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Tab E A Detailed Public Benefit Package and Details Demonstrating How It Offsets the Deviations Requested.

When first filed, The Citadel sought approval for a development program that sought slightly more than 0.5 FAR above the limit of 1.5 FAR established in the RC/C-2-B zone district by right. The following figures should be considered:

- The lot area is 42,490 square feet
- The existing gross square footage is estimated as being 56,796 square feet.
- The zoning allows, by right, commercial development not exceeding 1.5 times the lot's area, or 63,735 gross square feet. Under a Planned Unit Development, gross square footage is ordinarily limited to 2.0 times the lot's area, though the Zoning Commission can approve as much as 5% more than that as warranted, a maximum FAR of 2.10.
- When filed, applicant projected a project with 88,345 gross square feet, an FAR of 2.08.
- The developer has since reduced the scope of the project to 74,913 gross square feet, just 11,178 gross square feet more than allowed by right. This represents over half the square footage above the matter of right limit. Of that 11,178 gross square feet, more than seventy percent (72.1 %) consists of "recouping" gross square footage" that is being dedicated to new enclosed parking and maintaining the gross square footage of the existing enclosed loading berths – supporting uses that are rarely located in new construction in space that consumes valuable gross square footage.
- Accordingly, the net increment to gross square footage over that readily achievable in a normal newly constructed development is just 3,123 gross square feet.
- Commercial offices in this location will not command premium rent. Using a generous rental rate (for that area) of $20/square foot/month of net rent, the capitalized value each square foot over that allowed by right is about $250 at a capitation rate of 0.08.
- Thus, if the Commission determines that applicant should "recoup" the areas of parking and loading totally, the "value" of the 3,123 square feet is $780,750.
- The applicant will expend over $1.5 million just to completely renovate the existing loading berths, making them 41 feet deep and provide more than 14' of height for their full new depth, and providing for a sanitary trash compactor, all behind a door that will muffle sounds from within and to convert the entry-level floor from storage and offices to parking – neither of which would be required under matter of right zoning.
- The owner and the tenants will assume ongoing operating expenses that exceed those that would be required by right as well, particularly the costs of establishing a fleet of smaller tandem trailers and somewhat increased numbers of trips from their warehouses since the trailers are less than half the size of those used elsewhere in their system. The combined annual increase in owner and grocer operating costs exceeds $100,000.
- The PUD will bring significant additional revenues to the District of Columbia, detailed in the Report of Bolan-Smart Associates and related supporting materials. These materials follow within this Tab.

- The PUD, as revised, complies with virtually all provisions of the Zoning Regulations for matter-of-right development. The PUD now slightly exceeds the matter-of-right limits on gross floor area and maximum floor area ratio, but is well within the guidelines established for PUDs. The PUD also deviates slightly from several loading standards. The PUD would, if approved, extinguish rights to "credit" the prior loading docks and establish ones suitable for the area and the needs of the grocer. The loading area would include a fully sealed trash compactor. That compactor effectively displaces the square footage that would ordinarily be required for a service delivery vehicle. Space for that vehicle is proposed along the adjacent curb of 17th Street, just outside the loading berth's door. The annotated table required by §2403.11 follows within this Tab, following the report of Bolan-Smart Associates
- The PUD, as revised, brings substantial public benefits and project amenities. An annotated table of these follows the other materials, depicting contributions in nearly all areas set out at §2403.9. Where a given element of the PUD contributes significantly to more than one of that section's categories, it entered an additional time in the table provided herewith.

BOLAN SMART ASSOCIATES, INC.
900 19TH STREET, NW, SUITE 600, WASHINGTON, DC 20006 • (202) 371-1333 • FAX (202) 371-1334

February 2005

RE: The Citadel, Washington, DC
Economic Impact Overview

Bolan Smart Associates has been asked to provide a brief overview of the magnitude of economic importance to the District of Columbia of constructing the $16.5 million, 75,000 square foot mixed-use redevelopment in Adams Morgan.

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Based on evaluating a 100% completed project, our findings are summarized below.

