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VIA IZIS

Chairman Anthony Hood
D.C. Zoning Commission
441 4th Street, N.W., Suite 210
Washington, DC 20001

Re: Z.C. Case No. 15-03 – Applicant’s Public Benefits and Proffers

Dear Chairperson Hood and Members of the Commission:

Pursuant to the requirements in Sections 2403.16 – 2403.18, this letter addresses the public benefits and project amenities being proffered by the Applicant and the draft conditions that are both specific and enforceable. Below is a chart of the proffered benefits and amenities, and proposed conditions.

Proffered Benefit	Proposed Condition
Housing and affordable housing	5. The Applicant shall reserve 10% of the residential gross floor area of the Project for affordable housing units as follows: 8% of the residential gross floor area shall be reserved for units available to households earning at or below 50% of the area median income (“AMI”). Two percent (2%) of the residential gross floor area shall be reserved for units available to households earning at or below 80% of the AMI.
Urban design, architecture, and landscaping	1. The Project shall be developed in accordance with the plans marked as Exhibits 11A, 23B, and 59A of the Record, as modified by guidelines, conditions, and standards herein (collectively, the “Plans”).
Site planning, and efficient and economical land utilization	1. The Project shall be developed in accordance with the plans marked as Exhibits 11A, 23B, and 59A of the

	Record, as modified by guidelines, conditions, and standards herein (collectively, the “Plans”).
Environmental benefits	<ol style="list-style-type: none">1. The Project shall be developed in accordance with the plans marked as Exhibits 11A, 23B, and 59A of the Record, as modified by guidelines, conditions, and standards herein (collectively, the “Plans”).3. The rear of the Project will include a green wall, featuring cascading greenery6. The Project shall be designed to satisfy a LEED Silver rating. However, the Applicant shall not be required to obtain LEED Silver certification from the United States Green Building Council. Prior to the issuance of a certificate of occupancy, the Applicant shall submit to the Zoning Administrator a LEED scorecard showing the points that the Project will receive.
Effective and safe vehicular and pedestrian access, transportation management measures, connections to public transit service, and other measures.	<ol style="list-style-type: none">8. The Applicant shall establish a transportation demand management (TDM) program that includes the following:<ol style="list-style-type: none">A. <i>Transportation Management Coordinator (TMC)</i>. A member of the property management group would be a point of contact and would be responsible for coordinating, implementing, and monitoring the TDM strategies. This would include the development and distribution of information and promotional brochures to residents and visitors regarding transit facilities and services, pedestrian and bicycle facilities and linkages, ridesharing (carpool and vanpool) and car sharing. In addition, the TMC would be responsible for ensuring that loading and trash activities are properly coordinated and do not impede the pedestrian, bicycle, or vehicular lanes adjacent to the development, including the existing alley located behind the proposed building. The contact information for the TMC would be provided to DDOT/Zoning Enforcement with annual contact updates.B. A TransitScreen will be installed in the residential

	<p>lobby to keep residents and visitors informed on all available transportation choices and provide real-time transportation updates.</p> <p>C. The TMC will establish a TDM marketing program that provides detailed transportation information and promotes walking, cycling, and transit. An effective marketing strategy should consist of a multi-modal access guide that provides comprehensive transportation information. This information can be compiled in a brochure for distribution. The marketing program should also utilize and provide website links to CommuterConnections.com and goDCgo.com, which provide transportation information and options for getting around the District.</p> <p>D. <i>Transportation Incentives.</i> To help encourage non-auto transportation uses, the Applicant will offer the first occupant of each residential unit with an annual carsharing membership and an annual Capitol Bikeshare membership for a period not to exceed three years to help alleviate the reliance on personal vehicles. These incentives will be included in a move-in transportation package that includes brochures for transit facilities as well as bicycle and car sharing services for the first occupant of each residential unit.</p> <p>E. The Applicant will unbundle the cost of renting a parking space from the cost of renting a residential unit in the Project.</p> <p>The Applicant will encourage all alternative transportation modes including bicycling. Bicycling will be promoted with the provision of on-site outdoor temporary and secure indoor long-term bicycle parking spaces. The secure indoor long-term bicycle parking spaces will be provided in a bicycle storage room that will also include a bicycle repair station. The marketing program will include brochures on bicycling in the District and for Capital Bikeshare.</p> <p>9. The Applicant shall implement the following loading</p>
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management plan:

