

**Exhibit I: Summary of Project Public Benefits and Potential Impacts**

| <b>Category of Public Benefit</b>                    | <b>Analysis</b>   | <b>Consistent w. Comp. Plan</b> | <b>&gt;Matter-of-Right</b>  | <b>Tangible Measurable</b>  | <b>Within ANC</b>            |
|--|---|---------------------------------|---|---|------------------------------|
| <b>Superior urban design and architecture</b>        | The Project reflects superior urban and architectural design. For instance, the Project’s urban design emphasizes the pedestrian nature of 14 <sup>th</sup> Street, NW in the vicinity of the Property and provides large setbacks at the rear for the surrounding properties. The Project has high quality façade materials and finishes, four “front” façades, and <b>59 balconies/patios</b> . 11-X DCMR § 305.5(a).   | Yes                             | Yes, superior design to a matter-of-right building                            | Yes, enforceable via approved plans                                     | Yes                          |
| <b>Site planning, and efficient land utilization</b> | The benefits of the Project’s site plan and efficient land utilization are reflected in the Project’s overall density, introduction of residential uses on underutilized lots located near transit, the absolute number of new residential units provided, and introduction of income-restricted housing. In addition, the Project places parking and loading in a garage with access only from an alley via existing curb cuts.  | Yes                             | Yes, superior site plan to a matter-of-right design                           | Yes, enforceable via approved plans                                     | Yes                          |
| <b>Housing, affordable housing, and 3-BR units</b>   | The Project includes a greater number of housing units than could be developed on the site as a matter-of-right plus permanently affordable housing, including <b>22 50% MFI units, 22 30% MFI units, and 24 three-bedroom units</b> (of which 18 will be affordable). <i>Id.</i> § 305.5(f)(1), (f)(3), (g)(1), and (g)(2).  | Yes                             | Yes, 66% affordable v. 10% affordable as a matter-of-right                    | Yes, enforceable via covenant with DHCD and PUD Covenant                | Yes, and District as a whole |
| <b>CBE and First Source</b>                          | The Applicant has committed to enter into a Certified Business Entity Agreement, setting forth minimum CBE contracting and equity requirements, and a First Source Employment Agreement, setting forth minimum District-resident employment requirements, which was another benefit requested by neighbors. <i>Id.</i> § 305.5(h). <b><i>This is a new proffer since the PUD was filed.</i></b>   | Yes                             | Yes, CBE/First Source not required by-right                                   | Yes, enforceable at issuance of CofO (and by the agreements themselves) | District as a whole          |
| <b>Uses of Special Value to the Neighborhood</b>     | Finally, the Project retains the Dance Loft on 14 use in its current location. The retention of a locally-owned and woman-owned community performing arts organization fits into this category of public benefits (“Building space for special uses including, but not limited to . . . promotion of the arts or similar programs and not otherwise required by the zone district”) <i>Id.</i> § 305.5(j).  | Yes                             | Yes, this use is not <u>required</u> by-right                                 | Yes, enforceable at CofO issuance                                       | Yes, and District as a whole |
| <b>Environmental and sustainable benefits</b>        | The Project includes innovative sustainable design elements and achieves appropriate levels of environmental certification, given the mix of multiple uses. The Project has been designed to meet net zero energy targets while exceeding environmental design standards at the Enterprise Green Communities Plus level (or an equivalent sustainability system for affordable housing projects level). Specific sustainable benefits in the Project include solar panels. <i>Id.</i> § 305.5(k). | Yes                             | Yes, sustainable design and solar panels are not required for matter-of-right | Yes, enforceable by a sustainability program checklist at CofO issuance | Yes                          |
| <b>Neighborhood Retail Uses</b>                      | The Applicant has committed to retaining ~1,888 square feet of non-Dance Loft, retail uses at the request of neighbors. <i>Id.</i> § 305.5(q).  | Yes                             | Yes, this use is not <u>required</u> by-right                                 | Yes, enforceable at CofO issuance                                       | Yes                          |
| <b>CaBi Station</b>                                  | The Applicant has committed to expanding a nearby CaBi station. <i>Id.</i> § 305.5(o). <b><i>This is a new proffer since the PUD was filed.</i></b>   | Yes                             | Yes, this expansion is not required   | Yes, enforceable at CofO issuance                                       | Yes                          |

