

Summary of Public Benefits and Project Amenities

Return to L'Enfant PUD

Zoning Commission Case No. 08-34

March 25, 2011

- Construction of Platform over the Center Leg Freeway and Re-Opening of F and G Streets, N.W. (Section 2403.9(b): *Site Planning, and efficient and economical land utilization*)
 - F Street, originally a major east-west thoroughfare in the L'Enfant Plan, will be re-opened as a through street to vehicular and pedestrian traffic, with a width of 100 feet to match the existing right-of-way to the east and west. The streetscape design of F Street includes tree-lined sidewalks of precast concrete pavers with continuous pedestrian zones, a variety of plantings, bicycle stations, retail on each edge and streetlights. Traffic-calming street designs will promote pedestrian activities and allow for periodic closing of the street to vehicular traffic on weekends.
 - G Street will be re-opened to pedestrian and bicycle traffic, and will be designed as a landscaped area having a width of 90 feet. G Street will become an active, mixed-use pedestrian thoroughfare flanked by retail, office, and residential uses as well as a cutting edge technology incubator.
 - Creation of three new city blocks over what is now an active highway will re-knit the East End of downtown Washington with Capitol Hill.
 - Improvement to the existing interstate highway and the local transportation system, including increasing intersection capacity and pedestrian convenience and safety along Massachusetts Avenue, F Street, G Street, 2nd Street and 3rd Street.
 - The full cost of the platform, including F and G Street bridges, is estimated to be in excess of \$200 million, not including the costs of site acquisition and approvals. Of this amount, approximately \$10 million is associated with the platform created for F and G Streets.
 - The platform and the streets will be constructed first. The streets will be opened in sequence (starting from the north to the south) at the completion of construction of the Platform and DDOT's acceptance of the streets.
- Environmental Benefits (Section 2403.9(h): *Environmental Benefits*)
 - Cutting-edge sustainable design that will set a new standard for urban infill and air rights development projects. The Applicant is working with the US Green Building Council to specifically develop a program for these types of

developments, with a focus on improving existing air and water quality issues at the Site.

- Water collection and re-use system, such that all rainwater and ground water entering the site will be captured, processed and re-used throughout the buildings on site. It would also be possible to accommodate storm water run-off from adjacent sites.
- The development of an electrical co-generation plant that will have the ability to service not only this development, but also approximately 5-8 million square feet of nearby, existing development.
- Eco-chimneys to provide for air filtration from the below-grade parking garage and service corridor.
- Green roofs on every building in the development to reduce the heat island affect and mitigate storm water run-off.
- A USGBC LEED Platinum standard for the core and shell of the office buildings and LEED Gold for the residential building.
- The environmental benefits will be delivered at each phase of the development of the project and will be implemented through each stage of vertical development.
- Housing and Affordable Housing (Section 2403.9(f): *Housing and affordable housing*)
 - Residential building with approximately 180,000 square feet of gross floor area (approximately 150 units).
 - Minimum of 50 units set aside for affordable housing.
 - Affordable housing will be affordable to individuals earning no more than 80% of the AMI within the District of Columbia and paying no more than 30% of the family's household income for rent or housing ownership costs. Affordable restrictions will remain for a period of forty years from the date that the first unit in the residential building is occupied.
 - Housing and affordable housing will be delivered following completion of the Residential Building, which is included within the First-Stage PUD application at this time.

- Historic Preservation for the Historic Adas Israel Synagogue (Section 2403.9(d): *Historic preservation of private or public structures, places, or parks*)
 - Relocation of the historic Adas Israel Synagogue to the corner of F and 3rd Streets, allowing for superior siting, more appropriate orientation, and enhanced visibility and access.
 - Provision of a site to accommodate museum space and additional office and supporting space for the Jewish Historical Society in the South Block, with the Applicant contributing a multi-million dollar amount toward the construction of the new JHS facilities.
 - The Synagogue will be relocated to its newly configured permanent location upon completion of the platform. The museum and office space will be brought forward as a second-stage PUD application by the Jewish Historical Society in accordance with the approved phasing of the project.

- Holy Rosary Church (Section 2403.9(i): *Uses of special value to the neighborhood or the District of Columbia as a whole*)
 - Re-construction of the Holy Rosary Church's existing Annex and Rectory, both of which currently sit in the right-of-way of F Street, which will re-establish the original relationship of the Church, the Annex, and the Rectory to the configuration that existed prior to construction of the freeway back in the 1960's.
 - The Applicant will pay all costs associated with the construction of the new Annex and Rectory and will make a series of significant cash contributions to the Church.
 - The re-construction of the Annex and Rectory will be brought forward by the Applicant and Holy Rosary Church as a second-stage PUD application in accordance with the approved phasing of the project.

- Space for Technology Incubators (Section 2403.9(i): *Uses of special value to the neighborhood or the District of Columbia as a whole*)
 - The Applicant will reserve a minimum of 5,700 square feet of gross floor area to be devoted to space for technology incubators.
 - The Applicant will agree to rent this space at below-market levels, equal to 50% of the rent charged for the third-floor office space.
 - The space for technology incubators may be located in any of the ground floor space along G Street so long as it totals a minimum of 5,700 square feet, fronts on G Street and is rented at the proposed reduced rent.

- The commitment will be in place for 10 years following the issuance of a certificate of occupancy for the North Block.
- Urban Design, Landscaping and Creation of Open Spaces (Section 2403.9(a): *Urban design, architecture, landscaping, or creation or preservation of open spaces*)
 - Creation of three new city blocks that will link neighborhoods in the District that have historically been separated by a vast canyon.
 - Ground floor retail will line the newly created streetscapes, to attract visitors, residents and office workers into a heretofore inaccessible part of the District.
 - Important public open spaces, including G Street between the North and Center Blocks and the Pedestrian Way located in the North Block.
 - \$50,000 contribution to Casey Trees to improve the existing park at 2nd and H Streets and Massachusetts Avenue, located immediately to the north of the Site. This contribution is anticipated to fund the creation of a master plan for the park by landscape designers on the Casey Trees' staff in consultation with the Mount Vernon Square Neighborhood Association and the DC Department of Parks and Recreation. The first phase of the improvements under this plan will likely include sidewalks, permeable pavers, benches and additional plantings. It is anticipated that the design and project management fees as well as the first phase of anticipated improvements can be accomplished in significant part by the proposed contribution. This contribution will be made prior to the issuance of a building permit for construction of the platform.
- Transportation Management Measures (Section 2403.9(c): *Effective and safe vehicular and pedestrian access, transportation management measures, connections to public transit service, and other measures to mitigate traffic impacts*)
 - Centralized below-grade loading and parking facilities with limited curb cuts to minimize impacts on pedestrians and vehicles.
 - Transportation Management Program for all office tenants.
 - Incorporation of a Capital Bikeshare Station within the project to be paid for by the Applicant. This amenity will be completed prior to the opening of F and G Streets through the project.
- First Source Employment Opportunities and Certified Business Enterprises (Section 2403.9(e): *Employment and training opportunities*)
 - First Source Employment Agreement under which the Applicant will fill 51% of all new jobs resulting from the construction of the project with District residents, and will fill 67% of all new apprenticeship positions with District residents.

- Certified Business Enterprises will represent twenty percent of the developer's equity and development participation in the project. Furthermore, in accordance with the Certified Business Enterprise Utilization and Participation Agreement into which the Applicant has entered, the Applicant will contract with Certified Business Enterprises for at least 35% of the contract dollar volume of the project.
- These agreements will apply to each phase of the project.

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