

BACKGROUND ON LRCA INVOLVEMENT WITH FORT TOTTEN SQUARE

1. Through its Development Task Force, the LRCA was actively involved in development planning for Fort Totten Square North, which includes a Walmart store. This was matter of right project that involved a large tract review process. There were updates during LRCA meetings and special community meetings during this period.
2. During the early stage of the planning process for Fort Totten Square North, the developers — JBG Companies and Lowe Enterprises — informed the LRCA of the plans for Fort Totten Square South, another matter of right project that would require a large tract review and at that time included retail and rental apartments. The concept for this second phase necessitated purchasing a parcel of District-owned land.
3. The LRCA indicated a willingness to support a Land Disposition Agreement — an LDA — between the developers and the City, as long as a community benefits package was part of the process. We felt that this approach would best ensure that the transaction would have a longer-lasting positive impact than additional retail.
4. Due to the changing economy and other matters, the LDA process was delayed for years, but was reinstated. The LRCA testified at a surplus property hearing in June 2014.
5. In the spring of 2016, JBG notified and its new partner, urban-neighborhood developer EYA, notified LRCA about a new concept that would include approximately 180 homeownership units and 26,000 square feet of retail.
6. Throughout the summer of 2016, the LRCA and the developers communicated regarding the LDA process. Ultimately, it was determined that due to the legal nature of the LDA, a binding term sheet regarding community benefits could be submitted as part of the LDA process.
7. The LRCA and the developers met on two occasions to negotiate draft language for the community benefits term sheet. The language was based upon research done on approved PUDs—different, but the most analogous—of similar size and scope.
8. The LRCA held public meetings and sponsored a community survey to solicit more resident input. Subsequent meetings and communications focused on fine-tuning the language based upon survey results and agreeing on the financial numbers.
9. The term sheet was provided for the Council record as the legislative process for the LDA continues.
10. The LDA was approved in January 2017. The next steps — specific timetable to be determined in the coming weeks — will be to flesh out the community benefits agreement, have it undergo the necessary review, negotiate with the developer, finalize and codify the community benefits agreement.

FORT TOTTEN SOUTH COMMUNITY BENEFITS TERM SHEET OVERVIEW

1. Term Sheet will be fleshed out in further detail at a later date in the form of a Community Benefits Agreement.
2. A contribution of \$325,000 by the Developer to the community, allocated as follows.
3. Community Benefits:
 - a. *Workforce Development (\$20,000):* Developer will provide funding for workforce development of local residents, including education, training, or certifications. The funding will be provided to a local organization(s) that specializes in providing and/or administering these services. A potential area of focus for workforce development is real estate development, architecture, landscape architecture, urban planning, or similar fields focused on the built environment and neighborhood development.
 - b. *Small Business Development (\$15,000):* Developer will provide funding for capacity building services for small businesses. The funding will be provided to a local organization(s) that will administer trainings and grant programs.
 - c. *Educational Development (\$50,000):* Developer will provide funding for college scholarships for local students. The funding will be provided to a local organization(s) who will administer the grant program. The Community Foundation for the National Capital Region is an organization that could administer the program.
 - d. *Public Space Improvements (\$200,000):*
 - i. Developer will complete improvements or upgrades to a local open space, improve the streetscape within close vicinity of the site, or make other public space beautification improvements near the Project (including signage and branding).
 - ii. Developer will provide funding for temporary and/or evolving activations of a nearby open space, such as a farmers market or 'movie in the park.' Funding would be provided to a local organization(s) with expertise in carrying out such activities.
 - iii. Developer will provide seed funding for a Business Improvement District (BID), Green Team, Main Street, or other similar group which would beautify the area through cleaning, security, and placemaking services, or other activities aimed at making the area a vibrant retail corridor. Ultimately the group would need to be funded by other nearby commercial property owners.
 - e. *Community Development (\$40,000):*
 - i. Developer will provide funding for new equipment, services, or other facility upgrades at public and private-sector entities that provide community services to the Lamond-Riggs Community. Specific recipients, contribution amounts and required usages of the funds will be determined by the LRCA and codified in the final CBA.
 - ii. Developer will provide services or equipment to enhance security and minimize vandalism near the Project.
 - iii. Developer will provide funding to help defray certain administrative expenses for the LRCA.