy, Director

DATE: August 29, 2005

ZONING COMMISSION

CASE No. 04-33

EXHIBIT No. 136

SUBJECT: 04-33 Inclusionary Zoning Supplemental Report

This memo provides the Zoning Commission with supplemental information on specific questions the Zoning Commission asked of the Office of Planning and other issues that came up during the public testimony. The information provided includes:

- Analysis of recent Planned Unit Developments (PUDs) with affordable housing,
- Analysis of the changes made to Downtown Development District to support housing,
- A brief discussion of the interaction between financially subsidized affordable housing and Inclusionary Zoning requirements;
- Analysis of the effects of the control period and household asset accumulation, and
- Comparison of Advisory Neighborhood Commission Single Member District and Census Tracts

PLANNED UNIT DEVELOPMENT ISSUES

There are several issues that need discussion surrounding Planned Unit Developments. First, the Commission asked OP to provide information on recent residential or mixed-use PUDs that provided affordable housing as a public amenity. Second, there are several PUDs currently in early stages of planning prior to making application that need to be provided guidance on how their efforts will be treated during this interim period. Finally, it is important to consider how PUDs will be treated if an Inclusionary Zoning (IZ) program is initiated.

Analysis of Recent Planned Unit Developments

During the public hearing the Zoning Commission asked the Office of Planning to review recent approved PUDs and analyze and compare the number of affordable units created through PUD to what would be created through Inclusionary Zoning. Mandatory IZ would have almost doubled the number

of affordable units with a smaller increase in density than the PUD projects. Based on the analysis, OP concludes that a mandatory IZ program would be more efficient in delivering affordable units than the PUD process. In addition, mandatory IZ would apply to a much greater number of projects than possible through PUDs.

Table 2, found at the end of this report, provides the Commission relevant details on PUDs that included affordable housing and other public benefits and amenities. The table includes the project and its original zoning capacity, the new PUD capacity, the amount of affordable units and other public amenities included in the project.

The nine projects found on the table represent land area of almost 740,000 square feet and a total development capacity of 1.43 million square feet, or an FAR of 1.93¹. The new capacity achieved via the PUD process totals 1.88 million square feet (2.49 FAR), or an average 29% increase in density. Units increased from a base of 1,392 to 1,802, or a 29% increase. In addition height increases in PUDs ranged from 15 feet to 45 feet depending on the rezoning approved through the PUD.

OP points out that the Dorchester expansion is an outlier because of its overall size, current buildout and the manner in which the rezoning is treated. When the Dorchester is removed the average density increases through PUDs rise from 29% to 39%. The Dorchester PUD is currently being reevaluated due to concerns about height.

The PUD process resulted in 89 affordable units provided as public amenities by the projects counted, or 21% of the bonus density received. The projects provided other public amenities and benefits including a day care center, historic preservation of existing structures, and donations to civic groups. These numbers do not include another 56 units provided as a result of rezoning from Manufacturing (M) zones to Residential (R) zones because land from M or C-M excludes housing.

In comparison, an Inclusionary Zoning program would have developed approximately 174 affordable units using a 20% increase in density for a total of 1.75 million square feet. This is 130,000 square feet smaller than the density bonuses through the PUDs and almost double the number of affordable units. IZ would not have included bonus height in most of these cases. Finally, roughly half of the PUDs were at 80% of AMI, while the other half were priced at the HUD Section 8 Low-Income category, which approximates 65% of AMI. As proposed, an Inclusionary Zoning would include reaching lower incomes down to 50% of AMI.

Finally, as the Commission knows, the PUD process is a lengthy, labor intensive process and a voluntary one that a developer elects to pursue. While PUDs do provide other public amenities and give the District control over design, they are not as efficient as a mandatory Inclusionary Zoning process in delivering affordable units.

¹ Some projects are not counted because they represent a change of zoning from one that does not permit housing

Interim PUD Applications

OP recommends to the Zoning Commission that the Commission permit PUD application submitted prior to January 6, 2006 to be considered vested prior to implementation of any Inclusionary Zoning requirements. There are upwards of five residential development projects that developers have indicated to OP a desire to pursue through a PUD process. Some of these projects include situations where the land has already been negotiated and/or purchased and the developer has been working with the local residents on a package of public amenities. Further, OP shall within 30 days of receiving the application indicate to the developer whether the application will receive OP's initial support. This gives developers 120 days from the date of the September 8th hearing to complete the PUD applications and submit them for consideration.

PUD Applications Under Inclusionary Zoning

Another important topic not yet touched on is how PUDs will be considered if an Inclusionary Zoning policy is implemented. The analysis of OP's proposal indicates that there is a constant zero sum gain relationship between the total bonus density and the 50% to 75% of bonus density that IZ requires to be affordable. This suggests that if the same IZ percentages are applied to bonus density greater than 20% of matter of right (as in a PUD) then developers will be indifferent toward pursuing a PUD and therefore unlikely to invest the time and effort. OP considers PUDs to offer many other valuable public amenities and does not wish to entirely discourage future PUD applications. A number of possibilities exist including basing the required affordability on the first 20% increase and any other density increases be commensurate upon other public amenities. OP would consider the mandatory IZ requirement of the base zone to be fully included with in the PUD process and not to count as an amenity. OP would work with the developers as it does now to negotiate additional affordable units or other amenity.

