

EXHIBIT B

TABLE OF DEVELOPMENT DATA

Land Area: 36,015 s.f.
Existing Zoning: R-5-B
Proposed Zoning: C-3-A

	<u>R-5-B</u>	<u>C-3-A</u> <i>Matter of Right with IZ</i>	<u>C-3-A</u> <i>PUD</i>	<u>Project Design</u>
Height	50 feet	65 feet	90 feet	90 feet
FAR (total)	1.8	4.8	4.5	4.57 FAR*
(nonresidential)	n/a	2.5	3.0	0.54 FAR
Gross Floor Area (total)	64,827 s.f.	172,872 s.f.	162,067 s.f.	164,485 s.f.
(nonresidential)	n/a	90,037 s.f.	108,045 s.f.	18,355 – 19,355s.f. (church plus ground floor use)
Inclusionary Zoning	5,186 s.f. (max)	14,406 s.f. (max) [†]	12,965 s.f. (max) [‡]	9,535 s.f. [§]
Lot Occupancy	60%	80% (for portions of the building devoted to residential use)	75% (for portions of the building devoted to residential use)	73%
Green Area Ratio	0.4 GAR	0.25 GAR		0.25 GAR
Rear Yard	4 in./ft. of height at the rear of the structure, not less than 15 ft.	2.5 in./ft. of height from the mean finished grade at the middle of the rear of the structure to the highest point of the roof = <u>19'6"</u>		<i>Relief Requested</i>
Open Courts	4 in./ft. of height of the court, not less than 10 ft.	4 in./ft. of height of the court, not less than 15 ft. = <u>26'11" (Court A); 31' (Court B).</u>		<i>Relief Requested</i>

* Pursuant to Section 2405.3, the Applicant requests a 1.56% increase in maximum FAR to accommodate the design and function of the Project.

[†] Assumes entire building is residential development. Based on 50% of the 0.8 FAR IZ bonus.

[‡] Assumes entire building is residential development. Based on 8% of the residential gross floor area

[§] For purposes of IZ, “residential GFA” is expressed as net leasable residential area (115,063 s.f.) and includes penthouse floor area devoted to residential use (4,117 s.f.) = 119,180 s.f. total.

	<u>R-5-B</u>	<u>C-3-A (Matter of Right or PUD)</u>	<u>Project Design</u>
Roof Structure	Per § 411	Per § 411	<i>Relief Requested**</i>
Vehicular Parking	Residential: 1 per 2 units Church: 1 per 10 seats Retail: N/A	Residential: 1 per 2 units (85 spaces) Church: 1 per 10 seats (28 spaces) Retail: In excess of 3,000 s.f., 1 per 300 s.f. (16 spaces) Total: <u>129 spaces</u>	169 spaces <i>(Relief requested for parking space dimension and grouping requirements.)</i>
Bicycle Parking	Residential: 1 per 3 units ^{††} Church: none Retail: N/A	Residential: 1 per 3 units (57 spaces) Church: none Retail: 5% of vehicular requirement (1 space) Total: <u>58 spaces</u>	64 spaces
Loading	Residential: 1 berth @ 55 ft., 1 space @ 20 ft. Church: none Retail: N/A	Residential: 1 berth @ 55 ft., 1 space @ 20 ft. Church: none Retail: 1 berth @ 30 ft. Total: <u>1 @ 55 ft., 1 @ 30 ft., 1 @ 20 ft.</u>	2 berths @ 30 ft. <i>Relief Requested</i>

** The proposed plans anticipate the adoption of proposed text amendments that would permit occupiable residential units within roof structures as well as an increase in the permitted height of roof structures to 20 feet.

†† Per 18 DCMR § 1214.4 (Bicycle Parking Requirements for Residential Buildings).