

# 13<sup>th</sup> & U Street Project

## The JBG Companies



### **Project Description:**

- Redevelopment of existing strip shopping center at 1304-1324 U Street NW
- Proposed project would be 8 stories with 134 apartments & 15,000 square feet of ground floor retail
- Project requires a rezoning of the site through a Planned Unit Development (“PUD”) process
- Project team includes world-renowned firms of David M. Schwarz Architects and Champalimaud

### **Community Benefits:**

- \$600,000 contribution towards:
  - Schools & recreational facilities in the neighborhood
  - Startup of a Business Improvement District
  - Transportation improvements & Bike share station
  - Streetscape improvements in the area
- 12 dedicated ‘affordable housing’ units
- Enhanced streetscape surrounding the project
- Internalization of all trash, loading, parking along the alley

For more information, please go to [www.13thandu.com](http://www.13thandu.com) or contact Caitlin Leary at [cleary@jbg.com](mailto:cleary@jbg.com)

## **13<sup>th</sup> & U Project Community Benefits Package: \$600,000**

The JBG Companies is dedicated to providing a precedent-setting community benefits package as part of the PUD submission for the 13<sup>th</sup> & U project. A total of \$600,000 has been committed to the benefits package, and a task force of various community members was formed to help develop a plan for the distribution of the funds.

The list below represents JBG's proposal for the distribution of the funds, based on feedback from the task force and community members. As part of this proposal, JBG recommends that a steering committee be formed, including members of community organizations and ANC, to allocate the funds among the subprojects in each category.

JBG is committed to the implementation of this community benefits package, and looks forward to working with the proposed steering committee to ensure that the funds are applied appropriately and in a timely fashion.

### **Category #1: Fund community education and/or recreational facilities and programs:**

- Amount: \$300,000
- Uses:
  - Fund new equipment and improvements at the Harrison Recreation Center
  - Fund after-school programs (recreation, art, music) through non-profits or schools
  - Provide additional funds for improvements to Meridian Public Charter School
  - Renovate ball fields at Garrison Elementary
  - Provide improvements at St. Augustine School
  - Provide improvements at Shaw Middle School

### **Category #2: Assist in the creation of a Business Improvement District (BID):**

- Amount: \$150,000
- Uses:
  - JBG volunteers to sit on an exploratory committee dedicated to researching the feasibility of, and best practices for, the formation of a BID
  - The funding allocated will be used as seed money to start the BID

### **Category #3: Mitigate traffic and parking impacts on the existing neighborhood:**

- Amount: \$125,000
- Uses:
  - Create a Transportation Demand Management plan, by analyzing the projected impact of the proposed development on neighborhood traffic and parking
  - Offer metro, Zipcar and/or Bikeshare benefits to building residents
  - Fund a Capital Bikeshare station at the southwest corner of 13<sup>th</sup> & U St, or expand an existing station nearby

### **Category #4: Provide public space improvements: \$25,000**

- Amount: \$25,000
- Uses:
  - Provide streetscape improvements along 13<sup>th</sup> St. between U St. and the alley
  - Incorporate public art into the streetscape