

Applicant's Proffer of Public Benefits and Amenities

March 2, 2015 BAFO Process

Z.C. Case No. 14-09 Columbia Place (Sq 369)

Finding of Fact/Proffer	Condition
<p>2. The proposed project ("Project") contemplates the adaptive reuse of eight historic buildings to be incorporated into a new 12-story mixed-use development, consisting of two Marriott hotels with ground floor retail and service uses (Phase I) and a residential building (Phase II). The Applicant presently intends to construct both phases simultaneously, subject to market conditions. The hotel will consist of approximately 360,315 square feet of gross floor area and approximately 504 guest rooms (approximately 147 rooms at the Residence Inn and approximately 357 rooms at the Courtyard by Marriott). The residential portion of the building will consist of approximately 222,507 square feet of gross floor area with approximately 203 units. The building is designed with underground parking spaces (including valet and vault spaces) on two levels that can accommodate approximately 255 vehicles. Approximately 149 parking spaces (including vault and valet spaces) will be devoted to the hotel use and approximately 106 parking spaces (including vault spaces) will be devoted to the residential use. The proposed project will have various building heights, with the new construction rising to a maximum height of 110 feet. The maximum proposed density for the Project is 8.23.</p>	<p>A.1. The PUD shall be developed in accordance with the plans and materials submitted by the Applicant, dated January 9, 2015, and marked as Exhibit 50A in the record, as supplemented by Exhibits 59A and 63A ("Plans"), and as modified by the guidelines, conditions and standards of this Order.</p> <p>A.2. In accordance with the plans, the PUD shall be a mixed-used project consisting of approximately 582,822 square feet of gross floor area. Approximately 360,315 square feet of gross floor area will be devoted to hotels with accessory retail/service uses, and approximately 222,507 square feet of gross floor area will be devoted to residential uses. The PUD shall have a maximum aggregate density of 8.23 FAR and a maximum height of 110 feet.</p>
<p>35. <u>Urban Design, Architecture, Landscaping and Open Space - Section 2403.9(a):</u> The project implements a number of urban design and architectural best practices, which will contribute to the ongoing development of the Mount Vernon Square neighborhood as a major mixed-use district within the city. The construction of a new building with hotel and residential uses will provide a formal presence at the corner of 9th and L Streets, N.W. The architectural design and elements of the project will reflect an appropriate level of modernity</p>	

<p>while respecting the traditional Washington, D.C. architecture and highlighting the existing historic structures. The building facades will have articulations that break up the massing of the building, similar to the Convention Center, so as to not overwhelm the existing urban scale and aesthetic. High-quality exterior building materials will enhance the urban building fabric, and high-quality landscape materials, patterns, and pedestrian-oriented lighting and street fixtures will improve the streetscape surrounding the project. Glass exposure at the street level, coupled with the preservation of the existing historic structures along 9th Street, N.W., will animate the streets and enliven the area with new residents and visitors to the Mount Vernon Square/Shaw neighborhood. All four elevations of the building will be fully articulated in deference to the historic district and adjacent residents within the square.</p>	
<p>28. The project calls for demolition of 913 L Street, retention and relocation of the front half of 911 L Street, retention of the Lurgan Building on L Street, and removal of the rear portions of the six buildings along 9th Street. The proposal includes many design aspects that successfully integrate the historic structures with the new construction, including significant setbacks along 9th Street.</p>	<p>B.1. <u>Historic Preservation</u>. The Applicant shall retain and rehabilitate eight of the nine historic buildings on the Property, including the relocation of 911 L Street, consistent with the approved Plans.</p>
<p>37. <u>Historic Preservation of Private or Public Structures, Places, or Parks – Section 2403.9(d)</u>: The Applicant project seamlessly integrates eight existing historic structures into the design and program of the new construction. The PUD will highlight the historic nature of the existing structures, as well as their street presence, and will preserve and protect the salvageable portions of the deteriorated historic buildings.</p>	
<p>38. <u>Housing and Affordable Housing – Section 2403.9(f)</u>: The Applicant proposes to provide 222,027 square feet of gross floor area devoted to residential uses comprised of 203 new residential units, including studios, one-</p>	<p>B.2. <u>Affordable Housing</u> For a period of five years, the Applicant shall offer four units in the Lurgan Apartment Building at 919 L Street, N.W. to households earning no more than 80 percent of the area mean income for the</p>

