

VMP Comparison of Community Benefit Requests and Value

Amenity	VMP Proffer	ANC Value	MAG Value	VMP Value
The Park	500,900 SF of Public Open Space with: <ul style="list-style-type: none"> • South Park • North & South Service Courts • Healing Gardens • Preserved Cell 14 • Olmsted Walk South Park includes: shaded seating areas with picnic tables and chairs, amphitheater adjacent to Community Center, children’s playground, spray ground, outdoor adult fitness area, pond, open lawns.	\$1,000,000 <ul style="list-style-type: none"> • enhanced playground • 2 wrought iron tables & chairs • shelter covers for tables & chairs • tennis, basketball & volley ball courts 	\$8,250,000 + 3% of project profit on per annum basis <ul style="list-style-type: none"> • Close South Service Court permanently to car traffic and creating a loop on ¾ Street to access Community Center • Establish McMillan Neighborhood Impact Fee • Establish McMillan Escrow Fund • Establish McMillan Community Benefits Board • McMillan Compliance Monitor • Restore Fountain • Restore Additional Cells 	Value built into DC land development budget
Community Center	A publicly accessible community center with a 25-meter pool, support space, multipurpose indoor recreation space, fitness area, exhibit space for the McMillan Sand Filtration Site story:	+\$60,000 for moveable partitions	\$300,000 <ul style="list-style-type: none"> • Roof Access for Community Center • Repurpose adjacent cell for theater 	Willing to incorporate moveable partitions into schematic design
Community Center	Free Wifi within 1000 feet of the center	\$75,000	\$75,000	VMP willing to explore feasibility and incorporate into concept

				design
BID	10-year Operating funds to create: <ul style="list-style-type: none"> • Community Market • Outdoor Café • Space for art installations on the South Service Court & Park • Activation of the South Service Court regulator houses for small business incubators • Activation of silos as hanging gardens and observation points 	\$1,500,000	TBD Escrow	\$500,000
BID	Over a 15-year period hire high school age residents and senior citizens to provide tours of the McMillan Site, highlighting preserved resources	\$1,500,000	\$5,000,000	\$500,000
BID	Economic Development		<ul style="list-style-type: none"> • Create tax incentives for small and low-income owned businesses • Create McMillan Business & Merchandising Plan 	
Storefront Improvement	Grants for façade improvement (via DSLBD?)	\$500,000	\$500,000	\$150,000
Business Startups	Facilitate small business startup money and provide incubation space	\$500,000		\$150,000
McMillan Fountain	Relocate to site – in pieces and controlled by US Army Corps of Engineers			Willing to make best effort with US Army Corp of Engineers
Medical Facilities	Provide Community Space of 1,800 SF in office building	\$360,000		\$360,000
		Provide to Police Substation		Offered to ANC

Neighborhood Beautification	ANC 5E SMD Area Civic Associations provided money for planting, tree boxes, signs, etc.	\$1,200,000 <ul style="list-style-type: none"> • Bates (\$100,000) • Bloomingdale (\$400,000) • Eckington (\$200,000) • Edgewood (\$300,000) • Hanover (\$100,000) • Stronghold (\$100,000) 	TBD <ul style="list-style-type: none"> • Overpass Park • Escrow to Civic Associations on Annual Basis 	\$250,000
Neighborhood Beautification	Grant to Crispus Attucks Park	\$20,000	\$20,000	
Scholarships & Workforce Development	Scholarship Fund and Workforce development outreach and assistance	\$5,000,000	\$5,000,000	\$750,000
Funding for DCPS Programs	STEM funding for: <ul style="list-style-type: none"> • McKinley • Dunbar • Langley 	\$125,000		\$75,000
Transportation	Shuttle to Truxton Circle	\$600,000	\$600,000	
Transportation	Interim Metro Shuttle	\$1,250,000	Two full-day express transit options between the north side of McMillan development to both a Metro Red Line and Green Line Station, w/ same operating hours as Metro, running at 20 minute intervals.	\$1,250,000
Traffic, Safety & Transit			<ul style="list-style-type: none"> • Reduction of commercial density • Create McMillan Traffic 	

			<p>and Transportation Pact (signed by the Mayor, Ward 1 & 5 Councilmember, Directors of DDOT, and WMATA).</p> <ul style="list-style-type: none">• Incentivize construction workers to use mass transit• Metro Brown Line Study• Prioritize 80 Bus improvements• Reconsider Michigan Avenue Streetcar• Endorse Option 3 of TIS• Improve signage along North Cap to include Hospital directions• Remove pedestrian crossings on North Cap at Girard & Douglas• Traffic Calming in alleys• Provide a traffic plan for period of construction• Install mirrors around 21 Everts Street, NE• Mini roundabouts and weight limits on 1st Street• Three way stop at Channing & First Streets	
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			<ul style="list-style-type: none"> • Roundabout plantings and beautification • Incentives to tenant employees to use public transportation • No busses on First Street • Increased parking enforcement • All parking on all street within site public • Reduce townhouse parking spaces to one per home. 	
Environment			<p>\$1,000,000</p> <ul style="list-style-type: none"> • Escrow account to mitigate damage incurred to neighboring homes and replenish as needed up to three years post project 	
Affordable Housing	Set aside 20% of total units for affordable housing	<ul style="list-style-type: none"> • Wants 4/7/10 more affordable townhomes • Don't add in cost of 8% required by IZ 	<ul style="list-style-type: none"> • 20% affordability, totality of site 	
TOTAL		\$13,825,000	\$20,745,000	\$3,985,000*

*Note: Amount increased to over \$5M per request of ANC.