

Exhibit A – Summary of Waterfront Station Public Benefits

Waterfront Station Public Benefit	Fully Satisfied prior to Instant Application?	Relies on Project for Satisfaction?	Project Provides Additional Related Public Benefit(s)?
Reopening of 4 th Street, SW	Yes	No	Yes: the Project adds the Private Drive as open to public travel, thereby increasing porosity through the PUD site
Major Local Development Initiative	No	Yes	No: the Project is the final phase of this Waterfront Station Public Benefit
Urban Design	No	Yes	Yes: the Project provides superior architecture and design
Town Center	Yes	No	Yes: the Project adds additional public plaza space
Maintenance of Public Park North of the Site	Yes	No	Yes: the Project adds a publicly accessible play area
Neighborhood-Serving Uses: Overall GFA	Yes	No	Yes: the Project adds additional ground floor retail areas beyond the areas required in the Waterfront Station PUD
Neighborhood-Serving Uses: Local/Small Businesses	No	Yes	Yes: the Project adds specific neighborhood-serving uses not contemplated in the Waterfront Station PUD (e.g., the theater/performing arts use and the “diner” use)
Neighborhood-Serving Uses: Grocery Store Use	Yes	No	
Housing	Yes	No	Yes: the Project adds more housing than previously required
Affordable Housing	No	Yes	Yes: the Project adds more affordable housing than previously required (at lower MFIs and for a longer term)
Sustainable Design Features	Yes	No	Yes: the Project is LEED Gold and adds solar panels
Community Meeting Space	Yes	No	No
Security and Construction Mitigation Plan	Yes	No	Yes: the Project includes a new, robust management plan for the neighborhood and nearby library
Transportation Management Plan	Yes	No	Yes: the Project includes a robust TMP designed specifically for the Project
Employment and Training Opportunities	No	Yes	Yes: the Project has project-specific employment and small business agreements in place already
School Benefits	New benefit	Yes	Yes: the Project includes \$75,000 in supplies for the nearby Amidon-Bowen Elementary School