

**SWW PUD
PUBLIC BENEFITS AND PROJECT AMENITIES**

1. Urban Design, Architecture, Site Planning, Landscaping, and Open Space
 - Master Plan for redevelopment of SWW that celebrates waterfront where boats, public piers, pedestrians, cyclists, retail users, and cultural programs come together.
 - New network of city blocks, streets, public promenade known as Wharf Street, and mews and alley streets that permeate the site.
 - Comprehensive mixed use, mixed-income development --
 - Hotels
 - Office
 - Residential
 - Retail/Residential/Market
 - Cultural
 - Reconnects Southwest to adjacent residential areas, the Mall, riverfront trails
2. Cultural Facility
 - Multi-purpose performing arts, events and live music venue of approximately 95,000 s.f. of gross floor area being developed as a component of Parcel 2
3. Parking Facility
 - Below-grade parking structure on 2 to 3 levels, at considerable expense to project
 - Parking for approximately 2100-2650 vehicles, including --
 - 150 spaces for retail
 - 70 spaces for Capital Yacht Club
 - 450 spaces to serve the Fish Market and other public uses at site, marina
 - Parking or storage for 1500 – 2200 bicycles on-site
4. Public Infrastructure
 - Project site work
 - Public piers and marina work
 - Marine bulkhead
 - All public streets, mews, alleys, sidewalks, bike paths, promenades, and shared spaces
 - Streetcar tracks along eastbound lanes of Maine Avenue immediately adjacent to the PUD and Wharf Street
 - All related utilities and landscaping, trees
 - All related streetscape improvements and street furniture, including lighting, benches, trash receptacles, public telephones, drinking fountains, bicycle racks, bus/streetcar stops, taxi stands, decorative features, fountains/water features, and other similar facilities.

ZONING COMMISSION
District of Columbia

CASE NO. 11-03
EXHIBIT NO. 60

5. Maine Avenue Improvements

- Milling and Paving of asphalt surface for the length of Project Site (both directions)
- New curb and gutter on median strip/islands and on south side of Maine Avenue S.W.
- New gutter (as needed) only on north side of Maine Avenue S.W., existing curb to remain
- New sidewalk on south side of Maine Avenue S.W. for the length of the Project Site
- New crosswalks, as necessary
- New bike bath on south side of Maine Avenue S.W. for the length of the Project Site
- New street lights on south side of Maine Avenue S.W.
- New street trees on south side of Maine Avenue S.W.
- New street furniture on south side of Maine Avenue S.W.
- New street directional signage, as necessary
- New pavement markings, as necessary

6. Banneker Overlook Connection

Subject to agreement with the National Park Service, the fee simple owner of Banneker Park and 10th Street Overlook (also known as Banneker Overlook) and approvals by the required governmental authorities, Developer will construct, as part of the Public Infrastructure and Parks the following alternative improvements, which connect the Project Site to L'Enfant Plaza:

- Temporary staircase from 10th Street Overlook to 1100 Maine Avenue S.W. (the Fish Market)
- Surface pedestrian connection and crosswalk from north side of Maine Avenue to Fish Market (utilizing DDOT currently planned intersection)
- Striping, signage, and street furniture, as necessary

7. Multi-modal Transportation Network

- Encourages increased reliance on public transit, bicycles, and pedestrian travel
- Project designed to incorporate future DDOT streetcar lines along Maine Avenue and Wharf Street
- Water taxi stops and water transportation
- Loading and service located on mews streets and alleys to preserve public spaces
- Access points along the mews streets and alleys of buildings to minimize vehicular impacts and enhance the pedestrian experience
- Accommodation of anticipated automobile traffic

8. Fish Market

- Site Work, to include demolition of existing streets and parking and landscape improvements
- Relocation of all existing overhead utilities to underground

- Replacement and/or renovation of the building known as the “Fish Cleaning Building,” which is approximately 1,300 gross square feet
- New public restroom facilities, the exact number to be determined but in no event fewer than 6 total public stalls
- Furnishings to accommodate outdoor dining and seating
- Hardscape improvements, landscaping, fixtures and finishes to the land portion of the Fish Market
- Resurfacing of the two commercial Fish Market piers for anticipated pedestrian traffic (subsequent to reconstruction of piers by the District)

