

Skyland Town Center – ZC Case No. 09-03

Public Benefits and Project Amenities

This document highlights how the public benefits and project amenities offered in this PUD project are superior in quality and quantity to typical matter-of-right development and also addresses the time periods in which the benefits and amenities will be provided by the Applicant. (See 11 DCMR § 2403.12.)

Transportation Infrastructure & Traffic Improvements	\$514,325
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- Description: The Applicant shall make the following transportation infrastructure and traffic improvements; new and modified traffic signals, reconfiguration of existing traffic lanes, restriping, new signage and widening of 25th Street. These infrastructure and traffic improvements would not be required for a matter-of-right project. These transportation infrastructure and traffic improvements will be completed prior to the issuance of a Certificate of Occupancy for the Building on Block 1.

Public Space Improvements	\$169,250
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- Description: The Applicant proposes to spend significant funds to improve the pedestrian experience along Naylor Road and Alabama Avenue. In addition to installing required features, the Developer will go beyond standard requirements by installing paver crosswalks and special pavers. A landscape buffer in the public space on the east side of the side will be constructed to help provide visual screening to the existing Hillcrest residents. Lastly, the developer shall go above what LEED and Green Communities requires as a standard by installing two green roofs making Skyland Town Center literally as green as possible. These public space improvements will be made prior to the completion of the last phase of development of the PUD project.

Pocket Park at 25th & Naylor Road	\$50,000
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- Description: The Applicant proposes to improve and maintain the existing triangular pocket park located at 25th Street and Naylor Road. The improvements will be made prior to the completion of the last phase of development of the PUD project and the maintenance will continue after the completion of the project.

Low Impact Design (LID), LEED, Green Features	\$3,030,750
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- Description: At the request of the Zoning Commission, the Applicant has revised the calculation of the cost of the LID, LEED and Green features to only include the cost of the features that are greater than what would be necessary to achieve the statutorily required LEED certification. The costs of the green roofs are included in the above cost calculation as the Applicant can achieve the required LEED classifications without the proposed green roofs. Green roofs are not required in a matter-of-right project.

As previously noted, the PUD project shall be designed to obtain a certified level in the LEED-for-Homes, or other equivalent standard for mixed-use retail and residential projects (including, but not limited to Green Communities). The large format retail store in Block 1 shall be designed to achieve a LEED Silver rating in the LEED NC 2.2 or LEED-CS 2.0 rating system.

Neighborhood Financial Contribution	\$735,000
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- The Applicant will fund (or provide in-kind support) for the following, none of which would be required in a matter-of-right project:
 - **Financial Support to local schools (\$200,000)** – The Applicant will make capital improvements, with a value of \$200,000, to local schools by participating in initiatives such as “Buff and Scrub”. The Applicant expects that these in-kind service contributions will be made over the entire time period of development of the PUD project.
 - **Sponsorship of local community events and programs (\$35,000)** – The Applicant will establish and administer a fund to sponsor community events such as holiday food drives, community festivals, and other events that promote the community surrounding Skyland. The Applicant expects that these contributions will be made over the entire time period of development of the PUD project.
 - **Job Preparedness Training (\$75,000)** – The Applicant shall provide job training programs for nearby community residents so that they are prepared to apply and interview for jobs with the retailers at Skyland Town Center or elsewhere. The Applicant shall maintain a list of trained and qualified job candidates and shall provide that list to all new retailers. The Applicant expects that this program will continue over the entire time period of development of the PUD project.
 - **Contractor Loan Fund (\$300,000)** – The Applicant shall establish and administer a fund that will ensure timely payment for small CBE contractors that cannot afford to wait for typical draw cycles to be paid.

If any funds are left at the end of construction, the remaining funds shall be added to the CBE Retail build-out subsidy fund. The Applicant expects that this program will continue over the entire time period of development of the PUD project.

- **Homeownership/Home buying Counseling (\$75,000)** – The Applicant shall provide classes preparing existing residents in the community and future new residents to the project to purchase their home, repair credit and take care of their home once they have moved in. The Applicant expects that this program will continue over the entire time period of development of the PUD project.
- **Provide Resources to Enhance the Anacostia and Francis Gregory Libraries (\$50,000)** – The Applicant shall provide funds to perform capital improvements, upgrade computers, and provide other services for the Anacostia and Francis Gregory Libraries. The Applicant expects that this funding until the cap is reached will continue over the entire time period of development of the PUD project.

CBE Retailer Build-out Subsidy:	\$500,000
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Description: The Applicant shall establish and administer a fund to help subsidize a portion of the build-out costs for local retailers that open a store at the Skyland Town Center. This would not be required in a matter-of-right development. The Applicant expects that this contribution will be made over the entire time period of development of the PUD project.

Bus / Commuter Store	\$250,000
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Description: The \$250,000 noted above is the cost that is incurred by the Applicant in constructing the leasable space for the proposed Bus/Commuter store. The Applicant will not be charging the operator of the Bus/Commuter Store rent for this space. Therefore, this is a true project amenity that would not be required in a matter-of-right development. This project amenity will be constructed when Block 2 of the PUD project is developed.

The commuter store will provide community residents convenient, one-stop shopping for Smartcards, Metrobus and Metrorail fares. In addition, the Commuter Store will provide schedules and information about the many transportation options available in the Washington Metropolitan Area.

SUMMARY

	<u>COST</u>
Transportation Infrastructure and Traffic Improvements	\$514,325
Public Space Improvements (Infrastructure, Hardscape, Landscape, Park)	\$169,250
Pocket Park at 25 th & Naylor Road	\$50,000
Low Impact Design (LID), LEED, Green Features	\$3,030,750
Neighborhood Financial Contributions	\$735,000
Retail Tenant Buildout Subsidy	\$500,000
Bus / Commuter Store	\$250,000
TOTAL	\$5,249,325