

Updated Public Benefits and Project Amenities

Submitted 10.25.2022

Urban Design and Architecture ((11-X DCMR § 305.5(a)); Superior Landscaping (11-X DCMR § 305.5(b)); and Site Planning and Efficient Economical Land Utilization (11-X DCMR § 305.5(c).

The Project reflects a superior architectural and landscape design compared to what would otherwise be developed as a matter-of-right. The Project includes high-quality building materials and utilizes unique architectural features, setbacks, and articulation that will create a visually interesting building at an underutilized site.

The Project also incorporates superior urban design features such as new and engaging streetscape improvements, plaza spaces, seating areas, street trees and planting beds, special and permeable paving, bioretention areas, and other pedestrian-centric spaces that create better connections within the neighborhood. All of these spaces will be open to the public and will result in a significant upgrade compared to the existing fenced-off condition. Moreover, the Project represents economical land utilization as it will redevelop the existing vacant office building with a new higher-density residential building that is fully consistent with the Comprehensive Plan.

Commemorative Works or Public Art (11-X DCMR §305.5(d). The Applicant will incorporate public art into the design and program of the Project as follows:

- A. The Applicant will design and install a publically-accessible art piece within the property line located at the northeast corner of the PUD Site; and
- B. The Applicant will contribute \$75,000 to MYLY Design, a local minority-owned, women-owned, certified business entity based in Washington, D.C., which will design, fabricate, and install public art on Maine Avenue, SW, between 7th and 9th Streets, SW.

Housing that Exceeds the Amount that Would Have Been Required Through Matter-of-Right Development Under Existing Zoning (11-X DCMR § 305.5(f)(1).

The Project results in the creation of new housing consistent with the goals of the Zoning Regulations, the Comprehensive Plan, and the SW Plan. The Project will replace an existing office building with approximately 195 new residential units. Given that existing zoning does not require housing, this amount of housing substantially exceeds the amount that could be provided if the PUD Site was developed as a matter-of-right.

Specifically, under the existing MU-12 zone with IZ, the PUD Site could be developed as a matter-of-right with approximately 70,992 square feet of GFA devoted to residential use (3.0 FAR x 23,664 sq. ft. land area). This is compared to the 194,839 square feet of GFA proposed for the Project (8.2 FAR), which is an increase of 123,847 square feet of residential use compared to matter-of-right development (174.5% increase).

The Project will also include a mix of unit types, including nine 3-bedroom units.

Affordable Housing that Exceeds the Amount that Would Have Been Required Through Matter-of-Right Development Under Existing Zoning (11-X DCMR § 305.5(g)). In addition to the creation of new housing, the Project will also produce significant new affordable housing. Specifically, the Applicant will set aside a minimum of 15% of the residential GFA and penthouse floor area to IZ units as follows: (i) 1% reserved for households earning up to 50% of the MFI; and (ii) 14% reserved for households earning up to 60% of the MFI. The Applicant's affordable housing proffer will help foster a mixed-income community on a site where no housing currently exists and that is in close proximity to public transit and numerous neighborhood amenities. Moreover, **for the life of the Project**, the Applicant will ensure that the Project's website includes information directing potential tenants regarding how to apply for IZ units.

In addition, the Project will include a mix of unit types, including three 3-bedroom IZ units.

The Applicant's affordable housing proffer represents a substantial increase compared to the amount of affordable housing that would be required for a matter-of-right development in the MU-12 zone.

As a matter-of-right (MU-12), the PUD Site would be required to set aside approximately 8,874 square feet of residential GFA to IZ as follows:

- 3.0 FAR with IZ = 70,992 sq. ft. of residential GFA permitted
- 10% of residential GFA = 7,099 sq. ft. of residential GFA devoted to IZ
- 75% of bonus density utilized = 8,847 sq. ft. of residential GFA devoted to IZ

The 8,847 square feet of IZ is compared to the 29,465 square feet of residential GFA proposed to be devoted to IZ as part of the PUD, excluding the IZ generated by the penthouse. Accordingly, the affordable housing provided in the PUD represents a 20,618 square foot increase (233% increase) in affordable housing compared to what would be provided as a matter-of-right under existing zoning.

Assuming the same size penthouse habitable space on a matter-of-right development, approximately 528 square feet of IZ would be required (8% of 6,599 sf penthouse space) at 50% of the MFI. However, the Project is providing 1,789 square feet at 50% of the MFI, which is a 238.8% increase in the amount of affordable housing that would be provided at 50% MFI for matter-of-right development at the Site.

Taking the IZ generated by the base building and penthouse together, the Project will provide 30,455 square feet of IZ, whereas a matter-of-right project with the same penthouse would only provide 9,375 square feet of IZ. This represents a 21,080 square foot increase in IZ (224.8% increase) compared to matter-of-right development.

