

EXHIBIT A

Spotswood Drive Parcel – Project Expectations

Bike and Pedestrian Amenities: Maximize opportunities for biking and pedestrian connections to the community through paths/walks along the street frontage, within the site and across other connecting properties with the consent of the owners of those properties. Include bike amenities on site, such as bike storage and/or parking areas.

Access Management: No more than 2 access points will be provided onto Spotswood Street, with one to align with Taylor Street if two points are provided. Pedestrian access should be designed to line-up across from the cemetery entrance.

Lighting Features: Provide dark sky lighting only on the site. Focus (or shield) lighting away from adjacent residential property. Use energy-efficient lighting, to include consideration of photovoltaic and/or solar-charged lighting.

Stormwater Management: Provide rain gardens and/or other bio-retention structures on-site, within the required greenspace. Consider the use of pervious pavement to minimize stormwater leaving the site. All stormwater management plans require approval of both the City and DEQ.

Site Buffers: A minimum 25-foot buffer must be maintained on the boundary adjacent to residential properties on Houston Street. Parking will not be allowed in the 10 feet directly adjacent to those properties, but will be allowed within the remaining 15 feet of the buffer. The relocation of the sanitary sewer adds an additional 5 foot buffer in these areas. These buffers must include additional fencing and/or landscaping to assure appropriate separation and screening. Existing trees in these buffer areas must be maintained. Waste disposal facilities shall be located to minimize disturbance of directly adjacent residential properties.

Landscaping and Green Spaces: The site developer is to work with the City Arborist to select landscape species best suited to the site and confer with the City Arborist when creating the landscape plan. Landscaping of the site shall, as is practical, conform to the City goals of achieving tree canopy improvements within the City. The City Arborist will review and approve these plans. Additional green spaces are encouraged within the context of the overall site design.

Density: The maximum number of multi-family dwelling units constructed on the subject parcel shall be 65 units.

Housing Type: The housing constructed on-site will be market-rate, rental housing with no addition or conversion of any units to low-income housing.

Building Scale: The buildings on site shall comply with the height limitations of the zoning Ordinances in place.