

**ZONING COMMISSION CASE NO. 15-16
BENEFITS AND AMENITIES**

- 1. Affordable Residential Units.** For Phase I, Applicant shall set aside 4% of the total amount of the residential square footage ~~in the Development~~ for households earning up to 80% of the Area Median Income (AMI). Applicant shall set aside another 4% of the total amount of residential square footage in ~~the Development~~ Phase I for households earning up to 50% of the AMI. For all remaining phases of the PUD (Blocks 2A, 3, 4, 5A and 6), Applicant shall set aside 8% of the total amount of the residential square footage for affordable housing: 5% of the residential gross floor area for these phases will be reserved for households with an annual income no greater than 50% AMI and 3% will be reserved for households with an annual income no greater than 80% AMI.
- 2. Construction.** Applicant shall abide by the terms of the Construction Management Plan entered into the Record for Case No. 15-16 as Exhibit _____.
- 3. Security.** Applicant shall implement the Security Plan outlined in Exhibit 31A of the Record up to a cost of \$300,000 per year for a period of no less than five years from the date of issuance of the certificate of occupancy for Building 1A. This plan shall include:

 - a. Private Security. The Applicant shall retain a private security firm to provide security on-site 24 hours per day, 7 days per week.
 - b. Security Call Boxes. The Applicant shall provide two security call-boxes. One call-box shall be located at the base of the stairs leading to the pedestrian bridge for the Metrorail Station and the second call-box shall be located at 8th Street and Edgewood Street.
 - c. Metropolitan Police Department. The Applicant shall reserve at least 500 square feet in Building 1A, as defined in the Record, for use by the Metropolitan Police Department.
 - d. Lighting. The Security Plan shall incorporate the lighting depicted in Exhibit 31A as well as lighting along the MBT below the staircase leading to the pedestrian bridge to the Metrorail Station.
- 4. Seabury Transportation for Seniors.** Applicant shall partner with Seabury Transportation for Seniors and the District Department on Aging to provide services, at a cost up to \$30,000 per year, to transport seniors at the Edgewood Commons community to the Site at least once a week for five years. These services shall begin upon the issuance of building permit for Building 1A and at the request of Edgewood Commons.
- 5. Green Area Ratio.** The Applicant is providing a GAR of .42 for Phase I, which exceeds the required .25.

6. **Murals.** Applicant will retain, restore or replace in-kind the mosaic on 4th Street exterior wall of Forman Mills up to a cost of \$50,000. This work will be completed in connection with the construction of Block 3 and the timing will be further refined during the Stage 2 PUD process. The Applicant will retain, restore or replace in-kind the mural wall along the rear of the property up to a cost of \$100,000. The Applicant will work with Peter Krsko, the original artist, to recreate the mural in its original likeness through the Open Walls DC Program. Similar to the painting of the original mural, its re-creation will involve the work of District of Columbia students. The timeframe for the completion of this work will be finalized during the Stage 2 application for Block 2.
7. **Sculptures.** Applicant will preserve and relocate existing sculptures along the MBT. This work will be completed prior to issuance of a certificate of occupancy for Building 1A.
8. **Connections.** Applicant will construct two pedestrian staircases between the Site and Edgewood Commons. The location of the staircases are located in the Record and may be refined in coordination with the neighboring property owner, District Department of Transportation and the Office of Planning. The connection shall integrate benches and solid-backed 6.5 inch risers and 11 inch treads to accommodate those with limited mobility. The eastern staircase shall also incorporate a bicycle trough. The eastern staircase shall be constructed during the construction of Phase I while the western staircase shall be constructed during construction of Block 2. Applicant shall provide a gate on both stair connections. The gates shall be closed between 1:00 am and 4:30 am Monday through Friday and between 3:00 am and 6:30 am Saturday and Sunday. Signage shall be provided to notify pedestrians and bikers of the stair hours.
9. **MBT Improvements.** Applicant will improve the MBT including realignment, signage, wayfinding, landscaping, and lighting, including security lighting underneath the staircase to the Metro pedestrian bridge. These improvements shall be completed prior to issuance of a certificate of occupancy for Building 1A, in accordance with the Construction Management Plan in Exhibit ___, and in consultation with the District Department of Transportation. The Applicant will also contribute \$10,000 towards pedestrian/sidewalk improvements between the MBT and Franklin Street.
10. **ANC 5E02 Community Meeting Room.** Applicant will allow ~~ANC 5E02~~ the ANC 5E, Single Member District representative and the Edgewood Civic Association to use the common area in Building 1A, or another mutually agreeable building, for public ~~Single Member District~~ meetings once a month on a mutually agreeable date.