1. **Direct Annual District Tax Revenue**: The principal direct tax revenues to the District of Columbia resulting from the completion of this project -- calculated in $2005 -- total approximately $920,000 million per year. The primary components, as summarized in Table 1, are estimated to be comprised of:

   1) $301,600 per year in real estate taxes net of possible interim supermarket related abatements. (This compares with $73,000 in real estate taxes as currently assessed);

   2) $503,600 in new on-site related retail related taxes attributable to $5.7 million in overall annual on-site taxable retail sales, including approximately 15% of total supermarket sales that are estimated as taxable, derived from the provision of 46,014 rentable square feet of retail space. (See Table 2);

   3) $63,000 in private office operations related direct taxes comprised of corporate taxes and user fees associated with a private sector office tenant base (23,868 rentable square feet). (See Table 3);

   4) $10,500 in parking tax generated by 25 parking spaces associated with the office space. (See Table 3); and

   5) $41,500 per year in employment related sales tax revenues, attributable to $ million in annual taxable sales ($35 to $50 per week in retail expenditures per employee). (See Tables 2 and 3).

2. **Employment and Economic Activity Benefits**: There is a range of employment benefits which accrue from the completion of a mixed-use development at the subject property. As summarized on Table 1, a total of 225 full time equivalent ("FTE") jobs are estimated to be located at The Citadel, including 101 FTE office jobs and 124 FTE retail related jobs, responsible for some $10 million in annual District based payroll. Assuming that District residents hold 25% of the direct office jobs and 40% of the retail jobs, totaling close to 100 DC resident jobs, the annual direct payroll going to District residents is on the order of $3.5 million. Adding a 25% economic multiplier to the District resident employment indicates a total District resident annual income base directly dependent on The Citadel job related activity of over $4.3 million (and over $275,000 in annual District income tax receipts). This job generation is in addition to the 97 construction related jobs estimated to be created spanning each month of the project's 12 month construction period.

3. **Neighborhood Enhancement**: Given the scale of the community amenity character and vitality of the planned retail uses relative to the existing dormant state of the property there should be positive impact on neighborhood conditions, community vibrancy and associated tax revenues. Examples of the positive neighborhood related economic impacts include:

    a) The addition of a major supermarket represents a highly sought after consumer convenience, providing enhanced choices, increased market competition and improved neighborhood access. The provision of enclosed on-site parking brings an added level of consumer options to the greater neighborhood, allowing for supermarket operations to function in a contemporary format on a scale that would otherwise not be sufficient to support the range of product choice and service necessary to sustain a major new facility.

    b) The restoration of a functional use for the long underused property should lead to stronger neighborhood conditions, impacting a number of city blocks proximate to the site. Modest estimates suggest that the increase in area real estate tax values and assessments associated with the revitalization of this significant building, accented by the presence of a much sought after supermarket operator, would be on the order of 5% to 10% or more, and typically would run higher for other currently underdeveloped properties.

c) An infusion of upwards of 225 new office and retail employees adds to the range of positive activity associated with the subject property as well as contributes to additional day time demand for other local businesses, estimated to generate in the range of $487,000 in annual taxable sales.

d) Finally, commencing significant new investment supported by the long term commitment of a major supermarket operator resolves a long standing uncertainty as to the ultimate destiny of The Citadel building, helping to advance the investment prospects and stability for the overall impacted area.

4. **Development Economics and Amenities**: The fundamental position of the developer is that a minor amount of additional FAR requested to facilitate the PUD proposal does not constitute an economic gain to the underlying value of the project, and is in fact necessary to help offset (if only partly) the additional incremental costs of fulfilling those PUD requirements that exceed an alternative by right development scheme. The development team has identified that of the total of 11,178 square feet of additional planned FAR above the by right provisions, 2,164 square feet is for replacement loading dock space, 5,891 square feet is for parking, and 3,123 square feet is for office space. The economic significance of these indicated uses for the additional required square footage is summarized as follows:

a) There is no additional value to the developer for the replacement loading dock space that was part of the former FAR.

b) Similarly, there is no net value to the developer specific to the added parking that will be obtained through the conversion of formerly unused FAR. This additional parking, providing above code requirement standards, serves to reduce parking impacts on the surrounding neighborhood. Combined with the developer estimated $1.0 million incremental cost of converting the majority of the second floor of the property over to parking use means that there is virtually no parking related value gained by the developer, but there is a substantial community benefit. (While it may be argued that parking income for 25 parking spaces dedicated for office use could in part offset the parking development costs – valued at $625,000 for 25 spaces at $25,000 each net of operating expenses and taxes – it would not be equitable to assess only office related parking spaces as benefiting from the additional gross parking area, given that office parking accounts for only 20% of the total project parking.)

