

TABULATION OF ZONING DATA AND PUBLIC BENEFITS

Land Area: 17,863 sf

Existing Zoning: R-3

Proposed: MU-7/PUD

Parameter	Zoning Requirement	Zoning Requirement	Project Design
	R-3 zone: Matter of Right	MU-7 zone: PUD Guidelines	
Height	40 feet	90 feet	56 feet
FAR	N/A	5.76	3.81
Gross Floor Area (total/commercial)	32,153 sf	102,891 sf	67,971 sf
Lot Occupancy	60%	80%	81%
Rear Yard	20 feet	2.5 in. per each 1 foot of height, but not less than 12 feet	Varies (<i>flexibility requested</i>)
Side Yard	None required; 5 feet if provided	None required; 2 in. per each foot of height, but not less than 5 feet if provided	Varies (<i>flexibility requested</i>)
Roof Structures	Per Subtitle C, Chapter 15	Per Subtitle C, Chapter 15	Multiple enclosures (<i>flexibility requested</i>)
Vehicular Parking	1 space per every 2 units	1 space per every 3 units, in excess of 4 = 18 required	22 spaces
Bicycle Parking	N/A	<i>Short Term:</i> 1 space per every 20 dwelling units = 3 required <i>Long Term:</i> 1 space per every 3 dwelling units = 20 required	3 Short Term Spaces 20 Long Term Spaces
Loading	N/A	<u>Multi-Family Dwelling (50+ units)</u> 1 Berth @ 30 ft. deep 1 Platform @ 100 sq. ft. 1 Space @ 20 ft. deep	1 Berth @ 30 ft. deep 1 Platform @ 100 sq. ft. 1 Space @ 20 ft. deep
Green Area Ratio	N/A	0.25	0.25

Tabulation of Public Benefits and Project Amenities

Public Benefit	Exceeds Typical MU-7 Development
Housing	Provision of 59 units (67,971 sf) of new housing, which exceeds by 49 and 35,818 sf, respectively, the number and amount of housing provided in a matter-of-right development under existing zoning Provision of 59 units of new affordable housing, which exceeds by 58 units (and 64,756 sf) the amount provided in a matter-of-right development under existing zoning.
Affordable Housing	Provision of affordable housing at deeper levels of affordability (all at 50% AMI or lower) than required.
Environmental	Green Communities certification for the Project.
Urban Design	Contextual design; high quality materials; conformance with characteristics of the neighborhood.
High Quality Landscaping	Along Eads Street, NE and on the rooftop of the Project the Applicant proposes to install high-quality landscaping improvements for the benefit of pedestrians and residents, respectively
Site Planning	Converts vacant lot to productive use; removes one existing curb cut and utilizes another curb cut
Uses of Special Value to the Neighborhood/Building Space for Special Uses	Incorporates into preliminary plans an amenity space (approximately 1,200 sq. ft.) that is envisioned to be used as a community room for residents and area neighborhood organization and/or interests, such as the RTCO
Streetscape Plans	Improvement of streetscape and landscaping.

*The full scope and importance of the public benefits of the Project are more fully articulated in Section IV of the PUD Statement to which this Exhibit is attached.

List of Publicly Available Information

1. Exhibits attached herewith (available via the DC IZIS Case Report upon filing)
2. Future Land Use Map and Generalized Policy Map of the District of Columbia (available at <http://planning.dc.gov/page/comprehensive-plan-future-land-use-maps> and <http://planning.dc.gov/page/comprehensive-plan-generalized-policy-maps> respectively)
3. District of Columbia Comprehensive Plan (available at <http://planning.dc.gov/page/comprehensive-plan>)
4. Metrobus and Metrorail Maps (available at <http://www.wmata.com/rail/maps/map.cfm>)
5. WMATA Records Available for Public Review (available at http://www.wmata.com/about_metro/public_rr.cfm)
6. Orders of the District of Columbia Zoning Commission and Board of Zoning Adjustment (available at <https://app.dcoz.dc.gov/Search/GlobalSearch.aspx>)
7. WalkScore (available at https://www.walkscore.com/DC/Washington_D.C.)
8. Benning Road Corridor Redevelopment Framework (available at <http://planning.dc.gov/publication/benning-road-corridor-redevelopment-framework-main-page>)
9. Far Northeast Livability Study (available at <http://ddot.dc.gov/page/far-northeast-livability-study>)
10. Minnesota Avenue-Benning Road Great Streets Initiative (available at <http://planning.dc.gov/page/minnesota-avenue-ne-and-se-great-streets-initiative>)