

August 1, 2016

VIA ELECTRONIC MAIL

Anthony Hood, Chairman
D.C. Zoning Commission
441 4th Street NW
Suite 210S
Washington, DC 20001

Re: Zoning Commission Case No. 15-16: Proposed Benefits and Amenities

Dear Chairman Hood:

Pursuant to the requirements of Sections 2403.16, the Applicant hereby submits this list of proposed benefits and amenities and corresponding conditions of approval. Set forth below is a chart outlining the benefits and amenities being provided by the above-referenced project and the corresponding draft condition that is both specific and enforceable. The chart below tracks the revisions made in response to comments provided by the Office of the Attorney General.

<u>Benefits and Amenities</u>	<u>Proposed Condition</u>
<p><u>Exemplary Urban Design, Architecture, and Open Spaces</u> The Project creates an urban fabric where one does not currently exist. It also addresses significant topographic challenges that enables porosity and connections with the community. The building designs incorporate high quality materials and enable enhanced open spaces to better serve the community.</p> <p><u>Site Planning and Efficient Land Utilization</u> This development reflects this benefit by replacing an underutilized site with a mixed-use development. As noted above, the Project provides vehicular, pedestrian and bicycle connections that do not currently exist. These connections integrate the site with the existing</p>	<p>A1. The Project will be developed in accordance with the architectural drawings submitted into the record on June 28, 2016, as Exhibit 87D, as modified by the guidelines, conditions, and standards herein (collectively, the "Plans").</p> <p>A2. The Project will have flexibility from the parking, loading, and lot requirements as noted herein.</p> <p>A3. The Applicant will have flexibility with the design of the PUD in the following areas:</p> <p style="padding-left: 40px;">a. To vary the location and design of all interior components, including but not limited to partitions,</p>

community in a way that the existing shopping center does not. The introduction of residential uses on this property is an appropriate proposal given its proximity to the Metrorail station as well as the MBT.

Effective and Safe Vehicular and Pedestrian Access and Transportation Demand

Management Measures. The expected pedestrian and vehicular circulation associated with this project has been carefully and thoroughly studied by the Applicant. By extending the street grid, the Applicant is creating a safer vehicular and pedestrian experience for those traversing the site. The extended street grid helps create clarity and predictability, which is safer for both drivers, bicyclists, and pedestrians. The Applicant attempts to remove any vehicular conflicts by removing all parking and loading access from the main internal drive and locating all entrances from private alleyways. Finally, the Applicant is proposing to improve the Metropolitan Branch Trail along the eastern edge of its site and will encourage biking among its residents.

structural slabs, doors, hallways, columns, signage, stairways, mechanical rooms, elevators, and toilet rooms, provided that the variations do not change the exterior configuration or appearance of the structure;

- b. To vary final selection of the exterior materials within the same color palette as the color approved and the same material type as the material approved, based on availability at the time of construction;
- c. To vary the number of parking levels in the garages for Buildings 1A, 1B and 5B so long as the final number of parking spaces is within the range reflected in Exhibit 87D.
- d. To modify the floor to ceiling heights of the retail space so long as the height of the buildings does not exceed 90 feet;
- e. To vary the location of the affordable units so long as their [location is generally consistent with the locations noted in Exhibits 158 and 159, pages 43 and 8, respectively, in that they must remain consistent with the requirements of Section 2605.6. The -proffered levels of affordable housing shall not be modified. ~~remain the same and Section 2605.6 is satisfied~~;](#)
- f. To make minor refinements to exterior details, dimensions, and locations, including belt courses, sills, bases, cornices, railings,

