

EXHIBIT I

NEW YORK AVENUE / ARBORETUM AMENITIES CHART

<u>Amenity</u>	<u>Description</u>	<u>Value</u>
Arboretum Recreation Center	Expansion of Recreation Center and/or improvements to playground equipment.	\$100,000
Friends of the Arboretum	Monetary contribution.	\$30,000
Langdon Elementary School	Improvements: replace existing historic windows, carpet and ceiling tiles in computer labs, and auditorium wood flooring.	\$200,000
Washington Humane Society	Renovations and equipment cost of regional spay/neuter clinic. Director recommended \$25,000 which will provide 6,000 more surgeries per year.	\$25,000
Washington Youth Garden	Expansion of kitchen facilities and provision of pick-up truck.	\$150,000
Harbor Light Center (Salvation Army)	Expansion of 5th floor for office use and promotion of catering service (under discussion).	\$350,000
Arbor Club	Allow members of the general public to join its amenities building, which includes day care, fitness facilities, programming of classes and/or events for seniors.	Included in total project cost.*
Parks	Public fountain and park at the intersection of Montana Avenue and Bladensburg Road; Pocket park and pedestrian plaza near retail on New York Avenue.	Included in total project cost.*
Streetscape Improvements	Service road along New York Avenue; reduction of curb cuts along three streets surrounding the site from 41 to 15; landscaping and street trees.	Included in total project cost.*

* Amenity not included in total value of benefits package.

Private Alley	5'-0" wide sidewalk with lighting and landscaping upgrades.	Included in total project cost.*
Retail	Approximately 148,000 square feet of ground-floor retail space along New York Avenue.	Included in total project cost.*
Environmental Benefits	Conversion of 16% of the site (2.25 acres) into true pervious surface; green roofs;	Included in total project cost.*
Affordable Housing	8% of the residential gross floor area as affordable housing at the 80% AMI level. This is the largest private commitment of affordable housing in the District's history.	\$33.7 million*
Shuttle Services	Continuous daily (7 a.m. to 7 p.m.) shuttle service to nearby Rhode Island Ave Metrorail station.	<i>\$1,380.00 per day / \$503,700 per yr* (Metropolitan Shuttle)</i>
		<i>\$1,131.00 per day (International Limousine Service, INC.)</i>
		<i>\$1,365.00 per day (Capital Entertainment Services Inc.)</i>
DDOT	Contribute to New York Ave Corridor Study improvements.	TBD *
		\$855,000