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| Category   | Analysis  | Outcome  |
|--|---|--|
| <b>Potential Impacts on the Surrounding Area</b> |   |  |
| Zoning and Land Use                              | <p>This Application proposes to change the Property’s existing zone from MU-3A to MU-5A. The MU-5A zone is consistent with the Comprehensive Plan’s Future Land Use Map Mixed Use/Moderate-Density designations for the Property. The change in zoning alone is unlikely to have any adverse impacts on the surrounding area. The area surrounding the Property already allows very intense PDR uses, and buildings of similar height and mix of uses are located along 14<sup>th</sup> Street, NW approximately two blocks south of the Property. Furthermore, this stretch of 14<sup>th</sup> Street, NW has been anticipated to be an area that is appropriate for changes in intensity and as noted in the recently-approved Comprehensive Plan amendments and the long-approved Small Area Plan.</p> <p>The Project’s contribution of a critical mass of commercial and multifamily uses to the neighborhood is a favorable land use impact. These proposed uses create economic opportunities and contribute to the emergence of job opportunities in the neighborhood and provide new, high-quality multifamily housing units to Ward 4.</p> | <p>The Project has no unacceptable zoning or land use impacts on the surrounding area. To the extent there are any ancillary unfavorable impacts arising out of the Project’s land uses, such impacts are either mitigated by the Project’s design or offset by the public benefits.</p> |
| Housing Market Impacts                           | <p>The Project’s inclusion of enhanced permanently-affordable units has favorable impacts because it helps establish 14<sup>th</sup> Street, NW as an mixed-use, mixed-income community and not one that overly concentrates affordable housing in one location. The Project does not displace any existing residents and is unlikely to create any adverse impacts on the surrounding housing market. Instead, the addition of the Project’s new housing units helps buffer increasing housing costs, as increases in supply are widely understood to dampen rent increases.</p>   | <p>The Project’s addition of new housing and affordable housing are favorable impacts.</p>   |
| Construction-Period Impacts                      | <p>During the development period for the Project, impacts on the surrounding area are capable of being mitigated, and the Applicant agreed to construction mitigation measures in accordance with ANC 4C.</p>   | <p>The Project’s construction impacts will be mitigated.</p>   |
| Open Space, Urban Design and Massing Impacts     | <p>The Project has favorable impacts on the public realm through the construction of improved streetscaping and the provision of ground level uses and new residents to activate the public realm.</p> <p>To the extent there are negative impacts from the Project’s height or density, those impacts are more than acceptable in light of the Project’s significant affordable housing contribution which would not be possible absent the Project’s proposed height or density.</p>  | <p>The Project’s urban design impacts are favorable. Massing impacts are capable of being mitigated or acceptable in light of the public benefits.</p>   |
| Design and Aesthetic Impacts                     | <p>The Project’s design and architecture have a significantly favorable outcome, no unacceptable impacts, and become a center point of the entire central 14<sup>th</sup> Street, NW corridor. The Project incorporates quality architecture and exemplary design with the legacy urban design principles of the 14<sup>th</sup> Street, NW mixed-use corridor.</p>   | <p>The Project’s design impacts are favorable.</p>   |
| Transportation and Mobility Impacts              | <p>The proposed Project does not have any unacceptable impacts on the public transportation facilities or roadways that it relies on for service. Instead the Project’s transportation impacts are either capable of being mitigated or acceptable given the quality of Public Benefits arising from the Project. The Project’s vehicular traffic impacts are mitigated by its transit options and TDM plan. The Project achieves the right balance of mobility.</p>  | <p>The Project’s transportation impacts are capable of being mitigated.</p>  |
| Economic Impacts                                 | <p>Dance Loft on 14 will continue to attract neighbors and outside visitors to patronize area restaurants, retailers, and services and add transit-accessible job opportunities as well as construction period jobs. The introduction of new residential uses also contributes patrons for the existing businesses. The intensification of land use on the Property has positive tax revenue effects for the District. To the extent there are any adverse effects from the Project, such effects are more than offset by these mitigating factors and the Project’s public benefits.</p>   | <p>The Project has favorable economic impacts on the immediate neighborhood and the District more generally.</p>   |

