Exhibit A-1

Summary of Public Benefits for the Parkside PUD

PUBLIC BENEFITS in First-Stage PUD Order	**Status**
Open Space: 1-acre park on Parcel D	COMPLETE (opened in 2014)
Pedestrian Bridge to Metrorail Station	COMPLETE (opened in 2021)
Affordable Housing (20% of units at <80% MFI)	COMPLETE (284 units all at <60% AMI or <30% AMI)
Workforce Housing (20% of units at <120% MFI)	IN PROGRESS (69 constructed + 67 approved or in progress)
Site Planning	IN PROGRESS (Each second-stage PUD is subject to Zoning Commission review)
Urban Design	IN PROGRESS (Each second-stage PUD is subject to Zoning Commission review)
Effective/Safe Vehicular and Pedestrian Access	COMPLETE (Parkside links Metrorail access to Anacostia Riverwalk)
Employment and Training: office uses in Ward 7	IN PROGRESS (while the second-stage PUD for an office building has lapsed, the Applicant continues to pursue employment and training opportunities in Ward 7)
Environmental Benefits: LEED-ND certification	COMPLETE
Uses of Special Value: detailed community planning process	IN PROGRESS
ADDITIONAL PUBLIC BENEFITS in Second-Stage PUD Orders (Z.C. 05-28Q and R/S)	**Status**
Ward 7 Resident Employment Benefits (51% of new hires from Ward 7)	IN PROGRESS (Parkside CBA includes hiring requirements for the approved second-stage PUDs)
Ward 7 Resident Job Training	COMPLETE (TNB Associates facilitates job training)
Local Job Advertising	IN PROGRESS (TNB Associates assists with outreach)
Job Fairs for construction and subcontractors	IN PROGRESS (TNB Associates assists with outreach)
Landscape Improvement Fund ($7,500 for study of use of NPS-owned land behind Neval Thomas Elementary School)	COMPLETE (Evidence provided in Dec. 2022 during Parcel 11 Certificate of Occupancy process)
Transportation Study Fund ($15,000 for study of transportation mitigation solutions)	COMPLETE (Evidence provided in Dec. 2022 during Parcel 11 Certificate of Occupancy process)
Traffic Signal Improvements ($25,000 for upgrades at Nannie Helen Burroughs Road, NE)	COMPLETE (Payment made to DDOT in Nov. 2021 during Parcel 11 Certificate of Occupancy process)
Ca-Bi Improvements (new 19-dock station + maintenance costs)	IN PROGRESS (to be coordinated with Capital Bikeshare)
Solar Panels (Parcels 8 and 10 multifamily buildings)	IN PROGRESS (The building on Parcel 8 has solar panels and the building on Parcel 10 will have solar panels as well)
EV Charging (Parcels 8 and 10 multifamily buildings)	IN PROGRESS (The building on Parcel 8 has electric vehicle charging stations in the garage and the Building on Parcel 10 will have electric vehicle charging stations in the garage)
Parkside Community Room ($30,000 for repairs to Parkside HOA community room)	COMPLETE (Payment has been made)
Public Playable Art ($20,000 for playable art to activate ground level along Kenilworth Terrace NE)	COMPLETE (A playground was constructed on Parcel 12 as part of a modification to the PUD)

ZONING COMMISSION
District of Columbia
CASE NO. 05-28AK
EXHIBIT NO. 2A1