

Z.C. Case No. 15-15 – Public Benefits and Amenities

1. Exemplary Urban Design, Architecture, and Open Spaces – The Applicant will provide such items through the use of high quality materials and design that will enhance and celebrate the industrial characteristics of the Eckington neighborhood, increase the porosity of the neighborhood, and commit to sustainable design features.
2. Site Planning and Efficient Land Utilization – The Applicant will provide such items through the replacement of low-scale structures and surface parking lots with a mixed-use, transit-oriented development that enhances the urban street grid, provides multi-modal transportation connections, strengthens the emerging Eckington neighborhood, and fulfills many of the planning goals and policies of the Comprehensive Plan.
3. Provision of the Promenade – The Applicant will enhance the connectivity and porosity of the neighborhood patterns through the design, construction, and maintenance of the Promenade.
4. Street-Engaging Maker, Innovative Retail and Commercial Offerings – The Applicant will provide up to approximately 77,184 total square feet of maker, innovative retail and commercial space to activate the public realm around the site and stimulate other development in the vicinity. Most of this space will be double height space.
5. Affordable Housing – The affordable housing component of the PUD will be 8% of the residential gross floor area of the PUD for households with an annual income of no more than 60% of the Area Median Income for the Washington, DC Metropolitan Statistical Area (adjusted for household size) for the life of the Project.
6. Repaving of Northeast Alley – The Applicant will repave the alley to the northeast of the Property, subject to approval by DDOT, and has designed such alley to be able to utilize a two (2) foot setback for the first two levels of the Project abutting such alley.
7. Community Meeting Space – The Applicant will provide, at no cost and for the life of the Project, ANC 5E and the Eckington Citizens Association access a community meeting room comprising a total of approximately 1,200 square feet of gross floor area. Such organizations will reserve the meeting space with building management on an ongoing basis.
8. Adopt-A-Block Program – The Applicant will participate in the District’s Adopt-A-Block Program for the two (2) city blocks defined as the north side of Seaton Place, NE at the north, the east side of 3rd Street NE at the east, the south side of Randolph Street, NE at the south, and the west side of 2nd Street, NE on the west.
9. Contribution for Eckington Banners – The Applicant will contribute up to \$20,000 to the vendor(s) responsible for work relating to the design and installation of banners denoting the Eckington neighborhood on streetlights and/or lampposts surrounding the Property (subject to approval by DDOT). Any excess from such \$20,000 allocation shall be

donated to the nonprofits selected by the Eckington Citizens Association described below.

10. Public Art – The Applicant will purchase and install a piece of public art in the public space at the entrance of the promenade along Eckington Place, subject to approval by DDOT. The Applicant will work with the community to determine the ideal type and configuration for such art, subject to the review and approval of such proposal through the public space permitting process. The approximate location for such art is shown on Page L1.02 on Exhibit 32A.
11. Employment Agreement – The Applicant will enter into a First Source Employment Agreement with the Department of Employment Services (“DOES”) in the form submitted into the record as Exhibit 11E to achieve the goal of utilizing District of Columbia residents for at least 51% of the new construction jobs created by the Project or will enter into a similar employment assistance agreement or arrangement with a local nonprofit or community collaborative beneficial to the District or, more specifically, the Brentwood, Eckington or another nearby community.
12. Community Garden – The Applicant will provide a community garden to the surrounding community within the ANC 5E03 boundaries for a minimum of a six (6) year term. The Eckington Citizens Association (or similar community organization) will manage and operate such garden.
13. Metropolitan Branch Trail Security Enhancements – The Applicant will contribute \$25,000 to DDOT (or the NoMA Business Improvement District) to improve safety measures along the Metropolitan Branch Trail, with a preference on the areas of the portion of the trail north of R Street, NE most directly affecting the Eckington community. Examples of such safety measures include but are not limited to cameras, lighting, and call boxes.
14. NOMA Park Enhancements – The Applicant will contribute \$25,000 to the NoMA Business Improvement District (or similar organization) for the design and implementation of the NoMA Park on Harry Thomas Way, NE.
15. Maker Space Financial Assistance – The Applicant will subsidize or provide a reduction in rent (or otherwise financially assist) equivalent to \$10.00 per square foot (below then-current market rents) for innovative retail or “maker” uses the commercial areas on the first floor (and related optional mezzanine) for initial lease up of such space, for a minimum of 10,000 gross square feet.
16. Contribution to Community Non-Profit – The Applicant will contribute \$15,000 contribution to *[one or more nonprofit organizations currently operating in Eckington, devoted to substance abuse prevention and/or ending or combating homelessness, as selected by the Eckington Citizens Association at its June 6, 2016 meeting.]*

Mitigation Items Benefiting the Public

17. 3rd and Rhode Island Signal – The Applicant will contribute \$115,000 to DDOT towards the traffic signal design and installation project for the signal at 3rd and Rhode Island Avenue, NE. Excess funds from such contribution will be allocated to the Mid-City Livability Study design and installations implementing such designs on the east side of Eckington Place adjacent to the Project.
18. Car Share Spaces – The Applicant will dedicate two spaces in the residential garage or on-street along the perimeter of the site for car sharing services to use with right of first refusal, if the demand exists from car share companies. These spaces will be convenient to the garage entrance, available to members of the car sharing service 24 hours a day, seven days a week, without restrictions.
19. Bike Share Station and Operating Costs – The Applicant will fund the installation of a Capital Bikeshare station, including the first year of operation of the new station, at the perimeter of the NoMA Green Park (total cost currently \$88,000) or other nearby area subject to DDOT/public space and, if necessary, BID approval.
20. Bike Share or Car Share Costs – The Applicant will provide to each new resident a one-time bike share or car share subsidy of \$85 (annual membership costs, plus an account credit if an annual membership costs are less than \$85) until the maximum value is obtained. The total amount of subsidies will have a maximum value of \$59,075 cumulative for the PUD (equivalent to providing one subsidy for each dwelling unit). This benefit shall be codified in rental/condominium documents.