

Date: June 19, 2015

Schedule of Public Amenities and Benefits - 300 M Street Project	Value
Housing and Affordable Housing	
Provide approximately 401,218 square feet of new housing, including 34 units of affordable housing, on a site that currently does not permit <u>any</u> new housing.	\$ -
Transportation & Parking:	
Alley Extension: Contribute approximately 1,500 square feet of land for public benefit and use. Additional 10' easement will redirect ingress and egress points along M Street, 4th Street, and 3rd Street.	\$ 450,000
Eliminate (8) Curb Cuts: Elimination of curb cuts along north side of M Street, East side of 3rd Street, and west side of 4th Street will restore approximately 265 linear feet of curb face for public parking.	\$ -
Reclaim "police vehicle parking only" on 3rd and N. Approximately 25-35 public parking spaces will be returned to public use.	\$ -
Bike Storage: Furnish and install approximately (14) bike racks at street level for public use. A minimum of (2) of the (14) bike racks shall be installed along M Street.	\$ 7,000
Enhanced Streetscape Improvements:	
Hardscape: Replace sidewalk with new granite curb and gutter along property line at north side of M Street, east side of 3rd Street, and west side of 4th Street. Paving to be upgraded with accent bands, granite cobble pavers, etc.	\$ 512,213
Street Trees: Plant approximately 20 new canopy trees and 20 new ornamental trees along property line at north side of M Street, east side of 3rd Street, and west side of 4th Street.	\$ 98,000
Install bio retention planters along north side of M Street.	\$ 85,000
Site Furnishings: Add planters and trash receptacles for public use along property line at north side of M Street, east side of 3rd Street, and west side of 4th Street.	\$ 120,800
Washington Globe street lights and other street level lighting along property line at north side of M Street, east side of 3rd Street, and west side of 4th Street	\$ 277,807
LEED Silver Investment:	
Pursue certification by US Green Building Council as opposed to "LEED-Equivalent." Value includes costs associated with LEED consulting and building commissioning.	\$ 68,200
Rooftop Apiary / Bee Hive	\$ -
Items of Special Interest to the Community	
Public Art: Provide sculpture/art on north side of M Street at the terminus of Abbey Place. Budget for public art not to exceed \$50,000.	\$ 50,000
Contribute funds to relocate concrete benches for Two Rivers School and repair sidewalk; subject to DDOT approval. Applicant agrees to provide reasonable assistance / guidance to Two Rivers for the procurement of contractor services.	\$ 15,000
Contribute funds to a group designated by ANC-6C for the purpose of purchasing furniture and equipment for its community room.	\$ 7,500
Contribute funds to WMATA for 2 additional fare gates / turnstiles at the M Street Exit of the NoMa station to increase capacity during rush hour.	\$ 50,000

Off-Site Streetscape Improvements: Sidewalk: Demolish existing sidewalk at the south side of the 300 block of M Street and replace with new sidewalk, curb, and gutter to comply with applicable DDOT standards and specifications. ANC requests that applicant replace sidewalk with brick to match existing condition. Street Lights: Replace all existing street lights with NoMa's standard Washington Globe fixtures at the south side of the 300 block of M Street. Replacement of fixtures shall be subject to limitations of existing street light electrical infrastructure--new conduit and electrical cabling is not anticipated in the scope of work. <i>Note: ANC requests new Washington Globe street lights be provided on Abbey Place (5 total), 1100 block of 3rd Street - East Side Only (3 total), 1100 block of 4th street (5 total), M Street between 4th & 5th (3 total).</i> Curb Extensions: Construct curb extensions at southwest corners of the 4th and M Intersection, subject to DDOT approval. Scope of work does not include regrading or repaving of M Street or 4th Street. <i>Note: Curb extensions requested at the SW & SE corners. A contribution of \$10,000 is proposed below for the southeast corner below since work is outside limit of disturbance .</i> Total budget for streetscape improvements not to exceed \$140,000 and final scope of work shall be modified accordingly.	\$ 140,000
Contribute funds to an agency or group designated by ANC-6C for the purpose of designing and constructing curb extensions (bulb-outs) at the southeast corner of the intersection at M & 4th.	\$ 10,000
Crash Barrier / Bollards @ 3rd & M: Contribute funds to ANC-6C Transportation & Public Space Committee for the purpose of furnishing bollards, planters, or an any other crash barrier or traffic control devices at the corner of 3rd & M to prevent vehicles from driving on sidewalk.	\$ 2,500
Transportation Demand Management: Applicant agrees to a transportation demand management plan. The residential building lobby will display transit and other alternate mode information, using an electronic message board. Applicant shall position screen to be visible to, although not intended specifically for, pedestrians on M Street. Residential Parking: Applicant agrees to prohibit residents from obtaining residential parking permits (RPPs).	\$ -
Local Retail: The applicant shall endeavor to lease retail to locally owned and operated businesses in lieu of national/chain retailers.	\$ -
Street Cleaning: Applicant shall remove trash and debris from the of public ROWs immediately adjacent to the property. Applicant's shall also endeavor, within reason and without penalty, to occasionally remove trash and debris from the sidewalk and curb on the opposite side of M Street between 3rd & 4th.	\$ -
Enhanced Building Type & Materials:	
Provide Class-A building materials in lieu of industrial/manufacturing style building materials at street elevations. Valuation pro rated to compare against a by-right building's surface area--i.e. cost of surface area resulting from additional density is excluded.	\$ 1,660,000
Tax Revenue:	
Real Estate Taxes: Annual projected net increase to City.	\$ 910,000
Sales Taxes: Annual projected net increase to City.	\$ 400,000
NoMa BID Fees:	
Projected annual net increase to NoMa BID taxes as a result of change of use.	\$ 41,000
Approximate Total Value of Public Benefits	
	\$ 4,905,020