

Zoning Commission Case No. 15-07: Final List of Proffered Public Benefits and Amenities
October 15, 2015

<u>Proffer</u>	<u>Condition</u>
1. The Applicant has agreed to impose a 24 foot size restriction on trucks utilizing on-site loading space.	The Applicant will adhere to the terms of the Transportation Demand Management and Loading Management plans detailed in Exhibit 31(D) of the record.
2. The Applicant will require all trucks to access the loading space via the alley intersecting with 4 th Street.	The Applicant will adhere to the terms of the Transportation Demand Management and Loading Management plans detailed in Exhibit 31(D) of the record.
3. The Applicant has agreed to provide the first occupant of each residential unit over a two year period with a one-time annual carsharing membership and application fee, a \$100 SmarTrip card, and a one-time annual Capitol Bikeshare membership to help alleviate reliance on personal vehicles.	The Applicant will adhere to the terms of the Transportation Demand Management and Loading Management plans detailed in Exhibit 31(D) of the record.
4. The Applicant has agreed that tenants will be prohibited from obtaining Resident Parking Permit or Visitor Parking permits from the District Department of Motor Vehicles.	The Applicant will adhere to the terms of the Transportation Demand Management and Loading Management plans detailed in Exhibit 31(D) of the record.
5. The Applicant has agreed to provide 4 bicycle racks on H Street and 2 bicycle racks on 4 th Street to provide short-term bike parking on-site.	Prior to issuance of a final certificate of occupancy, the Applicant will provide four short term bicycle racks on H Street and two short term bicycle racks on 4 th Street.
6. The Applicant has agreed to provide a bicycle room for 32 bicycles on the first floor of the building in order to encourage bicycle use.	The Project shall be developed in accordance with the architectural drawings submitted into the record on October 29, 2015; as Exhibit _____ as modified by the guidelines, conditions, and standards herein (collectively, the "Plans").
7. The Applicant has agreed to provide a 100 square foot space on-site as a storage area for the ANC.	The Project shall be developed in accordance with the architectural drawings submitted into the record on October 29, 2015 as Exhibit _____, as modified by the guidelines, conditions, and standards herein (collectively, the "Plans"). The Applicant shall have flexibility with the design of the PUD in the following areas: To modify the size and location of the ANC storage room so long as it is at least 100 square feet in size and is located on-site.

8. The Applicant has agreed to maintain minimum views in the retail spaces to help ensure a lively pedestrian experience along H Street.	The Project shall be developed in accordance with the architectural drawings submitted into the record on October 29, 2015 as Exhibit _____, as modified by the guidelines, conditions, and standards herein (collectively, the "Plans"). To vary the size, location and design features of the retail spaces to accommodate the needs of specific retail tenants, so long as the retail spaces maintain a minimum six foot depth of view for at least 50% of the area between three and eight feet above grade.
9. The Applicant has agreed to utilize a glazing that minimizes reflectivity on the south-facing windows.	The Applicant shall utilize a glazing that minimizes reflectivity on the south-facing windows of the building.
10. The Applicant has agreed to improve the east-west alley that intersects with 4 th Street once it has completed its utility work in the alley.	Prior to issuance of a final certificate of occupancy, the Applicant shall reconstruct the east-west alley abutting the southern property line of the Project, as depicted in Exhibit 31A3.
11. The Applicant has agreed to clear the drains located in the alleys immediately abutting its property.	Prior to issuance of a final certificate of occupancy, the Applicant shall clear the drain located in the east-west alley abutting the southern property line of the Project as well as the drain located in the north-south alley to the south of the Project.
12. The Applicant agreed to improve the alley lighting with brighter candles.	Prior to issuance of a final certificate of occupancy, the Applicant shall improve alley lighting by increasing candles of two existing poles to a minimum of 3 foot candles.
13. The Applicant has agreed to replace a street tree that is currently dead on H Street.	Prior to issuance of a final certificate of occupancy, the Applicant shall replace the dead street tree along H Street that is adjacent to the northeastern portion of the Property.
14. The Applicant has agreed to work with the Capitol Place Homeowners Association (CPHOA) to minimize impacts of the project on their property. More specifically, the Applicant agrees to provide the CPHOA \$50,000, which is to be dedicated to any of the following items, as the CPHOA sees fit: retaining a landscape architect for the purpose of creating a master landscape plan for the CPHOA; installing a new irrigation system for the CPHOA; installing 3 new trees in CPHOA;	Prior to issuance of a final certificate of occupancy, the Applicant agrees to retain a landscape architect for the purpose of creating a master landscape plan for the CPHOA, to be approved by the CPHOA, whose approval is not to be unreasonably withheld; In coordination with the landscape architect, the Applicant agrees to the following: a. installation of a new irrigation system for the CPHOA (water taps and drains to be

replacing CPHOA railroad ties for planting beds with decorative concrete; installing 3 new lights to replace existing lights on CPHOA property; installing a new street tree in front of 769 3 rd Street; and improving tree boxes on 3 rd Street between H and G Streets.	determined by CPHOA); b. installation of 3 new trees in CPHOA; c. replace CPHOA railroad ties for planting beds with decorative concrete; d. installation of 3 new lights to replace existing lights on CPHOA property; e. installation of a new street tree in front of 769 3rd Street; and f. improve tree boxes on 3rd Street between H and G Streets. It is understood that the items in paragraphs (a)-(f), along with the retention of the landscape architect, shall not exceed a combined total of \$50,000; CPHOA shall be permitted to prioritize the items in subsections (a)-(f), with the understanding that some items may not be completed due to the stated monetary cap. Subsections (a)-(f) shall be completed pursuant to the timeline set forth by the landscape architect in coordination with the CPHOA; these items are not required to be completed prior to issuance of a final certificate of occupancy.
15. The Applicant has agreed to underground the utilities serving its property.	Prior to issuance of a final certificate of occupancy, the Applicant shall remove the utility pole in the alley abutting its property and reroute the low voltage wires.
16. The Applicant agrees to provide affordable housing at deeper affordability levels than what is otherwise required.	One percent of the residential gross floor area shall be reserved for households with an annual gross income that is no greater than 50% of the Area Median Income (“AMI”), per Exhibit 31. One percent of the residential gross floor area shall be reserved for households with an annual gross income that is no greater than 60% of the AMI, per Exhibit 31.
17. The Applicant agrees to enter into a Construction Management Plan that will include terms requiring the Applicant to provide the contact information for the construction manager; ensure the public alley is regularly cleaned and maintained and that circulation through the alley will not be obstructed except during the period that the Applicant undertakes utility work in the alley;	Prior to issuance of a building permit for the Project, the Applicant shall enter into a Construction Management Plan (“CMP”) with the Capitol Place Homeowners Association (“CPHOA”). The CMP shall include terms requiring the Applicant to provide the contact information for the construction manager, ensure the public alley is regularly cleaned and maintained and that circulation through the

and confirm that construction workers will be required to park off-site. The CMP will also require the Applicant to provide an excavation schedule and advance notice of pile driving.	alley will not be obstructed except during the period that the Applicant undertakes utility work in the alley, and confirm that construction workers will be required to park off-site. The CMP shall also require the Applicant to provide an excavation schedule and advance notice of pile driving.
18. The Applicant has agreed to work with the CPHOA regarding the replacement of the brick wall separating its property from the Applicant's.	Prior to issuance of a building permit for the Project, the Applicant shall coordinate with the CPHOA regarding the removal and replacement of the brick wall located along the Project's southern property line. The Applicant shall provide fencing and/or security during the period any portion of the wall is removed.