

## Exhibit A

### Discernable Massing Break Design Guidance

To provide a discernable massing break, buildings A and B shall be articulated into two or more separate volumes. Separate volumes shall be differentiated at the location of required building passthroughs, so that a north principal facade / volume and a south principal facade / volume are created facing Broadway Ave. and 10th Ave. E. The following minimum differentials shall be provided.

#### Depth Differential

A minimum combined depth differential including the depth difference between the north principal facade and the passthrough area, plus the depth difference between the south principal facade and the passthrough area shall be 12'. (See examples)

#### Height Differential

A minimum combined height differential including the height difference between the north principal volume and the passthrough area, plus the height difference between the south principal volume and the passthrough area shall be at least 10'. (See examples)

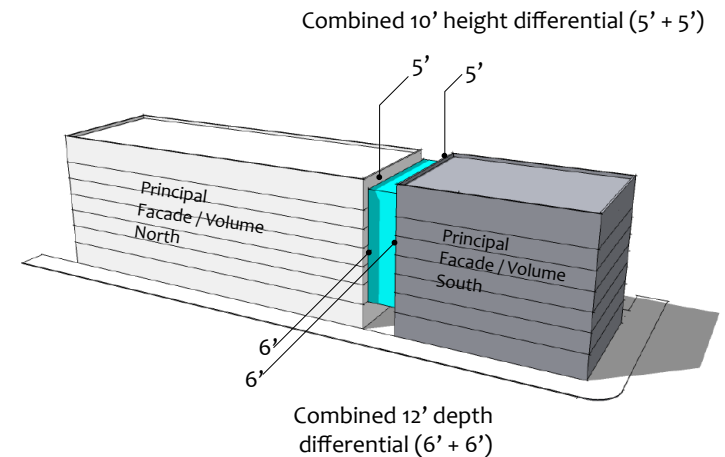
#### Materials or Composition Change

In addition to the depth and height differentials, the north principal facade and the south principal facade shall have distinct materials or a distinct compositions of materials to further differentiate the north and south volumes.

#### Design Departure

Through the design review process, other combinations of architectural treatments may be approved instead of the above described discernable massing break guidance, subject to approval by the Design Review Board. Alternative treatments should provide an equal or greater massing break as determined by the board.

EXAMPLE A



EXAMPLE B

