

EXHIBIT A
ANNOTATED TABULATIONS OF ZONING DATA AND PUBLIC BENEFITS

Land Area: 36,476 s.f.
Existing Zoning: R-3
Proposed MU-4/PUD

Requirement	Existing Zoning	Proposed Zoning (PUD Guidelines/Matter of Right)	Project Design
Height	40 ft./3 stories	65 feet (PUD) 50 feet (MOR)	Main Building: 48'9" Annex: 50'0"
FAR (total/non-residential)	Minimum lot width: 20 feet Minimum lot area: 1,600 SF	3.6 (with IZ) / 1.8 (PUD) 3.0 (with IZ) / 1.5 (MOR)	2.88 / 0.31
Gross Floor Area (total/non-residential)	None prescribed	131,314 sq. ft. / 65,657 sq. ft. (PUD) 109,428 sq. ft. / 54,714 sq. ft. (MOR)	105,029 sq. ft. / 11,218 sq. ft.
Lot Occupancy	Row dwellings and places of worship: 60% All other Structures: 40%	75% (with IZ)	75%
Rear Yard	20 feet	15 feet	Main Building: approx. 25'5" Annex: 0' – <i>Relief Requested</i>
Side Yard	None required	Side Yard 1: 8'4" Side Yard 2: 8'2"	Side Yard 1: 8'4" Side Yard 2: 5'1" – <i>Relief Requested</i>
Court Width	4 in./ft. of height, minimum of 6 ft. for one-family dwellings and minimum of 20 ft. for all other structures	If provided, 4 in./ft. height, minimum 10 ft. for Open Court, minimum 15 ft. for Closed Court Open Court: 16'4" required	48'0" wide

Requirement	Existing Zoning	Proposed Zoning (PUD Guidelines/Matter of Right)	Project Design
Roof Structures	10 feet/1 story	12 feet/1 story except 15 feet/second story for mechanical space	Main Building: <ul style="list-style-type: none"> • 11 feet for habitable space; • 15 feet for elevator overrides and solar panels Annex: 8'4"
Green Area Ratio	None required	0.3	0.3 minimum
Vehicular Parking	None per C-702.3	<p><u>Total Required: 31 spaces</u></p> <p><u>Requirements:</u></p> <ul style="list-style-type: none"> - <u>Office</u>: .5 spaces per 1,000 sq. ft. over 3,000 sq. ft. - <u>Arts</u>: 1 space per 1,000 sq. ft. over 3,000 sq. ft. - <u>Multi-Family Dwelling</u>: 1 per 3 dwelling units over 4 units <p><u>Calculations:</u></p> <ul style="list-style-type: none"> - 125 units: 40 spaces - 10,994 sq. ft. office: 5 spaces - 18,207 sq. ft. arts: 16 spaces - Base total of 61 spaces x 0.5 for Metro proximity per Section C-702.1(a) 	<p><u>Total Provided: 54 spaces</u></p> <ul style="list-style-type: none"> • 34 striped on-site spaces • 5 tandem on-site spaces • 15 off-site spaces

Requirement	Existing Zoning	Proposed Zoning (PUD Guidelines/Matter of Right)	Project Design
Bicycle Parking	None required	<p>Total Required: 8 short term spaces 48 long term spaces 2 showers 4 lockers</p> <p><u>Requirements:</u></p> <ul style="list-style-type: none"> - <u>Multi-Family Dwelling:</u> <i>Short Term:</i> 1/20 dwelling units; <i>Long Term:</i> 1/3 dwelling units - <u>Office:</u> <i>Short Term:</i> 1/40,000 sq. ft.; <i>Long Term:</i> 1/2,500 sq. ft. - <u>Arts:</u> <i>Short Term:</i> 1/20,000 sq. ft.; <i>Long Term:</i> 1/10,000 sq.ft. - <u>Showers/Lockers</u> <i>Showers:</i> 2 showers <i>Lockers:</i> 0.6 * long-term bike parking requirement <p><u>Calculations:</u></p> <ul style="list-style-type: none"> - <u>Multi-Family Dwelling</u> 125 units: 6 short term spaces; 42 long term spaces - <u>Office:</u> 11,218 sq. ft.: 1 short term space; 4 long term spaces - <u>Arts:</u> 18,207 sq. ft. arts: 1 short term space; 2 long term spaces - <u>Showers:</u> 2 showers - <u>Lockers:</u> 0.6 * 6 spaces: 4 lockers 	<p>Total Provided: 16 short term spaces 70 long term spaces 2 showers 4 lockers</p>

