

ZC Case No. 16-02 – DC United Stadium

Applicant’s Benefits and Proposed Conditions Pursuant to Subtitle X §§ 308.8 – 308.10

Proffered Benefit	Proposed Condition
<u>Urban design, architecture, landscaping, site planning, and efficient and economical land utilization</u>	The Project shall be developed in accordance with the plans marked as Exhibits 37B and 97F of the Record, as modified by guidelines, conditions, and standards herein (collectively, the “Plans”).
<u>Environmental benefits</u> LEED Gold certification. Voluntary clean-up of the site.	The Project shall be designed to meet the LEED Gold standard. Prior to the issuance of a certificate of occupancy, the Applicant shall submit to the Zoning Administrator a LEED scorecard indicating the points that the Project will attain.
<u>Public space and parks</u> Public plazas. Public park at northeast corner of the site. Pocket parks along T Street and 2 nd Street.	The Project shall be developed in accordance with the plans marked as Exhibits 37B and 97F of the Record, as modified by guidelines, conditions, and standards herein (collectively, the “Plans”).
<u>Employment and Training Opportunities</u> First Source Agreement. Certified Business Enterprise (CBE) Agreement. Project Labor Agreement.	Prior to the issuance of a building permit for the Project, the Applicant shall provide evidence of the following to the Zoning Administrator: <ul style="list-style-type: none"> a. An executed First Source Agreement; b. An executed Certified Business Enterprise Agreement; and c. An executed Project Labor Agreement.
<u>Effective and safe vehicular and pedestrian access, transportation management measures, connections to public transit service, and other measures</u>	

<p>Transportation demand management (TDM) plan At least 447 bicycle parking spaces, including a bicycle valet and parking elsewhere on the site of the stadium.</p> <p>A new Capital Bikeshare Station and bottomless corral for overflow.</p> <p>Transportation operations and parking plan (TOPP).</p>	<p>The Applicant shall implement the transportation demand management (TDM) plan as described on pages 32-33 of Exhibit 37A1 of the Record.</p> <p>Prior to the issuance of a certificate of occupancy for the Project, the Applicant shall pay the cost of installing a new Capital Bikeshare station in the vicinity of the Project. The exact station location, number of stalls, and number of bikes shall be determined by DDOT.</p> <p>Prior to the first event at the stadium, in consultation with DDOT and other relevant District agencies, the Applicant shall adopt a final TOPP substantially similar to the preliminary TOPP included as Exhibit 118A in the Record. The Applicant shall be permitted to modify the final TOPP in consultation with DDOT, other relevant agencies, and stakeholders in response to changing conditions and information.</p>
<p><u>Uses of special value.</u></p> <p>Community Benefits Agreement.</p> <p>\$50,000 for air purifiers.</p>	<p>Prior to the issuance of a certificate of occupancy for the Project, the Applicant shall provide evidence to the Zoning Administrator that funds have been contributed or the program has been established, as applicable, for the following:</p> <ul style="list-style-type: none"> a. A soccer club program at Amidon-Bowen Elementary School; b. A program to encourage childhood literacy and healthy lifestyle in partnership with Amidon-Bowen Elementary and UNITY Health; c. “DC Kicks for Kids” at Jefferson Academy Middle School for students to receive free game tickets; d. Provide scholarships to sponsor up to 25 low-income children aged 5-17 to attend a weeklong DC United summer day camp; and e. \$50,000 to BreatheDC for the purchase and distribution of air purifiers to nearby residents. <p>The Applicant shall establish or implement the following:</p> <ul style="list-style-type: none"> a. Bi-annually, identify skilled and qualified residents of ANC 6D aged 8-18 for invitation to sports clinics to qualify for scholarships to the DC United Training Program;

	<ul style="list-style-type: none"> b. Annually, purchase one full-page advertisement in each addition of the local “Southwester” newspaper; c. Provide a minimum of three community days for use of the Stadium for registered not-for-profits; d. Collaborate with the Department of Employment Services to provide young adults aged 16-25 in ANC 6D with summer youth and seasonal jobs; e. Partner with CBCC and other locally-involved organizations to engage ANC 6D residents for outreach for employment and training; f. Provide free meeting room space for use by non-profit organizations in ANC 6D, subject to availability; g. Discuss opportunities for licensed food vendor space for residents in the Buzzard Point area that is consistent with the concessions partners’ operations; h. Use reasonable best efforts to ensure that selected food and beverage concessionaire provide at least eight stadium events for CBCC or a non-profit organization to operate a concession stand to support fundraising efforts to support specific Southwest community projects; and i. Contingent upon DC United identifying a sponsor to support a partnership with a healthcare provider, facilitate introductions between the CBCC, the District of Columbia, and other stakeholders regarding the establishment of a healthcare facility or services in the stadium area.
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