

**VALUE OF MARKET TERMINAL PUBLIC BENEFITS**

**UP-FRONT CAPITAL COSTS**

<b>Parks &amp; Open Space</b>	<b>Land Sq. Ft.</b>	<b>Land Acres</b>	<b>Estimated Cost/Value</b>
<u>Florida Avenue Park</u>	4,350	0.10	\$ 390,000
Off-site contribution			\$ 150,000
			\$ 540,000
<u>Plaza</u>	13,525	0.31	\$ 1,210,000
Furniture			\$ 50,000
Wayfinding			\$ 25,000
Gantry w/fog			\$ 400,000
			\$ 1,685,000
<u>Neal Place Park</u>	11,575	0.27	\$ 1,000,000
Water Feature			\$ 150,000
Interim Condition			\$ 200,000
3,000sf Pop-Up Maker-Space			\$ 80,000
			\$ 1,430,000
<b>Permanent Open Space</b>	<b>29,450</b>	<b>0.68</b>	<b>\$ 3,655,000</b>
<u>Temp C2 &amp; D Park</u>	41,000	0.94	
Interim lawn, gravel, etc			\$ 500,000
Furniture, Games			\$ 75,000
Restoration of loading platform			\$ 25,000
			\$ 600,000
<b>Total Open Space</b>	<b>70,450</b>	<b>1.62</b>	<b>\$ 4,105,000</b>
<b>Total PUD Area</b>	<b>213,044</b>	<b>4.89</b>	
<b>% used for Permanent Open Space</b>		<b>14%</b>	

**Roads & Streetscape**

**Estimated Cost/Value**

Private Streets per Union Market Guidelines (scored concrete)	\$ 1,100,000
Private Streets environmental cleanup	\$ 1,000,000
Upgraded Streetscape - Union Market Canopies Building A1 & B	\$ 300,000
Upgraded Streetscape - Specialty paving	\$ 300,000
Upgraded Streetscape - Street furnishings	\$ 200,000
Upgraded Streetscape - LID tree panels & landscaping	\$ 900,000
Alley improvements (permeable paving)	\$ 200,000
Traffic Signal (4th/Morse)	\$ 250,000
Traffic Cameras x2	\$ 12,000
<b>Total Street Improvements</b>	<b>\$ 4,262,000</b>

**Bike Infrastructure**

**Cost/Value**

Alley Cycle Track with protective roll curb	\$ 100,000
Bike Lane Striping (Offsite - Morse Street)	\$ 10,000
Bikeshare Station	\$ 100,000
4 x Bike Repair Stations	\$ 10,000
Covered Bike Parking & Additional Retail Bike Parking	\$ 46,250
Cargo Bikes in each Residential Building	\$ 25,000
<b>Total Bike Infrastructure</b>	<b>\$ 291,250</b>

**Total Public Improvements**

**\$ 8,658,250**

**Other Construction Costs**

**Cost/Value**

Utility Excess Capacity for Potential Future Development	\$ 257,000
LEED Gold Premium - Residential Phase I	\$ 1,720,000
LEED Gold Premium - Office Phase I	\$ 1,000,000
Deep Foundations & Access for DC Water Sewer Tunnel	\$ 125,000
<b>Total Other Construction</b>	<b>\$ 3,102,000</b>

**Other Contributions**

**Cost/Value**

NoMa BID Public Art	\$ 10,000
Carshare/Bikeshare memberships (\$200/unit) - Phase I	\$ 112,000
Carshare/Bikeshare memberships (\$200/unit) - Phase II	\$ 112,000
<b>Total Other</b>	<b>\$ 234,000</b>

**TOTAL CAPITAL COST OF BENEFITS**

**\$ 11,994,250**

**ANNUAL CONTRIBUTIONS**

<b>Affordable Housing - Phase I</b>	<b>Annual Cost</b>	<b>Value</b>
Additional 3% IZ and 50% at 50% AMI		
Annual Contribution (Reduced Rents)	\$ 429,180	
<b>Value (at 6% Cap Rate)</b>		<b>\$ 7,153,000</b>

<b>Affordable Housing - Phase II</b>	<b>Annual Cost</b>	<b>Value</b>
Additional 3% IZ and 50% at 50% AMI		
Annual Contribution (Reduced Rents)	\$ 460,920	
<b>Value (at 6% Cap Rate)</b>		<b>\$ 7,682,000</b>

<b>Maker Space</b>	<b>Annual Cost</b>	<b>Value</b>
4,500sf at 10%+ discount in retail rent		
Annual Contribution (Reduced Rents)	\$ 22,500	
<b>Value (at 6% Cap Rate)</b>		<b>\$ 375,000</b>

<b>Street Maintenance &amp; Cleaning</b>	<b>Annual Cost</b>	<b>Value</b>
Plaza & Street Maintenance per annum cost	\$ 250,000	
<b>Value (at 6% Cap Rate)</b>		<b>\$ 4,166,667</b>

**TOTAL VALUE OF ANNUAL CONTRIBUTIONS \$ 19,376,667**

**COMBINED TOTAL VALUE OF PUD BENEFITS \$ 31,370,917**

**COST OF EXTENDING NEW UTILITIES \$ 2,400,000**