

WASHINGTON GATEWAY PUD
COMMUNITY BENEFITS & AMENITIES
November 30, 2006

Benefits/Amenities Provided	Estimated Cost/Contribution
Mixed-use development includes 230-250 residential units, 140-195 hotel rooms and approx. 579,468 sf of office where 100% office use (875,000s.f.) permitted as a matter of right.	
6% of the residential square footage will be devoted to affordable housing.	\$2,455,000
Improvements to the Metropolitan Branch Trail (landscaping, fencing, lighting).	\$500,000
Bike Trail / Pedestrian MBT Atrium Connection.	\$1,100,000
Widening and enhancements to sidewalks along Florida and New York Avenues.	\$300,000
Upgrades to plaza (pavers, additional landscaping).	\$650,000
Monument stair connection between plaza and New York Avenue.	\$350,000
Filtrerra stormwater bioretention filtration system.	\$130,000
Below-grade cistern to collect rainwater for on-site irrigation.	\$180,000
Green roof on residential/hotel building.	\$319,200
Car share (eg ZipCar or FlexCar) parking with 24 hour access.	\$60,000
Bicycle locking stations.	\$20,000
Contribution to the District of Columbia Commission on the Arts and Humanities for the design and installation of artwork and/or artistic lighting for the Florida Avenue underpass located immediately east of the PUD site.	\$50,000
Contribution to the City Year Young Heroes Program to cover 5-year operating costs.	\$25,000
Contribution to the Student Activity Fund at Emery Elementary School.	\$10,000
Contribution to the Harry Thomas Recreation Center for the purchase and installation of a new scoreboard.	\$10,000
Contribution to North Capitol Main Street, Inc.	\$5,000
First Source Employment Agreement.	
Guaranteed 7,000 sf of retail use, including right for public to use bathroom in retail tenant space.	
Native plants and species more adapted to the local/regional climate.	
Exemplary architecture and site planning.	

TOTAL: 6,164,200