



Allison C. Prince
aprice@goulstonstorrs.com
202-721-1106 Tel

Cary R. Kadlecek
ckadlecek@goulstonstorrs.com
202-721-1113 Tel

March 21, 2016

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 Final Public Benefits and Proffers

Dear Chairman Hood and Members of the Commission:

Pursuant to the requirements in Sections 2403.16 – 2403.18, this letter responds to the comments from the Office of the Attorney General regarding proposed benefits and amenities. Below is a chart of the proffered benefits and amenities, and final proposed conditions.

Proffered Benefit	Proposed Condition
The Project will provide 10% of the residential GFA for units as affordable, with 8% of the gross floor area reserved for households making 50% or less of the Area Median Income (“AMI”), and 2% reserved for households making 80% or less of AMI. (FoF 29a)	5. The Applicant shall reserve, <u>for the life of the Project</u> , 10% of the residential gross floor area of the Project for affordable housing units <u>subject to the Inclusionary Zoning requirements</u> as follows: eight percent (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.
The Project will exhibit many characteristics of exemplary urban design, including infill redevelopment, thoughtful integration into the neighborhood, innovative architecture, the use of high-quality	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”).

materials, sustainable landscape and hardscape improvements, visually appealing landscaping features, large open space, and other “green” features. Indeed, the building has been designed to minimize impacts on neighboring properties while incorporating elements from the neighborhood’s past. Further, the Project will preserve a portion of the western building on the Property to give the Project authenticity and character while tying the Project to a contemporary and inventive design for a new residential building. (FoF 29b)	
The Project will capitalize on the Property’s transit-rich and retail-dense location to create much-needed market-rate and affordable housing on an underutilized site. The Project balances innovative new changes to the block with enhancing and retaining the character of the neighborhood. The Project will efficiently use the land to accommodate more apartments than currently exist, but the exemplary design will retain a sense of history and open space. The front yard setbacks and large landscaped courts will provide the open space necessary for site planning that integrates well into the neighborhood. At the same time, the construction of more housing in a walkable and transit-oriented location is a highly efficient and economical use of the Property. (FoF 29c)	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”).
The Project will incorporate additional environmental benefits, including energy efficient lighting and appliances; low-flow plumbing fixtures; a green roof; significant	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”).

<p>landscaping; access to daylight and views; bike storage beyond what is required; recycled or local/regional materials; permeable pavers; and a high-reflectance roofing system, where applicable. (FoF 29e)</p> <p>The rear of the Project will include a green wall featuring cascading greenery to improve and beautify the rear alley as well as to reduce the heat island effect of the building.</p> <p>The new building will be designed to attain a LEED Silver rating. The Applicant's preliminary LEED scorecard illustrates the Applicant's goal of between 50 and 60 points. (FoF 29e)</p>	<p>3. The rear of the Project will include a green wall featuring cascading greenery <u>consistent with pages A-25 and A-37 in the plans marked as Exhibit 59A in the Record.</u></p> <p>6. 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 <u>that the Project will achieve the minimum number of points necessary to attain LEED Silver certification.</u></p>
<p>The transportation demand will be managed by the site's location near transit, car-sharing spaces, bicycle parking, pedestrian facilities, and the provision of a transportation demand and loading management program. In order to mitigate any possible adverse impacts from traffic generated by the project, the Applicant proposed the transportation demand management ("TDM") plan, including a loading management plan, that incorporates DDOT recommendations. The plan includes carshare and Capital Bikeshare memberships included with</p>	<p>8. The Applicant <u>shall</u> establish a transportation demand management (TDM) program that includes the following:</p> <p><i>A. Transportation Management Coordinator (TMC).</i> A member of the property management group <u>shall</u> be a point of contact and <u>shall</u> be responsible for coordinating, implementing, and monitoring the TDM strategies. This <u>shall</u> 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 <u>shall</u> be responsible for ensuring that loading and trash activities are properly coordinated and do not impede the pedestrian, bicycle, or vehicular lanes</p>

