

Summary of Public Benefits and Project Amenities

Benefits and Amenities from Approved First-Stage PUD

- **Re-Opening of 4th Street**
 - Dedication by easement of a 90 foot right-of-way
- **Major Local Development Initiative**
 - Major revitalization effort and
- **Creation of a Town Center**
 - Commitment to provide public open space in 25,000 square feet
 - Mixture of office, residential and retail uses on site
- **Retail and Service Establishments**
 - Minimum commitment of 75,000 square feet
 - Commitment for a Grocery Store if one is not provided in the neighborhood
- **Urban Design**
 - Superior streetscape design and pedestrian amenities, including wide sidewalks and public plaza
 - Introduction of distinctive, vertical buildings that provide interest and variety along street frontages and are construed to defined public spaces
 - Creating better connections for neighborhood
- **Maintenance of Public Park North of the PUD Site**
- **Commitment to First Source Agreement**
- **Commitment to Memorandum of Understanding for Use of LSDBE**

ADDITIONAL Amenities and Benefits in Proposed Modified First-Stage PUD

- **Retail**
 - Minimum Commitment increased to a minimum of 110,000 square feet
 - Commitment to Grocery Store
 - Commitment to Local or Small Retailers, as approved by NCRC
 - Maintenance of Grocery Store, Bank, and Pharmacy during construction
- **Housing and Affordable Housing**
 - Commitment for at least 800,000 square feet of residential use
 - Minimum of 160,000 square feet of affordable housing in the project
- **Public Open Spaces**
 - Minimum Commitment Increased to 50,000 square feet
- **Sustainable Design Features**
 - Goal of Achieving Silver LEED Certification for East and West 4th Street Office Buildings – Commitment to Sustainable Design Features Identified
 - Goal of Achieving LEED Certification for East and West Residential Towers – Commitment to Sustainable Design Features Identified
 - Agreement to Incorporate Similar Features in Future Second-Stage Applications
- **Provision of approximately 1,000 square feet of Office and Meeting Space for the ANC 6D and the Southwest Neighborhood Assembly for a minimum of 10 years**
- **Security and Construction Mitigation Plan**
- **Transportation Management Plan** (*see attachment*)



Waterfront Transportation Demand Management Program

The Applicant agrees to implement a Transportation Management Plan (TMP). The Transportation Management Plan shall include, but not be limited to, the following strategies:

Participation

The Applicant will designate a member(s) of the property management team as Property Transportation Coordinator who will be the primary point of contact and will be responsible for coordinating and completing TDM obligations on behalf of the Applicant. The applicant will provide the name of the Property Transportation Coordinator to the District Department of Transportation.

Parking Management Plan

Provide effective directional signage subject to the Applicant's Comprehensive Sign Plan (parking, deliveries, taxi stand, etc.) to direct residents and visitors to appropriate locations on the property.

Provide Zip Cars/Flex Cars on site.

Promotions, Services, Policies

Provide SmartTrip cards, during first time lease-up only, at a maximum cost to the developer of \$10.00 per card, per person for free to residents and full-time office employees.

Encourage new residents and office employees to use Metrorail, Metrobus or DC Circulator services through the following means:

- (1) Distribute in new-tenant and new-resident packages, materials provided by DDOT including site-specific transit-related information to all persons or entities signing leases.
- (2) Place a reference to the Waterfront Metro Station in promotional materials and advertisements.
- (3) Participate in Ozone Action Days and other regionally sponsored clean air and traffic mitigation promotions by posting notice of such promotions in locations within the building acceptable to the developer.