

<u>PROFFER</u>	<u>CONDITION</u>
<u><i>34(a) - Housing and Affordable Housing:</i></u> Building 1 will include approximately 68,263 square feet of gross floor area devoted to residential uses comprised of 71 new residential units (plus or minus 10 percent). The Applicant will devote 80 percent of the residential units, which constitutes 57 units and 41,644 square feet of gross floor area, to affordable units reserved for households earning at or below 60 percent of the AMI. The remaining 14 units will be market-rate. Under matter-of-right zoning in the C-3-A District, the Applicant would only have to dedicate eight percent of the residential gross floor area (i.e, 5,461 square feet of gross floor area) to households earning up to 80 percent of the AMI. Thus, the Applicant's proposal to provide 36,183 square feet of gross floor area over what the Zoning Regulations require, and at a significantly deeper subsidy, is a substantial amenity for this project.	A.1. The project shall be developed in accordance with the Architectural Plans & Elevations ("Plans"), dated January 12, 2015 (Exhibit 80A), as modified by the guidelines, conditions and standards of this Order. A.2. For the life of the project, Building 1 shall be a mixed-used project consisting of approximately 68,263 square feet of gross floor area devoted to residential uses comprised of 71 new residential units (plus or minus 10 percent). A.3. For the life of the project, the Applicant shall dedicate 80 percent of the residential units in Building 1 as affordable dwelling units for households earning up to 60 percent of the AMI.
<u><i>34(b) - Partnership with Teach for America:</i></u> The Applicant has reached an agreement with Teach for America ("TFA"), where TFA will assist the Applicant in preparing residential marketing plans tailored to attracting teachers to become residents of Building 1. Through this partnership, TFA will be able to leverage its professional network to reach out to local teachers and encourage them to apply for affordable housing at the PUD Site. Based on this mutually-beneficial arrangement, the Applicant created a custom designed common area on the ground floor of Building 1 to incorporate a teacher work area where tenants can make copies of lesson plans at their convenience, among other amenities.	A.1. Prior to the issuance of a certificate of occupancy for Building 1, the Applicant shall submit to DCRA an executed agreement with TFA or similar organization, wherein that organization will assist the Applicant in preparing residential marketing plans tailored to attracting teachers to become residents in Building 1. A.2. For the life of the project, the Applicant shall designate a common area on the ground floor of Building 1 as a teacher work area where tenants can make copies of lesson plans at their convenience.
<u><i>34(c) - Roof Deck Access:</i></u> The Applicant will permit ANC 8A, the Chicago Shannon Civic	A.1. For the life of the project, the Applicant shall permit ANC 8A, CSCA, and HABA to

Association (“CSCA”), and the Historic Anacostia Block Association (“HABA”) to each access the roof terrace on Building 1 no less than two times per year for ANC, CSCA, and HABA events. Scheduling will be mutually agreed to by Building 1’s tenant’s association, property manager, and the ANC, CSCA, or HABA.	each access the roof terrace of Building 1 no less than two times per year for ANC, CSCA, and HABA events, with scheduling to be mutually agreed to by Building 1’s tenant association, property manager, and the ANC, CSCA, or HABA.
<u>34(d) - Live/Work Studios:</u> Building 1 will include six ground floor live/work units to accommodate and attract resident artists. These flexible spaces will address the need for both housing and work space for local artists. Providing this type of space will retain the creative industry and entrepreneurial spirit of artists within the community and will spur business development, encourage mixed income housing growth, and aid arts-related business and services in the area. Live/work units specifically designed and developed for local artists will encourage community development, neighborhood revitalization, and economic stimulation.	A.1. For the life of the project, the Applicant shall dedicate a minimum of six live/work units on the ground floor of Building 1 for local resident artists.
<u>34(e) - CBE and First Source Employment:</u> Expanding employment opportunities for residents and local businesses is a priority of the Applicant. Both Audubon (the project's financing consultant) and Four Points, LLC are Certified Business Enterprises (“CBEs”). In addition, a minimum of 35 percent of the eligible project costs will be contracted with CBE-certified firms. The Applicant will also enter into a First Source Employment Agreement with the Department of Employment Services in conjunction with development of Building 1.	A.1. Prior to the issuance of a building permit for Building 1, the Applicant shall submit to DCRA an executed First Source Employment Agreement with the Department of Employment Services, and an executed Certified Business Enterprise Utilization Agreement with the District’s Office of Small and Local Business Development, such that not less than 35 percent of the eligible project costs will be contracted with CBE-certified firms.
<u>35(f) - Transportation and Public Space Improvements:</u> Building 1 will include a number of elements designed to promote effective and safe vehicular and pedestrian access, TDM measures, and connections to public transit services. For example, the	A.1. For the life of the project, the Applicant shall implement the following TDM measures: 1. A member of the property management group will be a point of contact and will be responsible for

