

**COMMUNITY BENEFITS AGREEMENT**  
**APPLICANT'S COMMITMENTS TO ANC 6D**

**Z.C. Case No. 02-38I – Waterfront Station**

**375 Street, SW (“East M Street Building”)  
425 M Street, SW (“West M Street Building”)**

*Prepared March 12, 2018*

*Updated March 13, 2018*

Waterfront 375 M Street, LLC and Waterfront 425 M Street, LLC (the “Applicant”) shall provide the following public benefits and project amenities as conditions to approval of Z.C. Order No. 02-38I.

1. **Community Center**: The Applicant shall dedicate approximately 6,000 square feet in the East M Street Building as a community center, as shown on Exhibit A (the “Community Center”) and according to the following conditions:
  - a. The Community Center shall be operated by a mutually-agreed upon entity;
  - b. For a period of thirty (30) years following the issuance of the first Certificate of Occupancy for the East M Street Building, the Applicant shall not charge any rent for the use and occupancy of the Community Center, and shall pay for all property taxes and operating expenses associated with the Community Center use, except that the Applicant shall not pay for any costs associated with electricity or internet service for the Community Center. Following the 30-year period, the Applicant shall give the Community Center operator the right of first refusal to continue to rent the Community Center space.
  - c. The Community Center shall have a separate, secured, ground-floor entrance on M Street, SW, that is accessible to the public and controlled and managed by the Community Center operator;
  - d. The Applicant shall make the following contributions to the Community Center: (i) up to \$500,000 for the interior design and fit-out; (ii) up to \$50,000 for furniture, fixtures, and equipment; and (iii) \$15,000 for initial start-up costs. The Applicant shall work with ANC 6D on the final design and details of the Community Center build-out;
  - e. The Applicant shall provide access for Community Center employees and visitors to the shared greenspace located on the second floor terrace of the East M Street Building, with the extent and hours of use to be coordinated with the East M Street Building’s office tenants.