

## **4136 Georgia Avenue, NW PUD - Project Amenities Package**

### **Amenities Presented During Hearing on March 1, 2007**

- **Affordable Housing Contribution** – 3,877 square feet of affordable housing (4 units). This amount of housing is equal to 19.2% of the additional gross floor area that is achieved through the application. That amount is in excess of the 15% of the bonus density typically suggested by OP in PUDs. In addition, the Applicant's proposed affordable housing provided in the project is equal to 9.1% of the residential floor area of the project, which is in excess of the proposed minimum requirement of 8% of the matter of right allowance under Inclusionary Zoning.
- **Enhanced Green Design** – As requested by OP, the project will include as amenities a degree of sustainable design that would not typically be found in a matter-of-right project at this site. The project will earn 19 LEED points and have an estimated value of \$181,950 (not including the value of the extensive site remediation). The features of the enhanced sustainable design include:
  - Extensive bike storage below-grade, comprising 29 lockable bicycle storage spaces altogether, and showers and lockers in the fitness room for the use of retail employees and building guests.
  - The use of low emission carpets systems, paints and coatings, and adhesives and sealants.
  - Water efficient landscaping that requires no potable water use for irrigation due to the use of plant species that do not require irrigation and capture and recycling of rain water and waste water in an underground storm water retention tank.
  - A green roof system covering 4,430 s.f. of the building's 8,648 s.f. roof top and reduction of the heat island effect through the provision of special roof treatments.
  - Light pollution reduction from the building and site.
- **Community Contribution** - The Applicant will contribute a total of \$100,000 to two community organizations. Based on the requests of ANC 4C and the Upshur New Hampshire Taylor and Shepherd Streets Association, the Applicant will divide this contribution between Clark Elementary School and Petworth Recreation Center. Clark Elementary School will use such funds to renovate and re-equip its computer room with new computers, upgraded equipment, and a smartboard. Petworth Recreation Center will also use such funds to upgrade its computer room and to purchase new computers and software. In addition, Petworth Recreation Center will purchase recreational equipment for basketball and field hockey.
- **LSDBE Memorandum of Understanding** – The Applicant has agreed to enter into this agreement with the applicable District agencies.

- First Source Agreement – The Applicant has agreed to enter into this agreement with the applicable District agencies.

**Amenities Added After Hearing on March 1, 2007**

- Additional Benefit for Clark Elementary School – The Applicant and the Friends of Petworth have agreed that the Applicant will donate an additional \$25,000 to Clark Elementary School for landscaping enhancements and improvements to several of the school's athletic fields.
- Storefront Revitalization Contribution – The Applicant has agreed to donate \$30,000 to redevelop the storefronts for three (3) retail buildings in the near vicinity of the Property. The estimated cost of \$10,000 per storefront is based on the average expenditure for the rehabilitation of a storefront as determined by the Department of Housing and Community Development. ANC 4C and other community groups will have input in the selection of storefronts for rehabilitation.
- Marketing efforts towards Ward 4 residents – The Applicant will direct the sales efforts of the affordable units at the Property to the local residents, as requested by the ANC.