

1309-1315 Clifton Street Planned Unit Development

Community Benefits Package



I. Significant Additional, More Deeply Affordable Housing

- **25% More Affordable Housing.** Increase from 8% to 10% of the gross floor area reserved for affordable units, which equates to approximately 16 units and roughly 12,000 square feet devoted to affordable housing.
- **Double the Number of Deeply Affordable Units.** Increase from 4% to 8% of the gross floor area will be reserved for households making 50% or below of AMI. An additional 2% of the gross floor area will be reserved for households making 80% or below of AMI. That equates to approximately 9,500 square feet devoted 50% AMI units, which is double the amount that's required.

II. New Housing for Existing Tenants

- Tenants of 1309-1315 Clifton who choose to return to the new development will receive new units at their existing rents, many of which are significantly below 50% AMI rents.

III. Transportation Incentives

- Carshare and Capital Bikeshare memberships included with tenancies for the first 3 years of operations.

IV. Green Building/Environmental Benefits - LEED Silver Designation

- Green roof & permeable pavers
- Electric Vehicle Charging Stations
- High efficiency windows and insulation
- Large interior bike parking & work area
- Use of regional and or recycled materials wherever possible
- Cool roofing system
- Energy efficient lighting and appliances
- Water efficient landscaping
- Significant open space and landscaping

V. Neighborhood Benefits Package

Aria is very pleased to present a number of significant neighborhood renovation projects that have grown out of a sustained dialogue with the community. We believe these projects will offer tangible and lasting benefits to a wide cross-section of the ANC 1B Community. Estimated cumulative cost: \$200,000.

Mazique Child Development Center at Wardman Court – 1308 Clifton Street NW

- *Wardman Court is one of the original locations of the Mazique Parent Child Center, a non-profit community-based organization established in 1964. At the time, Mazique was the first and only parent child center in the District of Columbia to provide home based services to pregnant woman and children from birth to age three. The center also operates a medical clinic in partnership with the Howard University Hospital and Pediatric residency program. The clinic offers a variety of services, including: crisis intervention, counseling, parenting education, developmental screening, assessment and treatment and recreational and cultural activities for both parents and children.*
- Aria will renovate the Wardman Court center with upgraded flooring, paint, furniture, child care equipment and educational materials. Aria will work with its design team to create wall art and murals that are beautiful and inspiring to young minds and the staff that serve them. We have engaged District Design, a dynamic architecture and interiors firm located in DC's U Street corridor, to assist in the design of this project. The firm has completed numerous residential, commercial & multi-family projects in Washington. Carmel Greer, principal of Design District, will lead the design team. Carmel also teaches interior design at George Washington University. Carmel's work has been exhibited at MOMA's PS1, the Corcoran Gallery of Art, the Yale Architecture Gallery, and the National Building Museum. District Design will also design the upgrades to the Christopher Price House and Rita Bright Center below. Estimated Cost: \$37,331

Christopher Price House--Belmont Apartments – 1301 Belmont Street NW

- *The Christopher Price House provides affordable housing for the physically disabled and wheelchair bound. The center also runs various community programs which include activity nights in the community room around games and movies, as well as group meals prepared by residents in communal kitchen.*
- *Aria will redesign and renovate the community room and commercial kitchen to ADA standards with special focus on the needs of wheelchair bound individuals. Estimated Cost approximately: \$38,514*

The Rita Bright Family & Youth Center – 2500 14th Street NW

- *The Rita Bright Family & Youth Center is named after long-time Columbia Heights businesswoman and community organizer, Rita Bright. It is open year-round and offers educational and recreational programming to DC youth ages 6-18.*
- *Aria will renovate the computer lab and provide new state of the art computers and accessory technology. Estimated cost approximately \$35,544.*

Columbia Heights Community Center – 1480 Girard Street NW

- *The Columbia Heights Community Center is a full service facility that serves all age groups, from toddlers to seniors. The 4-story building is equipped with specialized areas such as a dance studio, arts & craft room, recording studio, fitness room, computer lab, multi-purpose room and gymnasium. The site also has a brand new playground that includes a community garden, an outdoor basketball court, turf field, outdoor chess/checker tables and a pavilion with shade.*
- *Aria will furnish and install new exterior exercise equipment at the Community Center to provide fitness facilities for teenagers and adults to focus on health and wellness. Estimated cost approximately \$21,685.*

N Street Village – 13th Street and Florida Avenue NW

- *N Street Village is a community of empowerment and recovery for homeless and low-income women in Washington, D.C. With comprehensive services addressing both emergency and long-term needs, N Street Village helps women achieve stability and make meaningful gains in their housing, income, employment, mental health, physical health, and addiction recovery. N Street Village expanded its reach to a second program site by incorporating Miriam's House, a residential community for homeless women living with HIV and AIDS in Northwest D.C.*
- *Aria is working with N Street Village to co-sponsor the creation of the Miriam House Wellness and Rehabilitation Center and/or advance Miriam House programming. The wellness center will be a resource for physical therapy and general wellness that will be constructed to meet the needs of those living with HIV/AIDS - some of which are wheel-chair bound. Estimated cost approximately \$15,000.*

Samaritan Inns –Fairmont Street NW

- *Samaritan Inns' mission is to provide structured housing and recovery services in an environment of support and accountability that give homeless or at risk individuals who suffer from drug and alcohol addictions the opportunity to rebuild their lives. The group does so via its Recovery Continuum Program that provides a comprehensive and lasting recovery solution for its clients.*
- Aria will fund the completion of capital improvements (bathroom and kitchen renovations) to one of Samaritan Inns' residential facilities on Fairmont Street. We also plan to address any incomplete improvements to site fencing at Euclid Street (per request of residents that border the Alley between Clifton and Euclid Streets NW). Estimated cost approximately \$35,000-40,000.

Alley and Square Beautification Pledge – ANC SMD 1B08

- *The alley between Clifton and Euclid Streets NW functions as both an access point for services for the square as well as a 'backyard' of sorts for the residents that border it. Aria is committed to preserving and improving that dynamic. The community has also expressed concerns with the sidewalk on the north side of Clifton Street near 14th Street experiencing erosion along grassy areas.*
- Aria will commit to pursue alley improvement and beautification projects that the community identifies, including planting trees and foliage to increase canopy coverage, promote bird and wildlife presence, and reduce heat island effects. Aria will work with DDOT and city officials to plant and/or improve tree boxes in the sidewalks of the 1300 block of Clifton Street, in ANC SMD 1B08, to stop erosion. Commitment to spend at least \$10,000.