

Exhibit B

Examples of Medium-High Density Areas Located Beyond Walking Distance from Metro

<u>Location</u>	<u>Zoning</u>	<u>Maximum FAR</u>			<u>Distance from Metro¹</u>
		<i>MOR</i>	<i>PUD</i>	<i>IZ²</i>	
Georgetown (Regional Center)	W-2	4.0	4.0	4.8	½ – 1 mile (Foggy Bottom)
Georgetown (Regional Center)	W-3	6.0	6.0	7.2	½ mile (Foggy Bottom)
West End	CR	6.0	8.0	7.2	¼ - ½ mile (Foggy Bottom, Dupont)
Upper Georgia Ave, NW (at Missouri Ave, NW) (Multi-Neighborhood Center) (Development Opportunity Area)	C-3-A	4.0	4.5	4.8	Over 1 mile (Takoma)
Hechinger Mall (Bladensburg and Benning Roads, NE) (Regional Center) (Development Opportunity Area)	C-3-A	4.0	4.5	4.8	¾ - 1 mile (Stadium Armory), over 1 mile (Union Station, New York Ave)
Good Hope Road SE (from 25 th to 30 th) (Multi-Neighborhood Center)	C-3-A	4.0	4.5	4.8	Over 1 mile (Anacostia, Congress Heights)
8th and M Streets SE	ES/C-3-A	4.0	4.5	4.8	¼ - ½ mile (Navy Yard, Eastern Market)

¹ Principles of transit-oriented development recommend that the boundary for walking distance from the transit station should be approximately ¼ to ½ mile from that station. See *Trans-formation: Recreating Transit-Oriented Neighborhood Centers in Washington D.C.* (Sept. 2002) at 16.

² Maximum Achievable Density under Section 2604.1 of the proposed Inclusionary Zoning regulations.

Wisconsin Avenue, NW (from Rodman to Upton) (Local Neighborhood Center)	C-2-B	3.5	6.0	4.2	½ mile (Tenleytown)
H Street NE (between 8 th and 10 th) (Multi-Neighborhood Center)	C-2-B	3.5	6.0	4.2	½ mile (Union Station)
Fort Lincoln (Development Opportunity Area)	C-2-B	3.5	6.0	4.2	Over 2 miles (Rhode Island Ave)
Fort Lincoln (Housing Opportunity Area)	R-5-D	3.5	4.5	4.2	Over 2 miles (Rhode Island Ave)
Wisconsin and Tunlaw Ave, NW (Glover Park)	R-5-D	3.5	4.5	4.2	Over 1 mile (Cleveland Park)
Upper 16th Street (Meridian Place to Shepherd St)	R-5-D	3.5	4.5	4.2	Over ½ mile (Columbia Heights)
Upper Connecticut Ave, NW (from Chesapeake to Livingston) (Local Neighborhood Centers)	R-5-D	3.5	4.5	4.2	Over ½ mile (Van Ness, Tenleytown, Friendship Heights)
G Street NE (between 8 th and 10 th)	R-5-D	3.5	4.5	4.2	½ mile (Union Station, New York Ave)