Environmental and Sustainable Benefits that Exceed the Standards Required by Zoning or Other Regulations (11-X DCMR § 305.5(k)).

The Project will be designed to satisfy the LEED-H Multifamily Midrise v4 Gold rating standard. In doing so, the Applicant will implement a holistic and integrative approach to sustainable design, including the incorporation of innovative stormwater management techniques, high performance mechanical and ventilation systems, and high performance building envelope systems.

In addition, the Applicant will (i) provide 100% electric appliances within all residential units; (ii) provide two EV charging spaces in the parking garage and ensure that an additional 16 vehicle parking spaces are EV-ready; and (iii) ensure that 10% of the bicycle parking spaces will have access to an electrical outlet for charging. The Applicant will also install a minimum of 925 square feet of solar on the roof of the building.

In addition, the Applicant will incorporate a number of strategies set forth in the DOEE *Climate Ready D.C. – Resilient Design Guidelines*, and specifically those identified in the Resilient Design Strategies Matrix included at p. 36 of the Resiliency Guidelines. The strategies that will be incorporated into the Project are set forth in the Project Resiliency Checklist included in the case record, which will help to enhance the Project’s climate readiness.

Streetscape Plans (11-X DCMR § 305.5(l)); Superior Landscaping, or Creation or Preservation of Open Spaces (11-X DCMR § 305.5(b)).

As recommended in the SW Plan, the Project will include significant new streetscape improvements that create a safe and pedestrian friendly urban environment. On Maine Avenue, bike racks, benches, planter beds, tree boxes, and new concrete sidewalks will be provided. On 7th Street, bike racks, benches, planter beds, tree boxes, bioretention areas, new concrete sidewalks, public art, and an area of special/permeable paving will be provided. The proposed landscape improvements represent the redevelopment of a significant amount of public and private space, with approximately 3,524 square feet of landscaping in public space and approximately 3,520 square feet of landscaping on private property, for a total of approximately 7,044 square feet. The proposed streetscape improvements are valued at approximately \$1 million, of which approximately half is being provided over and above what would otherwise be required for matter-of-right development at the Site. These improvements will leverage the PUD Site’s corner location, complement the energy and activity of the surrounding area, and provide a safe and comfortable space for building residents, visitors, and passers-by to enjoy.

Transportation Infrastructure Beyond that Needed to Mitigate any Potential Adverse Impacts (11-X DCMR § 305.5(o)).

The Applicant will implement the following improvements that are being provided as benefits to the PUD and are not needed to mitigate any potential adverse impacts created by the Project:

The Applicant will design, fund, and construct a protected bicycle lane on the west side of 7th Street, SW, between I Street and Maine Avenue, SW, as well as any infrastructure determined necessary by DDOT to manage the conflicts between buses and bicycles, subject to DDOT approval. The protected bicycle lane will be limited to pavement markings, concrete barriers, and/or flexipost bollards along the PUD Site’s frontage and across the west leg of the intersection of 7th Street and Maine Avenue.

The Applicant will abide by the Loading Management Plan (“LMP”), as agreed to by DDOT, for the life of the Project. A copy of the proposed LMP is included at Exhibit X of the case record.

The Applicant will not seek any Residential Parking Permit (“RPP”) designations for the Project on streets that would allow residents of the Project to apply for or obtain RPPs, and will also include a rider in all residential leases that restricts residents of the Project from obtaining an RPP.

Uses of Special Value to the Neighborhood or the District of Columbia as a Whole (11-X DCMR § 305.5(q)).

A. Donation to Jefferson Middle School Academy

The Applicant will contribute \$150,000 to Jefferson Middle School Academy (“Jefferson”) to be used for the following educational resources, as finally allocated at Jefferson’s discretion: (i) supplementary curricular resources to support student learning, particularly for struggling readers and students furthest from academic success; and (ii) field trips and excursions, particularly because these opportunities were eliminated during the Covid-19 pandemic.

B. Donation to Habitat for Humanity

The Applicant will contribute \$100,000 to Habitat for Humanity of Washington D.C. & Northern Virginia (“Habitat”) to aid in the production of new for-sale affordable housing units in Ward 6, which will be reserved for households earning between 50% and 60% of the MFI. The Applicant’s contribution will help subsidize down payment assistance for the future homeowners and/or lower costs of construction.

C. Targeted Senior Advertising

The Applicant will advertise the residential units within the Project in traditional rental guides as well as in publications such as The AARP Magazine, Today’s Senior Magazine, Inspired Magazine, and other similar publications to specifically target senior citizens as potential residents of the Project. In addition, all units will be outfitted with blocking for installation of grab bars should a resident request their installation.

D. Construction Management Plan

The Applicant will abide by a Construction Management Plan (“CMP”) to be in place throughout construction of the Project.