

Exhibit A

Analysis of Consistency with the Ward 5 Industrial Land Transformation Study

The Project furthers the Ward 5 Industrial Land Transformation Study (the “**Ward 5 Works Study**”) by providing support for the PDR uses in the Florida Avenue Market area, by committing to provide PDR uses within the Project, by constructing at least 50 percent of the Project’s ground floor to accommodate future use of PDR/Maker Uses in a new building, and by incorporating a mercantile aesthetic in the design of the Project.

The Project advances multiple specific goals and objectives in the Ward 5 Works Study:

- The Ward 5 Works Study encourages creating “great spaces” within Ward 5 by improving the physical appearance and enhancing connectivity within the Study area as well as by retaining the industrial feel of the Florida Avenue Market. The Project contributes to the creation of this great space and maintains the Union Market District’s mercantile aesthetic. The Project provides much-needed and desired retail and residential uses along the plaza between the Project and the nearby Union Market building and has an overall mercantile style of design to maintain the character of the neighborhood. Importantly, the Project devotes 5 percent of its non-residential ground floor GFA to PDR/Maker uses for five years in order to contribute to developing a cutting-edge and sustainable maker industry that diversifies the District’s economy and is constructed to allow 50 percent of its ground floor to accommodate such uses.
- The Ward 5 Works Study calls for the Florida Avenue Market to be a “creative hub”. The Project supports this goal by providing retail and PDR/Maker uses that will become part of the existing creative hub in the Union Market District, as well as by providing housing, including affordable housing, for employees and customers of the creative hub.
- The Ward 5 Works Study also focuses on projects that provide community amenities, particularly through projects with amenities that “improve the quality of life in the area and support local businesses and residents.” Accordingly, the Project provides significant community benefits, including larger (family-sized) residential units, affordable housing, and LEED Gold design, employment and training opportunities, artwork, and others. Therefore, with such important community benefits, the Project improves the quality of life for residents, both of the Project and those in the surrounding area.
- Finally, the Ward 5 Works Study encourages the District to allow retail outlets within these industrial areas. The Project is consistent with this objective by integrating ground floor retail with the areas reserved for PDR/Maker Uses in a way that creates a vibrant, active streetscape at an entry point to the Florida Avenue Market. The Applicant anticipates that some of the Project’s retail uses will also be PDR/Maker uses, so the Project also contributes to the PDR economy in that regard.

[End of Exhibit A]