

**EXHIBIT A**

**ANNOTATED TABULATIONS OF ZONING DATA AND PUBLIC BENEFITS**

Land Area: 47,626 s.f.

Existing Zoning: R-8

Proposed R-3/PUD

<b>Requirement</b>	<b>Proposed Zoning</b>	<b>Project Design</b>
Lot Width/Area	For attached dwellings, 20 foot width; 2,000 sf area; For detached dwellings, 40 foot width, 4,000 sf area	Varies (See Exhibit I)
Height	40 feet, 3 stories	Varies (See Exhibit I)
Gross Floor Area	No requirement	28,511 sq. ft.
Lot Occupancy	60% for attached dwellings 40% for other structures	Varies (See Exhibit I)
Front Setback	Within setback range along block face	Varies (See Exhibit I)
Rear Yard	20 feet	Varies (See Exhibit I)
Side Yard	None required; if provided, 5 feet; for detached buildings, 8 feet	Varies (See Exhibit I)
Pervious Surface	20%	71%
Vehicular Parking	1 per dwelling unit	9 spaces

**Tabulation of Public Benefits and Project Amenities**

<b>Public Benefit</b>	<b>Exceeds Typical R-3 Development</b>
Housing	Provision of new family-sized housing.
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; public open space.
Streetscape Plans	Improvement of streetscape and creation of public gathering spaces; use of public transit; improved circulation and pedestrian infrastructure surrounding the site.
Environmental	Preservation of existing trees and significant open green space.
Historic Preservation	Designation and preservation of a historic structure; adaptive reuse of historic structure.
Revenue for the District	Addition of residential units 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.