

Exhibit A

Supplemental PUD Zoning Analysis

Land area: 697,873 s.f.

Gross floor area: 3,787,075 s.f.

Number of units: 3,800 – 4,100 units

	<u>Requirements</u>	<u>Proposed PUD</u>
FAR	6.0 (3.0 nonresidential) 8.0 (PUD)	5.43
Height	90 feet (matter of right) 110 feet (PUD)	110 feet
Lot Occupancy	75% (residential)	61.5%
Roof Structure	0.37 FAR = 258,213 s.f.	97,000 s.f.
Public Space at Ground Level	10% of lot area = 69,787 s.f.	57,840 s.f. (8.3%); relief requested ¹
Residential Recreation Space	15% of res g.f.a. ² = 519,424 s.f.	346,280 s.f. (10%); relief requested ³
Open Courts	Width: 4 inches per foot of height	Provided as required.
Closed Courts	Width: 4 inches per foot of height Area: twice width	No closed courts.

¹ The C-3-C District did not have this requirement. Nevertheless, the project does devote over an acre of land area—57,840 square feet, or 8.3%—to public space. Furthermore, the PUD will result in the improvement of an additional 30,950 square feet of open space in the existing sidewalks and other areas in the public right-of-way. The Appendix contains plans detailing the PUD's public spaces.

² Per 11 DCMR § 635.5 – 15% of g.f.a. devoted to “residential purposes”; excludes lobbies or mezzanine/storage levels.

³ While the PUD design met the 10% recreational space requirement under the C-3-C zone, it does not meet the 15% private residential recreational space requirement of the CR District. The Applicant believes that the substantial variety of active and passive recreational spaces, including the Arbor Club, the central park, and the rooftop pool decks provide the residents of the PUD with ample private recreational space, and the nearby U.S. National Arboretum offers a sizeable, remarkable and convenient public recreational space nearby.

Rear Yard	3 inches per foot of vertical distance from the middle of rear of the structure to highest point of roof	Relief required. ⁴
Side Yard	Not required; if provided, 3 inches per foot of height.	Provided as required.
Parking	<i>Residential:</i> 1 space per 3 units = 1,267 – 1,367 spaces	3,795 spaces
	<i>Retail:</i> 1 space per each add'l 750 s.f. over 3,000 s.f. = 191 spaces	597 spaces
	<i>Recreational:</i> 1 space per 2,000 s.f. = 23 spaces	23 spaces

⁴ The PUD provides ample space behind the structures, but the CR District does not provide for the “court in lieu of rear yard” alternative that the design embraces, which was permitted by the C-3-C zoning.