DOWNTOWN DEVELOPMENT DISTRICT (DD) ANALYSIS

The Zoning Commission asked OP to provide information on the residential developments in the DD and how the changes to the DD affected residential development downtown. The goal of this analysis was to review OP's assumption that an 11' average floor-to-floor ceiling height was necessary to determine what, if any, changes to height and lot occupancy were necessary to accommodate the bonus density. In our public hearing report OP identified the CR, C-2-A through C-2-C, W-1 through W-3, and the SP-1 and SP-2 zones would need adjustments to lot occupancy and or height to adequately fit the 20% additional density.

A typical residential floor-to-floor height with a standard 9' floor-to-ceiling would either be 9'8" or 9'10" depending on the thickness of the concrete slab. In order to fit another floor, developers will use a 9' floor-to-floor for an 8'4" floor to ceiling particularly if slope of the site offers a couple of extra feet. OP used an 11' average particularly for the identified zones, based on several factors. They include:

- Mixed-use zones may have ground floor uses other than housing. Optimal floor heights for these uses are typically higher than residential floors. An apartment lobby within a residential building is often 12' in height. Uses such as retail often prefer heights of 14'. Using a 10'

average ceiling height may result in discouraging active ground floor uses in places of the District where they are desired. In addition, according to architects, the top residential floors are often higher, nearer to 11', first because there is a premium, but second because mechanicals may require it as well.

- Flexibility in massing of a building may affect the ability to use a site's entire lot occupancy. Using a 10' average floor would force boxier designs with less articulation in the massing. Related to this, there may be physical issues such as extreme slope affecting the use of the entire lot occupancy limit.
- Finally, there is currently a market in some locations for higher ceiling heights for lofts and other residential product types. Using a 10' average would inhibit the District's ability to fully access that current market demand.

In 2000 the Office of Planning submitted amendments to the Zoning Regulations to encourage greater residential development in the DD. Chief among these amendments was the provision to eliminate density restrictions on residential development in the C-2-C, C-3-C, and C-4 zones of the Housing Priority Areas. Residential development was therefore limited only by the Height Act, lot occupancy and other massing restrictions for light and air. The number of floors and therefore the height of ceilings within a building became strictly an economic choice of the developer.

Table 3, at the end of this report provides the Zoning Commission with a breakdown of some of the major projects in the DD. The table shows the land area, gross square feet (gsf), floor area ratio (FAR), actual lot occupancy, building height, number of floors, the average height from floor to floor, and provides comments on factors affecting the buildings' massing.

Most of the projects listed are in the DD/C-2-C zone where development was limited to 8.0 FAR or 8.5 FAR with the purchase of Transferable Development Rights (TDRs). The projects are the result of the amendments made to the DD Zoning Regulations that relieved housing of FAR restrictions. Though residential projects were relieved of density restrictions, they were still controlled by height, lot occupancy, setbacks and other massing controls. Due to these changes residential projects in the DD were able to increase their FAR to an average of 10.0 FAR. Lot occupancy is now the dominant control after the Height Act. For instance, 400 Massachusetts received a variance permitting it to go from 80% lot occupancy to 97%, which enabled it to achieve a 12.1 FAR.

Most of the buildings were permitted to go to 130' in height with setbacks at 110' along Massachusetts Avenue. Table 1 below summarizes the number of floors in the projects that reached 130 feet and the resulting floor-to-floor average.

Table 1. Summary of Average Residential Floor Heights

Number of Buildings	Number of Floors	Average Floor to Floor Height
4	14	9.3
2	13	10.0
1	12	10.8

The performance of these projects indicates that such floor heights are readily marketable at the current time. To a certain extent it suggests that a 10' or 10.5' floor-to-floor average could be used to test if lot occupancy and height adjustments are needed to accommodate the IZ bonus density in certain zones. If a 10' assumption is used, then it results in Table 4 at the end of this report. Table 4 demonstrates that under a 10' floor to floor assumption, fewer zoning districts would require adjustments to lot occupancy and height to accommodate IZ bonus density.²

However, the problems created by using a 10' floor-to-floor assumption stated previously continue to exist. First, development in the DD goes up to 130' and spreads the impact of ground floor height requirements over 13 or 14 floors. The zones identified by OP were limited to 90 feet in height where the impact of a taller ground floor is relatively larger. Second, a 10' average floor assumption reduces an architect's design flexibility for articulations in envelope and massing. If lot occupancy is affected by physical constraints it may result in an increase in variance requests to accommodate the IZ bonus density. Finally, OP points out that the developer of 301 Massachusetts elected to go with average floor-to-floor height of 10.8 that approaches the 11' average used in OP's analysis. Using an 11' floor-to-floor average as an assumption suggests that adjustments are required to a greater number of zones to accommodate the bonus, but this also permits greater flexibility of design toward achieving the 20% bonus.

