

PUD at 1333 M Street, SE (ZC Case 20-06)
Capitol Hill Village Advocacy Corps
Analysis of Benefits Currently Proffered
Draft (8-21-2020)

Notes:

- (1) The analysis below is an assessment of the proffered benefits from the perspective of Ward 6 residents. This perspective is an important one for the ANC to consider when securing PUD benefits.
- (2) Not all benefits are created equal. When assessing the value of a benefit we thought it was important to consider who will gain the most from it. To facilitate this analysis, we used four categories in the table below: (a) primary beneficiaries are Ward 6 residents, (b) primary beneficiaries are the general public, (c) primary beneficiaries are the public, but benefit is a “mitigating” one, and (4) primary beneficiaries are the developer, commercial tenants, and/or prospective residents.

	Comments
Primary beneficiaries: Ward 6 residents	
“Bike Trail” relocated to the north side of M Street and reconstructed to DDOT’s current standard width of 10 feet	<ul style="list-style-type: none"> • Modest infrastructure improvement • Puts trail very close to the CSX tracks, where large trains travel at considerable speed
Monetary contribution in the amount of \$25,000 for an event or programming for seniors in Ward 6 or for the cost of professional services related to securing a site for an adult daycare center in Ward 6	<ul style="list-style-type: none"> • Unclear what this figure is based on • CHV estimates \$250,000 is required to have an impact; see CHV proposal and supporting materials
Primary beneficiaries: general public	
4% of the residential gross floor area (89,068 square feet) set aside for affordable housing for households earning up to 60% of the median family income (“MFI”)	<ul style="list-style-type: none"> • Each 1% increase equates to about 5 additional units in Phase 1 • The proffer equates to about 20 additional units beyond what is already required • Benefit will likely accrue to singles or couples without children (note: this location is not particularly suited to families with children, seniors, or people with physical disabilities - given the location, 20 minute walk to public transportation, and limited parking) • Doesn’t meet ANC goal of more 50% AMI units
Mitigating benefits (necessary to minimize impacts of PUD)	
PUD designed to the equivalent of the LEED Gold standard; solar panels on top of the Building 1 West Tower; green roof elements, a community garden and/or other similar sustainable design features on top of the Building 1 West Tower	<ul style="list-style-type: none"> • Necessary to mitigate environmental impacts of PUD (if buildings weren’t there, this benefit would not be necessary) • Solar panels etc. are on West Tower, which is not part of Phase 1

Primary beneficiary: the developer, commercial tenants, and/or prospective residents (i.e., benefits that are designed to make PUD attractive to prospective tenants)	
22-foot right-of-way portion of M Street reconstructed; a small traffic circle constructed to facilitate better circulation near and around the PUD site	<ul style="list-style-type: none"> • Necessary for residents and commercial activity • If the buildings weren't there, these infrastructure improvements would not be a priority • This feature would need to be included in a "matter-of-right" design, so is not a benefit as defined by 11X-305.2
Virginia Avenue re-established to current DDOT standards, as well as bioretention "facilities"	<ul style="list-style-type: none"> • Necessary for commercial and probably safety reasons • If the buildings weren't there, these infrastructure improvements wouldn't be a priority • Road can also be viewed as a downside; some argued for walking/biking corridor instead • This feature would need to be included in a "matter-of-right" design, so is not a benefit as defined by 11X-305.2
"Arrival Plaza" with green lawn to serve as a pedestrian promenade and plaza	<ul style="list-style-type: none"> • Necessary feature to attract residents • This feature would need to be included in a "matter-of-right" design, so is not a benefit as defined by 11X-305.2
"Waterfront Plaza" at the terminus of Virginia Avenue including "monumental" staircase and accessible walkways; designed to accommodate outdoor dining, small gatherings, art fairs, farmers' market and other similar community activities	<ul style="list-style-type: none"> • Relatively small space • Feature designed to attract residents and retail tenants, who are also primary beneficiaries • Due to isolated location and site design, we expect this area will be used more by residents than the public
14 th Street Corridor Plaza to provide connectivity between the proposed Southeast Boulevard Pedestrian Bridge and the lower Retail Promenade and Water Street	<ul style="list-style-type: none"> • The pedestrian bridge is not part of the PUD, and it is uncertain if or when the city will build one • Due to isolated location and site design, we expect access to Water Street will primarily benefit residents (note: no improvements are proposed for Water Street) • Access to the river south of Water Street is currently limited by a mix of privately owned boat houses and unimproved patches of wild vegetation
"Lower Retail Promenade" with a great lawn and access to Water Street and the Anacostia Bike Trail	<ul style="list-style-type: none"> • Due to isolated location and site design, we expect the promenade/great lawn will be used more by residents than the public • Access to the river south of Water Street is currently limited by a mix of privately owned boat houses and unimproved patches of wild vegetation • Given the shape of the property and density limitations, a feature like this would probably need to be included in a "matter-of-right" design, so may not be a benefit as defined by 11X-305.2