

BARRY PLACE PARTNERS | Z.C. CASE NO. 14-21
PROPOSED CONDITIONS

1. **Inclusionary Zoning.** The mix of required inclusionary zoning units shall include at least 4 two-bedroom units all of which shall be reserved for households with incomes not exceeding 60% AMI. Also, the Applicant shall provide an additional 23 units at 80% AMI in substantial accordance with Sheet 11 of the Plans.
2. **Affordable Units for Howard Faculty, Staff and Graduate Students.** Prior to the issuance of a certificate of occupancy, the Applicant shall record a covenant against the Property that reserves, for Howard University faculty and staff, a minimum of 2 two-bedroom units reserved for households with incomes not exceeding 60% AMI and at least 7 units, that are a mix of studios and one bedrooms, reserved for households with incomes not exceeding 80% AMI. Said affordability levels shall be maintained for the life of the PUD project. The location of the 9 units shall be in substantial accordance with Sheet 12 of the Plans.
3. **Housing for Howard Faculty, Staff and Graduate Students.** The Applicant and the University shall enter into an agreement whereby the Applicant is obligated to make no fewer than 50 units within the project for lease by Howard University faculty and staff at all times, for the life of the project. These units shall be in addition to the 9 affordable units reserved for Howard faculty and staff. Prior to the issuance of a building permit, the Applicant shall furnish a letter from Howard University confirming said agreement between the parties.
4. **Job Training Scholarships.** Over a five-year period, starting June 1, 2017, the Applicant, through the Refrigeration Supply Company, shall provide a minimum of 50 scholarships for HVAC Technician training and EPA Type 1 CFC Certification. The scholarships shall be available to those persons who reside within a 1.5 mile radius of the Property. An agreement between the Developer and the organization responsible for collecting and processing applications shall be required prior to the issuance of a building permit for the PUD.
5. **Improvements to Community Recreation Spaces.** Prior to the issuance of a building permit for the project, the Applicant shall either (1) donate \$110,308 to the DC Housing Authority ("DCHA") to cover the cost of certain improvements to the community rooms at the LeDroit Park Apartments and the Garfield Terrace Apartments, respectively, or (2) enter into an agreement with DCHA to make the improvements to said spaces. This obligation shall be in accordance with the letter and plans marked as Exhibit ____ of the record.
6. **LEED Certification.** The resulting PUD shall be certified as LEED Gold.
7. **Green Roof.** The project shall include a 29,000-square foot green roof that covers 76% of the roof area. The planting areas on the green roof will be designed to filter and store storm water for re-use on the project. In addition, the project shall include a sky lounge on the upper floor of the roof tower with a green wall or hydroponic garden. The green roof and sky lounge shall be in substantial accordance with the Plans.

8. **Traffic/Pedestrian Improvements.** Prior to the issuance of a certificate of occupancy for the project, the Applicant shall complete or cause the completion of the following improvements, at its sole expense:

- a. The installation of a turn pocket at the westbound approach to the Sherman Avenue/Barry Place intersection, which requires re-striping, the relocation of the parking to the north side of the street, and the potential elimination of curbside parking spaces.
- b. Improve four substandard crosswalks within the immediate vicinity of the site – northwestbound approach at the Florida Avenue/Barry Place/10th Street intersection; eastbound approach at the Barry Place/9th Street intersection, and the northbound and southbound approaches at the Barry Place/Georgia Avenue intersection.

9. **Transportation Demand Management.** In order to further encourage the use of non-auto modes of transportation, the Applicant shall implement a Transportation Demand Management (TDM) plan with strategies to limit the need for and use of vehicles at the proposed residential building. The TDM plan shall include:

- 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 current 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,
 - Commuter Connections Guaranteed Ride Home,
 - Commuter Connections Pools Program,
 - DDOT's DC Bicycle Map,
 - Nearby Bicycle vendors and service providers,
 - goDCgo.com, and
 - 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.

- At the initial occupancy of each unit, the Applicant will provide a one year Capital BikeShare membership or the registration fee for Car2Go, which would give each resident who chooses the Car2Go option a lifetime membership to Car2Go since it does not have an annual membership fee.
- A minimum of 10 bicycle helmets will be made available for use by the residents.
- Unbundle parking from rent.
- Provide approximately 19 short term bicycle racks on Sherman Avenue.
- Install a bike maintenance facility in the building.
- Provide no fewer than 140 bicycle parking spaces in the building.
- Designate one space for use by a carsharing vehicle, subject to interest from a carshare vendor.