INTERACTION WITH FINANCIALLY SUBSIDIZED AFFORDABLE HOUSING

During public testimony, concern was expressed by affordable housing developers that Inclusionary Zoning would add another layer of regulation for them to fulfill. Affordable housing developers who are receiving financial subsidies from the District of Columbia have affordability requirements tied to their financial subsidies. In general these affordability requirements would exceed those of Inclusionary Zoning. However, the requirements could potentially conflict with those of Inclusionary Zoning particularly with regards to the control period or the period of time that units must be kept affordable.

The control period of financial subsidies is often tied to the outstanding tax-exempt debt financing the project received in the case of bonds or a time limit such as 15 years with regards to Low-Income Housing Tax Credits. The suggested control period for Inclusionary Zoning of 15 or 20 years for homeownership units and 50 years for rental would exceed the typical control period for projects receiving financial subsidies.

An easy solution to any concern the affordable developers could have would be to include an exemption for affordable projects receiving District subsidies unless they choose to access the bonus density. Any project that provides evidence of dedicated affordable units financed through subsidies from the District of Columbia that are documented by covenants and exceed the IZ requirements with regards to number and target households would be exempt from IZ unless, as stated, they decided to access the bonus density provided via IZ. In those situations where the design of the project uses the bonus density

² Note: A revised R-5-E analysis has been provided. Previously a base 5.0 FAR was used, but housing in R-5-E is permitted a base of 6.0 FAR. To achieve a bonus density in R-5-E lot occupancy would have to be adjusted from 75% to 80% or 90% depending on floor to floor height assumptions.

available through IZ then the developer would have to provide documentation that the IZ affordability requirements are being met.

CONTROL PERIOD AND HOUSEHOLD ASSET ACCUMULATION ANALYSIS

This section provides relevant data and discusses the policy behind the control period and asset appreciation of the affordable homeownership units created by Inclusionary Zoning. It provides information on the average length of ownership, rates of appreciation, and homeownership for asset development

Homeownership

The Office of Planning is concerned about the effect on target homeowner of a 20 year control period on the asset appreciation of a IZ unit. OP believes a 15 year control period is more appropriate based on the typical length of time a home can effectively serve a household before it may grow out of it. This section discusses why OP believes a 15 year period both protects the public's investment in an IZ unit by keeping it affordable and permits the purchaser the rights and benefits of homeownership.

The essential question over the length of the control period on an affordable owner occupied unit is the balance between maintaining the unit as affordable (or the cost of making another unit affordable) and providing a homeowner the rights and benefits of purchasing home. On one-side is the public interest of protecting the affordable investment from arbitrage or an unreasonable windfall. On the other side is providing a lower-income household with the single largest opportunity to save for their future.

According to research, homeowners stay in one residence for a median of 8.2 years³. In other words half of all homeowners stay in one home for less than 8.2 years, while half stay longer. There are many reasons why homeowners may move or otherwise rely on the asset accumulation from a house including changes in employment (either loss or new employment), change in family size, children attending college, retirement and other life changes. Equity can be cashed out, such as using capital gain from a sale to purchase a new home or borrowed for a child's college tuition. In these situations a home can enable a household to navigate these transitions successfully.

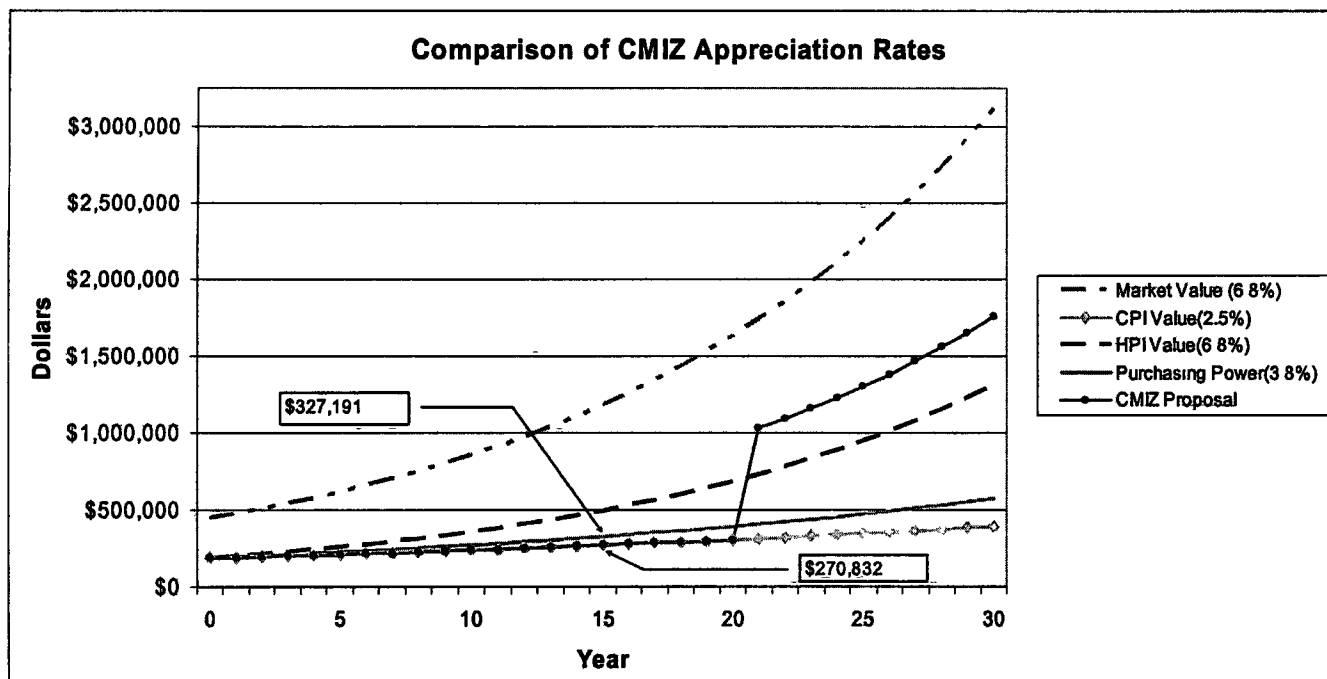
Equity from a home grows in two ways first from the appreciation of the asset and second from the pay down of the debt owed on the property.

