

Tab A

Summary of Public Benefits and Amenities

Wesley Hawaii, LLC – Zoning Commission Case 19-01

Public Benefit and Amenity	Additional Details
<p>Superior Urban Design and Architecture (Subtitle X § 305.5(a))</p> <p>Superior Landscaping or Preservation of Open Spaces (Subtitle X § 305.5(b))</p> <p>Site planning and efficient and economical land utilization (Subtitle X § 305.5(c))</p> <p>Streetscape and Public Realm Improvements (Subtitle X § 305.5(l))</p>	<p>As confirmed by the Office of Planning, the architectural plans demonstrate that the Project proposes superior urban design/architecture, landscaping, site planning, and public realm improvements.</p>
<p>Affordable Housing (Subtitle X § 305.5(g))</p>	<p>The Applicant proposes an all-affordable building at varying affordability levels of 30%, 50%, 60% and 80% Median Family Income (“MFI”). As set forth in the record, the Applicant proposes 7 units up to 30% MFI; 29 units up to 50% MFI; 16 units up to 60% MFI; and 18 units up 80% MFI. All 70 units in the Project will be affordable for a minimum of 40 years. After the 40 year control period ends, the Applicant will meet Inclusionary Zoning Requirements by setting aside no less than 10% of the residential gross floor area.</p>
<p>Housing (Subtitle X § 305.5(f))</p>	<p>The Project proposes 15 three-bedroom units.</p>
<p>Social Services and Facilities (Subtitle X § 305.5(i))</p>	<p>The Applicant will employ an on-site coordinator to administer social service programs for building residents assuming the availability of funding for such a position.</p>
<p>Environmental and Sustainable Benefits (Subtitle X § 305.5(k))</p>	<p>The Project will achieve Gold certification under the U.S. Green Building Council’s LEED v.4 standards. Additionally, the Project will have infrastructure to service electrical vehicles on the garage level.</p>

<p>Employment and Training Opportunities (Subtitle X § 305.5(h))</p>	<p>The Applicant will enter into a First Source Employment Agreement with the D.C. Department of Employment Services.</p>
<p>Uses of Special Value to the neighborhood (Subtitle X § 305.5(q))</p>	<p>The Applicant will implement a Relocation Plan for existing tenants. The Relocation Plan will ensure that existing tenants have the right to return to comparable unit sizes once the Project is constructed. The Relocation Plan is more fully described in the Post-hearing Submission.</p> <p>Additionally, the Applicant will pay to the Fort Totten Civic Association organizational dues no greater than \$2,500 per year for ten years as well as provide the Fort Totten Civic Association with a meeting space in the Project's first floor amenity room up to twice a month.</p>
<p>Outdoor Children's Play Area (Subtitle X § 305.5(m))</p>	<p>The Project will include a children's play area subject to DDOT approval. The programming for the children's play area will be confirmed prior to the issuance of a certificate of occupancy.</p>