	<p>balconies, trim, frames, mullions, spandrels, or any other changes to comply with Construction Codes or that are otherwise necessary to obtain a final building permit, or are needed to address the structural, mechanical, or operational needs of the building uses or systems;</p> <ul style="list-style-type: none">g. To vary the size, location and design features of the retail spaces to accommodate the needs of specific retail tenants;h. To modify the size and location of the MPD space so long as it is located <u>on the ground floor of Building 1A and is at least 500 square feet in size.</u> in Building 1A. <p>A4. The Applicant will have flexibility with the programming of the PUD in the following areas:</p> <ul style="list-style-type: none">a. To modify the mix of uses in Buildings 1A and 1B to incorporate additional retail space as depicted in the plans submitted as Exhibit 87D should market conditions allow;b. To modify the mix of uses in Building 5B to incorporate office use as depicted in the plans submitted as Exhibit 86D should market conditions allow;c. To modify the location of the residential lobbies in Buildings 1A, 1B and 5B;d. To incorporate Project signage, including wayfinding signage, in coordination with DDOT;
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	<p>e. To incorporate temporary retail kiosks along the eastern edge of the site so long as the uses are not permanently affixed to the ground and that no single kiosk is greater than 500 square feet in size. The kiosks shall be permitted to rotate as necessary.</p> <p>f. To continue existing retail uses on-site and incorporate new interim uses on the site of the Phase I PUD so long as the new interim uses are permitted as a matter-of-right <u>under the C-3-A Zone District</u>. The new interim uses shall not be located in permanent structures. <u>The interim uses shall only be permitted so long as the Phase I approval remains valid.</u></p>
<p><u>Environmental Benefits</u> will be incorporated throughout the Project. In fact, the Project will be certified at the LEED Gold level.</p>	<p>D4. Prior to issuance of a building permit for each building in Phase I, the Applicant shall provide evidence of providing a GAR greater than .25.</p> <p>D27. The Applicant shall demonstrate that the Project has been certified <u>designed to achieve at the minimum number of points required to meet the</u> LEED Gold level (LEED for Homes Mid-Rise) within two years of prior to the issuance of a certificate of occupancy for each building. <u>Evidence of satisfying this requirement shall be provided in the form of a letter to the Zoning Administrator.</u></p>
<p><u>Housing and Affordable Housing.</u> This project provides for the creation of approximately 1,600 residential units on the Property; eight percent (8%) of the residential gross floor area will be reserved for affordable housing. In Phase One, half of the set aside (4% of residential GFA in Phase I) will be reserved for</p>	<p>D1. Prior to the issuance of a building permit for each building included in Phase I, Applicant shall set aside 8% of the residential gross floor area for affordable housing: 4% of the residential gross floor area in Phase I shall be reserved for households earning up to 80% of the Area Median Income (AMI) and 4% of</p>

<p>households with an annual income no greater than 50% of the Area Median Income (“AMI”). The other half of the set aside (4% of residential GFA in Phase I) will be set aside for households with an annual income no greater than 80% of the AMI. For the remaining phases (Blocks 2A, 3, 4, 5A and 6), 8% of the residential GFA will be set aside for affordable housing: 5% of the residential GFA of the later phases will be reserved for households with an annual income no greater than 50% AMI and 3% of the residential GFA will be reserved for households with an annual income no greater than 80% AMI.</p>	<p>the residential gross floor area shall be reserved for households earning up to 50% of the AMI. Prior to the issuance of a building permit for all remaining phases of the PUD (Buildings 2A, 3, 4, 5A and 6), Applicant shall demonstrate that it has set aside 8% of the residential gross floor area for affordable housing: 5% of the residential gross floor area shall be reserved households with an annual income no greater than 50% AMI and 3% of the residential gross floor area shall be reserved for households with an annual income no greater than 80% AMI. <u>The Applicant shall provide charts to the Zoning Administrator setting forth the ‘required’ and ‘provided’ levels of affordable housing for each building prior to issuance of a building permit, similar to those submitted as Exhibit 89. The approved set aside and level of affordability set forth in this section supersede modifications to the inclusionary zoning program otherwise approved by the Zoning Commission.</u></p>
<p><u>Construction.</u> Applicant shall abide by the terms of the Construction Management Plan entered into the Record for Case No. 15-16 as Exhibit 87A.</p>	<p>D2. Prior to issuance of a certificate of occupancy for each Building in Phase I, the Applicant shall provide evidence of its compliance with the terms of the construction management plan submitted as Exhibit 87A. Such evidence shall be in a form of a letter to the Zoning Administrator specifically stating the Applicant’s compliance with the terms of the Agreement.</p>
<p><u>Security.</u> 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:</p> <ul style="list-style-type: none"> - Private Security. The Applicant shall retain a private security firm to provide security on-site 24 hours per day, 7 days per week. - Security Call Boxes. The 	<p>D3. The 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. <u>Evidence of implementing this security plan shall be provided prior to issuance of a certificate of occupancy for Building 1A. Evidence of compliance with this condition shall be provided to the Zoning Administrator in the form of a letter. This The</u></p>

