CAPPER/CARROLLSBURG PUDS
PUBLIC BENEFITS AND PROJECT AMENITIES

Benefit/amenity	Value/cost	Development flexibility
		Existing zoning permits 771,017 sf of GFA for commercial use and 1,421,220 sf of GFA for residential use Proposed development includes 753,000 sf of GFA for commercial use and 2,092,081 sf of GFA for residential use Net decrease of 18,017 sf of GFA for commercial use and net increase of 670,861 sf of GFA for residential use
Housing and affordable housing: 1,645 new housing units including replacement of the 707 existing public housing units	n/a	Height to a maximum of 110 feet in the CR District for the three office buildings at 250 M Street and the 600 block of M Street and for three of the four apartment houses lining the Canal Blocks Park

ZONING COMMISSION
District of Columbia
CASE NO.03-12A/03-13A
EXHIBIT NO.15B

Urban design and architecture: dense urban site plan maintaining the Washington grid recognizing the transition between high activity and density along the M and 2nd Streets edges and lower activity and density in the center, with architectural design guidelines to insure consistency within the overall pattern	n/a	Aggregation of project FAR and lot occupancy, with office space concentrated along M Street, high density residential along 2nd Street and townhouses and low rise apartments, including housing for seniors, in the center Side yard flexibility for lot on east side of 4th Street adjacent to St. Paul's AUMP Church Open court flexibility for four lots on the northwestern side of 3rd Place.
Provision of open space: clearing of approximately 2.5 acres for the new Canal Blocks Park, plus additional open space in strategic locations throughout the project	Cost of land (current assessed value = $3,774,840) plus +$460,000 from the William C. Smith Company and Capper/Carrollsburg Venture plus cost to grade and plant ($125,000) = approximately $4.3 million (see note 1)	
Uses of special value: approximately 51,000 square feet of first floor service retail, including 30,000 square feet in the office buildings and 21,000 square feet along the Canal Blocks Park	n/a	
Uses of special value: 18,000 square foot community center	$3 million	

Establishment of new rights-of-way: 6th Street and 3rd Place, the recognition of 2nd Place and L Street and the realignment of I Street	Cost of land (assessed value of $42 per square foot x 43,788 square feet) = approximately $987,000 + $105,000 for construction costs of new streets = approximately $1.1 million	
Street repair and repaving	$3.2 million	
Community and Supportive Services Programs: day care, adult literacy, computer training, health clinic	$29 million	
Employment and training opportunities: Section 3, LSDBE and First Source programs	n/a	
Provision of a minimum of 286 off-street parking spaces for the 208 market-rate and work-force low-rise residential units, which exceeds the 1:1 parking requirement for one family dwelling units in the R-5-B zone district.	n/a	
Total quantifiable benefits/ amenities	$40.6 million	

Note 1: The value of the land for Reservations 17 B, C and D was included because those Reservations are now known as Lot 829 in Square 767, Lot 810 in Square 768 and Lot 821 in Square 769. Those lots also include the former right-of-way of 2nd Street East now closed, and they about other lots owned by the Applicants included in the PUD. Accordingly, those lots have development rights under the present R-5-B zoning. While the ability to build on the Reservations themselves may be precluded, the lots could be subdivided into lots of record with other contiguous property and the density derived from the subject lots be realized in that manner. The Applicants therefore believe it is appropriate to count the value of the land, if developed under R-5-B zoning, as part of the public benefits/project amenities which will accrue from the PUD. If the value of the land is excluded, the value of the Applicants' contribution to the Canal Blocks Park will be approximately $485,000.