

EXHIBIT A

ANNOTATED TABULATIONS OF ZONING DATA AND PUBLIC BENEFITS

Land Area: 39,318 s.f.

Existing Zoning: RA-1

Proposed RA-2

Requirement	Proposed Zoning (PUD Guidelines/Matter of Right)	Project Design
Height	50 feet (PUD) 60 feet (MOR)	90 feet
FAR	2.592 (PUD) 1.8 (MOR)	2.50
Gross Floor Area	101,912 sq. ft. (PUD) 70,772 sq. ft. (MOR)	98,450 sq. ft.
Lot Occupancy	60%	59%
Rear Yard	17'	30'7"
Side Yard	None required; if provided, 4' minimum	10'1"
Court Width	Residential Use: 4 in./ft. height, not less than 10 ft for Open Court	Varies (See Exhibit I)
Roof Structures	Per Section 1500, Subtitle C	Varies (See Exhibit I)
Green Area Ratio	.40	.40
Vehicular Parking	Total Required: 17 spaces - <u>Multi-Family Dwelling</u> : 1 per 3 dwelling units over 4 units - Parking reduced by ½ due to proximity to Priority Bus Line	17 spaces
Bicycle Parking	Total Required: 5 short term spaces; 35 long term spaces <u>Requirements:</u> - <u>Multi-Family Dwelling</u> : <i>Short Term</i> : 1/20 dwelling units; <i>Long Term</i> : 1/3 dwelling units	5 Short Term Spaces 36 Long Term Spaces

Requirement	Proposed Zoning (PUD Guidelines/Matter of Right)	Project Design
Loading	<u>Multi-Family Dwelling (50+)</u> <ul style="list-style-type: none"> - 1 Berth @ 30 ft. deep - 1 Platform @ 100 sq. ft. - 1 Space @ 20 ft. deep 	Project design will have: <ul style="list-style-type: none"> - 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 RA-2 Development

Housing

Provision of new housing and three-bedroom housing.

Affordable Housing

Provision of all affordable housing at significant levels of affordability.

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 on-site circulation system; use of public transit; improved circulation and transportation infrastructure surrounding the site.

Environmental

Green Communities certification for the Project.

Special Value

Relocation of current residents during construction.

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