

1401 PENNSYLVANIA AVE. SE – PUD PROJECT

PUBLIC BENEFITS

1. Affordable Housing: J. River will provide increased affordability of housing under the Inclusionary Zoning program.
 1. Unit Type: J. River will provide a minimum of 50% of the affordable (IZ) square footage as 3-bedroom units.
 - Value: \$734,160 (See attachment for calculation)

2. Public Space & Park Improvements:
 1. Potomac Avenue Metro Plaza Improvements: J. River will work with WMATA and two additional PUD applicants to develop a scoping plan for metro plaza improvements that will identify spatial areas available for improvement and identify specific improvement options (lighting, ground cover, plantings, furniture & fixtures). These improvements will be oriented toward enhanced green space and improved safety consistent with the scoping plan. This plan will be provided to ANC 6B and to WMATA. In addition to providing the plan, J. River would be responsible for obtaining all applicable permits and approvals as well as furnishing and installing certain approved elements of the design.
 - Value: \$50,000
 2. Friendship Chamberlain Elementary: J. River will work with Friendship Public Charter Schools to design, furnish and install improvements to the playground area at the Friendship Chamberlain Elementary campus.
 - Playground improvements to include:
 - Installation of age-inclusive fitness options
 - Upgrades to fencing and gates
 - Improved signage and wayfinding
 - In return for these improvements, FPCS will allow public access to the playground area during non-school hours.
 - Value: \$75,000

3. Hopkins Apartments Playground: J. River will work with the District of Columbia Housing Authority to design, furnish and install improvements to the playground area at Hopkins Apartments (1430 L St. SE).

- Playground improvements to include:
 - New children’s play equipment
 - Improved signage and wayfinding
 - In return for these improvements, DCHA will allow public access to the playground area during daylight hours.
- Value: \$20,000
4. Tree Canopy Improvement: J. River will work with and provide funding to Casey Trees (or equivalent provider) to make trees (at ~\$350/tree) available to residents of ANC 6B to support Ward 6 tree canopy goals. This will include support for distribution and planting.

- Value: \$5,000

3. Enhanced and Improved Alley System:

1. Alley Width: J. River will provide an easement over ~1,800 SF of private property in order to widen the public alley off of 14th Street to 20’. The widened alley will improve the pedestrian and vehicular experience and circulation.
2. Alley Paving & Lighting: The entire alley from 14th St. SE to Ives Pl. SE will be paved and lighting will be installed on the building façade that faces the alley.
3. Additional Features: J. River will provide additional features to improve the functionality and safety of the alley including security cameras, mirrors, and bollards to protect neighboring homes and vehicles.

- Value: \$65,000

4. Transportation Demand Management Plan

1. Transit Benefits: To promote walking, cycling, and use of the abundant mass transit options in the area, J. River will provide a welcome package with a Transportation Benefits Package to all new incoming residents for the first three years of operations consisting of:
 - 1 year of Capital Bikeshare membership
 - 1 year of Car2Go membership
 - SmarTrip card
2. Bicycle Parking: Bicycling will be promoted through abundant on-site bicycle parking for residents, visitors, retail employees, and customers.
 - 218 long-term, secured bicycle spaces

- 71 are located in a ground-floor bicycle room with direct access to the alley.
 - Shower, changing, and bicycle maintenance facilities will be provided within the lower-level bicycle storage area.
 - 20 short-term bicycle spaces surrounding the site
3. Transit Screen: J. River will provide a Transit Screen in the residential lobby to inform residents and visitors of all available transportation options in the area and provide real-time updates on modal availability.
- Value: \$65,550

5. Project Level Benefits:

1. Retail:

1. J. River will designate 10% of retail space for existing or emerging local businesses.
2. J. River will ensure Class-A retail design standards and construction methods are used to attract prominent/catalyst retail tenants.
3. Through the landscape design and architectural features, J. River has focused on creating a pedestrian friendly streetscape including new paving, street lighting fixtures, varied storefront designs, and preserving old-growth trees and providing additional green space.

2. Sustainable & Universal Design: J. River will design the project to a LEED Gold standard with Universal Design principals.

1. Specific sustainable design features:
 1. Extensive green roof and courtyard
 2. Maximizing daylight throughout the building
 3. High efficiency HVAC units
 4. Two electric car charging stations

3. Environmental Remediation: J. River will engineer and execute an environmental remediation plan to mitigate potential contaminants from the former gas station on the property.

4. Reduction in Curb Cuts: J. River will eliminate curb cuts creating more on-street parking. By closing existing curb cuts, approximately 55 feet of additional frontage will be available on both Pennsylvania Ave. SE and 14th St. SE.

5. Memorandum of Understanding: J. River will work in good faith to enter into a Memorandum of Understanding with ANC 6B regarding construction management and operational quality of life items.

6. Resident Parking: J. River will work with DDOT to prohibit residents from securing RPP stickers.
7. Tree Protection: J. River will establish and implement a tree protection plan for all adjacent trees in public space.
8. Public Infrastructure & Utilities: J. River will extend and/or replace public infrastructure and utilities within the neighborhood to serve the project and allow for future utilization by neighboring properties

Excludes 3 bedroom IZ Units								80% AMI Only	
	Total Unit Count	Avg Size	Total Rentable SF	IZ Units	IZ Unit SF	IZ SF % of Whole	IZ Unit Limit Check*	2015 IZ Rent per Unit	Total IZ Rent Per Unit Type Per Month
Studio	64	378	24,192	4	1,512	18% OK		\$ 1,529	\$ 6,116
1 Bedroom	100	573	57,320	6	3,439	42% OK		\$ 1,638	\$ 9,828
2 Bed	25	811	20,275	4	3,244	40%		\$ 1,966	\$ 7,864
3 Bed	0	0	-	0	-	0%		\$ 2,293	\$ -
Total	189	539	101,787	14	8,195	100%	8.0513%	\$ 1,701	\$ 23,808

Includes 3 bedroom IZ Units V2								80% AMI Only	
	Total Unit Count	Avg Size	Total Rentable SF	IZ Units	IZ Unit SF	IZ SF % of Whole	IZ Unit Limit Check*	2015 IZ Rent per Unit	Total IZ Rent Per Unit Type Per Month
Studio	64	371	23,720	2	741	9% OK		\$ 1,529	\$ 3,058
1 Bedroom	93	570	53,010	2	1,140	14% OK		\$ 1,638	\$ 3,276
2 Bed	25	815	20,368	2	1,629	20%		\$ 1,966	\$ 3,932
3 Bed	4	1172	4,689	4	4,689	57%		\$ 2,293	\$ 9,172
Total	186	547	101,787	10	8,200	100%	8.0559%	\$ 1,944	\$ 19,438

	Exc. 3 Bedrooms	Includes 3 Bedrooms	Differential
Total IZ Monthly Rent	\$ 23,808	\$ 19,438	\$ (4,370)
Total Annual IZ Rent	\$ 285,696	\$ 233,256	\$ (52,440)
Opex Costs 30%	\$ (85,709)	\$ (69,977)	\$ 15,732
Total Annual Revenue	\$ 199,987	\$ 163,279	\$ (36,708)
Cap Rate Valuation at 5.00%	\$ 3,999,744	\$ 3,265,584	\$ (734,160)
Cap Rate Valuation at 5.50%	\$ 3,636,131	\$ 2,968,713	\$ (667,418)
Cap Rate Valuation at 6.00%	\$ 3,333,120	\$ 2,721,320	\$ (611,800)