

COMMUNITY BENEFITS AGREEMENT
APPLICANT'S COMMITMENTS TO ANC 5E
ON PUBLIC BENEFITS, PROJECT AMENITIES,
AND MITIGATIONS BENEFITTING THE PUBLIC
Z.C. CASE NO 17-09
ECKINGTON PARK

DECEMBER 11, 2017

The Applicant shall provide the following public benefits and project amenities as conditions to the approval of Z.C. Order No. 17-09.

1. Uses of special value to the neighborhood:

- a. The Applicant shall donate \$60,000 in total to local schools and the Eckington Recreation Center to fully fund the following initiatives:
 - i. McKinley Tech - \$_____ (TBD) for _____ (concession stand upgrades/or auditorium speaker system upgrades/or computers/or internships).
 - ii. Harmony Elementary - \$_____ (TBD) to purchase _____ chrome books to support in classroom educational technology and standardized testing methods.
 - iii. Langley Elementary - \$_____ (TBD) to purchase _____ laptops to replace outdated technology and increase the total number of work stations available for student use.
 - iv. Eckington Recreation Center - \$_____ (TBD) to fund the purchase of _____ number of tablets/computers for before/after school programs focused on enhancing literacy skills for children ages pre-k to 5th grade.
(allocations and scope to be finalized at December 11th Special Meeting)
- b. The Applicant shall provide a \$40,000 grant to a partnership between Manna, Inc. and the Latino Economic Development Center ("LEDC") to fund affordable housing training and assistance for Eckington residents who rent or own in the neighborhood. Tenants rights work shops and detailed training on how to apply/qualify for local affordable housing programs will be conducted at neighborhood facilities. A door to door survey will be conducted to promote awareness and determine training priorities.

2. Employment and training opportunities:

- a. During construction of the PUD, the Applicant shall provide employment and training opportunities to students at McKinley Technology High School. The Applicant will provide at least four (4) training seminars regarding construction trades which will be available to students at McKinley Technology High School.

3. **Landscaping, or creation or preservation of open spaces:**

- a. The Applicant shall deed to NPF approximately 20,050 square feet of the Site for creation of a park on the eastern portion of the Site (the “East Park”) to house the realigned Metropolitan Branch Trail (“MBT”), a neighborhood dog park, and general open space. The land area for the creation of the East park is approximately 27% of the Site.
- b. The Applicant shall donate \$165,000 to NPF to fund a portion of the construction of a neighborhood dog park within the East Park.
- c. The Applicant shall donate \$350,000 to the NoMa Parks Foundation (“NPF”) to assist with improvements in the South Park. Based on current estimates, the \$350,000 donation to NPF is anticipated to fully fund South Park Amphitheater, which has an approximate construction cost \$300,000. All remaining money donated shall fund the construction of food service kiosks within the South Park.

4. **Transportation infrastructure:**

- a. The Applicant shall donate \$80,000 to fund the realignment of the MBT as it crosses the Site through the East Park. The realignment results in the elimination of the hard-right angle along this portion of the MBT, creating a more gentle curve to access the MBT to north of R Street. The realignment will increase safety on the MBT for all District residents who utilize this vital form of transportation to commute and travel throughout the city. Based on current estimates, the \$80,000 donation is anticipated to fully fund the realignment of the MBT.
- b. The project shall include 174 secure, long-term bike parking spaces within the building as well as a bicycle repair station for tenants.
- c. The Applicant shall install 30 short-term bike parking spaces near the MBT.

5. **Mitigations Benefitting the General Public:**

- a. Restriction on Residential Parking Permits: The Applicant shall include a provision in all residential leases restricting the tenants of the building from obtaining Residential Parking Permits.
- b. Traffic Calming Measures: The Applicant shall fund and install traffic control measures at the intersection of Harry Thomas Way and Eckington Place.
- c. Carshare and Capital BikeShare: The Applicant shall offer either a one-year membership to Capital Bikeshare or a one-year membership to a carsharing service to each new residential lease per unit for a total of three years.

- d. Carsharing Spaces: The Applicant shall dedicate two spaces in the residential garage or on-street along the perimeter of the site for carsharing services to use with right of first refusal.

6. **Commemorative works or public art:**

- a. The Applicant shall install public art into the project in two locations. Permanent art installations shall be provided at the ground floor fronting on the MBT and upper level roof deck at the southeast corner of the project.

7. **Housing and Affordable Housing:**

- a. The Applicant shall set aside 8% of the gross floor area as IZ units reserved for households earning equal to or less than 60% of the MFI, which represents a substantial increase in the amount of affordable residential floor area when compared to the fact that no affordable housing would be generated if the Site was developed as a matter-of-right. As requested by ANC 5E and the Eckington Civic Association, the affordable housing shall be provided as larger family sized units, including the following unit mix, as shown on the IZ Unit Mix marked as Exhibit 28C of the record:

- i. 14 two-bedroom units;
- ii. 4 two-story, three-bedroom units on the ground floor, fronting on either the East Park or the internal courtyard.

- b. The Applicant shall reserve four two-story loft spaces that front on the East Park as artist live-work spaces. The artist-live work spaces shall be reserved for local artists earning equal to or less than 60%. This results in at least an additional 5,400 square feet of affordable housing reserved for households earning equal to or less than 60% of the MFI and increases the **overall amount of affordable housing to 10.3% of the total square footage of the project.** The artist-live work spaces shall remain affordable for the life of the project.

8. **Urban design and architecture site planning and efficient and economical land utilization:**

- a. The PUD shall be developed in accordance with the architectural drawings (the “Plans”) prepared by Torti Gallas Urban, dated November 21, 2017, marked as Exhibits 28A1 through 28A3 of the record, as modified by the guidelines, conditions and standards of the PUD approval. The project has been designed to be compatible with the adjacent residential community and to enhance both the East Park and South Park, since the Site sits at the confluence of these two important neighborhood amenities. The project results in the replacement of a vacant and underutilized site and provides extra eyes on the East Park and South Park.

9. **Environmental and sustainable benefits:** The Applicant shall submit with its building permit application, a checklist evidencing that the PUD has been designed to achieve 60 points under LEED-2009 for NC, which is equivalent to the LEED-Gold standard. The Applicant shall incorporate solar panels on the building's roof. The solar panels shall cover approximately 1,500 square feet of the roof area, which will generate approximately 1% of the building's total energy use.

10. **Streetscape plans:** The Applicant shall construct a pedestrian-friendly streetscape abutting the Site, including new paving for the sidewalks, street lighting fixtures, and new and replacement shade trees.