

FINAL

Community Amenities Package The Village at Washington Gateway January 22, 2007

Thurgood Marshall School/Playground Construction – The Applicant will design and construct a playground facility at the Thurgood Marshall School located within the Fort Lincoln community. As a second phase to the pre-school playground, which is being constructed by Fort Lincoln New Town Corporation and The Concordia Group, the Applicant will work with the school administration to design a playground on the land area which is now occupied by an obsolete cycling facility. The cost of this playground is approximately \$50,000.

Scoreboard for the Baseball Field within Fort Lincoln – The Applicant will purchase and install an electronic scoreboard for the baseball field located within the park at Fort Lincoln. The estimated cost is approximately \$40,000.

Landscaping Package along Fort Lincoln Drive – The Applicant will contribute \$40,000 for planting and maintenance of a landscaping plan for the medians located along Fort Lincoln Drive and 31st Place, NE adjacent to the Village at Washington Gateway property. The applicant will agree to maintain this landscaping for a period of three years from the date of its installation. The Applicant will also provide for enhanced landscaping and maintenance of the area at the corner of Fort Lincoln Drive and 33rd Place.

Trail Connection to the Adjacent Fort Lincoln Recreation Center – The Applicant will create an environmentally sensitive trail that connects the proposed development to the adjacent Fort Lincoln Recreation Center. The trail will be sited and constructed of materials that will minimize disruption to the wooded area between the project and the recreation center. The cost of this component of the amenity package is approximately \$12,000.

Fort Lincoln Community Day – The Applicant will continue its sponsorship of the Fort Lincoln Community Day for an additional two years. The Fort Lincoln Community Day brings together residents of the greater Fort Lincoln neighborhood to celebrate their community and meet their neighbors. The Applicant will provide food, entertainment, and publicity for this event. The cost of this component of the amenity package is \$10,000 (\$5,000 per year).

Fort Lincoln Resident Participation in the National Senior Olympics – The Applicant will continue to send eligible Fort Lincoln residents to the National Senior Olympics.

The National Senior Olympics will be held in Louisville, KY this year. The cost of this contribution is expected to be \$2,000.

Publication of Community Newsletter – The Applicant will underwrite the publishing of a community newsletter prepared by ANC 5A. The newsletter will be published two times per year. The community newsletter will provide information to residents of the Fort Lincoln community on various matters that affect their community and their everyday lives. The cost of this component of the amenity package is \$4,000.

Renovation and Upgrade of the Theodore Hagans Cultural Center – The Applicant will make a financial contribution of \$25,000 for the renovation of space within the Theodore Hagans Cultural Center located within the Fort Lincoln community. These funds will be used to purchase and install exercise equipment, patio furniture and furnishings and Hi-Definition televisions for the cultural center.

TOTAL VALUE OF COMMUNITY AMENITIES PACKAGE - \$183,000

All of the above referenced contributions shall be funded and the capital projects will be completed (except for the three year maintenance period for landscaped medians along Fort Lincoln Drive) within one year from the delivery of the first certificate of occupancy at the Village at Washington Gateway.