

Public Benefits for 300-350 Morse	Phase I Development		Phase II Development
	Buildings A1 & B - Residential	Building C1 - Office	Buildings A2, C2 & D - Residential and Hotel/Office Option
Urban Design	High Quality Design & Materials Construction of New Street Grid 10% of private land used for public open space Diversity of building heights and materials	High Quality Design & Materials Construction of Street Grid (Morse & 3rd)	High Quality Design & Materials Private land used for public open space
Retail/Street Activation	Total of over two-thirds of an acre of streetscape improvements along three street sections and alley 26,000sf +/- of retail space with 16ft+ ceiling heights fronting Morse, 3rd, Plaza & Florida Ave Park Oversized sidewalks to accommodate cafes Lighting, street trees, benches, bike racks	10,500sf +/- of retail space fronting 3rd, Morse & Alley Oversized sidewalks to accommodate cafes Lighting, street trees, benches, bike racks	17,000sf +/- 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) Design fully coordinated with Level 2 portion of the park Dual pathways - one ramped for handicapped, bike and stroller accessibility Biofiltration gardens and landscaping to screen rail tracks		
Morse Street Plaza	Full build out of 1/3 acre public plaza on private land Key pedestrian connection from Florida Ave/NoMa into the Market "Gantry" public art installation to serve as a neighborhood identifier and backdrop for community events Gantry will also incorporate a water feature that will release fog at timed intervals providing an interactive quality Plaza also framed by retail with cafe seating and a series of stepped terrace seating areas, plus a residential amenity terrace A1 Bike Parking entrance with option for bike retail operation or bike valet parking Plaza bench seating areas designed per Deaf Space guidelines Wayfinding totem located at Morse & 3rd Street intersection Plaza program to include vendor stalls for crafts, fairs, etc. to be managed by property Association		
Neal Place Park	Interim use for pop-up retail/maker-space incubators - approx. 3,000sf of retrofitted containers or similar temporary structures for small business users (Approx. \$80,000)		Approx. 12,000 sf public pocket park. Neighborhood gathering space framed by outdoor café seating with a water feature focal point Final design with Stage 2 PUD for Building A2
Temporary Open Space (C2 & D Lots)	Approx. 41,000sf of park/open space with Landscaping, Benches, Activation Play Equipment and Outdoor Games (bocce, ping pong, etc.) provided (Approx. \$75,000) Events, such as festivals, to be managed by property Association Parking for foodtrucks and other vendors provided at the alley to support events		
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		
Third Street	Full Street to Section from Morse Street to Neal Place		
Alley		Pedestrian walk and 10ft bike lane	Completion of alley and bike lane to north end of Building D
Neal Place Extension	Full Street section - deferred to C2 or D construction if Stage 2 PUD for those sites approved with temporary street during construction of C2 or D		
Private Street Maintenance	Street and alley repairs, cleaning, trash pick-up and snow removal by Applicants/Association.		
Infrastructure Upgrades			
Water & Sewer	Main service lines extended throughout the site with water looped. Capacity for future development connections		
Dry Utilities	Peppo service to be extended into site with ductbank capacity for future development		
Small Business/Employment Opportunitites	1,500 sq ft Maker Space in Building B 1,500 sq ft Maker Space in Building A1 Pop-Up Incubators on future park site Plaza program to include vendor stalls Maker Space rent to be below-market retail rent Market retail space to small businesses/makers First Source Employment		1,500 sq ft Maker Space in Building C2
Affordable Housing	Additional 2% of affordable housing (ie, 10% of total resid. GFA) for all buildings 50% at 50% AMI and 50% at 80% AMI Approx. 64 units affordable in Phase I - 32 at 50% AMI Studio - 3 Bed Affordable Units	N/A - office	Additional 2% of affordable housing (ie, 10% of total resid. GFA) for all buildings, except A2 (for sale product proposed) 50% at 50% AMI and 50% at 80% AMI Approx. 50 additional affordable units in Phase II Approx. 114 units total of affordable housing provided in both phases
Sustainability	A1 - LEED 2009 Gold B - LEED 2009 Silver - min 55 points Enrollment in DC VRP - cleanup of contaminated sites	LEED 2009 Gold	All Buildings - LEED 2009 Gold.
Bike Infrastructure Improvements	Cycle track along the alley \$7,000 escrow for installation of Bike Lane on Morse Street from alley to 4th Street Covered bike parking/bike valet in Building A1 Public bike repair station at the Plaza 42 short-term bike parking spaces along all retail streets Met Branch Trail - \$10,000 contribution to trail beautification - PowWow Mural event		Bikeshare Station & 1 yr maintenance
Traffic Demand Management	Transit Information in Lobbies Additional bike parking in garage & repair station \$200/unit toward Bikeshare or Carshare memberships Two carshare spaces on new streets Two cargo bikes and three shopping carts per residential building Traffic cameras at New York & 4th and Florida & 5th Proposed new traffic signal at 4th & Morse (approx. \$250,000)	Transit Information in Lobby Additional bike parking in garage & repair station Electric car charging stations	Additional TDM measures to be determined with Phase II submission.
Business Improvement District	\$25,000 contribution to formation of a new Market-wide Business Improvement District		