

EXHIBIT A

Z.C. Case No. 17-09
Public Benefits and Project Amenities

Zoning Regulations Section	Public Benefit Category	Proffered Public Benefit
Subtitle X § 305.5(b)	Superior landscaping, or creation or preservation of open spaces	<ul style="list-style-type: none"> • The Project includes the creation of important public open spaces, including the following: <ul style="list-style-type: none"> ○ The Applicant will deed to the NoMa Parks Foundation approximately 20,050 square feet of the Site for creation of a park on the eastern portion of the Site (the “East Park”) to house the realigned Metropolitan Branch Trail (“MBT”), a neighborhood dog park, and general open space. The land area for the creation of the East park is approximately 27% of the Site. ○ The Applicant will donate \$165,000 for improvements to the neighborhood dog park within the East Park.
Subtitle X § 305.5(a) Subtitle X § 305.5(c)	Superior urban design and architecture Site planning and efficient and economical land utilization	<ul style="list-style-type: none"> • The Project is designed to be compatible with the adjacent residential community and to enhance both the East Park and South Park, since the Site sits at the confluence of these two important neighborhood amenities. The Project results in the replacement of a vacant and underutilized site and provides extra eyes on the East Park and South Park.

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Subtitle X § 305.5(d)	Commemorative works or public art	<ul style="list-style-type: none"> • The Applicant has incorporated public art into the project in two locations. Permanent art installations will be provided at the ground floor fronting on the MBT and on the upper level roof deck at the southeast corner of the Project. Precedent images for the ground floor art installation are included at Sheet A29 of the Plans. An initial proposed rendered piece for the roof deck has been included on Sheet A28 of the Plans. • The public art piece for the roof deck is being designed and curated by No Kings Collective, which works with new and established District artists to create pop-up exhibitions, murals and client-focused design materials. Recent noteworthy art installations include the following: The Lot at the Liz, a summer pop-art experience at one of Whitman-Walker Health’s four locations; The Mural Poster at The Colonel; the CAS Reigler and City Interests’ development in Mount Vernon Square; and The Alley pop-up exhibition in Blagden Alley and Naylor Court.
Subtitle X § 305.5(f)	<p>Housing that:</p> <ol style="list-style-type: none"> 1. Exceeds the amount that would have been required through matter-of-right development under existing zoning; 	<ul style="list-style-type: none"> • The Project results in the creation of new housing consistent with the goals of the Zoning Regulations, the Comprehensive Plan, and the Future Land Use Map. Overall, the Project will replace a vacant site with approximately 328 units. This exceeds the amount that would have been provided if the Site

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	<p>2. Includes senior housing; or</p> <p>3. Provides units with three (3) or more bedrooms;</p>	<p>was developed as a matter-of-right under the existing PDR zoning as no multifamily residential use is permitted in PDR Districts.</p> <ul style="list-style-type: none"> • The Project includes a total of nine, three-bedroom units.
<p>Subtitle X § 305.5(g)</p>	<p>Affordable housing; except that affordable housing provided in compliance with the Inclusionary Zoning requirements of Subtitle C, Chapter 22, shall not be considered a public benefit except to the extent it exceeds what would have been required through matter-of-right development under existing zoning. In determining whether this standard has been met, the Zoning Commission shall balance any net gain in gross floor area against any loss of gross floor area that would have been set-aside for “low-income households” as defined in the Inclusionary Zoning requirements of Subtitle C, Chapter 10.</p>	<ul style="list-style-type: none"> • The Applicant will set aside 8% of the gross floor area as IZ units reserved for households earning equal to or less than 60% of the MFI, which represents a substantial increase in the amount of affordable residential floor area when compared to the fact that <u>no affordable housing would be generated if the Site was developed as a matter-of-right</u>. This affordable housing will be provided with larger units with a focus on families, including the following: <ul style="list-style-type: none"> ○ 14 two bedroom units ○ 4 two-story, three-bedroom units on the ground floor, fronting on either the East Park or the internal courtyard • The Applicant will reserve four two-story loft spaces that front on the East Park as artist live-work spaces. The artist-live work spaces will be reserved for local artists earning equal to or less 60%, which results in at least an additional 5,400 square feet of affordable housing reserved for households earning

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		<p>equal to or less than 60% of the MFI and increases the overall amount of affordable housing to more than 10.3% of residential square footage in the Project. The artist-live work spaces will remain affordable for the life of the Project and will be administered through a partnership with Cultural Development Corporation (“CuDC”).</p>
<p>Subtitle X § 305.5(h)</p>	<p>Employment and training opportunities</p>	<ul style="list-style-type: none"> • The Applicant will provide construction skills training for students at McKinley Technology High School. • During construction of the PUD, the Applicant has committed to provide employment and training opportunities to students at McKinley Technology High School. The Applicant will provide at least four (4) training seminars regarding construction trades which shall be made available to students at McKinley Technology High School.
<p>Subtitle X § 305.5(k)</p>	<p>Environmental and sustainable benefits to the extent they exceed the standards required by zoning or other regulations including, but not limited to:</p> <ol style="list-style-type: none"> 1. Storm water runoff controls in excess of those required by Stormwater Management Regulations; 2. Use of natural design techniques that store, infiltrate, evaporate, treat, and detain runoff in 	<ul style="list-style-type: none"> • The Project is designed to integrate a host of sustainable features including an expansive green roof, and will be designed to achieve a minimum of 60 points, which is equivalent to the LEED Gold standards under LEED NC-2009. <ul style="list-style-type: none"> ○ Designing the Project to LEED Gold is specifically identified as a public benefit in

