











Site Plan Comparisons – Then and Now

	Initial Submittal	Current Proposal (March 2018)	% CHANGE	
# of Units Proposed	78	60	23% Decrease	
Proposed F.A.R. (w/ streets)	.90	.74	18% Decrease	
Proposed F.A.R. (w/o streets)	1.07	.91	15% Decrease	
Dwelling Units per Acre	16.46	12.66	23% Decrease	
Lot Occupancy (w/o streets)	33%	32%	3% Decrease	
# of Trees Designated for Preservation	13	35 (incl. 25 Special or Heritage Trees)	169% Increase	
Proposed Height	<= 40'	<= 40'	No Change	
Proposed Stories	3	3	No Change	
Inclusionary Zoning	10% or 75% of Bonus Density (50% low-income, 50% moderate)	9 Total Units (3@ 50%, 3@ 60%, & 3 @ 80% MFI)	50% Unit Increase from IZ Requirement; 100% 50/60% MFI Increase	
Relief Requested for Greater Height, F.A.R., Stories	None	None	No Change	

Board of Zoning Adjustment
 District of Columbia
 CASE NO.19377
 EXHIBIT NO.64B

