



COMMUNITY BENEFITS AGREEMENT

This Community Benefits Agreement (“Agreement”) is entered into by and between Eastern Avenue Holdings III, LLC (“Developer”) and the Deanwood Citizens Association (“DCA”) regarding the redevelopment project associated with BZA Case 21420 located on 1106 and 1112 Eastern Avenue NE.

WHEREAS, the proposed redevelopment project associated with BZA Case 21420 is located at 1106 and 1112 Eastern Avenue NE within the Deanwood community of Ward 7;

WHEREAS, the proposed redevelopment project involves the redevelopment and improvement of existing properties along the Eastern Avenue corridor within the Deanwood community;

WHEREAS, DCA represents community interests related to neighborhood stability, public safety, transportation impacts, public realm conditions, and ongoing community engagement associated with redevelopment projects within Deanwood;

WHEREAS, the Developer and DCA have engaged in discussions regarding community concerns and requested commitments associated with the proposed redevelopment project;

NOW, THEREFORE, the parties agree to the following community commitments:

1. Resident Relocation and Community Stability

The Developer agrees to:

- Continue communication regarding tenant relocation timelines and redevelopment schedules;
- Provide current residents with information regarding anticipated redevelopment timing and future leasing opportunities as available;
- Discuss opportunities, where feasible, for prior residents to return to the redeveloped property at reduced, stabilized, or otherwise accessible rental rates;

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Board of Zoning Adjustment
District of Columbia
CASE NO. 21420
EXHIBIT NO. 29A



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- Maintain the current proposed \$10,000 relocation settlement amount for current tenants regardless of relocation timing or status;
- Continue engagement with DCA regarding community stability and tenant transition concerns throughout redevelopment planning and implementation.

2. Corridor Congestion and Transportation Impacts

The Developer agrees to:

- Continue coordination with DDOT and relevant District agencies regarding traffic management, curb cut design, and transportation impacts associated with the project;
- Continue discussions regarding pedestrian safety improvements and public realm accessibility surrounding the site;
- Coordinate construction staging and loading activities in a manner intended to minimize impacts to surrounding residential streets;
- Maintain safe pedestrian access surrounding the site during construction activities;
- Continue communication with DCA regarding significant transportation-related impacts associated with redevelopment activities.

3. Communication and Ongoing Engagement

The Developer agrees to:

- Designate a primary point of contact for community questions and coordination during redevelopment and construction;
- Attend quarterly DCA meetings to provide project updates and respond to community questions;
- Continue ongoing communication with DCA regarding major project milestones and anticipated impacts associated with redevelopment activities.

4. Construction Coordination and Notifications

The Developer agrees to:



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- Coordinate with DDOT and relevant District agencies regarding construction staging and traffic management;
- Maintain safe pedestrian access surrounding the site during construction activities;
- Provide advance notice to DCA and nearby residents, whenever reasonably possible, of at least 10 business days regarding significant construction progress, utility interruptions, or major traffic pattern changes;
- Continue communication with DCA regarding major construction-related impacts throughout redevelopment activities;
- Maintain visible construction contact information for community questions or concerns related to ongoing redevelopment activities;
- Provide and maintain appropriate temporary lighting around active construction areas, pedestrian pathways, and staging zones to support visibility and public safety during redevelopment activities;
- Maintain on-site construction dumpsters and debris containment measures throughout redevelopment activities;
- Ensure construction-related trash, debris, and discarded materials are regularly removed and properly disposed of in accordance with applicable District regulations;
- Maintain reasonably secured construction dumpsters and debris containment areas to help prevent illegal dumping, unauthorized access, and surrounding trash accumulation;
- Take reasonable steps to minimize excessive debris, unsafe conditions, and nuisance impacts on adjacent sidewalks, streets, and neighboring properties during construction activities.

5. Public Realm, Streetscape, and Tree Coordination

The Developer agrees to:

- Continue coordination with DDOT Urban Forestry Division and the Ward 7 Arborist regarding mature and heritage trees associated with the project;
- Share documentation regarding tree preservation efforts and related agency coordination upon request;



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- Continue discussions with DDOT regarding sidewalk conditions, curb cut design, and public realm accessibility improvements associated with the project;
- Work to minimize impacts to sidewalks, landscaping, and surrounding public space during redevelopment activities.

6. Ward 7 Hiring and Community Outreach

The Developer agrees to:

- Conduct outreach regarding Ward 7 hiring opportunities and potential contracting opportunities with Certified Business Enterprises (CBEs) associated with the project, where feasible;
- Discuss opportunities for a Ward 7-focused hiring or workforce outreach event during redevelopment planning;
- Continue engagement with community stakeholders regarding opportunities for local participation associated with redevelopment activities.

7. Safety and Property Management

The Developer agrees to:

- Maintain reasonably secured access to residential buildings and parking facilities following project completion;
- Provide and maintain well-lit exterior entrances, walkways, parking areas, and common spaces throughout the property to support resident safety, visibility, and crime prevention efforts;
- Maintain security camera coverage of common areas and parking facilities consistent with applicable laws and privacy requirements;
- Coordinate with MPD regarding public safety concerns and crime prevention strategies where appropriate;
- Designate a property management contact for ongoing operational concerns following project completion;
- Maintain visible property management contact information for residents and community concerns;
- Maintain regular trash collection and property maintenance practices to help prevent illegal dumping, rodent activity, and excessive debris accumulation;



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- Maintain exterior common areas, walkways, and parking areas in a reasonably clean and safe condition following project completion;
- Take reasonable steps to discourage illegal dumping, loitering, and persistent nuisance activity on the property;
- Coordinate with community stakeholders regarding recurring public safety or quality-of-life concerns associated with the property where appropriate.

Ongoing Collaboration

Both parties agree to continue working collaboratively regarding issues that may arise throughout redevelopment and construction activities associated with the project.

Signatures

The parties acknowledge that this Community Benefits Agreement reflects commitments and understandings reached through discussions connected to the proposed redevelopment projects and associated BZA proceedings. The parties agree to continue working in good faith toward implementation of the commitments outlined herein.

The Developer and DCA acknowledge the importance of continued collaboration throughout redevelopment and construction activities associated with BZA Case 21420. By signing below, both parties affirm their commitment to the community engagement principles and project coordination efforts outlined within this Agreement.

Eastern Avenue Holdings III, LLC

Matt Medvene

First and Last Name

Signature

06/01/26

Date

Deanwood Citizens Association

Jennifer Stecklow

First and Last Name

Signature

06/01/2026

Date