

Data Summary Table	
Tract Area	
Gross Tract Area (SF)	27,647
Previous Dedication Area (SF)	7,714
Net Tract Area (SF)	19,933
Zone	
Zone: CR-3.0, C-2.0, R-2.75, H-60T	
Density	
CR-3.0 (allowed)	82,941
22% Bonus w/15% MPDU's	16,726
Total Allowable Floor Area	99,667
Total Floor Area (proposed)	99,667
C-2.0 (allowed)	55,294
Commercial (proposed)	6,911
R-2.75 (allowed)	76,029
22% Bonus w/15% MPDU's	16,726
Total Residential (allowed)	92,756
Residential (proposed)	92,756
Dwelling Units (Total)	up to 85 Units
MDPU's (15% of Total Units) - See Note 1	up to 13 Units
Height	
H-60T (permitted)	up to 60'
H-60T (proposed) - See Note 2	up to 75'
Parking	
Minimum Spaces Required - See Note 3	61
Maximum Spaces Allowed -	151
Proposed Range of Spaces Provided -	up to 33
Public Use Space	
Required % - See Note 4	5%

Notes:

1. Final percentage of MPDUs will be determined at Site Plan.
2. Height allowed by Sector Plan, if Project provides at least 15% MPDUs. The Project meets the height requirements contained in Section 4.5.2.C Zoning Ordinance for properties zoned CR with a height designation of "T".
3. The property is located in the Silver Spring Parking District, therefore no parking is required.
4. Applicant proposes to provide Off-Site Public Open Space in accordance with Section 6.3.6.C.