and two- bedroom apartments. The Project would be located in the Mount Vernon Square neighborhood, which is a Housing Priority Area as provided by section 1706.8. The Project's residential component would help accomplish the balanced mixture of uses essential to a "Living Downtown". Further, the historic Lurgan apartment building would be retained and used for residential units. Additionally, although properties in the DD Overlay are specifically exempt from the Inclusionary Zoning requirements of Chapter 26, the Applicant nevertheless committed to include an affordable housing component in the project. Initially, the Applicant offered to provide, for a period of five years, four units in the Lurgan Apartment Building at 919 L Street, N.W., to households earning no more than 80 percent of the area mean income for the Washington Metropolitan Statistical Area. The affordable units would be two one-bedroom units and two studio unit (L-001 through L-004). The five-year period would begin upon the issuance of the certificate of occupancy for the Lurgan. At the conclusion of the five-year period, a qualifying tenant in possession of the affordable unit could continue occupancy at the affordable rate until the tenant vacated the unit or was no longer able to meet its rent or lease obligations. At its meeting to take proposed action on the PUD, the Commission requested the Applicant to consider a longer affordability period. In a post-hearing submission, the Applicant offered an alternative to provide two affordable units with a ten-year control period. Tenants under the ten year program would not be allowed to stay beyond the affordability period. In both plans, the affordability rate would be based on a qualifying household devoting no more than 30 percent of its income to rent. The Commission concludes that both offers constitute a benefit to the city but believes that the provision of four affordable units for a shorter duration would better serve the community and reach a greater number of

Washington Metropolitan Statistical Area. The units designated for affordable housing shall be two one-bedroom units and two studio units (L-001 to L-004). The five-year period will begin upon the issuance of the certificate of occupancy for the Lurgan. At the conclusion of the five-year period, a qualifying tenant in possession of the affordable unit may continue occupancy at the affordable rate until the tenant vacates the unit or is no longer able to meet its rent or lease obligations. The affordability rate will be based on a qualifying household devoting no more than 30 percent of its income to rent. The Zoning Administrator shall not approve an application for a certificate of occupancy for the residential component unless the Applicant has executed monitoring and enforcement documents with the District of Columbia, consistent with section 2409.10 of the regulations. *[Alternative Language: For a period of ten years, the Applicant shall offer a total of two units in the Lurgan Apartment Building at 919 L Street, N.W. to households earning no more than 80 percent of the area mean income for the Washington Metropolitan Statistical Area. The units designated for affordable housing shall be a one-bedroom unit and a studio unit (L-001 and L-003). The ten-year period will begin upon the issuance of the certificate of occupancy for the Lurgan. The affordability rate will be based on a qualifying household devoting no more than 30 percent of its income to rent. The Zoning Administrator shall not approve an application for a certificate of occupancy for the residential component unless the Applicant has executed monitoring and enforcement documents with the District of Columbia, consistent with section 2409.10 of the regulations.]*

<p>moderate-income residents. Moreover, the duration may actually be longer because no resident will be forced out of a unit if he or she desires to continue renting the apartment.</p>	
<p>56. By report dated January 20, 2015, DDOT stated it had no objection to the Applicant's request for a PUD and related map amendment provided the following conditions were met: (i) install a minimum of 67 long-term and 10 short-term bicycle spaces for the residential building; (ii) install a minimum of 15 long-term spaces and six short-term bicycle racks for the proposed hotel and retail uses; (iii) install a Transit Screen in each residential and hotel lobby; (iv) become a Hotel Partner or Corporate Member of Capital Bikeshare; (v) provide a one-time Capital Bikeshare membership or carshare membership at initial lease and/or sale of each residential unit; (vi) unbundle parking costs from the price of all commercial and residential leases; and (vii) provide shower and changing facilities for hotel staff. The Applicant agreed to these additional measures at the hearing.</p>	<p>B.3. <u>Transportation Demand Management ("TDM") Measures.</u> Prior to issuance of the certificate of occupancy for the hotel or residential building, the Applicant shall implement the following TDM measures at the PUD, as applicable to the separate uses:</p> <ol style="list-style-type: none"> a. identify a TDM Leader, who will print materials related to local transportation alternatives available to residents and employees upon request and at move-in for new tenants; b. Install a minimum of 67 long-term and 10 short-term bicycle spaces for the residential building; c. Install a minimum of 15 long-term spaces and six short-term bicycle racks for the proposed hotel and retail uses; d. Install a transit screen in each residential and hotel lobby; e. Dedicate one space on site for a car-sharing services with right of first refusal; f. Become a Hotel Partner or Corporate Member of Capital Bikeshare; g. Provide a one-time Capital Bikeshare membership or carshare membership for the first lease and/or sale of each residential unit; h. Unbundle parking costs from the price of all commercial and residential leases; and i. provide shower and changing facilities for hotel staff.
<p>27. The project shall be designed and constructed to meet a LEED-Silver rating, and the Applicant will register to obtain the certification from the United States Green Building Council.</p>	<p>B.4. <u>LEED Qualification:</u> The PUD shall be designed to meet a LEED-Silver rating, and the Applicant shall register to obtain the certification from the United States Green Building Council.</p>
<p>41. <u>Financial Contributions to Community Organizations.</u> The Applicant will make the following financial contributions to community organizations to support efforts to enhance the</p>	<p>B.5. <u>Contributions to Community Organizations:</u> Prior to issuance of the building permit, the Applicant shall contribute funds to the following community</p>

