

Final Public Benefits and Project Amenities

- The Applicant will reserve ten percent (10%) of the residential gross floor area for affordable housing units subject to Inclusionary Zoning. The five IZ units will be distributed as follows:
 - Two 3-bedroom townhouses and two 2-bedroom apartments (approximately 7.6% of the residential gross floor area) for households making up to 50% of the AMI. The estimated cost of this additional unit is \$120,000.
 - One 3-bedroom townhouse (approximately 2.4% of the residential gross floor area) for households making up to 80% of the AMI.
- The Applicant will improve and enhance the 13 tree boxes on the sidewalk surrounding Square 1043 and repaint the street light posts, subject to all permits and final approval from DDOT. The estimated value is \$20,000.
- The Applicant will design and construct the interior of one of the townhouse units as a “senior unit” incorporating design features to accommodate seniors pursuant to the guidelines supplied by Capitol Hill Village. The estimated value is \$40,000.
- The Applicant will install \$30,000 worth of improvements to the Potomac Avenue Metro Station plaza. Subject to WMATA’s final approval, these improvements will include installing greenery/landscaping around the station elevator and removal of the kiosk.
- The Applicant will resurface a portion the alley system in Square 1043 in a material to be coordinated with DDOT to create a unity of materials. Subject to all final permits and approvals, the applicant will resurface the portion of the adjacent alley system west of the project site, up to a maximum cost of \$40,000.
- The Applicant will design the building to satisfy the requirements of LEED Silver version 4.
- The Applicant will install mirrors, signage, and cameras on the building, subject to all permits and final approval from DDOT if necessary, to improve safety and circulation in the alley system. The estimated value is \$10,000.
- The Applicant will incorporate into the condominium documents a requirement that the condominium association will plow snow from the alley system adjacent to the project site and extending north to E Street any time there is a more than three (3) inches of snow from a single event.
- The Applicant will replace the metal fence along G Street for the Potomac Gardens apartment complex. The estimated value is \$10,000.
- The Applicant will contribute \$1000 to the DC Safety Net for their Safe Routes program for the purchase of vests and office supplies.