

July 19, 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. 15-13 – Applicant’s Proffered Benefits and Amenities

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.

<b>Proffered Benefit</b>	<b>Proposed Condition</b>
Housing and affordable housing	<p>B1. The Applicant shall reserve ten percent (10%) of the residential gross floor area for five affordable housing units subject to Inclusionary Zoning (IZ) for the life of the Project. The five IZ units will be distributed as follows:</p> <ol style="list-style-type: none"> <li>1. Two 3-bedroom townhouse units and two 2-bedroom apartment units (approximately 7.6% of the residential gross floor area) for households earning up to 50% of the AMI.</li> <li>2. One 3-bedroom townhouse unit (approximately 2.4% of the residential gross floor area) for a household earning up to 80% of the AMI.</li> </ol>

<p>Urban design, architecture, and landscaping</p>	<p>A1. The PUD project shall be developed in accordance with the plans and materials submitted by the Applicant marked as Exhibits 47B1 – 47B6 and 48 of the record, as modified by the guidelines, conditions, and standards of this Order.</p>
<p>Site planning, and efficient and economical land utilization</p>	<p>A1. The PUD project shall be developed in accordance with the plans and materials submitted by the Applicant marked as Exhibits 47B1 – 47B6 and 48 of the record, as modified by the guidelines, conditions, and standards of this Order.</p>
<p>Environmental benefits</p>	<p>A1. The PUD project shall be developed in accordance with the plans and materials submitted by the Applicant marked as Exhibits 47B1 – 47B6 and 48 of the record, as modified by the guidelines, conditions, and standards of this Order.</p> <p>B3. The Project shall be designed to achieve a Silver level under LEED for Homes version 4, but the Applicant shall not be required to obtain LEED Silver certification from the U.S. Green Building Council. Prior to the issuance of a certificate of occupancy, the Applicant shall submit to the Zoning Administrator a LEED scorecard showing that the Project will receive sufficient points to achieve Silver certification.</p>
<p>Public space and parks</p>	<p>B2. Prior to the issuance of a certificate of occupancy for the Project, the Applicant shall complete or provide the following:</p> <ol style="list-style-type: none"> <li>1. The Applicant will improve and enhance the 13 tree boxes on the sidewalks west of the north-south alley in Square 1043 and will repaint the street light posts, subject to all permits and final approval from DDOT.</li> <li>3. The Applicant will install \$30,000 worth of improvements to the Potomac Avenue Metro Station plaza. Subject to WMATA's</li> </ol>

	<p>final approval, these improvements will include installing greenery/landscaping around the station elevator and removal of the kiosk.</p>
<p>Social services/facilities</p>	<p>B2. Prior to the issuance of a certificate of occupancy for the Project, the Applicant shall complete or provide the following:</p> <ol style="list-style-type: none"> <li>2. The Applicant will design and construct the interior of one of the townhouse units as a “senior unit” incorporating design features to accommodate seniors pursuant to the guidelines supplied by Capitol Hill Village.</li> </ol>
<p>Effective and safe vehicular and pedestrian access, transportation management measures, connections to public transit service, and other measures.</p>	<p>C1. The Applicant shall implement the following transportation demand management (TDM) measures:</p> <ol style="list-style-type: none"> <li>1. Designate a Transportation Management Coordinator (TMC). The TMC will be responsible for ensuring that information is disseminated to residents of the building. The position may be part of other duties assigned to the individual.</li> <li>2. Provide information on and/or links to current transportation programs and services on the property management website.</li> <li>3. Provide convenient, covered, and secure bike parking facilities. A bicycle storage room will be provided in the lower level of the building with storage for approximately 48 bicycles.</li> <li>4. Provide a one time, one year Capital Bikeshare membership or one time, one year car share membership for all new residents for the first three years the project is open.</li> </ol> <p>C2. The Applicant shall implement the</p>

	<p>following loading management plan:</p> <ol style="list-style-type: none"> <li>1. A member of the management team will be designated as a loading coordinator (duties may be part of other duties assigned to the individual). He or she will coordinate all loading activities of the building (including deliveries, trash disposal, and residential move-in and move-out activities). The loading coordinator will be responsible for informing residential tenants of the guidelines and procedures for loading and delivery operations.</li> <li>2. All tenants will be required to notify the loading coordinator before moving in or out so that the loading coordinator can assist in the establishment of curbside loading, if needed. In the event that a moving truck is required for residential tenants, a temporary no parking zone can be established on the adjacent E Street to allow for curbside loading or unloading adjacent to the building, in accordance with DDOT policies. The residential tenant shall provide the loading coordinator the following information: time and date that the truck is anticipated to arrive, size of truck being used, and name of the moving service, if applicable</li> </ol>
<p>Uses of special value</p>	<p>B2. Prior to the issuance of a certificate of occupancy for the Project, the Applicant shall complete or provide the following:</p> <ol style="list-style-type: none"> <li>4. Up to a maximum cost of \$40,000, the Applicant will resurface a portion of the alley system in Square 1043 in a material to be coordinated with DDOT. Subject to all final permits and approvals, the Applicant will resurface</li> </ol>

	<p>the portion of the alley system west of the project site.</p> <p>5. The Applicant will install mirrors, signage, and cameras on the building, subject to all permits and final approval from DDOT, if necessary, to improve safety and circulation in the alley system.</p> <p>6. The Applicant will incorporate into the condominium documents for the Project a requirement that the condominium association will plow snow from the alley system adjacent to the project site and leading out to E Street any time there is a more than three (3) inches of snow from a single event.</p> <p>7. The Applicant will replace the metal fence along G Street for the Potomac Gardens apartment complex.</p> <p>8. The Applicant will contribute \$1000 to DC Safety Net for the purchase of vests and office supplies for its Safe Routes program.</p>
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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