<p>tenancies. (FoF 29d)</p>	<p>adjacent to the development, including the existing alley located behind the proposed building. The contact information for the TMC <u>shall</u> be provided to DDOT/Zoning Enforcement with annual contact updates.</p> <p>B. A TransitScreen <u>shall</u> be installed in the residential lobby to keep residents and visitors informed on all available transportation choices and provide real-time transportation updates.</p> <p>C. The TMC <u>shall</u> establish a TDM marketing program that provides detailed transportation information and promotes walking, cycling, and transit. An effective marketing strategy <u>shall</u> consist of a multi-modal access guide that provides comprehensive transportation information. This information <u>shall</u> 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 <u>shall</u> offer the first occupant of each residential unit with an annual car sharing 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 <u>shall</u> 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 <u>shall</u> unbundle the cost of renting a parking space from the cost of renting a residential unit in the Project.</p> <p>F. The Applicant <u>shall</u> 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</p>
-----------------------------	--

	<p>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 management plan:</p> <p>A. Tenants <u>shall</u> be required to coordinate and schedule deliveries, and a loading coordinator will be on duty during delivery hours.</p> <p>B. Trucks accessing the on-site loading space <u>shall</u> be limited to a maximum of 24 feet in length. Any truck larger than 24 feet in length <u>shall</u> be required to obtain temporary parking restrictions along Clifton Street and load from the curb.</p> <p>C. All tenants <u>shall</u> be required to schedule any loading operation conducted using a truck greater than 24 feet in length.</p> <p>D. Deliveries <u>shall</u> 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 <u>shall</u> 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.</p> <p>E. Inbound and outbound truck maneuvers <u>shall</u> 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.</p> <p>F. Trucks using the loading space <u>shall</u> 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.</p>
--	--

	<p>G. The loading dock operation <u>shall</u> 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 <u>shall</u> be open seven days a week from 9:00 AM to 5:00 PM so as not to conflict with commuter traffic entering and exiting the alley. The Applicant <u>shall</u> prohibit trucks from accessing the loading docks outside of these times.</p> <p>10. <u>For the life of the Project</u>, if parking spaces are unused and available in the building, then the Applicant <u>shall</u> 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 to residents of Square 2866.</p>
<p>i. 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>ii. 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>iii. 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>iv. The Applicant will furnish and install new exterior exercise equipment at the Columbia Heights Community Center to provide</p>	<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 <u>will create a new computer lab at the Miriam House Wellness and Rehabilitation Center of N Street Village, which will include the purchase and installation of up to 10 new computers and two new</u></p>

<p>fitness facilities for teenagers and adults to focus on health and wellness.</p> <p>v. The Applicant will work with the N Street Village to co-sponsor the creation of the Miriam House Wellness and Rehabilitation Center and advance Miriam House programming. The wellness center will be a resource for physical therapy and general wellness constructed to meet the needs of those living with HIV/AIDS.</p> <p>vi. The Applicant will fund the completion of capital improvements for bathroom and kitchen renovations to one of the Samaritan Inns' residential facilities on Fairmont Street.</p> <p>vii. The Applicant will commit to pursue alley improvement and beautification projects that the community identifies, including planting trees and foliage. The Applicant will work with DDOT and city officials to plant and/or improve tree boxes in the sidewalks of the 1300 block of Clifton Street. (FoF 29f)</p>	<p><u>printers.</u></p> <p>F. <u>The Applicant shall fund the completion of the following improvements at Samaritan Inns' residential facilities on Fairmont Street: interior painting; refinishing interior floors; minor roof repairs; upgrading rear porch; convert first floor monitor bedroom to monitor station; provide monitoring equipment; provide new kitchen appliances; install new kitchen cabinets and floor; and install new second floor bathroom. The Applicant shall not be required to spend more than \$40,000 on these improvements.</u></p> <p>G. <u>Subject to DDOT approval, the Applicant shall install trees and other plantings in the alley behind the Project. Subject to DDOT approval,</u> the Applicant shall 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.</p>
--	--

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 Kadlecek
Cary Kadlecek