In order to provide a framework, the Office of Planning researched relevant indexes to demonstrate how restricting a unit's value can be measured. Figure 1 below demonstrates the appreciation of a market rate unit and the Campaign's proposal. The graph is based on data from FreddieMac's Housing Price Index that tracks the price appreciation of housing for Washington DC, the Metro Area, and the Nation as a whole. Over the past 15 years from 1990 to 2005, housing in Washington DC has appreciated an

³ Rohe, William, Van Zandt, Shannon, McCarthy, George, *The Social Benefits and Costs of Homeownership: A Critical Assessment of the Research*, Joint Center for Housing Studies, Harvard University, October 2001

average of 6.8% per year. Over the same period, the Consumer Price Index (CPI) has averaged 2.5% per year and incomes based on the National Average Wage Index (NAWI) have grown at an average of approximately 3.8% per year⁴. Therefore, due to the regional supply's inability to meet demand, average housing prices have grown at a rate almost twice that of purchasing power.

Figure 1. Housing Appreciation Graph



In Figure 1, the Market Value line is the appreciation of a market unit sold today over the next 30 Years. CPI Value is the appreciation of an affordable unit at the Consumer Price Index. HPI Value is the appreciation of an affordable unit growing at the Housing Price Index published for DC by FreddieMac. Purchasing Power is the potential housing appreciation based on the income growth of target households over the time period. Finally, CMIZ Proposal is the value of an affordable unit captured by a targeted household based on the Campaign's 20 year control period⁵.

The CMIZ proposal follows the CPI for 20 years and then permits the owner to capture half of the difference between the CPI and the market value of the unit. This is more value than the owner would capture if their unit appreciated normally shown by the HPI Value, but much less than the potential true market value of the unit.

What is necessary to consider from Figure 1, is the fact that purchasing power using growth in the target incomes tend to grow faster than the CPI. This means that each year a unit restricted in year zero becomes relatively less expensive to purchase for the next target household than the first purchaser.

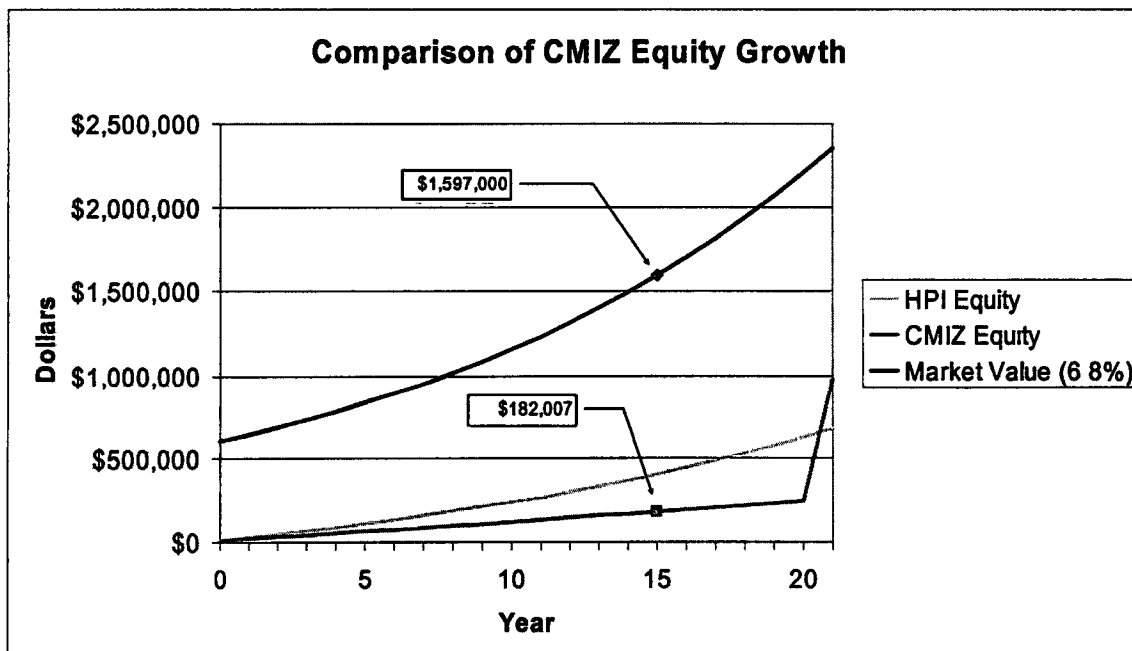
⁴ This is the index the Social Security Administration uses to determine Social Security benefits. This also matches the average annual increase in the Washington Metropolitan AMI going back to 1990.