c) The gross value (not considering development costs) to the developer of 3,123 square feet of additional office FAR earning $15-$18 per square foot net of operating costs and real estate taxes ($25-$30 per square foot full service) capitalized for valuation purposes at 9.0% (a capitalization rate reflecting office leasing risks related to the secondary aspects of the location and the building configuration for office use) equals a value in the range of $550,000 to $600,000. Subtracting turnkey development costs approximating $160 per square foot, totaling $500,000, the implied net value to the developer maybe in the range of $50,000 to $100,000. This might be considered a landlord advantage but for the consideration of the $700,000+ in capital cost premiums associated with the proposed PUD program compared with a by right development (see applicant worksheet) plus the net annual increment of parallel added financing, operating and real estate tax costs totaling around $135,000 per year.

Table 1 - Combined Land Uses - The Citadel, Washington, DC
ECONOMIC IMPACT SUMMARY - $2005

Direct Annual District Tax Revenues (assuming no abatements etc.)

			taxable value	*tax value per sf*	*RE tax*	**District Tax Revenue**
1) Real Estate Tax		retail	$10,931,490	$237.57	$202,233	
see Tables 2-3		office	$5,370,300	$225.00	$99,351	
		total	$16,301,790		$301,583	$301,583
			taxable sales	*taxable $ per sf*	*retail related tax*	
2) Retail Space Related DC Tax Revenue		supermarket	$3,470,040	$90.00	$304,348	
see Table 2		general retail	$2,229,942	$299.00	$199,267	
		total	$5,699,982		$503,614	$503,614
			gross DC taxes	*net new DC retail related tax*		
3) Office Related DC Tax Revenue			$63,068	100.0%	$63,068	$63,068
see Table 3						
			taxable revenues	*day $ per space*	*DC parking tax*	
4) Parking Tax		discounted general retail	$0	$0.00	$0	$10,500
see Table 2-3		office	$87,500		$10,500	
			taxable sales	*$ per week*	*DC sales tax*	
5) Employee Related Sales Tax Revenue		retail employees	$224,726	$35.00	$19,102	
see Table 2-3		office	$263,102	$50.00	$22,364	
			$487,829		$41,465	$41,465
					gross DC taxes	
6) Total Direct Annual DC Tax Revenue		retail			$724,949	
see Tables 2-3		office			$195,282	
	Total Direct Annual DC Tax Revenue				$920,231	**$920,231**

One-time District Revenue

Deed Recordation Taxes and Development Fees	$400,000+
Construction Related Sales Tax	not considered

Direct Project Full Time Employment (FTE jobs)

		DC jobs
see Table 2	Retail	121
	Office	101
	Retail Parking	3
	Total Permanent FTE Jobs	**225**
	Temporary Construction FTE Jobs (a)	97
	Total FTE Jobs	**322**

Employment, Economic and Tax Multipliers not considered

(a) Construction employment: $12,000,000 construction cost ($9.6 million base building, $2.4 million tenant improvements) x 40% direct labor divided by $49,500 average annual income, equaling 97 person years divided by 12.0 months for project completion, realizing 97 construction full time equivalent jobs.

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Table 2 - Retail and Related Parking
The Citadel - Washington, DC
ANNUAL DIRECT DC TAX REVENUE NET OF MULTIPLIERS - $2005

Project Description

1)	Supermarket	38,556 sf (gla)
2)	General Retail	7,458 sf
3)	Total Retail	46,014 sf
4)	Supermarket Parking	93 spaces
5)	General Retail Parking	8 spaces
		101 spaces

Direct Project Full Time Employment (a)

350	sf per retail job
121	retail jobs
40	parking space / job
3	parking jobs
123	total jobs (rounded)

