

## REDEVELOPMENT OF MARINA VIEW TOWERS COMMUNITY AMENITIES PACKAGE

February 28, 2007

- Tenant Condominium Discounts  
At the request of Marina View Towers tenants, the Applicant has created a homeownership opportunity for existing tenants by offering them the chance to purchase a condominium at a discount of approximately \$100 per square foot. Based on the favorable responses that the Applicant has received to date, we estimate the total value of this program will be in excess of \$3,240,000.
- Tenant Rental Discount  
The Applicant has created a program that provides existing Marina View Towers tenants the opportunity to rent a newly renovated apartment in the project at no additional cost. The monthly rental rate will remain the same, provided the tenant chooses to stay in a similarly sized unit. Based on the favorable responses that the Applicant has received to this program, the total value of this program is expected to exceed \$384,000 annually.
- Jefferson Junior High School  
The Applicant will make a financial contribution of \$17,000 to Jefferson Junior High School. These funds will be used for enhancement of the school's computer and technological development capabilities.
- Amidon Elementary School  
The Applicant will make a financial contribution of \$17,000 to Amidon Elementary School. These funds will be used to renovate the school's library.
- Bowen Elementary School  
The Applicant will make a financial contribution of \$17,000 to Bowen Elementary School. These funds will be put toward technological advancements, including computers and Smart Boards.
- Friends of the Southwest Library  
The Applicant will make a financial contribution of \$15,000 to the Friends of the Southwest Library. These funds will be used to expand the Library's resource collection.
- Study of the Potential Renovation of the Town Center West Park  
This park is located immediately north of the property and its ownership recently transferred from the U.S. Government to the District of Columbia. The Applicant will engage the original designers of this park (Wallace Roberts Todd) to assess the current condition of the park and

recommend steps to utilize the park as a true community amenity. The cost of this study is \$15,000.

- Proposed Retail Operators

In response to resident and community requests for neighborhood-serving retail, the Applicant will seek a mix of retail uses that may include: a full service restaurant with alcohol service, dry cleaners, bakery, or coffee shop.

- Green Space

The Applicant has brought the original architect landscape firm, now known as Zion Breen & Richardson, back to renovate and update its original landscape plan to accommodate the new project. Zion Breen & Richardson will design a new linear garden flanking 6<sup>th</sup> Street between the Pei buildings that will be a quiet oasis open to the public during the day.

The Commission will require those organizations receiving a monetary contribution to present evidence to the Office of Zoning's Compliance Review Manager demonstrating that the money has been applied to the designated use within six months of receiving the contribution. If the money has not been applied to the designated use within six months, the recipient must provide a reasonable explanation to the Office of Zoning's Compliance Review Manager as to why not and must present evidence to the Office of Zoning's Compliance Review Manager within one year indicating that the contribution has been properly allocated.