<p>neighborhood and residential activities:</p> <ul style="list-style-type: none"> a. <i>Friends of Gompers Park</i> – The Applicant will contribute \$20,000 to this organization to help fund the following improvements to Gompers Park located at 10th and L Streets, N.W.: the refurbishment of the grass turf (removal of existing turf; regrading for property drainage; installation of new sod and maintenance), and refurbishment of the flower beds (recreate historic flower beds, amend soil, install metal bed edging, install annuals). b. <i>Friends of 10th Street Park</i> – The Applicant will contribute \$20,000 to this organization, to help fund the following improvements 10th Street Park located in Square 369: park maintenance and new plantings, community bulletin board, additional seating, repair/replacement of light bollard, additional seating, and improvements to soft-play surface. c. <i>Thomson Elementary Parent-Teacher Association</i> – The Applicant will contribute \$5,000 to this organization for the purchase of Imagination Playground Blocks, a nationally recognized educational tool for igniting cognitive development through unstructured play, for use by students at Thomson Elementary School, 1200 L Street, N.W. 	<p>organizations to support their efforts as described below. The Applicant shall provide proof to the Zoning Administrator that the items or services funded have been or are being provided in order to obtain the building permit.</p> <ul style="list-style-type: none"> a. <i>Friends of Gompers Park</i> – The Applicant shall contribute \$20,000 to this organization to help fund the following improvements to Gompers Park located at 10th and L Streets, N.W.: the refurbishment of the grass turf (removal of existing turf; regrading for property drainage; installation of new sod and maintenance), and refurbishment of the flower beds (recreate historic flower beds, amend soil, install metal bed edging, install annuals). b. <i>Friends of 10th Street Park</i> – The Applicant shall contribute \$20,000 to this organization, to help fund the following improvements 10th Street Park located in Square 369: park maintenance and new plantings, community bulletin board, additional seating, repair/replacement of light bollard, additional seating, and improvements to soft-play surface. c. <i>Thomson Elementary Parent-Teacher Association</i> – The Applicant shall contribute \$5,000 to this organization for the purchase of Imagination Playground <i>Blocks</i>, a nationally recognized educational tool for igniting cognitive development through unstructured play, for use by students at Thomson Elementary School, 1200 L Street, N.W.
<p>39. <u>Employment and Training Opportunities.</u> The project is expected to create 170 full time permanent jobs and 450 full-time temporary construction jobs. (See Exhibit 50E). The</p>	<p>B.6. <u>Employment for District Residents.</u> The Applicant will use the Department of Employment Services (“DOES”) for the recruitment, referral, and placement of new</p>

<p>Applicant will use the Department of Employment Services (“DOES”) for the recruitment, referral, and placement of new hires or employees for new construction jobs created by the PUD and first hires for the hotel staff jobs.</p>	<p>hires or employees for new construction jobs created by the PUD and first hires for the hotel staff jobs. Prior to issuance of the certificate of occupancy for the hotel or residential portion of the building, the Applicant shall provide evidence to the Zoning Administrator of its efforts to employ District residents through DOES.</p>
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