11. **ANC ~~5E02~~–Office.** Applicant will reserve space in the Development for use by ANC ~~5E02~~5E. This requirement may be satisfied by providing a membership to the co-working space proposed for Building 5b.
12. **D.C. Workforce Investment Council.** Applicant will partner with the D.C. Workforce Investment Council to create and fund an employment program targeting Ward 5 residents up to a cost of \$200,000.
13. **Local Businesses.** Applicant will partner with Bald Cypress, a Ward 5 company, to publicize opportunities to engage small and local businesses in this project up to a cost of \$10,000.
14. **Edgewood Adult Reading Program.** Applicant shall contribute \$5,000 to the Edgewood Adult Reading Program prior to issuance of a certificate of occupancy for Building 1A.
15. **Beacon House.** Applicant shall contribute \$10,000 to Beacon House prior to issuance of a certificate of occupancy for Building 1A.
16. **Community Preservation and Development Corporation Food Pantry Program.** Applicant shall contribute \$15,000 to the CPDC Food Pantry Program prior to issuance of a certificate of occupancy for Building 1A.
17. **McKinley Technology Education Campus.** Applicant shall contribute \$10,000 to the McKinley Technology Education Campus’s greenhouse program prior to issuance of a certificate of occupancy for Building 1A.
18. **Edgewood Recreation Summer Camp.** Applicant shall contribute \$10,000 to the Edgewood Recreation Summer Camp prior to issuance of a certificate of occupancy for Building 1A.
19. **Edgewood Recreation Center Equipment.** Applicant shall contribute \$10,000 to the Department of Parks and Recreation to be designated for equipment for the Edgewood Recreation Center. This contribution shall be made prior to issuance of a certificate of occupancy for Building 1A.
- 19.20. **Scholarship Funding.** Applicant shall contribute \$16,000 to the Community Foundation of the National Capital Region for local scholarships to be administered by the Foundation.
- 20.21. **Bryant Street and 4th Street.** Applicant shall reconfigure the traffic signal at Bryant Street and Fourth Street. The timeline for the completion of this work shall be

determined during the Stage Two PUD application for Block 3, as defined in the Record. Applicant will discuss appropriate signage for Bryant Street with the District Department of Transportation during the Stage 2 application for Block 3.

21.22. Channing Street and 4th Street. Applicant shall reconfigure the entrance of Edgewood Commons and install a traffic signal to align with Channing Street NE. The timeline for this work shall be determined during the Stage Two PUD application for Block 3, as defined in the Record. Applicant will discuss appropriate signage for Channing Street with the District Department of Transportation during the Stage 2 application for Block 3.

22.23. Rhode Island and 3rd Street. Applicant will contribute up to \$60,000 to the provision of a stop light at the intersection of Rhode Island Avenue and 3rd Street. These funds shall be pooled with contributions provided on behalf of other development projects. If the cost exceeds \$60,000, the Applicant shall work with DDOT to reallocate funds otherwise dedicated to TDM measures. The Applicant will be responsible for constructing the light prior to issuance of a certificate of occupancy for Building 1A.

23.24. Rhode Island Pedestrian Improvements. The Applicant will provide pedestrian and intersection improvements in coordination with input from DDOT at the intersection of 5th Street and Rhode Island Avenue: this work will include signal modifications.

24.25. Bikeshare. Applicant will purchase, install and fund the operation and maintenance of a Capital Bikeshare station along the MBT for a period of one year. The installation of this station shall occur prior to the issuance of the certificate of occupancy for the last building in Phase I, subject to the schedule of the Capital Bikeshare distributor. The Applicant will purchase, install and fund the operation and maintenance of a second Capital Bikeshare station on 4th Street between Bryant Street and Franklin Street. The timeframe for this workstation will be determined during the Stage 2 application for Block 3.

25.26. Transportation Welcome Package. ~~The Applicant shall set aside no less than proposes to provide \$225 per residential unit for a Transportation Demand Management Fund to be used to implement in alternative transportation demand management techniques for residents of the Development, which may include the provision of a SmartTrip card, incentives that can be used as an annual membership for Capital Bikeshare membership or car share, an annual carshare membership, a carshare driving credit, or for bicycle repair room and tools, cargo bicycle, or grocery carts/maintenance. These funds, currently anticipated to be a total of \$330,075, will be pooled during each phase of the project into a fund that would make incentives available to residents until it is exhausted. This benefit shall be codified in rental/condominium documents for all of the residential buildings units planned within the project, both in~~

Phase 1 and future phases. This fund must be exhausted within five years of certificate of occupancy of each phase, otherwise will be disbursed to a TDM-related entity or organization at DDOT direction.

26.27. Transit Screens. A total of ten (10) transportation information screens are proposed for the Project. Eight are proposed to be placed in residential lobbies (one per lobby), one is proposed to be placed in the office lobby in Building 5b, and one is proposed to be placed in the plaza on the eastern end of the development.

28. Electric Charging Stations. The Applicant will provide a total of nine 240-volt electric car charging stations: at least six spaces will be provided in the residential building garages, two in the grocery store garage and one on the street.

29. Tree Boxes and Banners. The Applicant will assist in beautifying 4th Street between Rhode Island Avenue and Channing Street, by providing tree boxes and Edgewood lamp post banners up to a cost of \$50,000. The timeline for this work will be refined during the Stage 2 application for Building 4.

30. Memorandum of Understanding. The Applicant will abide by the terms of the attached Memorandum of Understanding. Events shall take place on a mutually agreeable date and the calendar of events will be finalized at the Applicant's sole discretion, to be exercised in good faith.

31. Landscaping. The Applicant will host a public meeting, with notice provided to the ANC, in a good faith effort to discuss the final landscape plan for Bryant Park. The details of the landscape plan will be finalized at the Applicant's sole discretion. The final plan will include a bike "fix-it" station, a drinking water fountain, a public message board, trash and recycling receptacles, relocating the existing "little free library" and the existing tulips, unless otherwise agreed upon by the community.

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