

Public Benefits and Project Amenities **Capitol Place**

1. Housing (11 DCMR §2403.9(f))

- 302 residential units compared to approximately 190 residential units as a matter-of-right.

2. Affordable Housing (11 DCMR §2403.9(f))

- Approximately 20,570 square feet of gross floor area devoted to affordable housing units. *The total amount of affordable housing is calculated as 15% of the bonus residential density (i.e., the increase of gross floor area resulting from the PUD) and is thus subject to change based on the final total increase.*
- Offer a 10% discount on one parking space to the purchaser or renter of each affordable housing unit.
- Details relating to the affordable housing program are attached as Tab.1.

3. Environmental Benefits (11 DCMR §2403.9(h))

- LEED Silver Certification for Capitol Place including sustainable design features such as green roofs and terraces, landscape courtyard at the rear of the property, a storm water capture system, recycling of construction debris, reduced energy consumption, and improved indoor air quality through filtered fresh air and use of non-toxic materials.
- Commitment to make a payment into an escrow fund of a security (i.e., bond, letter of credit or escrow account) that is equal to one percent of the construction cost as identified on the building permit application. When the project achieves LEED certification, the security will be released to the Applicant. In the event that the

Applicant does not achieve certification for this project within two years of the date of the certificate of occupancy, the security would be released to the District.

- LEED strategies set forth in the plan attached as Tab 2.

4. Retail in Project - Uses of Special Value to the Neighborhood (11 DCMR §2403.9(i))

- Retail fronting the corner of 3rd and H Streets (approximately 8,254 square feet) and along 2nd Street to G Street (approximately 15,180 square feet).

5. North-South Alley – Uses of Special Value to the Neighborhood (11 DCMR §2403.9(i))

- Construction of an alley with a width of 20 feet to replace the existing 10-foot public alley.
- Payment for and installation of sewer infrastructure in the existing public alley to allow connection to future alley structures built by the residents of the 3rd Street townhouses.
- The Applicant will seek approval from the District to dedicate the portion of the 20-foot alley currently on private property. This dedication of private land is contingent upon the DC Council's acceptance of such dedication.
- The alley will be constructed to District Department of Transportation ("DDOT") standards.
- A plan showing current public and private property to be combined for alley purposes is attached at Tab 3.

6. East-West Alley – Uses of Special Value to the Neighborhood (11 DCMR §2403.9(i))

- Assuming that all other owners of property that abut the east-west public alley behind the north side of the 200 block of G Street, NE sign an application to close the alley, the Applicant agrees to sign the application and support the proposed closing.

- The Applicant shall contribute up to a maximum of \$15,000 to beautify the closed alley. These funds shall be used to implement a beautification and work plan agreed to by all of the property owners abutting the alley to be closed. The Applicant shall maintain the funds until such time as all of the property owners agree to the beautification and work plan and invoices are submitted for payment of work authorized by the plan.
- In the event that the east-west alley is not closed and the Applicant has not expended any of the \$15,000 for beautification projects, the Applicant agrees to repave and relamp the existing east-west alley, subject to the approval of DDOT.
- The east-west alley is shown on the plat attached as Tab 4.

7. Aesthetic Fencing along H Street – Uses of Special Value to the Neighborhood (11 DCMR §2403.9(i))

- Pay for and install improved, more aesthetic fencing along the H Street overpass in front of Capitol Place, subject to approval by DDOT, including the Public Space Division.
- A plan generally showing the proposed fencing is attached as Tab 5.

8. Public Stairway – Uses of Special Value to the Neighborhood (11 DCMR §2403.9(i))

- Provide a public stairway and sidewalk from the H Street overpass to 2nd Street on Capitol Place property, subject to approval by DDOT, including the Public Space Division.
- A plan showing the stairway as conceptually proposed is attached as Tab 6.

9. Micro-grant Program – Uses of Special Value to the Neighborhood (11 DCMR §2403.9(i))

- Fund a micro-grant program with \$150,000 whereby neighboring property owners within Squares 752, 753, 777 and 778 could apply for a grant for the purpose of making repairs

and improvements to the portions of their homes which are within public space or viewed from public space.

