

EXHIBIT G

Z.C. CASE NO. 14-07 – 1270 4TH STREET, NE
SUMMARY OF PROJECT BENEFITS AND AMENITIES

Neal Place Extension

- **Land Set Aside.** The set aside of the land is a significant benefit for surrounding community as well as the District as a whole. The land area for the set aside totals approximately 6,000 square feet and allows for the eventual connection of 4th Street, NE with “3rd Street, NE”.

The set aside of the extension area results in the loss of approximately 6,000 square feet of ground floor retail space within the Project, and it also adversely impacts the Project’s residential program. However, the creation of the extension will fulfill the goals of the Florida Avenue Market Small Area Plan, directly responds to requests from OP, DDOT, and the ANC, and it is therefore a significant amenity. The value of the lost retail at a 6% cap rate and at a very conservative retail rent of \$30/foot is equal to \$3,000,000.

- **Design, Construction and Maintenance of Neal Place Extension.** In addition to providing the land for the extension, the Applicant will design and construct the Neal Place extension on the Property – from 4th Street, NE to the District-owned property to the west of the Property. The design and construction of the extension is valued at \$165,000, which assumes that the infrastructure is already built when the temporary park is constructed. In addition, the Applicant will maintain the extension on an ongoing basis, at an estimated cost of \$9,000 per year.
- **Design, Construction and Maintenance of Temporary Pocket Park.** Until such time that the Neal Place Extension is required to be opened for vehicular traffic, the Applicant will design and construct a temporary pocket park located on the Extension. The design and construction of the park, which will include some of the necessary infrastructure for the future road, is valued at approximately \$340,000. In addition, the Applicant will maintain the pocket park until the Extension is completed, at an estimated value of \$15,000 per year.

The pocket park will deliver long-sought green space within the Union Market district on a more expedited basis, to allow for the permanent green space in the district to be created. The creation of green space is in accordance with the Florida Avenue Market Small Area Plan.

Site Planning and Efficient Land Utilization

The Project will replace existing low-scale structures and a surface parking lot with a mixed-use, transit-oriented development that restores the urban street grid, provides multi-modal

transportation connections, strengthens the emerging Union Market area, and fulfills many of the planning goals and policies of the Small Area Plan.

Exemplary Architecture

The building features exemplary architectural design and high quality materials that will enhance and celebrate the industrial characteristics of the Union Market district.

- Adaptive reuse of portions of the Property's original warehouse façade. The Applicant will integrate portions of the existing façade materials into the architectural design of the Project, as shown on the plans. The reuse of the original materials retains the neighborhood's authentic industrial characteristics, which will be unique to Washington, DC, and it is consistent with the goals of the Small Area Plan.
- Sustainable design. The Applicant will design and construct the building to LEED Silver v. 2009. The Applicant will achieve a minimum Green Area of Ratio of 0.22, which exceeds the minimum requirement of 0.2.

Street-Engaging Retail Offerings

The project will feature approximately 41,000 square feet of street-engaging retail intended to activate the public realm and germinate other development in the vicinity. The retail uses will allow for the retail recapture from Maryland and Virginia. Further, the project will provide high ceiling ground floor retail space on 4th Street, which will create quality shopping and dining opportunities. This additional retail height is provided even though it results in less space for residential units on the second floor of the South Parcel building. Finally, the retail storefronts, outdoor cafes, and other design features will animate the pedestrian experience. Overall, the retail vibrancy created through the Project is critical to the place-making and enhancement of the public realm highlighted in the Small Area Plan.

Housing and Affordable Housing

The project will deliver housing and affordable housing in an area close to Metro where there is not currently any housing. In total, the Project will deliver approximately 545 – 680 residential units ranging from studios to two-bedroom units. The South Parcel building will include approximately 415 – 510 units and the North Parcel building will include 130 – 170 units. Since all of the housing and affordable housing exceeds what is permitted as a matter of right under the current zoning, all of the Project's housing and affordable housing represents a public benefit.

The Project will deliver a significant amount of affordable housing, as it will set aside 8% of the residential component of the Project, or approximately 39,725 square feet of residential gross floor area as affordable housing for households earning up to 80% of the Washington, DC

Area Median Income (“AMI”) for the life of the Project. This includes approximately 28,425 square feet of affordable housing in the South Parcel building and approximately 11,300 square feet of affordable housing in the North Parcel building

Furthermore, the Applicant will set aside five units that are equivalent to at least 12% of the affordable housing in the South Parcel building, or approximately 3,411 square feet of residential gross floor area, for households earning up to 50% AMI for the life of the Project.

Street Network Improvements

The Applicant has been working with DDOT and DMPED, and will continue to do so, to incorporate pedestrian-friendly street network improvements into the Project that will improve circulation surrounding the Property and within the broader area. These improvements include:

- Reconfiguration of 4th Street, NE to eliminate head-in parking and convert the street to two-way traffic.
- Construction of new sidewalks, street trees, and tree planting areas along 4th Street from Morse Street to Neal Place
- Reconstruction of portions of the private alley along the Property’s west frontage and south to Morse Street (in coordination with the Deputy Mayor for Planning and Economic Development)
- Construction, design, and maintenance of the Neal Place Extension’s pedestrian and vehicular connections

As a result of these improvements, the Project will transform the existing truck- and service-oriented market into a multi-modal transportation network, separate out pedestrian and vehicular traffic, and improve pedestrian safety, all in furtherance of the goals of the Small Area Plan.

Transportation Demand Management Plan

The Applicant will include a robust TDM Plan as part of its project. The development team has been working with DDOT to refine the TDM Plan. Of specific note for the public, the project will provide two car share spaces and two electric charging stations, along with a transit screen in the residential lobby of each building. The Project will also provide each new resident for the first year after the issuance of the certificate of occupancy for each building with a \$75 subsidy for a car-sharing or bike-sharing program, up to a maximum of \$35,000.

Parking Management Plan

The Applicant will create a parking management plan to encourage the efficient use of its parking facilities for the residents, tenants, and visitors throughout the Union Market district. For the residential portion of the parking garage, parking costs will be unbundled from the cost of lease or sale of each residential unit. The parking for this project will have controlled access.

Curbside Management Plan

The Applicant will create a curbside management plan for 4th Street between Penn and Florida. The plan will accommodate the needs of existing and new businesses along with those of new residents and visitors. It will introduce striping and signage.