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|---|---|---|
| Cultural and Public Safety Impacts  | The Project will continue to provide performing arts uses that will contribute positively to the culture of Ward 4 and provide a critical “third space,” i.e., a space beyond a place merely to live or work. The Project’s important contributions to the public realm provide neighborhood gathering and event spaces, celebrations, performance opportunities, and opportunities for social interactions and engagement.   | The Project has favorable impacts on the culture and public safety of the surrounding area. |
| <b>Potential Impacts on the Environment, Public Facilities or District Services</b> |   |   |
| Water Demand  | DC Water has confirmed that the property is serviced by adequate existing infrastructure. <sup>2</sup>  | No adverse impacts.   |
| Sewer Demand  | DC Water has confirmed that the property is serviced by adequate existing infrastructure.   | No adverse impacts.   |
| Stormwater Management   | DC Water has confirmed that the property is serviced by adequate existing infrastructure. The Project has been designed to achieve high levels of on-site stormwater retention. The proposed bio-retention, green roofs, and permeable pavement are designed to meet or exceed DOEE requirements.   | No adverse impacts, and the Project is a net improvement relative to existing conditions.   |
| Solid Waste Services  | Solid waste and recycling materials generated by the Project will be collected regularly by a private trash collection contractor and will not have any adverse effect on the District’s municipal waste collection services.   | No adverse impacts.   |
| Electrical Services   | Electricity will be provided by PEPCO in accordance with its usual terms and conditions of service. All electrical systems are designed to comply with the D.C. Energy Code.  | No adverse impacts.   |
| Energy Conservation   | The Project is designed to exceed energy conservation code requirements. In addition, the Project is designed to achieve sustainability standards and is targeting a net zero energy standard, mitigating energy demand impacts   | No adverse impacts, net positive over existing conditions                                   |
| Erosion Control   | During construction, erosion on the Property will be controlled in accordance with District law and there will no adverse impacts on the environment or the surrounding area, which is generally fully developed already.   | All potential impacts are capable of being mitigated.                                       |
| Environmental Impacts   | The Project does not have unacceptable impacts on the environment, and instead has favorable impacts. The Project is designed to achieve high levels of environmental performance as evidenced by its satisfaction of the sustainable design standards. Air and noise pollution impacts, if any, do not exceed those of a matter of right development and mitigated by the Project’s sustainable design and avoidance of gas-powered appliances.  | No adverse impacts, and the Project is a net improvement relative to existing conditions.   |
| Public Schools  | The Project is highly unlikely to have an unacceptable impact on schools in the District given the size of the Project, its mix and type of units, and the capacity for the District’s nearby schools to take on additional students.   | No adverse impacts.   |
| Parks/Recreation Centers/Library Services/<br>Emergency and Health Services         | The Project has no adverse impacts on District services, such as parks, recreation centers, public library, and emergency and health services. To the extent the Project’s future residents are new to the District, they will be contributing new tax dollars, both in the form of income taxes and through the indirect payment of property taxes associated with the Project, that facilitate the provision of District-run services. To the extent the Project’s future residents are existing District residents, they have no net new impact. | No adverse impacts.   |

<sup>2</sup> Domestic water estimate = 1500 WSFU for a demand flow of 269 GPM; sanitary estimate = 2550 DFU; and storm estimate = 2700 GPM.