

6000 New Hampshire Ave Overall Comparison

	Previous proposal	Current proposal
Total site area	505,062	505,062
Number of units		
Apartments	61	58
Rowhouses	99	73
Detached single family dwellings	27	38
Total	187	169
Gross floor area	391,234	369,684
FAR	0.77	0.73
Lot occupancy	27.10%	26.63%
Total area of community parks	51,182	51,182

ZONING COMMISSION

CASE No. 05-30

EXHIBIT No. F2

Affordable housing calculation for 6000 New Hampshire Avenue

Land area	505,062
Matter-of-right	
Minimum lot area	5,000
Gross number of lots	101
Net density (assuming 20% reduction for streets)	80

Affordable housing as percent of increased number of units	Previous proposal	Current proposal
Proposed number of units	187	169
Matter-of-right baseline	80	80
Increase in number of units	107	89
Number of affordable units	17	14
	15.89%	15.73%
Affordable units as percent of increase		

Affordable housing as percent of increased square footage	Previous proposal	Current proposal
Proposed square footage	391,234	369,684
Matter-of-right baseline (80 lots at 3,500 sf per house)	280,000	280,000
Increase in square footage	111,234	89,684
Square footage of affordable units	27,570	22,482
Affordable square footage as percent of increased square footage	20.21%	25.07%

Open space calculations for 6000 New Hampshire Avenue

	Previous proposal	Current proposal
Total site area	505,062	505,062
Building area	136,895	134,504
Lot occupancy	27.10%	26.63%
Area of private drives and alleys	120,251	117,934
Net site area	384,811	387,128
Lot occupancy excluding drives and alleys	35.57%	34.74%
Total green space (site area - drives, alleys, buildings and sidewalks)	183,644	186,592
Green space as percent of total site area	36.36%	36.94%
Green space as percent of net site area	47.72%	48.20%