		Building / Parking		
			one sf	total sf
Real Estate Tax				
6)	Supermarket Retail Real Estate Value		$240.00	$9,253,440
7)	General Retail Real Estate Value		$225.00	$1,678,050
8)	Parking (included above)			NA
9)	Total Taxable Real Estate Value		$237.57	$10,931,490
10)	Commercial Real Estate Tax (net of possible DC abatements)	1.85% commercial tax rate	$4.40	$202,233
11)	***Total Real Estate Taxes***		$4.40	***$202,233***
Supermarket Direct Tax Revenues			one sf	total sf
12)	On-site Taxable Retail Sales	$90 per sf	$90.00	$3,470,040
13)	DC Average Applicable Sales Tax	5.75%	$5.18	$199,562
14)	Sales Tax Net of On-Site Residents or Office Tenants	100.0% not on-site consumers	$5.18	$199,562
16)	DC Corporate Tax	9.975% on 10% profit on gross	$0.90	$34,614
17)	Business Personal Property	$40.00 FF&E per sf	$40.00	$1,542,240
18)	Business Personal Property Tax	$3.40 per $100 assessed value	$1.36	$52,436
19)	Other Operating Taxes and Fees (b)	$0.50 per sf	$0.46	$17,736
20)	Total Retail Related Taxes		$7.89	$304,348
21)	***Net New DC Supermarket Retail Related Taxes***	100.0% net new DC sales	$7.89	***$304,348***
General Retail Direct Tax Revenues			one sf	total sf
22)	On-site Taxable Retail Sales (adjusted for 8% vacancy)	$325 per sf	$299.00	$2,229,942
23)	DC Average Applicable Sales Tax	7.0% inc. 1% convention center	$20.93	$156,096
24)	Sales Tax Net of On-Site Tenants	100.0% not on-site consumers	$20.93	$156,096
25)	DC Corporate Tax	9.975% on 10% profit on gross	$2.98	$22,244
26)	Business Personal Property (adjusted for 8% vacancy)	$75.00 FF&E per sf	$69.00	$514,602
27)	Business Personal Property Tax	$3.40 per $100 assessed value	$2.35	$17,496
28)	Other Operating Taxes and Fees (b)	$0.50 per sf	$0.46	$3,431
29)	Total General Retail Related Taxes		$26.72	$199,267
30)	***Net New DC General Retail Related Tax Capture***	100.0% net new DC sales	$26.72	***$199,267***
Parking (general retail, Supermarket no charge)			one space	total spaces
31)	Parking Income (discounted for retail patrons)	$0.00 per space per day		8
32)		$0 per space per year	$0	$0
33)	***DC Parking Revenue Tax***	12.0% of gross revenue	$0	***$0***
Employee Related Sales Tax Revenue			one FTE	All FTEs
34)	FTE Employee Retail Expenditures Subject to Sales Tax	$35.00 per FTE per week off-site	$4.88	$224,728
35)	***Employee Related Sales Tax***	8.5% mostly meals	$0.42	***$19,102***
Total Direct Annual Tax Revenue			$15.75	***$724,942***

Notes:
(a) FTE is full time equivalent employee, assumed at 40 hours per week.
(b) Operations purchases, utility and telecommunications fees, other business license fees and charges.

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Table 3 - Office
The Citadel - Washington, DC
ANNUAL DIRECT DC TAX REVENUE NET OF MULTIPLIERS - $2003

Project Description

1)	General Office	23,868 sf (net rentable area)
2)	Other	0 sf
3)	Total Building Area	23,868 sf
4)	Parking	25 spaces
5)		

Direct Project Full Time Employment (a)

225	sf per office job
101	office jobs
60	parking space / job
0	parking jobs
101	total jobs

