

Public Benefits for Market Terminal	Phase I Development		Phase II Development
	Buildings A1 & B - Residential	Building C1 - Office	Buildings A2, C2 & D - Residential and Hotel Option
Urban Design	High Quality Design & Materials Construction of Street Grid (Morse & 3rd) Below maximum FAR. Creating public spaces on private property and diversity of building heights	High Quality Design & Materials Construction of Street Grid (Morse & 3rd)	High Quality Design & Materials Construction of Street Grid (3rd & Neal Place)
Retail/Street Activation	19,000sf +/- of retail space fronting Morse, 3rd, Plaza & Park Oversized sidewalks to accommodate cafes Lighting, street trees, benches, bike racks	11,000sf +/- of retail space fronting 3rd, Morse & Alley Oversized sidewalks to accommodate cafes Lighting, street trees, benches, bike racks	24,000sf +/- of additional retail space in all three buildings Oversized sidewalks to accommodate cafes Lighting, street trees, benches, bike racks
Parks & Open Space Florida Avenue Park	Extension of the Park proffered in the Highline PUD (ZC Case No. 15-01) Key pedestrian connection into the Florida Ave Market Dual pathways - one ramped for handicapped, bike and stroller accessibility "Gantry" public art installation to serve as a neighborhood identifier and backdrop for outdoor events Biofiltration Gardens and gathering spaces		
Market Terminal Plaza	Land dedicated to public use. Full construction of Plaza Framed by retail with outdoor seating terraces Programming for events and gatherings		
Landscaped Open Area/Future Park	Interim Open Space - Landscaping, fencing, benches		Park programming to be proposed with Stage II PUD
Temporary Event Space (C2 Lot)		Paved Parking and Programmed Event Space on empty C2 Lot. Plus drive aisle connecting 3rd & Alley	Removed with Building C2 construction
Street Grid			
All Streets	New paving, sidewalks, curb/gutter, street lights, street trees, signage, receptacles - all to DDOT standards		
Morse Street Extension	Full Street Section to 3rd Street	Full Street Section to 3rd Street	
Third Street	Full Street Section to the phase line/turnaround	Full Street Section to the phase line/turnaround	
Alley		West side of alley to Temporary Event Space	
Neal Place Extension			Full Street Section
Private Street Maintenance	Street and alley repairs, cleaning, trash pick-up and snow removal by Applicant		Street repairs, cleaning, trash pick-up and snow removal by Applicant
Bike Connection		Painted Bike Lane in Alley	Extension of Bike Lane to NY Ave Tunnel
Infrastructure Upgrades			
Water & Sewer	Main service lines extended throughout the site with water looped to NY Avenue. Capacity for future development connections		
Dry Utilities	Pepco service to be extended into site with ductbank capacity for future development		
Sewer Tunnel Improvements	DC Water is assessing potential relining or other upgrades		
Small Business/Employment Opportunities	1,500 sq ft Maker Space in Building B Market retail space to small businesses/makers First Source Employment	Temp Event Space - potential for outdoor market First Source Employment	Market retail space to small businesses/makers First Source Employment
Bike Trail Improvements	Met Branch Trail - \$10,000 contribution to trail beautification and wayfinding - PowWow Mural	Met Branch Trail - \$10,000 contribution to trail beautification and wayfinding - PowWow Mural	Connection of bike lane to the future NY Ave bike trail and associated signage.
Affordable Housing	20% of IZ at 50% AMI. Building A2's 50% AMI units (Phase II) transferred to Building B for early delivery with Phase I. Studio - 3 Bed Affordable Units	N/A - office	C2 - 20% of IZ at 50% AMI
Sustainability	Conversion of approximately 2 acres of paved area into greenspace		
	LEED 2009 Silver Enrollment in DC VRP - cleanup of contaminated sites	LEED 2009 Gold	Residential - LEED 2009 Silver. Office/Hotel - LEED 2009 Gold
Traffic Demand Management	Transit Information in Lobbies 1 year Bikeshare membership for initial residents 1 year Carshare membership for initial residents	Transit Information in Lobby	Neal Place Connection