- Fund an additional micro-grant program with \$80,000 whereby property owners within Square 752 could apply for a grant for the purpose of making energy efficient and other upgrades to their homes, as approved by the Capitol Hill Restoration Society ("CHRS").
- Both micro-grant programs will be administered by CHRS. A total administration fee of \$20,000 will be paid to CHRS for its role as administrator of these two micro-grant programs.
- Additional details regarding the implementation of the micro-grant programs are attached as Tab 7.

10. Streetscape Improvement – Uses of Special Value to the Neighborhood (11 DCMR

§2403.9(i))

- Replace the sidewalk, curb and gutter along the west side of 3rd Street between H and G Streets and along the north side of G Street between 2nd and 3rd Streets, subject to approval by DDOT, including the Public Space Division.
- Current DDOT standards, including granite curb, brick gutter and brick sidewalk, are generally as shown in the attached Tab 8.

11. Fence Replacement in Square 753 – Uses of Special Value to the Neighborhood (11 DCMR

§2403.9(i))

- Replace the chain link fencing around the parking lot in Square 753 with galvanized steel fencing, generally as shown in the attached Tab 9, subject to approval by the owner of the property.
- A plat showing the exact location of this site is attached as Tab 10.

12. Improvement to H & 2nd Streets, NE – Uses of Special Value to the Neighborhood (11 DCMR §2403.9(i))

- Subject to approval by DDOT, including the Public Space Division, install brick and granite pavers and improved lighting under the H Street overpass on the east side of 2nd Street for pedestrian circulation and potential market use.
- A general plan showing the conceptual improvements is attached as Tab 11.

13. Other Uses of Special Value to the Neighborhood (11 DCMR §2403.9(i))

- Provide the option for occupants and owners of property in Square 752 to purchase a membership for access to the health club at Capitol Place.
- Provide the option for neighborhood residents to rent parking spaces in the project's below-grade garage, subject to availability, with preference being given to occupants and owners of property within Square 752.
- Contribution to H Street Main Street of \$150,000, to be used for the Clean and Safe Program. The Applicant shall escrow this contribution prior to the issuance of a certificate of occupancy. If the Clean and Safe Program has not been instituted within 12 months from the date of the certificate of occupancy, ANC 6C will present to the Applicant for approval an alternative use for this money to benefit the H Street corridor. The use of the money will be finally determined and contributed within 90 days of the date that ANC 6C notifies the Applicant of the proposed alternative use.
- Participation in H Street Main Street's Clean and Safe Program based on a formula derived of the project's pro-rata share as calculated with the rest of the H Street area that

will be participating, subject to the Capitol Place legislatively being removed from the Capitol Hill BID.

14. Transportation Management Measures (11 DCMR §2403.9(c))

- Inclusion of two dedicated car-sharing parking space(s) in parking garage.
- Payment of up to \$25 for the application fee or a portion of the annual membership fee for the initial purchaser or renter of a residential unit in the project.
- Issuance of a \$50 Metro Smartcard passes for the initial purchaser or renter of a residential unit in the project.
- Provide 85 bicycle parking spaces on-site.

15. Employment and Training Opportunities (11 DCMR §2403.9(e))

- Commitment to LSDBE and First Source agreements.
- An initial executed copy of the LSDBE Memorandum of Understanding is attached as Tab 12.
- An initial executed copy of the First Source Employment Agreement is attached as Tab 13.

16. Construction management plan.

- Commitment to follow a construction management plan, an updated copy of which is attached as Tab 14.

Historic Mitigation Items

- Fund a professional survey of properties for inclusion in a possible future extension of the Capitol Hill Historic District, which would include properties located within the twenty-six blocks comprised of 2nd to 15th Streets, NE, and F to H Streets, NE, not including the Site or properties within the H Street Overlay, as is generally set forth in the attached Tab

15. The Applicant will donate \$83,500 to CHRS for the purpose of completing a professional survey of these properties for inclusion in a possible future expansion of the Capitol Hill Historic District. The donation of these funds for this mitigation item will be made within 180 days of the effective date of a non-appealable order from the Zoning Commission.

- Survey and document those potentially eligible structures to be demolished within the Site. The standards for the documentation are attached as Tab 16. This mitigation item will be implemented within 180 days of the effective date of a non-appealable order from the Zoning Commission.

4864951_v1