			Building / Parking	
			one sf	total sf
Real Estate Tax				
6)	General Office Real Estate Value		$225.00	$5,370,300
7)	Other		$0.00	$0
8)	Parking (included above)			NA
9)	Total Taxable Real Estate Value		$225.00	$5,370,300
10)	Commercial Real Estate Tax (net of possible DC abatements)	1.85% commercial tax rate	$4.16	$99,351
11)	***Total Real Estate Taxes***		$4.16	***$99,351***
			one sf	total sf
General Office Direct Tax Revenues (private sector)				
12)	Taxable Gross Revenues (adjusted for 5% vacancy)	$90,000 per employee	$380.00	$9,069,840
13)	DC Corporate Tax	9.975% on 5% profit on gross	$1.90	$45,236
14)	Business Personal Property (adjusted for 5% vacancy)	$2,000 per employee	$8.44	$201,552
15)	Business Personal Property Tax	$3.40 per $100 assessed value	$0.29	$6,853
16)	Other Operating Taxes and Fees (b)	$0.50 per sf	$0.46	$10,979
17)	Total General Office Related Taxes		$2.64	$63,068
18)	***Net New DC General Office Tax Capture***	100.0% net new DC revenues (c)	$2.64	***$63,068***
			one space	total spaces
Parking (office day, retail & cultural other times)				
19)	Parking Income	$10.00 per space per work day		
20)		$3,500 per space per year	$3,500	$87,500
21)	***DC Parking Revenue Tax***	12.0% of gross revenue	$420	***$10,500***
			one FTE	All FTEs
Employee Related Sales Tax Revenue				
22)	FTE Employee Retail Expenditures Subject to Sales Tax	$50.00 per FTE per week off-site	$11.02	$263,102
23)	***Employee Related Sales Tax***	8.5% mostly meals	$0.94	***$22,364***
	Total Direct Annual Tax Revenue	gross	$8.18	$195,282
24)		net new	$8.18	***$195,282***

Notes:
(a) FTE is full time equivalent employee, assumed at 40 hours per week.
(b) Operations purchases, utility and telecommunications fees, other business license fees and charges.
(c) While the majority of office tenants will relocate from other DC bldgs, some new, and all vacated space ultimately filled by new employment.

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The Citadel: Zoning for PUD and Matter of Right (§ 2403.11)					Complies with M.O.R.
Par.	Type	Zoning Attribute	Matter of Right (M.O.R.): RC / C-2-B	PUD: RC / C-2-B	*Differs from M.O.R.*
		Attribute of "Use"			
(a)	***Use***				
		Grocery Store	Allowed	Provided	Complies
		Other Retail or Service Use (as limited by RC)	Allowed	Provided	Complies
		General Offices	Allowed	Provided	Complies
		Accessory Parking	Allowed	Provided	Complies
		Other Accessory Uses	Allowed	Provided	Complies
		Attributes of "Bulk"			
(b)	***Height***				
		Pre-Existing Parts to Remain	55' (grandfathered)	55' (grandfathered)	Complies
		New Construction	40'	40'	40 ft., Complies
(c)	***Percentage of Lot Occupancy***				
		Maximum lot occupancy allowed (non-residential)	100.00%	95.70%	Complies
(d)	***Minimum Side Yard***				
		None required if not provided	Not Provided	Not Provided	Complies
(e)	***Minimum Rear Yard***				
		Minimum Required (15')	15 ft.	15 ft.	0 ft., (Grand-fathered)
(e)	***Minimum Width of Open Court Yard***				
		Minimum Required	15 ft.	15 ft.	100 ft., Complies
		Attribute of "Density"			
(f)	***Maximum Floor Area Ratio***				
		Residential or Mixed Residential/Non-Residential	3.5	6.0	Complies
		Non-Residential Uses	1.5	2.0	*1.76, while exceeding matter-of-right is well within PUD guideline*

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		Other Spatial Attributes			
(g)	***Minimum Residential Recreation Space***				
		Applies to Residential Uses Only	Does not apply	Does not apply	Complies
(h)	***Roof Structures***				
		Location			Complies
		Total area and FAR			Complies
(i)	***Closed Court Requirements***				
		Apply only if provided	None provided	None provided	Complies
		Parking and Loading Requirements			
(j)	***Parking***				
		Retail Uses	47	66 full sized spaces and 60 others, total of 126	Complies
		Office Use	16		Complies
		Vertical clearance of all parking spaces	6' 6" and 7' 2"	Nearly all 7' 6" or more	Complies
		Width and height of aisles	Varies	Varies	Complies
(k)	***Loading***				
		Grocery Store (setting aside credits allowed under § 2200.4)			
		For grocery stores over 20,000 and to 100,000 gross square feet			
		One loading berth 50' deep	1	2, each 40' (totals 80' -- same sum as 30' plus 50')	*Deviates (but truck lengths so limited)*
		One loading berth 30' deep	1		
		One 20' service delivery space	1	Relocated to adjacent curb -- in favor of interior trash compactor	*Deviates (loading area at adjacent curb)*
		Other Retail and Service Uses			
		For retail and service uses under 5,000 gross	None required	None provided	Complies
		Offices			
		For offices under 30,000 gross square feet	None required	None provided	Complies

