

Moravian Comparison to Similar PUDs Deemed To Have Met The Standard For Public Benefit Provided vs Variance Requested

	Kingsley Lane	The Gallery	Glen Ann Place	The Moravian	Moravian % of prior	
Attribute			C1	R4C	average variance	
Permitted Height (feet)	30	30	25	30		
Approved Height (feet)	105	185	75	75	60	
% Increase in Height	250%	517%	200%	150%	100%	36%
Permitted Density	7.53	15.10	N/A	2.55	17.08	
Approved Density	54	123	N/A	32	62	
% Increase in Density	617%	715%	N/A	1157%	263%	32%
Affordable Units	8	18.5	N/A	6.4	12	
Affordability above min. requirement	0%	0%	N/A	0%	29%	Infinite
Permitted FAR	29,520	59,202	3,670	9,979	66,962	
Approved FAR	59,800	199,642	43,296	28,860	74,408	
% Far	365%	607%	472%	521%	200%	
% Increase in FAR	103%	237%	1080%	189%	11%	3%
Benefits not shared by all projects	\$50K Greenbelt contribution - not specified as a requirement in Sup. Regs. or Dev. Agmt.	None	None	None	<ul style="list-style-type: none"> - Affordable Housing (29% more than required) - LEED Certification - Renewable Energy - Helps achieve Mayor's Green Energy Challenge of 20% renewable energy usage by 2015 - Brownfield Redevelopment - Eliminates Industrial zoning - Floodplain improvements - Creates public park space 	