⁵ No assumptions were made regarding improvements to the unit.

This means a unit is \$67,000 less expensive to a purchaser in year 15 than when it was first sold. Agreement was reached in conversations with the Campaign that resale within the control period should be based on the purchasing power of target households and not on the CPI, unless the CPI plus improvements exceeds purchasing power. In those situations the owner should be able to try to recapture their investment

There is still some disagreement over the length of the control period. It is important to remember that both proposals are reserved for first time purchasers and not for purchasing the next home. In other words a household that buys a 1-bedroom IZ unit, but then grows out of that unit, could not buy another, larger affordable IZ unit. They would have to rely on the appreciation of their current IZ unit to afford a larger market rate unit. Figure 2 below helps illustrate this problem. It charts the growth in equity of an IZ unit within the control period and compares it the market rate purchase price of a larger unit. After year 15 the equity developed in the IZ unit is only \$182,000 or roughly 11% of the \$1,597,000 price tag of what would be a larger unit. If their growth in income kept pace at 3.8% per year then in year fifteen they could afford roughly a \$310,000 mortgage for a total purchasing power of \$492,000. This is still far short of the \$1.6 million market rate price tag for a slightly larger unit in the same location. At that point the target household would have to find housing in a less expensive location.

Figure 2. Equity Growth in a CMIZ Unit



Based on this OP believes ending the control period after 15 years to be more reasonable. First, 15 years is almost twice the median length of typical ownership. Second, it is highly likely that within that time period a family would grow beyond their current confines. Third, when combined with a new 15 year clock if the unit is sold with the control period, OP believes this is adequate protection of the public goal of maintaining a stock of affordable units

ANC SINGLE MEMBER DISTRICTS AND CENSUS TRACTS

In Office of Planning's public hearing report, OP chose US Census Tracts as an appropriate geographical limit to alternative off-site provision of the affordable IZ units. In choosing census tracts, OP was balancing several factors, but mainly choosing a boundary that was small enough to maintain IZ's central goal of creating diverse neighborhoods, but large enough to reasonably have available land to accept off-site units. This was particularly true for the off-site provision that would be administratively granted. OP concluded that census tract were of the appropriate size to achieve both goals.

The Zoning Commission expressed concern that census tracts were in some cases too large to maintain the goal of diverse neighborhoods and asked OP to provide a comparison to Advisory Neighborhood Commission Single Member Districts (SMD). Figure 3 at the end of this report maps the boundaries of both census tracts and SMDs.

Both geographic boundaries are related to population and therefore density of a neighborhood. In other words, as density increases and more people live in an area, the smaller the tract or SMD becomes. census tracts are about 50% larger in size than SMDs. The map in Figure 3 shows that in general SMDs are smaller than census tracts within the same general neighborhood. Examples of census tracts in Adam's Morgan and Brookland were used in OP's public hearing report. SMDs in both neighborhoods are smaller than their respective census tracts.

The only other notable difference in the two boundaries is SMDs tend to be more oddly shaped, sometimes being "L" shaped, long and skinny or other irregular shape. Census tracts on the other hand tend to be more compact with only few or very small exterior angles that create odd shapes.

OP concludes that census tracts continue to offer a better balance than SMDs, but recognizes that SMDs are a standard used elsewhere in the Zoning Regulations.

