

## REDEVELOPMENT OF MARINA VIEW TOWERS COMMUNITY AMENITIES PACKAGE

June 2008

- Jefferson Middle School  
The Applicant will make a financial contribution of **\$22,000** to the Jefferson Middle School Student Fund. The contribution will be used for enhancing the school's computer and technological development capabilities.
- Amidon Elementary School  
The Applicant will make a financial contribution of **\$22,000** to the Amidon Elementary School Student Fund. The contribution will be used to renovate the school library.
- Friends of the Southwest Library  
The Applicant will make a financial contribution of **\$22,000** to the Friends of the Southwest Library. Based on conversations with representatives of the Library, these funds will be used to expand their resource collection.
- Town Center West Park  
The original PUD approval required that the Applicant engage the original designers of the Town Center West Park, Wallace Roberts & Todd ("WRT"), to assess the current condition of the park and recommend steps to utilize the park as a true community amenity. WRT prepared the required study and it was submitted to the Commission on January 7, 2008.

In consideration of the approval of the minor modification application, the Applicant will pay for and undertake the renovations for the Town Center West Park outlined in the WRT study up to a value of \$178,500. The Applicant will complete its renovations prior to the issuance of the certificate of occupancy for the new South Tower.

- Shuttle-Bug proposal The Applicant will make a financial contribution of \$50,000 to the Deputy Mayor for Planning and Economic Development's ("DMPED") Shuttle-Bug proposal. The purpose of the Shuttle-Bug is to provide a safe and effective transportation system around the "SuperBlock" (which is bound by 4<sup>th</sup>, M, K and 6<sup>th</sup> Streets, SW) while construction activity occurs on the Marina View, Waterfront Associates,

and Town Center East properties. In the event that the Shuttle-Bug program is not implemented by the DMPED's Office, the \$50,000 will be held in escrow for use by ANC 6D's Community Investment Fund.

- Tenant Condominium Discounts  
If condominiums are ultimately sold in the Project, the 19 tenants that chose to participate in the condominium discount purchase program will have an opportunity to return to Marina View within three years of the date of the first sale of a condominium unit and purchase a condominium unit at a 20% discount from the market rate.
- 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.
- First Source Employment Agreement with the Department of Employment Services  
To enhance economic opportunities for District residents, the Applicant will enter into a First Source Employment Agreement with the DC Department of Employment Services ("DOES") to promote and encourage the hiring of District of Columbia residents.
- Memorandum of Understanding with the Office of Local Business Development  
In keeping with the District's economic development objectives, the Applicant is currently using the services of District-certified Local, Small and Disadvantaged Business Enterprises (LSDBE) firms in its project and will enter into a memorandum of understanding with the Office of Local Business Development to continue utilizing LSDBEs as the development moves forward.

The Applicant 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.