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	<p>close proximity to where the runoff is generated;</p> <p>3. Garden(s) or on-site food production through permanent and viable growing space and/or facilities such as a greenhouse or a garden conservatory which provide fencing, watering systems, soil, secured storage space for tools, solar access, and pedestrian access as applicable. The facility shall be designed to be architecturally compatible with the development and to minimize the visibility of mechanical equipment;</p> <p>4. Total green area ratio scores that exceed requirements by at least one-tenth (0.1); and</p> <p>5. Meeting the minimum standards for Leadership in Energy and Environmental Design (LEED) Gold certification. The project does not have to achieve actual LEED certification; however, the developer must include the LEED checklist and documentation in the application, approved by a LEED Accredited Professional (LEED-AP) that shows that the project will comply with LEED requirements;</p>	<p>the Zoning Regulations. <i>See</i> Subtitle X § 305.5(k)(5).</p> <ul style="list-style-type: none"> The Applicant will incorporate solar panels on the building’s roof. As shown on the roof plan on Sheet A05 of the Plans, the solar panels will cover approximately 1,500 square feet of the roof area, which will generate approximately 1% of the building’s total energy use.
<p>Subtitle X § 305.5(1)</p>	<p>Streetscape plans, subject to approval by the Department of Transportation Public Space Committee including implementation and maintenance of the</p>	<ul style="list-style-type: none"> The Applicant will construct a pedestrian-friendly streetscape abutting the Site, including new paving

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	streetscape for the duration of the project for areas where there are no design standards.	for the sidewalks, street lighting fixtures, and new and replacement shade trees.
Subtitle X § 305.5(o)	Transportation infrastructure beyond that needed to mitigate any potential adverse impacts of the application including, but not limited to, dedication and/or construction of a public street or alley; maintenance of a street median; or provision of a public easement for a pedestrian walkway that would not otherwise be required.	<ul style="list-style-type: none"> • The Applicant will donate \$80,000 to fund the realignment of the MBT as it crosses the Site through the East Park. The realignment results in the elimination of the hard right angle along this portion of the MBT, creating a more gentle curve to access the MBT to north of R Street. The realignment will increase safety on the MBT for all District residents who utilize this vital form of transportation to commute and travel throughout the city. Based on current estimates, the \$80,000 donation is anticipated to fully fund the realignment of the MBT. • The Project will include 174 secure, long-term bike parking spaces within the building as well as a bicycle repair station for tenants. • The Applicant will install 30 short-term bike parking spaces near the MBT.
Subtitle X § 305.5(q)	Uses of special value to the neighborhood or the District of Columbia as a whole.	<ul style="list-style-type: none"> • The Applicant will donate \$350,000 to the NoMa Parks Foundation to assist with improvements in the South Park. <ul style="list-style-type: none"> ○ Based on current estimates, the \$350,000 donation to the NoMa Parks Foundation is anticipated to fully fund South Park

		<p>Amphitheater, which has an approximate construction cost \$300,000.</p> <ul style="list-style-type: none"> ○ All remaining money donated will fund the construction food service kiosks within the South Park. ● The Applicant has agreed to donate a total of \$60,000 to local schools, the Eckington Recreation Center, and Bloomington Civic Association to fully fund the following initiatives: <ul style="list-style-type: none"> ○ McKinley Technology High School: \$25,000 to be allocated among concession stand upgrades, computers, and/or construction trade internships. ○ Harmony Elementary: \$8,500 to purchase Chromebooks to support in classroom educational technology and standardized testing methods. ○ Langley Elementary: \$15,000 to purchase laptops to replace outdated technology and increase the total number of work stations available for student use. ○ Eckington Recreation Center: \$8,500 to purchase tablets/computers for before/after school programs focused on enhancing literacy skills for children ages pre-k to 5th grade. ○ Bloomington Civic Association Scholarship Fund: \$3,000 total to fund two (2) scholarships for high school students who live within the District-recognized
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		<p>boundaries of Bloomingdale and/or are a student or alumni of McKinley Technology High School or Dunbar High School.</p> <ul style="list-style-type: none"> • Each of these initiatives will be funded and the items or services will be delivered prior to the issuance of a final certificate of occupancy for the project, pursuant to Subtitle X § 305.3(d). • In close consultation with the Eckington Civic Association, the Applicant has committed to contribute \$40,000 to a partnership between Manna, Inc. and the Latino Economic Development Center (“LEDC”) to fund affordable housing training and assistance for Eckington residents who rent or own in the Eckington neighborhood. The partnership will conduct a neighborhood facilities tenant’s rights workshops and detailed training on how to apply/qualify for local affordable housing programs. A door to door survey will be conducted to promote awareness and determine training priorities. A detailed scope of work will be prepared identify the allocated funding for each event, and the services will all be provided prior to the issuance of a final certificate of occupancy for the project.