Table 2. Breakdown of PUD Affordable Housing and Other Public Amenities

Case No	Project Name	Land Area	Base Zone	Base FAR	Base SF	Base Hgt	# of Base Units	PUD Zone	PUD FAR	PUDSF	%sf change	PUDHgt	# of PUD Units	AU sf	# of AUs	AUs % of Bonus	AUs % of Bonus	AUs % of Total	Project Comments:	IZ sf	IZ Units
02-17	ChasePoint	43,840	R-5-B	1.8	78,912	50	78	R-5-C	4.0	173,000	119%	79	125	4,704	5	5%	12%	4%	Other public amenities include 3,000sf day-care center, 24,700 sf of open green space	94,694	12
04-06	5401 Western Ave, NW	15,000	R-2			45	5														-
	Sub-Totals	58,840					83														
03-04	Meridian Hill Condos	42,750	R-5-B	1.8	76,950	50	76	R-5-B	2.7	115,260	50%	55	103	3456	4	9%	15%	4%	Urban design, First Source, Donations and open space/streetscape landscaping	92,340	11
03-26	14th & V St, NW	42,850	Arts/C-3-A	4.0	171,400	65	171	Arts/C-3-A	4.7	202,681		90	202						Urban design, Historic adaptive reuse of a warehouse, flex-car, donations, and green building		17
	2101-2125 14th St, NW	34,488	R-5-B	1.8	62,078	50	62	R-5-B	3.2	108,637		60	108								9
	Sub-Totals	77,338			233,478		233		4.0	311,318	33%		310	8,438	10	11%	13%	3%		280,174	26
03-27	4600 Brandywine	12,661	C-2-A	2.5	31,653	50	31	C-2-A	3.0	37,983	20%	65	42	843	1	18%	9%	2%		37,983	3
	4600-14 Wisconsin, NW																				
03-30	Square 643	16,644	R-4	1.8	29,959	40	18	R-5-C	2.7	45,322	51%	70	21	700	1	5%	40%	5%	Historic preservation of church rented to non-profit	35,951	3
	734 1st, SW																				
04-11	Rocky Gorge*	57,596	FT/C-M-1	3.0	172,788		NA		1.2				142		2			1%			
	400 Emerson St, NE	122,767	FT/M	6.0	736,602		NA														
	Sub-Totals	75,610	R-2			40	25	R-4													4
		255,973			909,390																
04-13	1200 R Street	23,251	R-4	1.8	41,852	40	26	R-5-B	2.7	62,996	51%	50.5	63	5,293	5	25%	13%	8%	Green Roof Technology, Public use of Community Room	50,222	4
	1200 R St, NW																				
04-22	Children's Museum	55,409	C-3-A	4.0	221,636	65	221												Other public amenities include historic preservation of Children's Museum		22
	800 3rd St, NE	50,347	C-3-B	5.0	251,735	70	251														25
	Sub-Totals	104,756			473,371		472	C-3-C	5.7	599,134	27%	110	599	19852	19	16%	15%	3%		568,045	47
04-24	Rhode Island Ave Metro*		M	6.0			NA	C-2-B					271		54		20%	20%	Affordable units are result of RFP process with WMATA and bond financing		
04-36	Dorchester Expansion	33,616	R-5-B	1.8	60,509	50	59	R-5-D	3.0	100,848	67%	90	145	47632.5	44		30%	8%	No other significant public amenities or benefits profered. Project on hold due to Height Act review	72,611	9
	Public Hearing Not Yet Held	124,468	R-5-D	3.5	435,638		394	R-5-D	3.5	435,638	0%		394								
	Sub-Totals	158,084			496,147		453		3.8	536,486	8%		539							595,376	68
	Totals	494,324			1,462,322		1,392			1,881,499	29%		1,802	90,919	89	22%	22%	5%		1,754,786	174

* Not added to totals

Table 3. DD Residential Developments

Project Address	Land Area	GSF	FAR	Lot Occupancy	Building Height	Number of Floors	Average Floor to Floor Height	Comments
770 5th St, NW	23,843	224,340	9.4	75%	110	12	9.2	Building connected to property on H St permitting 110' in height
1150 K St, NW					130	14	9.3	
300 Massachusetts Ave, NW	39,532	350,690	8.9	77%	130	14	9.3	Massing restricted by historic preservation issues and 11' setback at 110'
301 Massachusetts Ave, NW	8,667	81,621	9.4	80%	130	12	10.8	Massing restricted by 11' setback at 110'
400 Massachusetts Ave, NW	27,150	329,244	12.1	97%	130	13	10.0	Massing restricted by historic preservation and 11' setback at 110'
450 Massachusetts Ave, NW	44,647	462,550	10.4	74%	130	14	9.3	Massing restricted by 11' setback at 110'
555 Massachusetts Ave, NW	34,362	307,948	9.0	51%	130	14	9.3	Lot Occupancy split with adjacent hotel. Massing restricted by 11' setback at 110'
1210 Massachusetts Ave, NW	14,447	152,690	10.6	81%	130	13	10.0	GSF & FAR calculated by Lot Occupancy and Floors due to error in permit. Massing restricted by 11' setback at 110'