- A. Tenants will be required to coordinate and schedule deliveries, and a loading coordinator will be on duty during delivery hours.
- B. Trucks accessing the on-site loading space will be limited to a maximum of 24 feet in length. Any truck larger than 24 feet in length will be required to obtain temporary parking restrictions along Clifton Street and load from the curb.
- C. All tenants will be required to schedule any loading operation conducted using a truck greater than 24 feet in length.
- D. Deliveries will be scheduled such that the loading space's capacity is not exceeded. In the event that an unscheduled delivery vehicle arrives while the loading space is full, that driver will be directed to return at a later time when the loading space will be available so as to not impede the alley that passes adjacent to the loading space.
- E. Inbound and outbound truck maneuvers will be monitored to ensure that trucks accessing the loading space do not block vehicular traffic along the alley except during those times when a truck is actively entering or exiting the loading space and alley.
- F. Trucks using the loading space will not be allowed to idle and must follow all District guidelines for heavy vehicle operation including but not limited to DCMR 20 – Chapter 9, Section 900 (Engine Idling), the regulations set forth in DDOT's Freight Management and Commercial Vehicle Operations document, and the primary access routes listed in the DDOT Truck and Bus Route System.
- G. The loading dock operation will be limited to daytime hours of operation, with signage indicating these hours posted prominently at the loading space with notification also given to tenants. The loading space will be open seven days a week from 9:00 AM to 5:00 PM so

	<p>as not to conflict with commuter traffic entering and exiting the alley. The Applicant will prohibit trucks from accessing the loading docks outside of these times.</p> <p>10. If parking spaces are unused and available in the building, then the Applicant will offer to lease up to 10 unused spaces to residents of Square 2866. Unused spaces cannot be leased to anyone outside the building other than residents of Square 2866</p>
Uses of special value	<p>7. Prior to the issuance of a certificate of occupancy, the Applicant shall complete or provide the following:</p> <p>A. The Applicant will renovate the Mazique Child Development Center at Wardman Court with upgraded flooring, paint, furniture, child care equipment, and educational materials.</p> <p>B. The Applicant will redesign and renovate the community room and commercial kitchen at the Christopher Price House – Belmont Apartments to ADA standards with special focus on the needs of wheelchair bound individuals.</p> <p>C. The Applicant will renovate the computer lab and provide new state of the art computers and accessory technology for the Rita Bright Family & Youth Center.</p> <p>D. The Applicant will furnish and install new exterior exercise equipment at the Columbia Heights Community Center to provide fitness facilities for teenagers and adults to focus on health and wellness.</p> <p>E. The Applicant will work with N Street Village to co-sponsor the creation of the Miriam House Wellness and Rehabilitation Center and/or advance Miriam House programming.</p> <p>F. The Applicant will fund the completion of capital improvements (bathroom and kitchen renovations) at one of Samaritan Inns' residential facilities on Fairmont Street. The Applicant also will finish any incomplete improvements to site fencing at Samaritan Inns' Euclid Street facility.</p>

G. The Applicant will install alley improvement and beautification projects that the community identifies, including planting trees and foliage. Aria will work with DDOT and city officials to plant and/or improve tree boxes in the sidewalks of the 1300 block of Clifton Street. The Applicant will spend at least \$10,000 on these projects.

We look forward to the Zoning Commission taking Final Action on this case. If you have any questions regarding this application, please feel free to contact us.

Sincerely,

/s/ Allison Prince
Allison Prince

/s/ Cary Kadlecik
Cary Kadlecik

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