

Deanwood Hills PUD
Z.C. Case No. 15-10
(Consolidated PUD and Related Map Amendment)

Proffer	Condition
1. <u>Urban Design, Architecture and Landscaping.</u> The PUD will significantly improve the fabric of Hayes Street, between 50th Street and Division Avenue, by redeveloping a large site that has been vacant or underutilized for years. The PUD will enhance safety by activating the corridor while relating to and respecting the existing residential community to the north. The north-facing courtyards, streetscape improvements and significant open space will significantly improve the aesthetics of the area. The PUD also includes a 950-square foot tot lot and large bioretention area along Hayes Street, which will provide open space for both the residents of the PUD and the neighborhood. The tot lot will also further activate and enhance the pedestrian experience along Hayes Street.	B.1. The PUD shall be developed in accordance with the plans titled "Deanwood Hills", prepared by Torti Gallas Urban, dated 10/15/2015, and marked as Exhibits 41A1-41A3 of the public record (the "Plans").
2. <u>Affordable Housing.</u> The PUD will be a mixed-income, affordable residential community and include replacement housing for the Lincoln Heights and Richardson Dwelling public housing communities. The mix of affordability levels include 38 units at 30% AMI and 97 units at 60% AMI for 40 years, so long as the operating subsidy is in place, and 15 units at 30%-80% AMI for the life of the project.	B.2. <u>Affordable Housing.</u> The PUD shall provide 38 units at 30% AMI and 97 Units at 60% AMI and 97 units at 60% AMI for 40 years, so long as the operating subsidy is in place, and 15 units at 30%-80% AMI for the life of the project, in accordance with the Affordable Housing Chart contained in the Supplemental Statement marked as Exhibit 30 of the record.
3. <u>Traffic/Pedestrian Improvements.</u> In order to enhance vehicular and pedestrian circulation, the Applicant will construct or cause the construction of the following improvements: • The 15-foot wide "paper alley" along the eastern boundary of the Property plus a 5-foot wide access easement resulting in a 20-foot wide alley extending from Hayes Street to the southern boundary of the Property. • A new sidewalk along the south side of Hayes Street that will extend from the Property east to Division Street. • A safe pedestrian connection to the north side of Hayes Street at either 51st Street or near 50th Place.	B.3. <u>Traffic/Pedestrian Improvements.</u> Prior to the issuance of a certificate of occupancy for the PUD, and subject to the review and approval of DDOT, the Applicant shall construct or cause the construction of the following improvements: • The 15-foot wide "paper alley" along the eastern boundary of the Property plus a 5-foot wide access easement resulting in a 20-foot wide alley extending from Hayes Street to the southern boundary of the Property. • A new sidewalk along the south side of Hayes Street that will extend from the Property east to Division Street. • A safe pedestrian connection to the north side of Hayes Street at either 51st Street or near 50th Place.

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• A new curb ramp and receiving ramp at the southwest and southeast corners of Hayes Street and Division Street.	• A new curb ramp and receiving ramp at the southwest and southeast corners of Hayes Street and Division Street.
4. <u>Transportation Demand Management.</u> In order to further encourage the use of non-auto modes of transportation, the Applicant will 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 would include the following: • The Applicant will provide 78 long-term bicycle parking spaces and a secure bicycle repair station within the long-term bicycle storage room in the building. • The Applicant will install a minimum of eight short-term bicycle storage parking spaces (four racks) near the building entrances. • The Applicant will offer each new household a one-year Capital BikeShare or CarShare membership. The memberships will be available on a first come, first served basis, and shall have an aggregate value of up to \$12,000. In order to ensure residents are aware of the BikeShare or CarShare benefit, the Applicant will provide a proactive marketing strategy.	B.4. <u>Transportation Demand Management.</u> 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 the following: • The Applicant shall provide 78 long-term bicycle parking spaces and a secure bicycle repair station within the long-term bicycle storage room in the building, as reflected on the Plans. • The Applicant shall install a minimum of eight short-term bicycle storage parking spaces (four racks) near the building entrances, as reflected on the Plans. • The Applicant shall offer each new household a one-year Capital BikeShare or CarShare membership. The memberships shall be available on a first come, first served basis, and shall have an aggregate value of up to \$12,000. In order to ensure residents are aware of the BikeShare or CarShare benefit, the Applicant shall provide a proactive marketing strategy.
5. <u>Employment.</u> The Applicant will host a job fair to advertise employment opportunities targeted to residents within the boundaries of ANC 7C. The employment opportunities shall include, but are not limited to, construction jobs and positions for the ongoing maintenance and operation of the building. During the construction of the PUD, the Applicant will maintain a job listing targeted to residents of ANC 7C and the job listing shall include the contact information for the person designated to coordinate employment efforts on	B.5. <u>Employment.</u> Prior to the issuance of a building permit for the PUD, the Applicant shall submit a letter to the Zoning Administrator from ANC 7C confirming that the Applicant hosted a job fair to advertise employment opportunities targeted to residents within the boundaries of ANC 7C. The employment opportunities shall include, but are not limited to, construction jobs and positions for the ongoing maintenance and operation of the building. During the construction of the PUD, the Applicant shall maintain a job listing targeted to residents of

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behalf of the Applicant.	ANC 7C and the job listing shall include the contact information for the person designated to coordinate employment efforts on behalf of the Applicant.
6. <u>First Source Agreement</u> . The Applicant has entered into a First Source Employment Agreement with the Department of Employment Services.	B.6. First Source Agreement . Prior to the issuance of a building permit for the PUD, the Applicant shall furnish a copy of its executed First Source Employment Agreement with the Department of Employment Services.
7. <u>Sustainable Design</u> . The PUD will be developed in accordance with the Enterprise Green Communities standard for residential buildings.	B.7. Sustainable Design . The PUD shall be developed in accordance with the Enterprise Green Communities standard for residential buildings.
8. <u>Community Space</u> . The community space in the development will be available to ANC 7C to assist in the ANC's community outreach efforts.	B.8. Community Space . During the operation of the PUD, the community space in the development shall be made available to ANC 7C to assist in the ANC's community outreach efforts.