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The Citadel: Public Benefits and Project Amenities (§ 2403.9)				
Par.	**Type**	**Public Benefits and Project Amenities**	**Matter of Right: RC / C-2-B**	**Citadel PUD: RC / C-2-B**
(a)	***Urban design, architecture, landscaping, or creation or preservation of open spaces***			
		Sensitive design, with public review and approval	Not Required	Provided
		Landscape plan, with public review and approval	Not Required	Provided
		Provide marquee to unify street front design	Not Required	Provided
		Adopt street trees; provide another tree box	Not Required	Seek from DC-DoT
		Screen low rooftop mechanical equipment at SW corner, though none of it will exceed 4' height limit	Not Required	Provided
		Provide simple flat roof with no roof structure at east end for new office lobby; eliminate elevator and other penthouse	Not Required	Provided
		Provide mosaic by local artist at entrance	Not Required	Provided
		Provide wall-washing "dark sky" approved lighting	Not Required	Provided
(b)	***Site planning, and efficient and economical land utilization***			
		Existing specimen building retained	Not Required	Provided
		Restore abandoned parking ramp	Not Required	Provided
		Convert existing grade level leaseable area to additional convenient parking mostly for use by vehicles retail uses generate	Not Required	Provided
		Provide expanded and fully enclosed loading dock	Not Required	Provided
		Design loading dock to minimize loss of on-street parking	Not Required	Provided
		Justify elimination of requirement for loading dock with a depth of 50' and limit delivery trucks to those that can fit within it and safely negotiate existing road net	Not Required	Provided

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The Citadel: Public Benefits and Project Amenities (§ 2403.9)				
Par.	**Type**	**Public Benefits and Project Amenities**	**Matter of Right: RC / C-2-B**	**Citadel PUD: RC / C-2-B**
(c)		***Effective and safe vehicular and pedestrian access, transportation management measures, connections to public transit service, and other measures to mitigate adverse traffic impacts***		
		Provide Traffic Impact Analysis **(TIA)**	TIA, if any, is basic	Extensive TIA Provided
		Carry out On-Street Parking Study	Not Required	Full Tally and Analysis
		Carry out Off-Street Parking Study	Not Required	Studied in Depth
		Analyze Trips by Delivery Trucks	Not Required	Studied in Depth
		Establish TMP and Calibrate Periodically	Not Required	Provided
		Ensure adequacy of area road net for delivery and trash servicing vehicles	Not Required	Studied in Depth
		Design expanded loading dock to minimize loss of curbside parking spaces	Not Required	Studied in Depth
		Provide Loading Dock Manager	Not Required	Provided
		Establish loading and loading dock management plan for grocery store goods and disposal	Not Required	Provided
		Analyze Nearby Entertainment Peak and Grocery Store Trip Peaks	Not Required	Provided
		Provide Systems to Alert Exiting Vehicles of Pedestrians	Not Required	Provided
		Enable MetroChek for Employees	Not Required	Provided
		Subsidize MetroChek for Employees	Not Required	In Place If Needed
		Donate "Fair Share" Sum for Traffic Control Systems (Traffic Light or Changes in Roadway Flow)	Not Required	Donate sum to DC-DoT ($30,000 suggested)
		Forego General Two-hour Parking at Perimeter	Not Required	Seek from DC-DoT
		Limit Hours of Deliveries to Tenants; Create RPP spaces weekday afternoons after 4:00 p.m. along 17th Street	Not Required	Seek from DC-DoT
		Assume Responsibility for Cleaning Adjacent Side of 17th Street, and thus Full-Day RPP spaces Thursdays	Not Required	Seek from DC-DoT
		Design Garage for One-Way Operation	Not Required	Provided
		Provide Parking Greatly in Excess of that Required by Code	Not Required	Provided
		Provide racks for bicycles, with separate entrance	Not Required	Provided
		Establish systems to keep grocer's shopping carts inside	Not Required	Provided
		Ensure those parking in garage are patrons or authorized	Not Required	Provided (staff or others, as needed)
		Plan for patron pickup by taxicabs in garage	Not Required	Provided

