

SCHEDULE OF PUBLIC AMENITIES AND BENEFITS - 1109 CONGRESS STREET PROJECT DECEMBER 16, 2016	VALUE
Housing and Affordable Housing	
Provide approximately 46,344 sf square feet of new housing, including 5 units of affordable housing on a site that currently does not permit any new	\$611,200.00
IZ: 5 units= 4 at 80% including 1 - 3BR/2BA; 2BR/1BA; 2 1BR/BA; 1 - 1BR/1BA at 50%. Total IZ= 4533 sf or 10%	
Transportation & Parking:	
Elimination of L Street curb cut which will restore approximately 40 linear feet of curb space for public parking and improvements to public sidewalk	\$14,976.00
Bike Storage: Furnish and install approximately 5 bike racks at street level for public use.	
Enhanced Street Improvements	
Hardscape: Replace sidewalk with new concrete curb and gutter along property line at east side of Congress Street, and north side of L Street, NE.	\$125,000.00
Paving to be upgraded with brick pavers.	
Install bio-retention planters and additional landscaping features along the north side of L Street, NE	\$50,000.00
Alley closing and relocation to include improvements to existing alley by widening from the current 8 ft 8 inches by virtue of 5 ft easement along the back edge of the property line and repaving the entire alley with permeable pavers	\$115,000.00
Creation of new access for Third Street neighbors to north-south alley segment via 15 ft uncovered easement area at north end of property	
LEED Gold Investment	
LEED- Gold Equivalent project designed to achieve at least 60 points prior to issuance of certificate of occupancy. Evidence of satisfying this requirement will be provided in the form of an architect certification provided to the Zoning Administrator. Value includes costs associated with LEED Consulting and building commissioning.	\$75,000.00
PDR Uses	
Reserving of 3825 square feet at street level for Production, Distribution and Repair	\$765,000.00
Rental rate is \$20 less per sf for life of project; calculation based on 10 yr retail lease term	
Enhanced Building Type & Materials	
Design that reflects the industrial history of the area through the skillful blending of brick combined with metal panels and glass. Valuation pro rated to compare against a by-right building's surface area (i.e., the cost of surface area resulting from additional density is excluded)	\$500,000.00
Transportation Demand Management Measures	
A Residential Transportation Coordinator shall be designated to provide information to residents about transit opportunities in the area and related schedules.	

The residential lobby will provide a digital multimodal display that provides schedule information of Metrobus and Metro rail and location of bike share and car share stations.	\$5,000.00
On site bike storage facilities for 22 bikes shall be provided including a bike repair station	\$1,500.00
Applicant shall provide a one-time annual membership for a bike share program for each initial resident of the residential units.	\$8,033.00
Applicant will offer a one-time \$50.00 transit fare card to each initial resident tenant and employee in the building	\$4,725.00
Items of Special Interest to the Community	
Fund establishment of Capital Bike Share Station at corner of 3rd and L Street, NE including first year of operational costs	\$80,000.00
Contribute funds to the Friends of NoMa Dogs, Inc. for support of ongoing operational expenses related to dog park at 3rd & L Street, NE and potential future proposed dog parks in the NoMA area pursuant to a Dog Park Partner Cooperative Agreement with the DC Department of Parks and Recreation	\$10,000.00
Addition of 21 windows along east elevation to eliminate "blank wall" view	\$21,000.00
Tax Revenue	
Real Estate Taxes: Annual projected net increase to City	\$209,126.00
Sales Taxes : Projected increase to City in recordation and transfer taxes	\$940,783.00
Commitment to enter in to First Source Agreement	
Total Value of Public Benefits	Approximate \$3,536,343.00