

ZONING COMMISSION CASE NO. 06-34
COMSTOCK EAST CAPITOL, L.L.C.

PROJECT AMENITIES AND COMMUNITY BENEFITS OFFERED

I. Project Amenities:

A. *Housing and Affordable Housing:*

1. Replacing vacant, obsolete apartments with no off-street parking with new apartment building containing 133 dwelling units of varying size (studio, 1- and 2-bedrooms) and parking for 113 vehicles.
2. Providing deed restricted affordable housing units (@ 80% AMI), containing not less than 9,000 sf (approx. 8 percent of total Project).

B. *Design/Landscaping:*

1. Massing, design and materials of Project to be compatible with surrounding vernacular and minimize bulk of building.
2. Primary architectural treatment and materials to be employed along all elevations of building.
3. Extensive formal landscaping along East Capitol Street, with coordinated plantings in front of adjacent buildings to east and west.
4. Replacement of missing street trees in the 1800 block of East Capitol Street.
5. Installation of cherry trees in the open space fronting the four multi-family buildings in Square 1096 along 17th and 18th streets.
6. Project to include common roof deck and individual-unit roof terraces.
7. Project to include meeting room and exercise room.

C. *Site Planning/Efficient Land Utilization:*

1. Footprint of Project maximizes light and air to residential units.
2. Project located to minimize impact to neighboring property owners to east and west.
3. Landscape buffers along east and west property lines to maximize privacy to Project and neighboring properties.

D. *Vehicular/Pedestrian Access:*

1. Project will provide significant off-street parking where none currently exists.
2. Project will involve significant enhancements (repaving, installation of building-mounted lighting) to public alley system in Square 1096.
3. Project will include replacement of concrete sidewalk along East Capitol Street in Square 1096.

E. *Environmental Benefits:*

1. Use of energy-efficient and environmentally-sustainable building materials, appliances and fixtures in development and construction of Project.
2. Installation of "cool roof" to reduce heat island effect.
3. Installation of on-site filtration system for storm water before release.
4. Portions of demolition debris will be recycled.
5. Regional materials will be used.

II. **Community Benefits:**

A. *Proposed Social Services/Facilities:*

1. Resurfacing and repair or replacement of equipment for 2 community basketball courts at Eastern High School.
2. \$25,000 contribution for exterior building repairs/enhancements to Eastern High School Work to be undertaken by Applicant or through grant to qualifying recipient organization (TBD).
3. Landscaping to be undertaken by Applicant on properties in Square 1096 fronting A Street, SE. \$500 allowance per household. (Total = approximately \$11,000).
4. Installation and perpetual trash maintenance of two trash receptacles along East Capitol frontage of Property.
5. \$10,000 contribution to "Super Leaders" mentoring and youth leadership program at Eastern High School.
6. \$15,000 contribution toward exterior improvements to proposed seniors housing building adjacent to Property operated by Mt Moriah Baptist Church.
7. \$15,000 contribution toward exterior improvements to Drummond Condominium building located adjacent to Property.

B. *Employment and Training Opportunities:*

1. Commitment to enter First Source Employment Agreement with DOES.
2. Commitment to enter Memorandum of Understanding with DSLBD.