

COMPARISON OF DEVELOPMENT IN BCPA UNDER EXISTING ZONING AND PROPOSED ZONING

Six Parcels in BCPA Where Redevelopment is Anticipated	Existing Development	Under Existing Zoning with DSP or DSUP	Proposed Development with Revised Small Area Plan and DSUP
Total -- 222.06 acres			
Sq. Ft.	5.61M	10.10M	12.48M
Maximum Height	145 ft	150 ft	175 ft
FAR	0.58	1.04	1.29
Zoning	CDD/RA/RC/R12/CG/OC H	CDD/RA/RC/R12/CG/OC H	CDD/OCH
Uses	Residential	Residential	Residential
	Commercial - Retail	Commercial - Retail	Commercial - Retail
	Office	Office	Office
			Hotel
New Community Amenities	Existing	Site-specific amenities, such as:	Larger scale, area-wide amenities, such as:
		<i>Streetscape</i>	<i>Fire Station</i>
		<i>Undergrounding of utilities</i>	<i>Larger Parks/ Contiguous Open Space/Recreation Fields</i>
		<i>Private open space/pocket park</i>	<i>Transit Improvements</i>
		<i>Affordable Housing Contribution</i>	<i>Traffic Improvements (Ellipse, Kenmore Ave, etc.)</i>
			<i>Enhanced Affordable Housing</i>
	<i>Other (Streetscape, Undergrounding of utilities, etc.)</i>		

Land Owner	Existing Development	Under Existing Zoning with DSUP	Proposed Development with Small Area Plan and DSUP
JBG -- 129.64 acres			
Sq. Ft.	2.29M	5.65M	6.42M
Maximum Height	45 ft	150 ft	175 ft
FAR	0.41	1.00	1.14
Zoning	CDD	CDD	CDD
Uses	Residential	Residential	Residential
	Commercial/Retail	Commercial/Retail	Commercial/Retail
			Office
			Hotel

Land Owner	Existing Development	Under Existing Zoning with DSP	Proposed Development with Small Area Plan and DSUP
Southern Towers -- 40.81 acres			
Sq. Ft.	1.92M	2.22M	2.32M
Maximum Height	145 ft	150 ft	150 ft
FAR	1.08	1.25	1.31
Zoning	RC	RC	CDD
Uses	Residential	Residential	Residential
	Commercial/Retail	Commercial/Retail	Commercial/Retail
	Office	Office	Office
			Hotel

Land Owner	Existing Development	Under Existing Zoning with DSP	Proposed Development with Small Area Plan and DSUP
Home Properties -- 22.31 acres			
Sq. Ft.	0.92M	1.03M	1.61M
Maximum Height	120 ft	150 ft	120 ft
FAR	0.94	1.06	1.65
Zoning	RA/RC	RA/RC	CDD
Uses	Residential	Residential	Residential

Land Owner	Existing Development	Under Existing Zoning with DSUP	Proposed Development with Small Area Plan and DSUP
Duke Realty -- 19.18 acres			
Sq. Ft.	0.32M	0.84M	1.14M
Maximum Height	80 ft	150 ft	120 ft
FAR	0.38	1.00	1.36
Zoning	CDD	CDD	CDD
Uses	Office	Office	Office
			Hotel

Land Owner	Existing Development	Under Existing Zoning with DSP	Proposed Development with Small Area Plan and DSUP
Hekemian, City & Private -- 8.18 acres			
Sq. Ft.	0.02M	0.11M	0.76M
Maximum Height	20 ft	50 ft	65 ft
FAR	0.05	0.31	2.13
Zoning	R12/CG	R12/CG	CDD
Uses	Residential	Residential	Residential
	Commercial/Retail	Commercial/Retail	Commercial/Retail
			Office
			Hotel

Land Owner	Existing Development	Under Existing Zoning with DSUP	Proposed Development with Small Area Plan and DSUP
WRIT -- 1.94 acres			
Sq. Ft.	0.14M	0.25M	0.24M
Maximum Height	145 ft	150 ft	175 ft
FAR	1.68	3.00	2.84
Zoning	OCH	OCH	OCH
Uses	Office	Office	Office