Requirement	Existing Zoning	Proposed Zoning (PUD Guidelines/Matter of Right)	Project Design
Loading	None required	<p><u>Total Required:</u> 1 Berth @ 30 ft. deep 1 Platform @ 100 sq. ft. 1 Space @ 20 ft. deep</p> <p><u>Office (<20k): None</u></p> <p><u>Arts (5k-20k)</u> - 1 Berth @ 30 ft. deep - 1 Platform @ 100 sq. ft.</p> <p><u>Multi-Family Dwelling (50+)</u> - 1 Berth @ 30 ft. deep - 1 Platform @ 100 sq. ft. - 1 Space @ 20 ft. deep</p> <p>(Must only provide loading for use with greatest loading requirement)</p>	<p><u>Total Proposed:</u> 1 Berth @ 30 ft. deep 1 Platform @ 100 sq. ft. 1 Space @ 20 ft. deep</p>

Tabulation of Public Benefits and Project Amenities

Public Benefit

Exceeds Typical MU-4 Development

Housing

85 rental apartment housing units, which exceeds what is required for a matter-of-right project under the existing R-3 zoning. Unit mix includes three-bedroom units.

20 actor housing units and 5 fellows housing units, providing convenient and affordable housing for STC actors and staff.

Affordable Housing

11,383 square feet of affordable housing, with 10,396 square feet set aside at 60% MFI and 987 square feet set aside at 50% MFI, which exceeds what is required for a matter-of-right project under the existing R-3 zoning. Includes a commitment to set aside a three-bedroom unit as an affordable unit.

Additional 2 units at 40% below market rate for the first ten years of the Project, for teachers and staff at nearby Amidon Bowen and Jefferson Academy public schools.

Urban Design/Architecture

Contextual design; high quality materials; conformance with characteristics of the neighborhood.

Site Planning/Efficient Land Utilization

Compatible uses; pedestrian-oriented design; transit-oriented development.

Public Art

Art panels incorporated into planting beds and façade; public murals.

Building Space for Special Uses

Educational/arts uses, including rehearsal, production, and administrative space, and actor/fellow housing, for Shakespeare Theatre Company.

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/Sustainable Design

LEED-Gold certification for the Project; solar panels

Uses of Special Value

Educational, arts, and community benefits detailed below:

Educational Benefits

Performances: One free performance per year from STC’s touring productions of both *A Mini Midsummer Night’s Dream* and *The Tiny Tempest* to Amidon Bowen and Jefferson Academy (4 total performances, annually).

Programming and curriculum:

- Develop a long-term theatre arts curriculum with Amidon Bowen and Jefferson Academy instructors, as desired; and
- District Shakespeare—events and activities for Jefferson Academy, with 100 tickets for one performance annually, transportation, pre-show workshops and professional development for teachers.

STC Tours: one free tour of STC offices for Amidon Bowen, Jefferson Academy, AppleTree, and Waterfront Academy as well as free annual tours of Sidney Harman Hall and Lansburgh Theatre.

Teacher Appreciation Night: priority invitation to annual Teacher Appreciation Night to teachers from Amidon Bowen, Jefferson Academy, AppleTree, and Waterfront Academy (40 tickets total, annually, with 10 per school).

Arts and Theater Benefits

Southwest Night: free tickets and advanced seating for 200 residents of ANC 6D, annually, to “Southwest Night” at Harman Hall.

Academic of Classical Acting Night: free admission and priority seating for 20 people per show for residents of ANC 6D, annually (typically two shows per year)

Camp Shakespeare Scholarships: 5 scholarships @ \$725 each, annually, for the 2-week camp and 10 scholarships @ \$350 each, annually, for the 1-week camp

(value: \$7,125).

Adult Master Acting Class Discount: 50% discount for 40 people, annually, to adult master acting classes (value: \$6,700).

Gift Certificates: four gift certificates to Camp Shakespeare and Adult Master Acting classes, each, annually, offered for Southwest community special events and raffles (value: \$1,340 for AMA classes and \$2,900 for Camp Shakespeare).

Community-Wide Benefits

Community Meeting Space: access to assembly spaces and conference rooms for community meetings when not in use by STC, up to four meetings per month.

Community Programming Support

- Southwest Arts Fest:
 - Contribution of \$2,500 or 20% of annual budget, whichever is less, for five years
 - Open house for evening tours of STC facilities, with family activities, in coordination with Southwest Arts Fest.
- Southwest Duck Pond: Programming for arts events at Duck Pond (estimated value \$7,500)

Advertising: four ads per year in *Southwesterner* for five years, beginning November 2017