9. Public Parks

- New expanses of public parks and open spaces
- Market Square
- Theater Alley
- City Plaza
- Club Plaza
- The Mews
- 7th Street Park
- The Grove
- M Street Landing
- Waterfront Park

10. Riparian Improvements/Public Piers

- Market Pier
- Transit Pier
- City Pier
- 7th Street Pier
- Commercial Pier
- Marina constructed to “Clean Marina Standards”
- Stormwater garbage interception and removal
- Elimination of existing creosote timber piles
- Removal of Existing Styrofoam Floating Docks and replacement with contained-core floating docks
- Sewage Treatment:
 - Increased restroom and laundry accessibility to reduce sewage generated on boats
 - Sewage pump out for every slip
 - Public sewage pump-outs
 - More convenience to encourage use
- Public Access to Docks and Water
 - ADA compliant access
 - Available concessions for boat rentals, sail training, etc.
- Transient Boater Facilities

- Public Safety Improvements – improved stability and appropriate boarding heights
- Mooring Field
 - Prevents anchor dragging
 - Provides better oversight vs. anchorage to prevent illegal discharges
 - Increases safety and navigability of Washington Channel
- Harbor Master – coordination of emergency response
- Navigation – fairways and slips sized for vessels to improve access, safety
- Utilities
 - Upgraded power and fire suppression capabilities
 - Low-power, high efficiency lighting
 - Anti-icing design from potable and wastewater systems
- Habitat – floating docks and piles provide additional hard-bottom habitat
- Public Education – improved opportunities for public education via water access and programming in public spaces (historical, nautical, etc.)

11. Affordable Housing

- Minimum of 160,000 square feet of low and moderate income housing for households earning 30-60% of AMI or less
- Workforce housing -- 20 percent of residential GFA built in excess of 500 units.

12. CBE Participation

- CBE agreement for 35% of materials and services for construction to go to CBEs
- 10% preference to CBEs located in Ward 8
- 20% LSDBE ownership in the project
- 20% development participation by LSDBEs
- 20% unique retail for unique or local businesses (including incubator/trial space)

13. Training and Employment Opportunities

- First Source Employment Agreement with DOES
- Creation of 650-1000 new jobs during construction
- 1000 service jobs
- 1800 professional jobs
- \$1 million contribution to Workforce Intermediary Program (WIP) to serve as clearing house for jobs at site and to identify District residents with training opportunities (see narrative of WIP on pages that follow)
- Establishment of apprenticeship programs for construction and trade jobs in conjunction with Cardozo Trades Academy

14. Environmental Benefits

- Minimum LEED-ND (neighborhood development) Gold certification
- LEED-NC (new construction) or LEED-CS (core and shell) Silver level certification or higher for individual buildings (excluding church on Parcel 11)

- Evaluation of Combined Heating & Power/Cogeneration Plant for on-site power generation
- Reduced energy consumption and associated environmental impact for energy production –
 - demand reduction by efficient systems & building design ; innovative delivery systems)
 - demonstrate a minimum 10% improvement over ASHRAE 90.1.2007
- Reduced potable water consumption --
 - indoor through efficient fixtures; outdoor through planting & irrigation design
 - reduce indoor water usage by a minimum 20% as compared to baseline usage as per the Energy Policy Act of 2005
- Reduce stormwater runoff volumes leaving the site through sustainable stormwater management measures
- Significantly reduce level of contaminants in stormwater runoff, helping to improve water quality of the Potomac River, Anacostia Watershed, and Chesapeake Bay
- Land conservation by vertical development, maximizing development density.
- Improved microclimate through reduced heat island effect.
 - reduced surface parking & associated negative environmental impacts
 - green roofs, shaded walkways
- Using existing water & waste water infrastructure
- Waste diversion from landfill during construction and operation.
- Creating walkable, vibrant mixed use neighborhood development with appropriately scaled pedestrian oriented streetscape to encourage non-vehicular travel
- Reduced automobile dependence
 - Proximity to public transportation
 - Daily needs within walking distances

