

Benefits and Amenities Package

The Canal Parc development team is committed to providing the community with substantive and long-term benefits. They have spent nearly two years listening to and working with the surrounding neighbors and the broader community, and are confident that the package being offering exceeds expectations for a project this small in scope. The team is very excited about the direction that the project has taken and is deeply committed to creating a development that will serve the District and the site for generations to come.

Affordable Housing

Affordable homes for families in Ward 3 are few and far between. While not required by law, the Applicant understands that the production of affordable housing is a public benefit that the PUD process is designed to encourage. As such, the developers have committed to providing two town homes that will be for sale at 80% of the average median income.

Providing these affordable units will cost the developer approximately \$800,000.

Greening of the Site

The developers believe that most profound amenity they could offer the surrounding neighbors and the District, would be to provide an exemplary development which balances high quality design aesthetic with careful consideration to environmental quality. Expanding and enhancing wildlife habitats, improving storm water management, and including new green technologies will give future generations the opportunity to enjoy an ecosystem filled with natural flora and fauna.

Going well beyond what is required by law, the Canal Parc developers have proposed serious and substantive commitments to designing and building a sustainable, ecologically sound, and environmentally friendly project. As a result, this project will have far-reaching benefits for the site, the District, and residential development in urban areas.

The cost to the developers of “greening” Canal Parc beyond what is required by law will be approximately \$750,000.

The developers have committed to the following improvements on the site, which would have significant positive impacts on the land and water and the overall sustainability of the site:

- Meeting standards for LEED Neighborhood Development
- Meeting new standards set by the National Association of Home Builders for green residential buildings

- Re-planting a majority of native plant and tree species throughout site
- Creating a rain garden
- Including additional green or open space in the form of a traditional community park
- Creating a park-like “wetlands overlook” and butterfly garden
- Cleaning and enhancing the existing wetlands through native plantings
- Using the Chicago-style “Green Alley” permeable pavers (as suggested by DDOE)
- Creating a storm water management system to provide both water quality and quantity control
- Installing bike racks in all garages to promote alternate modes of transportation

Universal Design

Over the past several years, the building industry has become increasingly aware of the benefits of Universal Design and the accessibility it provides to homeowners of all ages and physical abilities.

Citizens of the District with physical challenges and those who are interested in the option of aging-in-place will benefit greatly from houses built with Universal Design features. Wider doorways, entrances, stairways and hallways; easy entrance tubs and showers; accessible appliances; and lever door handles, are all elements of Universal Design that make a home livable for everyone.

The developers of Canal Parc are committed to building this kind of inclusive housing and will offer Universal Design options to pre-construction homebuyers.

Beautification of MacArthur Boulevard

MacArthur Boulevard is an important gateway into the District, connecting Maryland to Georgetown and Downtown. While sections of this important Boulevard are appropriately grand and beautiful, the area immediately surrounding the PUD site unfortunately is not what it should be.

The developers are committed to contributing to the beautification of a stretch of Macarthur Boulevard that goes beyond their property line. Installing new brick pavers, tree boxes and plantings are among the options for beautification of the Boulevard.

The developers have allocated over \$50,000 to the beautification of Macarthur Boulevard.

Contribution to the Palisades Community Fund

The Canal Parc development team has committed \$15,000 to assist the community in funding a project of their choice. Upon approval of the PUD, the developers will donate the money directly to the Palisades Community Fund, which is the grant-making committee of the Palisades Citizens Association. Whether the money is used to expand the scope of the beautification of Macarthur, or perhaps make an improvement to the nearby Hardy Recreation Center, the developer is pleased to be a part of Palisades community and to help its leaders to better it.

Construction Management Plan

This Applicant intends to implement a construction management plan to insure minimal impact on surrounding properties during construction.

First Source

The Applicant will enter into a First Source Employment Agreement with the Department of Employment Services to promote and encourage the hiring of District of Columbia residents.

Summary

The overall cost of the Benefits and Amenities Package will exceed \$ 1,600,000. The Canal Parc development team appreciates that this is a natural and critical element of the PUD process, and that the nearby residents and the District will benefit from these expenditures and from the project as a whole.