

1333 M STREET, LLC | ZC CASE NO. 13-12
PARTIAL LIST OF PROPOSED CONDITIONS
PROJECT BENEFITS/AMENITIES

Public Space / Open Space Improvements

1. Prior to the issuance of a certificate of occupancy for Building 1, Tower A, Applicant shall install permeable paver parking spaces and low impact development basins with plantings and street trees for stormwater management on the south side of M Street. The Applicant shall coordinate with DDOT through the public space permitting process on the final design of these improvements.
2. Prior to the issuance of a certificate of occupancy for Building 1, Tower A, Applicant shall install a wildflower meadow along the Water Street right-of-way. The wildflower meadow provides an opportunity to increase plant biodiversity, create wildlife habitat, slow stormwater runoff and stabilize slopes. The meadow also preserves some of the open space quality of the existing site while reactivating it with the new proposed design and clears out the overgrown and visually impairing vegetation currently along Water Street.
3. Prior to the issuance of a certificate of occupancy for Building 1, Tower A, Applicant shall construct a public dog park where 14th Street terminates at the project.
4. Prior to the issuance of a certificate of occupancy for Building 1, Tower A, Applicant shall improve M Street and construct an extension of Virginia Avenue south of M Street as well as construct an internal north-south private street. The Applicant shall coordinate with DDOT on the final design of these roadways.
5. Prior to the issuance of a certificate of occupancy for Building 1, Tower A, Applicant shall construct a sidewalk on the south side of M Street that extends the length of the Subject Property.
6. Prior to the issuance of a certificate of occupancy for Building 1, Tower B, Applicant shall construct an uninterrupted 8-foot wide, paved Anacostia Riverwalk Trail segment along the north side of M Street that connects to the traffic circle near 13th Street, SE and the existing trail at 14th Street SE. The Applicant shall coordinate with DDOT through the public space permitting process on the final design of the trail.
7. Prior to the issuance of a certificate of occupancy for Building 1, Tower B, for that portion of M Street along the frontage of the Subject Property, the Applicant shall pave the entire width of the street.
8. Prior to the issuance of a certificate of occupancy for Building 1, Tower B, Applicant shall

construct a public plaza at the termination of Virginia Avenue, and a monumental staircase leading to lower plaza area that extends to Water Street across from the District Yacht Club. The public plaza is designed as an active gathering space and a connection to the waterfront

- 9 Prior to the issuance of a certificate of occupancy for Building 1, Tower B, Applicant shall construct a sidewalk along the north side of Water Street, extending from M Street to the lower plaza. The Applicant shall coordinate with DDOT on the final design of the sidewalk
- 10 During the operation of the project, Applicant shall bear maintenance responsibility for those improvements extending from the property down to the public space at Water Street providing a connection to the Anacostia Waterfront that are outside of the property line and within the public space, including but not limited to the portion of the lower plaza and promenade paving pattern at the base of the monumental stair that are outside of the property line and within the public space

Affordable Housing

- 11 Applicant shall set aside in the Phase I building four two-bedroom units for households whose income does not exceed 60% AMI. The remaining affordable units -- a mix of studio and one-bedroom units -- will be for households with incomes not exceeding 80% AMI in accordance with the Inclusionary Zoning requirements. This affordable housing component will be maintained for the life of the project

Sustainable Design Elements

- 12 During Phase II of the PUD, the Applicant shall construct a bioretention rain garden along the Water Street boundary of the Property. The rain garden will be framed by masonry walls with weirs cut to allow the water to pool and cascade into the next basin facilitating slow infiltration. Excess water during large rain events will terminate in the arroyo that will consist of stone or textured precast concrete plinths. These stacked plinths create a visually intriguing basin area for a small amount of water catchment before it then drains into an overflow cistern/tank below. This cistern could be potentially used for irrigation reuse or connect back into the overall stormwater conveyance system. The plants will be typical rain garden plants, specific to the region, that can withstand drought and wet conditions, as seen on Sheet 29 of the PUD Plans. These plants will have striking seasonal variation, minimal maintenance and strong plant structure to prevent an unkempt appearance. The water wall uses the parking garage structure as a canvas. This wall will feature a patterned veneer showcasing an abstracted natural motif similar to the image on Sheet 27 of the PUD Plans. This will create strong imagery visible from the river, but also maintain interest at the pedestrian level. In addition to the patterned veneer, a portion of the wall will be layered with a vegetated trellis system that then will progress into an evergreen planting zone to soften the edge of the wall.
- 13 The PUD shall achieve the equivalent of LEED Silver

14. The Applicant shall provide at least one 240-volt electric car charging station in the Building 1 parking garage and at least one station in the Building 2 parking garage.