15. Capital Yacht Club

- Build out of new clubhouse/marina for Capital Yacht Club
- 11,000 sf facility, including associated retail space of approximately 5,000 sf

16. New Business Improvement District or similar entity

- Entity to manage, operate and maintain public elements of PUD, including parks, open spaces and public marinas created and funded by Applicant
- Exploration of larger Business Improvement District to fund clean and safe programs and transportation

17. Amenities Targeted to Arena Stage Patrons

The Applicant has also made the following commitments to the Mead Center for American Theater at Arena Stage:

- **Retail:** The Applicant will incorporate a significant number of restaurants, cafes, music venues and after-dinner small format clubs at the Southwest Waterfront which are anticipated to appeal to Arena Stage patrons who seek a range of meal, beverage and entertainment options before and after attending a performance. Approximately 210,000 – 480,000 square feet of retail, restaurants, cafes, etc., are projected for the redeveloped waterfront.
- **Parking:** HMW is taking into account Arena's desires for off-street parking for its patrons, and HMW anticipates that the public parking to be provided at the waterfront will be ample to serve Arena's patrons. A total of 2,100 – 2,650 underground parking spaces are projected, of which an estimated 10-30% will be for office uses and an estimated 20-40% will be for retail uses. Office parking will be available after hours, and sufficient parking is planned to accommodate retail needs. One of the buildings directly across from Arena Stage is currently projected as an office building.
- **Affordable Housing for Arena Stage Artists, Interns, and Fellows:** The Project plan incorporates a significant commitment to affordable housing, a portion of which may be made available to artists, to include housing and perhaps live-work space, in an effort to promote an arts focus in the neighborhood. Recognizing the critical importance to the Southwest Community and the District as a whole of the new Mead Center for American Theater; Arena Stage's unique synergy with HMW and the redeveloped waterfront; and its expressed need for up to 50 units of housing for its low-moderate income affiliates, HMW and Arena will work collaboratively with the District in an effort to secure a set aside, through purchase or master lease, of studio and one-bedroom apartments from the inventory of the HMW's affordable housing component. Such units would be under the control of Arena Stage and reserved for housing the theater's visiting artists, full-season fellows and interns whose incomes fall within the project definition of low- and moderate households. Arena would be required to comply with the Affordable Housing Covenant of the District's Land Disposition Agreement with HMW, for the term of the Covenant, which stipulates income limits and other conditions relative to the Affordable Housing component.

18. **Workforce Intermediary Program**

The Applicant has participated in the development and implementation of various workforce development efforts, in addition to serving as an active participant in three efforts by the District to develop a formal Workforce Intermediary Program (WIP), starting in 2006. The other efforts include:

- participating in the Ward 8 Workforce Development Council, where the Applicant has been represented on the Council for three years and has met on numerous occasions with the Director, to help shape the program and support her efforts;
- working with the D.C. Students Construction Trade Foundation to establish a program for the SWW redevelopment which would effectively serve as the project's WIP if District WIP is not operational at the time of project

construction. This program would help to train District residents for some of the 650-1,000 construction jobs that are projected for the development;

- setting up a jobs partnership between the DC Housing Authority and the Mandarin Oriental Hotel, whereby public housing residents receive hospitality training, are provided job opportunities at the Mandarin and are supported for one-year by D.C. Housing Authority case workers to assure success in their employment. This effort can serve as a model for hiring at the SWW for hospitality, retail and other work when the project becomes operational , as well as during the construction period where supportive services may be essential to assure employment success;
- working with the Southwest and Near Southeast Community Benefits Coordinating Committee to establish a structure whereby Southwest residents can be identified, trained and ready for work at SWW;
- serving as intermediary to connect SWW residents with job opportunities with The Kastles Professional Tennis Organization that has just located at the SWW in May 2011, and providing job opportunities and mentorship with HMW and its vendors, to connect SW residents with interim jobs prior to construction start, in connection with the HMW Interim Uses Program; and
- including workforce and business development representatives from Wards 5, 6, 7, 8 on the Applicant's Development Advisory Group, to lay the groundwork for active engagement of workforce and business leadership from our partner wards to assure maximum benefit to DC residents from those Wards seeking employment.