Table 4. IZ Density Incentives & Flexibility (10') Assumption

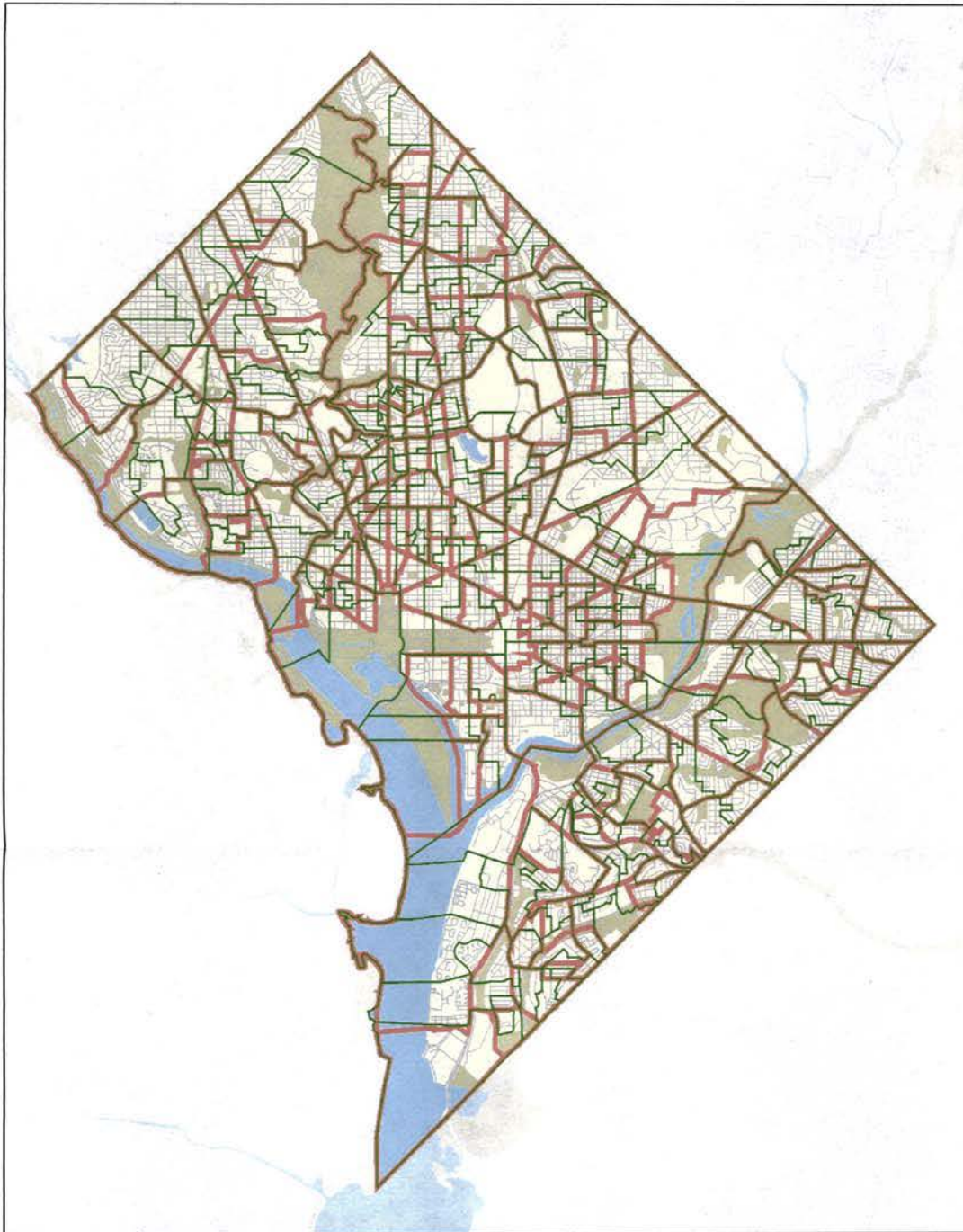
Base Zone	Zoning Constraints			Base Envelope			MAX Possible Density(1)				IZ Adjustments & Bonus			
	Zoning FAR	Lot Occupancy	Zoning Height	SF Foot Print	GSF		Max # of Floors	Max GSF	FAR	%Change	Lot Occupancy	Height	FAR with Bonus IZ	%Change
R-5-A(2)	0.90	40%	40	17,424	39,204	3.0	3.0	52,272	1.20	33%	NA	NA	1.08	20%
R-5-B	1.80	60%	50	26,136	78,408	3.0	5.0	130,680	3.00	67%	NA	NA	2.16	20%
R-5-C	3.00	75%	60	32,670	130,680	4.0	6.0	196,020	4.50	50%	NA	NA	3.60	20%
R-5-D	3.50	75%	90	32,670	152,460	5.0	9.0	294,030	6.75	93%	NA	NA	4.20	20%
R-5-E	6.00	75%	90	32,670	261,360	8.0	9.0	294,030	6.75	13%	80%	90	7.20	20%
CR	6.00	75%	90	32,670	261,360	8.0	9.0	294,030	6.75	13%	80%	90	7.20	20%
C-1	1.00	60%	40	26,136	43,560	2.0	4.0	104,544	2.40	140%	NA	NA	1.20	20%
C-2-A	2.50	60%	50	26,136	108,900	5.0	5.0	130,680	3.00	20%	NA	NA	3.00	20%
C-2-B	3.50	80%	65	34,848	152,460	5.0	6.0	209,088	4.80	37%	NA	NA	4.20	20%
C-2-C	6.00	80%	90	34,848	261,360	8.0	9.0	313,632	7.20	20%	NA	NA	7.20	20%
C-3-A	4.00	100%	65	43,560	174,240	4.0	6.0	261,360	6.00	50%	NA	NA	4.80	20%
C-3-B	5.00	100%	70	43,560	217,800	5.0	7.0	304,920	7.00	40%	NA	NA	6.00	20%
C-3-C	6.50	100%	90	43,560	283,140	7.0	9.0	392,040	9.00	38%	NA	NA	7.80	20%
W-1	2.50	80%	40	34,848	108,900	4.0	4.0	139,392	3.20	28%	NA	NA	3.00	20%
W-2	4.00	75%	60	32,670	174,240	6.0	6.0	196,020	4.50	13%	80%	60	4.80	20%
W-3	6.00	75%	90	32,670	261,360	8.0	9.0	294,030	6.75	13%	80%	90	7.20	20%
SP-1	4.00	80%	65	34,848	174,240	5.0	6.0	209,088	4.80	20%	NA	NA	4.80	20%
SP-2	6.00	80%	90	34,848	261,360	8.0	9.0	313,632	7.20	20%	NA	NA	7.20	20%

