

EXHIBIT A

TABULATION OF DEVELOPMENT DATA

	R-5-B Matter of Right	C-2-B Matter of Right	C-2-B PUD Guidelines	Project
Minimum lot area	N/A	N/A	15,000	9,000
Total FAR	2.16	3.5 total 1.5 non-residential	6.0 total 2.0 non-residential	5.36 total all residential
Gross Floor Area	19,440 sf	31,500 sf (maximum) 13,500 sf (maximum nonresidential)	54,000 sf (maximum) 18,000 sf (maximum nonresidential)	48,258 sf all residential
Height	50 feet	65 feet	Same as C-2-B matter-of-right	57 feet
Lot Occupancy	60%	80%	Same as C-2-B matter-of-right	100% at ground floor, typical floor is 86.6% occupied Relief Requested
Rear Yard	15 feet	15 feet	Same as matter-of-right	None provided Relief Requested
Side Yard	Not required	Not required	Not required	None provided
Courts (closed) Area:	Twice the square of the minimum width, but not less than 350 sf	At least twice the square of the minimum width, not less than 350 sf	Same as matter-of-right	1,207 sf
Width:	4" per foot of height, minimum 15 feet	4" per foot of height, minimum 15'	Same as matter-of-right	51'
Parking	1 for every 2 dwelling units	1 for every 3 dwelling units (16 spaces)	Same as C-2-B matter-of-right	16 spaces
Loading	None required	None required	None required	None provided
Roof Structures	Must be in single enclosure	Must be in single enclosure	Same as matter-of-right	Dual stair towers Relief Requested
Affordable housing	Greater of 10% of gross floor area or 75% of bonus density utilized for inclusionary units	Greater of 8% of gross floor area or 50% of bonus density utilized for inclusionary units	Same as C-2-B matter-of-right	100%

The estimated quantity of potable water, sanitary sewage, and storm water run-off will be submitted prior to the public hearing in this case.

GENBUS/709144.1

ZONING COMMISSION
District of Columbia
CASE NO.09-15
EXHIBIT NO.15A