

**ABBEY ROAD PROPERTY GROUP - 2201 NORTH PERSHING DRIVE  
COMMUNITY BENEFITS PACKAGE  
JANUARY 10, 2008**

- Retail and Neighborhood Revitalization – This is the most important but also the most difficult to quantify. The project will provide new community serving retail in an innovative mixed-use format and bring revitalization to this prominent gateway site.
- Affordable Housing – Eighteen on-site ADU's, at least eight of which will be 2BR units (see ADU program summary for more details). The total value of this program is in excess of \$3,000,000.
- Utility Undergrounding – Over 650 feet of overhead wires along Pershing Drive plus offsite as required, at a cost of approximately \$750,000.
- Signal Improvements – New mast arm signals at the Arlington Blvd / N Pershing Dr intersection, valued at \$200,000 - \$250,000.
- Reconfiguration of Arlington Blvd / Pershing Drive Intersection – Removal of existing ramp and installation of new dedicated right-turn lane and new landscaped plaza.
- Pershing Drive Streetscape Improvements – Installation of a raised planted median and a wider sidewalk with improved access for the handicapped, an outdoor dining zone, a planted zone, and special pavement design.
- Public Art – A \$75,000 contribution to the Arlington Blvd / 10<sup>th</sup> St / Courthouse Road beautification project.
- Easement Dedications – New public access easements to provide connectivity to Sheffield Court through the center of the project (Central Access Driveway) and by way of the alley on the western edge of the site.
- Bus Shelter Improvements – A \$30,000 contribution to improve bus shelters in the general area of the site, plus a new bus shelter on Arlington Blvd valued at an additional \$10,000. In addition, the URD application includes a new bus shelter on Barton Street.
- New Water Line – Replacement of existing 75-year-old 8" water line with a new 12" water line under Pershing Drive, valued at approximately \$150,000.
- Additional On-Street Parking – Seven additional on-street spaces on Pershing Drive.
- Increased Tax Revenue – A substantial increase in the annual property tax assessment.
- Site Plan Control - Community review and input into design, massing, tapering, and materials.
- Green Building – A LEED Certified building.
- Utility Undergrounding Fund – A \$43,500 contribution to the County Utility Undergrounding Fund.

- Elimination of Curb Cuts on Pershing Drive and Barton Street – Two curb cuts on Pershing and one on Barton would be eliminated by the proposed site plan and URD projects.
- Outdoor Café Seating – Provision of a new outdoor dining zone on the Pershing Drive street frontage.
- Green Landscaped Roofs over Retail Parking – Residential courtyards function to retain stormwater runoff and hide retail parking.
- TDM Plan – Provision of a comprehensive and innovative Transportation Demand Management plan with ongoing incentives to increase modal splits for residents and employees of the project and annual ACCS funding. Total cost of the TDM plan is approximately \$450,000 over thirty years.

# 2201 N Pershing Drive Community Benefits



**Retail Revitalization**

**Affordable Housing**  
18 Units, \$3,000,000+

**Streetscape Improvements:**  
Planted Median  
Landscaped Sidewalk  
Elimination of Curb Cuts  
Total Cost \$125,000

**Outdoor Dining**

**Additional On Street Parking**

**Infrastructure Updates**  
New Water Line,  
Storm Sewer, and  
Stormwater Treatment  
Total Cost: \$450,000

**Easement Dedications**

**Intersection Reconfiguration**  
Remove Existing Ramp,  
Install New Turn Lane,  
Replace Traffic Signals  
Total Cost: \$600,000



**Bus Shelter Improvements & Contribution**  
\$50,000

**Utility Undergrounding**  
\$750,000

**Also:**  
Public Art.....\$75,000  
TDM Plan.....\$450,000  
Increased Tax Revenue.....\$500,000/yr  
Site Plan Control  
LEED Certified Green Building