

**COMMUNITY AMENITIES PACKAGE AND PROPOSED CONDITIONS OF
APPROVAL FOR THE PUD AND ZONING MAP AMENDMENT
APPLICATION - Z.C. CASE NO. 04-36**

AMOUNT

RECIPIENT

\$100,000

Jubilee Support Alliance ("JSA") – JSA was founded in 1984 to raise awareness and provide financial and in-kind professional support to Jubilee Housing. (For more information on JSA, please see www.jsa.org). Jubilee Housing was founded in 1973, and provides safe and affordable housing to more than 850 economically disadvantaged individuals in 284 apartments in seven buildings in the Reed Cooke and Adams Morgan neighborhoods. One of these buildings, The Marietta, is located directly across the street from the front entrance to the proposed addition to the Dorchester.

Jubilee Housing is currently undertaking a capital campaign, called the Campaign for the New Jubilee (for more information on Jubilee Housing and the Campaign for the New Jubilee, see www.jubileehousing.org), which seeks to fully renovate all seven Jubilee owned buildings (which are all more than 75 years old and in need of major rehabilitation and repair). For example, the Marietta Building has been vacated, and lead paint and asbestos have been removed. The fully renovated Marietta Building will include: air conditioning in each unit; energy efficient appliances and windows, carpeting, security lighting and door entry system, landscaping, new kitchen and bath fixtures; and numerous other amenities found in market rate apartment buildings.

The \$100,000 contribution will be made upon the issuance of a building permit for the project.

\$218,000 (approx.)

Washington Parks & People - The applicant will contribute \$20 to Washington Parks & People for each unit approved in this PUD application, as well as the existing 394 units that are included in the Dorchester House Apartments building, for a 20 year period. The value of this contribution is calculated as follows: 545 (150 new units (approx.) + 394 existing units) X \$20 X 20 years = \$218,000. The first contribution will be made prior to the

**ZONING COMMISSION
District of Columbia**

CASE NO. 04-36
EXHIBIT NO. 1
District of Columbia
CASE NO. 04-36
EXHIBIT NO. 71

issuance of the building permit for the project and will be made annually thereafter.

This financial contribution will be used by Washington Parks & People to support the wonderful neighborhood amenity of Meridian Hill/Malcolm X Park. 2005 marked the 15th anniversary of the founding of Washington Parks & People. In that first year Washington Parks & People received the National Park Service's highest organizational award for leading the transformation of Meridian Hill/Malcolm X Park, one of the most violent parks in the National Capitol region into one of its safest. Since 1990, the applicant has contributed over \$150,000 to the Washington Parks & People organization and their goal of reclaiming parks and making them come alive as green hubs of community revitalization.

PROPOSED CONDITIONS OF APPROVAL

The Applicant agrees to the following conditions of approval of the project:

- The Applicant will provide at least three Zip Car/Flex Car parking spaces in the parking garage and will agree to provide more if these car sharing programs deem there is sufficient demand;
- The Applicant will provide bicycle parking spaces/racks in the new parking garage; and
- The Applicant agrees to limit the size of trucks that can be used for tenant move-in/move-out and deliveries to 40 feet in length.