Sample Property 43,560 1 Acre
Floor to Floor Height 10
(1) Limited by Lot Occupancy & Height (Assumes 10' / Floor)
(2) Limited to 3 Stories

Table 5. Revised IZ Density Incentives & Flexibility (11') Assumption

Base Zone	Zoning Constraints			Base Envelope			MAX Possible Density(1)				IZ Adjustments & Bonus			
	Zoning FAR	Lot Occupancy	Zoning Height	SF Foot Print	GSF	Min # of Floors to Achieve FAR	Max # of Floors	Max GSF	FAR	%Change	Lot Occupancy	Height	FAR with Bonus IZ	%Change
R-5-A(2)	0.90	40%	40	17,424	39,204	3.0	3.0	52,272	1.20	33%	NA	NA	1.08	20%
R-5-B	1.80	60%	50	26,136	78,408	3.0	4.0	104,544	2.40	33%	NA	NA	2.16	20%
R-5-C	3.00	75%	60	32,670	130,680	4.0	5.0	163,350	3.75	25%	NA	NA	3.60	20%
R-5-D	3.50	75%	90	32,670	152,460	5.0	8.0	261,360	6.00	71%	NA	NA	4.20	20%
R-5-E	6.00	75%	90	32,670	261,360	8.0	8.0	261,360	6.00	0%	90%	90	7.20	20%
CR	6.00	75%	90	32,670	261,360	8.0	8.0	261,360	6.00	0%	80%	100	7.20	20%
C-1	1.00	60%	40	26,136	43,560	2.0	3.0	78,408	1.80	80%	NA	NA	1.20	20%
C-2-A	2.50	60%	50	26,136	108,900	5.0	4.0	104,544	2.40	-4%	80%	60	3.20	28%
C-2-B	3.50	80%	65	34,848	152,460	5.0	5.0	174,240	4.00	14%	80%	70	4.80	37%
C-2-C	6.00	80%	90	34,848	261,360	8.0	8.0	278,784	6.40	7%	90%	90	7.20	20%
C-3-A	4.00	100%	65	43,560	174,240	4.0	5.0	217,800	5.00	25%	NA	NA	4.80	20%
C-3-B	5.00	100%	70	43,560	217,800	5.0	6.0	261,360	6.00	20%	NA	NA	6.00	20%
C-3-C	6.50	100%	90	43,560	283,140	7.0	8.0	348,480	8.00	23%	NA	NA	7.80	20%
W-1	2.50	80%	40	34,848	108,900	4.0	3.0	104,544	2.40	-4%	80%	50	3.20	28%
W-2	4.00	75%	60	32,670	174,240	6.0	5.0	163,350	3.75	-6%	75%	80	5.25	31%
W-3	6.00	75%	90	32,670	261,360	8.0	8.0	261,360	6.00	0%	80%	100	7.20	20%
SP-1	4.00	80%	65	34,848	174,240	5.0	5.0	174,240	4.00	0%	80%	70	4.80	20%
SP-2	6.00	80%	90	34,848	261,360	8.0	8.0	278,784	6.40	7%	90%	90	7.20	20%

Sample Property 43,560 1 Acre
Floor to Floor Height 11
(1) Limited by Lot Occupancy & Height (Assumes 11' / Floor)
(2) Limited to 3 Stories



Size Comparison of Single Member Districts and Census Tracts

★ ★ ★ Government of the
 District of Columbia
 Anthony A. Williams, Mayor
 Office of Planning ~ August 26, 2005
 This map was created for planning
 purposes from a variety of sources.
 It is neither a survey nor a legal document.
 Information provided by other agencies
 should be verified with them where appropriate.

- 2002 SMDs
- Water
- Street Centerlines
- 2000 Census Tracts

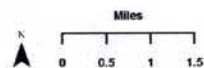


Figure 3. Comparison of ANC Single Member Districts and US Census Tracts