

SUMMARY OF AMENITIES AND BENEFITS
Zoning Commission Case No. 04-14

Housing and Affordable Housing (§ 2403.9(f))

- Approximately 323,433 square feet of gross floor area devoted to pure residential uses.
- Approximately 25 units or approximately 29,000 square feet of gross floor area of the pure residential development devoted to workforce housing (a maximum of 80% AMI). An updated summary of the Workforce Housing Program, previously submitted in November 2005, is attached as Tab 1.

Landscaping/Creation or Preservation of Open Spaces (§ 2403.9(a))

- Waterfront Esplanade extending 719 feet along the Anacostia waterfront.
- Esplanade/Waterfront Access from Potomac Avenue.
- Design and construction of bulkhead (approximately \$4 million) in 2002 as part of First-Stage PUD Approval.
- Open civic spaces, including Anacostia Place, Cascade Plaza and Potomac Quay.
- Construction of connecting bridge from Esplanade to proposed bridge to Pump House in coordination with development of Diamond Teague Park.
- Contribution of \$800,000 for construction and on-going maintenance of Diamond Teague Park, such contribution to be made prior to the issuance of a building permit for above-grade construction of Phase 1 of the project. A copy a letter from the Office of the Deputy Mayor for Planning and Economic Development indicating its willingness to accept such contribution is attached as Tab 2.

Environmental Benefits (§ 2403.9(h))

- Commitment to sustainable design for the project, including a biofiltration plan to manage stormwater run-off for the project.
- Commitment to obtain at least LEED Certification for each phase of the project.
- Security in an amount equal to 1% of the construction cost of that phase of the project to ensure LEED certification. When the applicable phase of the project achieves LEED certification, the Security will be released to the Applicant. In the event that the Applicant does not achieve LEED certification for that phase of the project at the later of 30 months after the date of the certificate of occupancy for that phase or the date that the US Green Building Council determines the building will not obtain certification for that phase, the Security will be released to the District, in accordance with then applicable laws of the District.

Transportation Management Measures (§ 2403.9(c))

- Transportation Management Plan, including a truck management plan. A copy of the plan submitted to DDOT for approval is attached as Tab 3.
- Consolidated, below-grade loading facility for Phases 2, 3 and 4 of the project.

ZONING COMMISSION
District of Columbia

ZONING COMMISSION
District of Columbia
CASE NO. 04-14
CASE NO. 04-14
EXHIBIT NO. 94
EXHIBIT NO. 94

Employment, Training and Hiring Opportunities (§ 2403.9(e))

- First Source Employment Agreement with the Department of Employment Services, including a supplemental program related to job opportunities. A copy of the executed agreement, including information regarding the additional commitment to a supplemental employment and skills training plan, is attached as Tab 4.
- Agreement for utilization of Local, Small or Disadvantaged Business Enterprise. A copy of the executed agreement is attached as Tab 5.

5205304_v2