

EXHIBIT A
ANNOTATED TABULATIONS OF ZONING DATA AND PUBLIC BENEFITS

Land Area: 23,741 s.f.
 Existing Zoning: MU-4
 Proposed MU-7/PUD

Requirement	Proposed Zoning (PUD Guidelines/Matter of Right)	Project Design
Height	90 feet (PUD) 65 feet (MOR)	90 feet
FAR (total/commercial)	5.76/3.35 (PUD) 4.8/2.5 (MOR)	5.67/0.51
Gross Floor Area (total/commercial)	136,748 sq. ft./79,532 sq. ft. (PUD) 113,957 sq. ft./59,353 sq. ft. (MOR)	134,664 sq. ft./12,119 sq. ft.
Lot Occupancy	80%	89.9% (ground level); relief requested (ground level only)
Rear Yard	21'8"	Varies; relief requested (ground level only)
Side Yard	15 feet	Varies (See Exhibit J)
Court Width	Nonresidential use: 2/5 in./ft. height, not less than 6 ft for Open Court, 12 ft for Closed Court Residential Use: 4 in./ft. height, not less than 10 ft for Open Court, 15 ft for Closed Court	Varies (See Exhibit J)
Closed Court Area	Nonresidential Use: twice the square of the width, not less than 250 sq. ft. Residential use: twice the square of the width, not less than 350 sq. ft.	Varies (See Exhibit J)
Roof Structures	Per Section 1500, Subtitle C	Relief requested (1 setback)
Green Area Ratio	.25	.25

Requirement	Proposed Zoning (PUD Guidelines/Matter of Right)	Project Design
Vehicular Parking	Total Required: 56 spaces - 12,119 sq. ft. retail: 12 spaces - 136 units: 44 spaces <u>Requirements:</u> - <u>Retail:</u> In excess of 3,000 sq. ft., 1.33 per 1,000 sq. ft. GFA - <u>Multi-Family Dwelling:</u> 1 per 3 dwelling units over 4 units -	74 spaces
Bicycle Parking	Total Required: 10 short term spaces; 46 long term spaces - 12,119 sq. ft. retail: 3 short term spaces; 1 long term space - 136 units: 7 short term spaces; 45 long term spaces <u>Requirements:</u> - <u>Retail:</u> <i>Short Term:</i> 1/3,500 s.f. of GFA; <i>Long Term:</i> 1/10,000 s.f. of GFA - <u>Multi-Family Dwelling:</u> <i>Short Term:</i> 1/20 dwelling units; <i>Long Term:</i> 1/3 dwelling units -	14 Short Term Spaces 78 Long Term Spaces
Loading	<u>Retail</u> (5k-20k) - 1 Berth @ 30 ft. deep - 1 Platform @ 100 sq. ft. <u>Multi-Family Dwelling (50+)</u> - 1 Berth @ 30 ft. deep - 1 Platform @ 100 sq. ft. - 1 Space @ 20 ft. deep (Must only provide loading for use with most loading requirements)	Project design will have: - 1 Berth @ 30 ft. deep - 1 Platform @ 100 sq. ft. - 1 Space @ 20 ft. deep

Tabulation of Public Benefits and Project Amenities

Public Benefit	Exceeds Typical MU-7 Development
Housing	Provision of new market-rate housing.
Affordable Housing	Provision of affordable housing at deeper levels of affordability than required.
Urban Design/Architecture	Contextual design; high quality materials; conformance with characteristics of the neighborhood.
Site Planning	Compatible uses; pedestrian-oriented design; use of natural grade.
Streetscape Plans	Improvement of streetscape and creation of public gathering spaces; on-site circulation system; use of public transit; improved circulation and transportation infrastructure surrounding the site.
Environmental	LEED-Gold certification for the Project.
Special Value	Neighborhood-serving retail; enhanced public space.
Revenue for the District	Addition of residential units and expanded retail uses will result in increased tax revenues

*The full scope and importance of the public benefits of the Project are more fully articulated in Section IV of the PUD Statement.