

Zoning Commission Case No. 09-15, Application of G.K.D. 1412 Chapin Street, LLC
Proposed Benefits and Amenities and Corresponding Conditions in Draft Order
May 31, 2010

Benefit & Amenity	Condition Number in Draft Order (see attached)
1. Affordable Housing. 44 units of affordable rental housing reserved for households earning 60% or less of the Area Median Income shall remain affordable for a minimum of 30 years following completion of construction. 4 units will also be subject to the Inclusionary Zoning regulations set forth in Chapter 26 of Title 11 and, pursuant to that Chapter, will remain subject to its controls for so long as the project is in existence.	Condition No. 2
2. Environmental Benefits. The proposed development shall be constructed in accordance with and shall achieve a minimum of 41 points available pursuant to the 2008 Enterprise Green Communities Criteria.	Condition No. 4
3. Transportation Demand Management Measures. a. Metro SmartTrip. The Applicant or Developer shall provide each initial resident with a one-time, complimentary SmartTrip fare card with a value of \$50.00 for use on Metro upon move-in. b. SmartBike or ZipCar Subsidy. The Applicant or Developer shall provide each initial resident with a one-time, complimentary \$40.00 subsidy which may be used <i>either</i> for membership in the District of Columbia's bicycle-sharing program <i>or</i> for a local car-sharing service membership. c. Bicycle Storage. The Applicant shall provide a minimum of 34 indoor bicycle racks within the building, at least 4 of which shall be available to visitors.	Condition No. 5
4. First Source Employment Opportunities. The Applicant shall enter into a First Source Employment Agreement with the Department of Employment Services ("DOES") in substantial conformance with the First Source Agreement submitted as Exhibit E of Exhibit 15 of the record. A fully signed First Source Employment Agreement between the Applicant and DOES must be filed with the Office of Zoning prior to the issuance of the first above-grade building permit for the Subject Property.	Condition No. 6
5. Local Business Opportunities. The Applicant shall enter into a Memorandum of Understanding with the D.C. Department of Small and Local Development to achieve, at a minimum, the goal of 35% participation by small, local, and disadvantaged businesses in the contracted development costs for the design, development, construction, maintenance, and security for the project to be created as a result of the PUD. The Memorandum of Understanding with the D.C. Department of Small and Local Development must be filed with the Office of Zoning prior to the issuance of the first above-grade building permit for the Subject Property.	Condition No. 7
6. Partnership with Mentoring Works2, Inc. The Applicant – via the General Contractor, once selected -- shall enter into a Partnership Agreement with Mentoring Works2, Inc. to provide a minimum of two (2) pre-apprenticeship positions for Mentoring Works2, Inc. participants whereby such participants will assist the developer and/or its contractors on a paid basis in the design, development, and/or construction of the PUD on the Subject Property. The Partnership Agreement between MentoringWorks2, Inc. and the Applicant shall be filed with the Office of Zoning concurrent with the covenant required by Condition No. 10 of the PUD Order.	Condition No. 8