

**COLUMBIA PLACE PUD**  
**Z.C. CASE NO. 14-09**

**PUBLIC BENEFITS AND PROJECT AMENITIES**

<b>Public Benefit/Amenity</b>	<b>Description</b>	<b>Value</b>
<b>Historic Preservation</b>	8 historic structures along 9 <sup>th</sup> Street and L Street restored and adaptively reused, including entirety of Lurgan Apartment Building, and retention and relocation of Civil War era building at 911 L Street, N.W. (\$900,000 premium alone) Rehabilitation of dilapidated structures is significant enhancement for neighborhood and 9 <sup>th</sup> Street corridor	\$19,000,000
<b>Affordable Housing</b>	The Applicant will provide four units in the Lurgan (2 one-bedroom units and 2 studio units) for a period of 5 years, beginning upon issuance of the C of O; qualifying tenants already in possession of affordable units may continue occupancy beyond the 5 yr period at the affordable rate until the tenant vacates the unit or no longer meets its lease obligations	TBD
<b>Hotel Uses</b>	Two new hotel types at different price points to support D.C. Convention Center	---
<b>Tax Revenue<sup>1</sup></b>	Direct annual city tax revenue in 2014 dollars One-time development tax revenue	\$14,610,000 \$7,000,000
<b>Employment</b>	170 full-time permanent jobs 450 full-time construction (temp) jobs	\$7,000,000 (payroll tax revenue)

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<sup>1</sup> The Zoning Commission has recognized increased tax revenues as an positive fiscal impact constituting a PUD public benefit. See, for example, Watergate Hotel PUD, Z.C. Order No. 03-16, August 6, 2004 (FF #62-77); Rocky Gorge/Ft. Totten PUD, Z.C. Order No. 04-11, May 20, 2005 (FF #32); Florida and Q Street PUD, Z.C. Order No. 06-04, June 15, 2007 (FF #28(c)); and Akridge/Friendship Heights, Z.C. Order No. 06-31, October 26, 2007 (FF#104), among others.

<b>Improved Alley Circulation</b>	Relocated alley at L Street and public access easement at 9 <sup>th</sup> Street and increase area will now allow for two-way traffic, significantly improving alley circulation and ease of access to neighbor's loading docks and garages	----
<b>Fully articulated alley facades</b>	The secondary alley elevations of the building will be fully articulated and designed with high quality materials for benefit of residents in square, which are not normally achieved on matter of right projects	\$82,670 (façade articulations) \$443,880 (upgraded windows) \$800,000 (upgraded finishes)
<b>Community Financial Contributions</b>	Friends of 10 <sup>th</sup> Street Park (park maintenance and improvements) Friends of Gompers Park (park maintenance and improvements) Thomson Elementary School (PTA equipment)	\$20,000 \$20,000 \$5,000