

Strand Redevelopment – Community Benefits

Project Related Community Benefits

1. Apprenticeship/Job Opportunities

Construction Apprenticeships – Targeted to Ward 7 residents (both youth and adults)

Other Real Estate Apprenticeships/Internships – for major sub-consultants/team members provide additional job opportunities based upon need and qualifications (ex. Architecture, administration)

Subcontractor and Job Opportunities will be included in notices to the ANC, LH/RD Community Mtgs and on project website (see below).

2. Real Estate Development Seminars

A real estate development seminar series made available to high school students and other community residents. The program will be coordinated with Principals and LH/RD Advisory Committee and include a series of Saturday workshops to discuss different aspects of the real estate development process.

3. Green Building

The Strand Redevelopment will meet all District required LEED standards for development of public assets.

The Strand Redevelopment team will make every effort to exceed the basic LEED requirements, when financially and programmatically feasible.

4. Affordable Rents for Office Space

Final rents will be determined at time of lease-up. Currently lease rates are below-market and affordable for small businesses and nonprofits. Every effort will be made to ensure opportunities for Ward 7 businesses to be included in the development's tenant mix.

5. Project Communication

Creation of a project website to update on project progress, contract and job opportunities and critical milestones.

Team Representative will attend LH/RD Community Mtgs and ANC Mtgs monthly and provide updates as requested or appropriate

6. Retail Tenant Advisory Committee

Create a Retail Advisory Committee to assist in the selection of retail tenants that meet both community needs and financing requirements for the successful operation of the project.

7. Cultural/Community Space Advisory Committee

A wide range of community uses and cultural uses are desired. Establish a working group to determine appropriate uses/users of the space. 1,600 square feet has been designated for this use.

8. PUD and/or Zoning Changes

The LH/RD Advisory Committee and other community organizations that are subject to this community benefits agreement agree to provide written and/or testimonial support for anticipated zoning changes that will be required to build the development program as conceived.