

February 11, 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. 15-12 – 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	<u>To be determined.</u> Applicant is working with the Office of Planning and DHCD to revise its affordable housing proffer.
Urban design, architecture, and landscaping	1. The PUD project shall be developed in accordance with the plans and materials submitted by the Applicant marked as Exhibits 9A, 16B, and ____ of the record, as modified by the guidelines, conditions, and standards of this Order.
Site planning, and efficient and economical land utilization	1. The PUD project shall be developed in accordance with the plans and materials submitted by the Applicant marked as Exhibits

	<p>9A, 16B, and ____ of the record, as modified by the guidelines, conditions, and standards of this Order.</p>
<p>Environmental benefits</p>	<ol style="list-style-type: none"> 1. The PUD project shall be developed in accordance with the plans and materials submitted by the Applicant marked as Exhibits 9A, 16B, and ____ of the record, as modified by the guidelines, conditions, and standards of this Order. 2. The Project shall be designed to satisfy a LEED Gold rating. However, the Applicant shall not be required to obtain LEED Gold certification from the United States Green Building Council.
<p>Effective and safe vehicular and pedestrian access, transportation management measures, connections to public transit service, and other measures.</p>	<ol style="list-style-type: none"> 3. The Applicant shall establish a transportation demand management (TDM) program that includes the following: <ol style="list-style-type: none"> a. The Project will provide 218 bicycle parking spaces. This includes 198 secure on-site spaces and 20 short-term spaces around the perimeter. The Project also will include a bike service area and a shower/changing area. b. The Applicant will unbundle the cost of residential parking from the cost of lease or purchase. c. The Applicant will identify a TDM Leader (for planning, construction, and operations). The TDM Leader will work with residents in the building to distribute and market various transportation alternatives and options. d. The Applicant will provide TDM materials to new residents in the Residential Welcome Package materials. e. The Applicant will install a Transportation Information Center Display (electronic screen) within the residential lobby, containing real-time information related to local

	<p>transportation alternatives.</p> <p>f. The Applicant will provide each unit's incoming residents for the first three years with either; (1) one-year membership to Capital Bikeshare, or; (2) one-year membership to a Carsharing service.</p> <p>g. Retail tenants of the development will offer SmartBenefits for all retail employees regardless of the size of the business (under 20 employees) or level of employment (part-time/full-time)</p> <p>h. The Applicant will provide access to bike showers, changing area, and bike repair station for retail employees.</p>
<p>Uses of special value</p>	<p>4. The Applicant will work with WMATA and two additional PUD applicants to develop a scoping plan for metro plaza improvements that will identify spatial areas available for improvement and identify specific improvement options (lighting, ground cover, plantings, furniture & fixtures). These improvements will be oriented toward enhanced green space and improved safety consistent with the scoping plan. This plan will be provided to ANC 6B and to WMATA. In addition to providing the plan, J. River would be responsible for obtaining all applicable permits and approvals as well as furnishing and installing certain approved elements of the design. The final plan will be subject to WMATA approval. The Applicant will spend \$50,000 on these improvements.</p> <p>5. The Applicant will work with the District of Columbia Housing Authority to design, furnish and install improvements to the playground area at Hopkins Apartments (1430 L St. SE). The playground improvements will include new children's play equipment and improved signage for wayfinding. The Applicant will install the improvements prior to the issuance of a certificate of occupancy for the Project.</p>

	<p>The Applicant will spend \$20,000 on these improvements.</p> <p>6. The Applicant will work with Friendship Public Charter Schools to design, furnish and install improvements to the playground area at the Friendship Chamberlain Elementary campus. The playground improvements will include installation of age-inclusive fitness options, upgrades to fencing and gates, and improved signage and wayfinding. The Applicant will install the improvements prior to the issuance of a certificate of occupancy. The Applicant will spend \$75,000 on these improvements.</p> <p>7. Prior to the issuance of a certificate of occupancy for the Project, the Applicant will record a public use easement for a 10-foot wide section of its property in order to widen the public alley off of 14th Street to 20’.</p> <p>8. Prior to the issuance of a certificate of occupancy for the Project and subject to DDOT approval, the entire alley from 14th St. SE to Ives Pl. SE will be paved to satisfy DDOT’s “Green Alley” standards, and lighting will be installed on the building façade that faces the alley.</p> <p>9. Prior to the issuance of a certificate of occupancy for the Project, the Applicant will install additional features to improve the functionality and safety of the alley including security cameras, mirrors, and bollards to protect neighboring homes and vehicles.</p> <p>10. The Applicant will designate 10% of the Project’s retail space for existing or emerging local businesses. A local business shall be defined as one having five or fewer locations in the Washington metropolitan region.</p> <p>11. The Applicant will work with and provide</p>
--	--

	<p>funding to Casey Trees (or equivalent provider) to make trees (at ~\$350/tree) available to residents of ANC 6B to support Ward 6 tree canopy goals. The Applicant will spend \$5000 on these improvements.</p> <p>12. The Applicant will work with DHCD to install new security equipment at the Potomac Gardens Apartments, for a value of up to \$20,000. The Applicant will install the improvements prior to the issuance to of a certificate of occupancy for the Project.</p> <p>13. The Applicant will abide by the Memorandum of Understanding signed with the ANC included in Exhibit 20 of the Record.</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/ John Epting
John Epting

/s/ Cary Kadlecek
Cary Kadlecek