ZONING COMMISSION CASE NO. 04-11
ROCKY GORGE AT FORT TOTTEN LLC

PROJECT AMENITIES AND COMMUNITY BENEFITS OFFERED

I. Project Amenities.

A. Housing and Affordable Housing:

1. Converting abandoned, under-utilized concrete plant into Residential Use
2. Project will contain 75 fee simple townhouse units
3. Target market = workforce housing (Metro. AMI)
4. Two deed restricted affordable housing units provided (@ 85% AMI)

B. Site Planning/Efficient Land Utilization:

1. Site plan designed consistent with Neo-Traditional Design (pedestrian focus, alley system, public greens, architecture)
2. Project Exemplifies Transit-Oriented Development (TOD) Model
3. Site Planning and utilization consistent with LEED principles

C. Vehicular/Pedestrian Access:

1. Close proximity to Metrorail and Metrobus
2. Project will have inconsequential impact on traffic
3. Project will remove truck traffic issues.
4. Pedestrian access provided to/from 7th and Emerson Streets

D. Environmental Benefits.

1. Residential Use vs. Matter of Right Industrial/Commercial Uses
2. Site Clean-Up – extensive costs to remove concrete and other debris
3. Efforts consistent with LEED principles, especially re: site development

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Exhibit 35

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II. Community Benefits:

BENEFIT PROPOSED	NATURE	ESTIMATED VALUE	STATUS
Affordable Housing	2 Deed Restricted Units (18' x 36' units)	$100,000 ($50K x 2)	Supported by OP Need to verify certification of eligibility either through DHCD or OP
Library Enhancements	Contribution to Lamond-Riggs Library for computers, books, other materials	$15,000	Agreement in principle, awaiting letter of confirmation from L-R Library
North Michigan Park Recreation Center Enhancements	Contribution to NMP Civic Association -computers, furniture, PA system, marquee, enhancements to Pavilion in park area	$15,000	Confirmation Letter received from NMPCA Contribution to NMPCA approved by DC Dept of Parks and Recreation
North Michican Park Community signage	Contribution to NMP Civic Association for fabrication, installation of 5 "Welcome to North Michigan Park" signs	$12,000	Confirmation Letter received from NMPCA
Funding for Public Space Enhancments in immediate vicinity of PUD Site	Contribution to DC Dept of Transportation for Public Space enhancements, to include such items as crosswalk construction, landscaping, street lighting, benches, trash receptacles	$25,000	Discussions held with DOT and with OP. Currently in process of determining mechanism for holding funds earmarked for neighborhood enhancements