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The Citadel: Public Benefits and Project Amenities (§ 2403.9)				
Par.	**Type**	**Public Benefits and Project Amenities**	**Matter of Right: RC / C-2-B**	**Citadel PUD: RC / C-2-B**
(d)	***Historic preservation of private or public structures, places, or parks***			
		Retain existing significant iconic building and its arched dome	Not Required	Provided
		Provide perimeter windows to add life to area in portion of building (its existing solid dome)	Not Required	Provided
(e)	***Employment and training opportunities***			
		Train and Hire Area Residents (Grocer/Jubilee Jobs)	Not Required	Provided
		Develop project under "First Source" Program	Not Required	Provided
		Develop project under LSDBE program	Not Required	Under Consideration
(f)	***Housing and affordable housing***			
		[Not a proffered benefit or amenity; not required]	Not Required	Not Required
(g)	***Social services/facilities***			
		Establish Full Service Grocery Store	Not Required	Provided
		Provide Pharmaceutical Services	Not Required	Provided
		Operate Donation Program to Local Schools	Not Required	Provided
		Provide initial infusion of funds to those schools	Not Required	Projected
(h)	***Environmental benefits, such as storm water runoff controls and preservation of open space or trees***			
		Provide measures to minimize sounds of delivery and unloading with sound absorbing overhead doors and quiet operating mechanisms, minimizing needs for trucks to back up and restricting days and hours of deliveries; remind, with signs, those exiting garage they are entering a residential neighborhood	D.C. Code	Provided
		Provide acoustical baffles for grocer's mechanical	D.C. Code	Provided
		Adopt Adjacent Street Trees	Not Required	Provided
		Establish Tree Box along 17th (if Feasible)	Not Required	Provided
		Install Hose Cocks for Watering Adjacent Street Trees	Not Required	Provided
		Ban Vending Machines on Exterior of Property	Not Required	Provided
		Ban Public Telephones on Exterior of Property	Not Required	Provided
		Ban Trash Receptacles on Exterior of Property	Not Required	Provided
		Ban Benches on Exterior of Property (anti loitering)	Not Required	Provided
		Provide outdoor signage with lights that can vary intensity	Not Required	Provided
		Police perimeter sidewalks daily	Not Required	Provided
		Police adjacent 17th Street and curb daily	Not Required	Seek 17th St change from DC-DoT
		Recycle packaging and other materials (grocer)	D.C. Code	Consolidated in NC

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The Citadel: Public Benefits and Project Amenities (§ 2403.9)				
Par.	**Type**	**Public Benefits and Project Amenities**	**Matter of Right: RC / C-2-B**	**Citadel PUD: RC / C-2-B**
(i)	***Uses of special value to the neighborhood of the District of Columbia as a whole***			
		Establish Full Service Grocery Store	Not Required	Provided
		Establish General Offices to Add to Daytime Vitality	Not Required	Provided
(j)	***Other public benefits and project amenities and other ways in which the proposed PUD substantially advances the major themes and other policies and objectives of any of the elements of the Comprehensive***			
		Tax Revenues	Retail only, no office	Adds office area and tax revenues from enterprises and employees
		Overall Employment Benefits to Area Economy	Retail only, no office	Adds spending and multipliers from enterprises and employees
		Extinguish zoning rights for credits for both parking and loading provided prior to imposition of such requirements that could potentially be applied to lessen requirements for matter-of-right uses	Not Required	Provided
		Establish and implement overall **Memorandum of Understanding** with ANC and, potentially, others	Not Required	Proposed; Under Development
		Establish and implement construction management plan limiting impact on area	Not Required	Proposed; Under Development
		Establish means for to have ongoing communication among Citadel tenants, owner, ANC and neighbors during construction and thereafter	Not Required	Proposed; Under Development
		With agreement of owners of properties abutting the unimproved public alley south of the row homes facing Citadel along Kalorama Road and northernmost segment of east side of 17th Street, either -- (a) prepare documents to allow those owners to secure all needed approvals to apply to close that public alley, thus allowing at least some homes to be able to have off-street parking as well as collection of refuse from the rear of those properties, or (b) petition District to improve alley so that rear access is provided.	Not Required	Proposed; acceptance by those owners not determined

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