Applicant located vehicular access in the public alley in order to limit potential conflicts with pedestrians and to maximize the pedestrian experience along Martin Luther King Jr. Avenue and Chicago Street. The proposed TDM measures are listed on page 21 of this Order. The Applicant also proposes a number of public space improvements adjacent to the PUD Site, including new street trees, bicycle racks, streetlight enhancements, and brick paving. In addition, the Applicant will ensure that Building 1 has a Chicago Street, S.E. address and will include in its residential leases a provision that prohibits tenants from obtaining residential parking permits for the PUD Site.	coordinating, implementing, and monitoring the TDM strategies. This includes the development and distribution of informational and promotional brochures to visitors, patrons, and employees regarding transit facilities and services, walk and bicycle facilities and linkages, and car sharing. 2. The project website will provide links to existing resources such as www.goDCgo.com, which provides transportation information and options for getting around the District. In addition, an electronic message board will be placed in the lobby that displays information such as real-time transit information for the closest bus or rail stops and bikes available at nearby Capital Bikeshare stations. 3. Residents will be offered a SmarTrip card when moving in, pre-paid with \$20, to encourage the use of transit. This program will be limited to one card per unit, and will only be employed on the initial move-ins. 4. The Applicant will provide a secure room inside the garage for long-term resident bicycle parking, and some racks outside for visitor or short-term bicycle parking. The development will provide a total of 37 secure bicycle parking spaces for use by residents in the parking garage. 5. The Applicant will install at least four short-term bicycle parking spaces for public access. The exact location of short-term bicycle parking spaces will be determined during the public space permitting process and subject to final approval by the Public Space Division of DDOT.
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	A.2. Concurrently with the construction of Building 1 and for the life of the project, the Applicant shall install and maintain the landscaping and other public space improvements adjacent to the PUD Site as shown on the Plans (Exhibit 80A), subject to final approval by the Public Space Division of DDOT. A.3 Prior to the issuance of a building permit for Building 1 and for the life of the project, Building 1 shall have a Chicago Street, S.E. address and the Applicant shall include in its residential leases a provision that prohibits tenants from obtaining residential parking permits for the property from the D.C. Department of Motor Vehicles.
<u>34(g) – Environmental Benefits:</u> The Applicant is fully committed to providing high-quality housing in the District of Columbia. Through the development of Building 1, the Applicant will expand its commitment by ensuring the environmental, economic, and social sustainability of the residents through the implementation of sustainable design features. A number of strategies will be implemented to enhance the inherently sustainable nature of the site's location and to promote a healthy, desirable, and comfortable lifestyle that will fully benefit the project's residents while minimizing the impact on the environment. The proposed development provides a number of environmental benefits and includes street tree planting and maintenance, landscaping, methods to reduce stormwater runoff, and sustainable engineering practices. Building 1 is designed to meet rigorous energy and environmental design standards using the Enterprise Green Communities rating system as a guide and performance metric. A Green Communities checklist indicating the sustainable features of the project is included at pages 30-33 of the	A.1. The Applicant shall submit with its building permit application for Building 1 a checklist indicating that Building 1 includes sustainable design features such that the building would be able to achieve a minimum of 46 points under Enterprise Green Community standards.

Plans. Green Communities is a nationally recognized sustainability strategy designed specifically for affordable housing projects, and the program's sustainability requirements are equivalent to LEED for Homes Mid-Rise.	
<u>34(h) – Construction Management Plan:</u> The Applicant will abide by the terms of the Construction Management Plan (Exhibit 75).	A.1. During construction of Building 1, the Applicant shall abide by the terms of the Construction Management Plan (Exhibit 75).