Loading Management Plan

15. During the operation of the PUD, the Applicant shall implement a loading management plan to mitigate the impacts of the loading relief. The loading management plan shall include the following:
- Designate a member of the on-site management team as a loading coordinator.
 - Require all tenants to use the on-site loading facilities for move-in/move-out activities.
 - Restrict all tenants from using trucks no longer than 30 feet.
 - Require all tenants to notify the loading coordinator ahead of planned loading activities.
 - In the event that trucks longer than 30 feet are required, emergency no parking signs from DDOT are available, if necessary.
 - Secure DDOT permits for oversize and overweight vehicles.
 - Prohibit truck idling.
 - Require a flagger to be present whenever a vehicle is entering/exiting the loading dock. The flagger will alert pedestrian/bicyclists/other vehicles to trucks that may be entering or exiting the loading facilities.

Shuttle Service

16. During the operation of the project, for as long as warranted, the Applicant shall run a shuttle service either individually or as a collective with other stakeholders in the BID between the Subject Property and Navy Yard – Ball Park Metro Station. The shuttle service may be terminated when the Applicant and DDOT determine that there is sufficient pedestrian infrastructure and/or public transportation options such that the shuttle service is no longer warranted.

At the outset of Phase 1, the shuttle will have capacity to accommodate the anticipated Phase 1 and Phase 2 demand (45 transit trips/hr.). Shuttle capacity will be reevaluated at the outset of Phase 2 and subsequent phases to ensure sufficient capacity is available based on actual Phase 1 demand.

At a minimum, headways shall be between 10-15 minutes for the peak period; and at a minimum the hours of operation should be over three hours during the AM and PM peak periods, generally 7 AM to 10 AM and 4 PM to 7 PM. The shuttle pick-up/drop-off areas in public space shall be coordinated with DDOT.

Transportation Demand Management Measures

17. Applicant shall implement the following transportation demand management measures in conjunction with the PUD:

- A member of the property management team will be designated as the Transportation Management Coordinator (TMC) The TMC will be responsible for ensuring that information is disseminated to tenants of the building The position may be part of other duties assigned to the individual.

- Information on and/or links to transportation programs and services will be provided on the property management website Such programs and services may include:

- Capital Bikeshare
- Car-sharing services
- Uber
- Ridescout
- Commuter Connections Rideshare Program, which provides complimentary information on a variety of commuter programs to assist in determining which commuting options work best for commuters.
- Commuter Connections Guaranteed Ride Home, which provides commuters who regularly (twice a week) carpool, vanpool, bike, walk or take transit to work with a free and reliable ride home in an emergency.
- Commuter Connections Pools Program, which incentivizes commuters who currently drive alone to carpool Participants can earn money for carpooling to work and must complete surveys and log information about their experience.
- DDOT's DC Bicycle Map
- goDCgo.com
- WMATA

- An electronic display will be provided in a common, shared space in the building and will provide public transit information such as nearby Metrorail stations and schedules, Metrobus stops and schedules, car-sharing locations, and nearby Capital BikeShare locations indicating the number of bicycles available at each location

- Convenient and covered secure bike parking facilities will be provided with each phase of the development with storage for a minimum of 224 bicycles for the entire development Bike stands will also be provided for public use along the extended Virginia Avenue SE and M Street SE

- At initial occupancy, the Applicant will provide a one year Capital BikeShare membership or the registration fee for Car2Go, which would give each initial residential unit that chooses the Car2Go option a lifetime membership to Car2Go since it does not have an annual membership fee The estimated value of this amenity is \$40,000.

- A minimum of 10 bicycle helmets will be made available for use by the residents.
- Make available at least 2 vehicle parking spaces for a carshare service if there is interest from a carshare service.
- Reserve a space for a future Capital BikeShare station.
- Coordinate with local businesses and service providers to promote delivery services for residents.
- Unbundle parking costs from the price of lease or purchase.
- Agree to a prohibition of satellite parking agreements with off-site parking providers.

Lighting

18. During Phase I of the project, and in subsequent phases, Applicant shall install lighting around the perimeter of the Subject Property, in response to community concerns and ANC 6B’s request for better lighting on M and Water Streets. The lighting shall be installed prior to the issuance of the certificate of occupancy for the building programmed for the respective phases of development for the project.

Employment

19. Prior to the issuance of a building permit for Building 1, Tower A, Applicant shall enter into a First Source Employment Agreement with DOES.