

Skyland Town Center – ZC Case No. 09-03
Proposed Community Amenities
December 10, 2009

Transportation Infrastructure & Traffic Improvements	\$715,000
---	------------------

- 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.

Public Space Improvements	\$1,425,000
----------------------------------	--------------------

- Description: The Applicant proposes to spend significant funds to improve the pedestrian experience along Naylor Road and Alabama Avenue. In addition to installing new DC standard sidewalks as well as granite curb and gutter, the Applicant intends to install paver crosswalks, street trees, irrigation, special pavers, benches, receptacles, and bollards. Washington Globe lights, sixteen feet tall, will be installed to provide sufficient lighting for the public space area. Other public space improvements include: replacing a 12 inch waterline for DC WASA and reconstruction of a small existing pocket park at Naylor Road and 25th Street.

Low Impact Design (LID), LEED, Green Features	\$5,635,000
--	--------------------

- Description: The 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. Additional green features such as a green roof, green screens, and tree-lined streetscapes are examples of green features incorporated into the design of the project.

Neighborhood Financial Contribution	\$675,000
--	------------------

- The Applicant will fund, or provide in-kind support, for the following:
- **Financial Support to local schools (\$200,000)** – The Applicant will participate in programs such as Buff & Scrub and other programs intended to improve schools in the surrounding neighborhood

ZONING COMMISSION
District of Columbia

CASE NO. 09-03
EXHIBIT NO. 50

- **Sponsorship of local community events and programs (\$25,000)** – 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.
- **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.
- **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.
- **Homeownership/Home buying Counseling (\$75,000)** – The Applicant shall provide classes preparing residents to purchase their home, repair credit and take care of their home once they have moved in.

CBE Retailer Build-out Subsidy:	\$500,000
--	------------------

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.

Bus / Commuter Store	\$250,000
-----------------------------	------------------

Description: 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	\$715,000
Public Space Improvements (Infrastructure, Hardscape, Landscape, Park)	\$1,425,000
Low Impact Design (LID), LEED, Green Features	\$5,635,000
Neighborhood Financial Contributions	\$675,000
Retail Tenant Buildout Subsidy	\$500,000
Bus / Commuter Store	\$250,000
TOTAL	\$9,200,000