

EXHIBIT B
ANNOTATED TABULATIONS OF ZONING DATA AND PUBLIC BENEFITS

Land Area: 100,265 s.f.

Zoning: RA-1/PUD

Requirement	Zoning (PUD Guidelines/Matter of Right)	Project Design
Height	60 feet (PUD) 40 feet (MOR)	47 feet, 7 inches
FAR (total/commercial)	1.08 (PUD) 1.29 (MOR)	1.27
Gross Floor Area	129,939.5 sq. ft. (PUD) 108,282.9 sq. ft. (MOR)	127,400 sq. ft.
Lot Occupancy	40%	31.6%
Rear Yard	20 feet	33 feet, 8 inches
Side Yard	8 feet	25 feet, 6 inches
Court Width	Nonresidential use: 2/5 in./ft. height, not less than 6 ft for Open Court, 12 ft for Closed Court Residential Use: 4 in./ft. height, not less than 10 ft for Open Court, 15 ft for Closed Court	None proposed
Closed Court Area	Nonresidential Use: twice the square of the width, not less than 250 sq. ft. Residential use: twice the square of the width, not less than 350 sq. ft.	None proposed
Roof Structures	Per Section 1500, Subtitle C	Compliant (See Exhibit I)
Green Area Ratio	0.4	0.529

Requirement	Zoning (PUD Guidelines/Matter of Right)	Project Design
Vehicular Parking	Total Required: 21 spaces <u>Requirement:</u> - <u>Multi-Family Dwelling:</u> 1 per 3 dwelling units over 4 units (Requirement reduced by half based on proximity to Priority Corridor Network Metrobus Route (32))	60 spaces (Proposed is less than 2x the minimum 42 spaces required under Subtitle C § 701.5)
Bicycle Parking	Total Required: 7 short term spaces; 44 long term spaces	7 Short Term Spaces 43 Long Term Spaces
Loading	<u>Multi-Family Dwelling (50+)</u> - 1 Berth @ 30 ft. deep - 1 Platform @ 100 sq. ft. - 1 Space @ 20 ft. deep	- 1 Berth @ 30 ft. deep - 1 Platform @ 100 sq. ft. - 1 Space @ 20 ft. deep

Tabulation of Public Benefits and Project Amenities

Public Benefit	Exceeds Typical RA-1 Development
Housing	Provision of new housing.
Affordable Housing	Provision of greater affordable housing, including three-bedroom affordable units.
Urban Design/Architecture	Contextual design; high quality materials; conformance with characteristics of the neighborhood.
Site Planning	Redevelopment of dilapidated site with well-sited building.
Environmental	LEED-Silver certification for the Project, rooftop solar, green roof, and bioretention facilities for stormwater runoff.

*The full scope and importance of the public benefits of the Project are more fully articulated in Section IV of the PUD Statement.