<p>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.</p> <ul style="list-style-type: none"> - 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. - 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. 	<p><u>security plan shall include:</u></p> <ul style="list-style-type: none"> 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 approximately 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.
<p><u>Seabury Transportation for Seniors.</u> Applicant shall partner with Seabury Transportation for Seniors and the District Department on Aging to transport seniors at the Edgewood Commons community to the Site.</p>	<p>D4. Prior to issuance of a certificate of occupancy for Building 1A, Applicant shall provide evidence of its partnership 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, or an alternative shopping location at their request, at least once a week for a maximum of four hours, for a period of five years. These services shall begin upon the issuance of building permit for Building 1A and at the request of Edgewood Commons. Such evidence shall be provided in the form of a letter to the Zoning Administrator stating that such services have started. If Edgewood Commons does not request such service, the letter should state as much.</p>
<p><u>Murals.</u> Applicant will retain, restore or replace in-kind the mosaic on 4th Street exterior</p>	<p>D5. Applicant will retain, restore or replace in-kind the mosaic on 4th Street exterior wall of</p>

<p>wall of Forman Mills. 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.</p>	<p>Forman Mills up to a cost of \$50,000. <u>The Applicant shall submit its plan for the proposed work with its Second Stage application for Block 3.</u> 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 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<u>The Applicant may complete this work in connection with Phase One; otherwise, the Applicant shall submit its plan for the proposed work with its Second Stage application for Block 2B.</u></p>
<p><u>Sculptures.</u> 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.</p>	<p>D6. Prior to issuance of a certificate of occupancy for Building 1A, Applicant will preserve and relocate existing sculptures. <u>The sculptures shall be located</u> along the MBT. Such evidence shall be provided in the form of a letter to the Zoning Administrator stating that the work has been completed.</p>
<p><u>Connections.</u> Applicant will construct two pedestrian staircases between the Site and Edgewood Commons.</p>	<p>D7. Applicant will construct two pedestrian staircases between the Site and Edgewood Commons. The location of the staircases 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. 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</p>

	<p>stair hours. The gates may be removed or the timing amended at any point in the future without modification of this Order with the approval of Edgewood Commons.</p> <p>The eastern staircase shall be constructed during the construction of Phase I and shall be completed prior to issuance of a certificate of occupancy for Building 1A. Evidence of completion of the eastern staircase shall be provided to the Zoning Administrator in the form of a letter.</p> <p><u>Plans for the western staircase shall be submitted as part of the Second Stage application for Block 2A.</u> The western staircase shall be constructed during construction of Block 2A and the timing of the western staircase can be refined during the Stage II application.</p>
<p><u>MBT Improvements.</u> Applicant will improve the MBT including realignment, signage, wayfinding, landscaping, and lighting, including security lighting underneath the staircase to the Metro pedestrian bridge. The Applicant will also contribute \$10,000 towards pedestrian/sidewalk improvements between the MBT and Franklin Street.</p>	<p>D8. 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 87A, and in consultation with the District Department of Transportation. Evidence of completing these improvements shall be provided to the Zoning Administrator in the form of letter stating as much. The Applicant will also contribute \$10,000 towards pedestrian/sidewalk improvements between the MBT and Franklin Street. <u>Plans for these improvements shall be provided with the Second Stage application for Block 2A.</u> The timing of this contribution shall be refined during the Stage II application for Block 2A.</p>
<p><u>Community Meeting Room.</u> Applicant will allow the ANC 5E, Single Member District representative and the Edgewood Civic Association to use the common area in</p>	<p>D9. Applicant will allow the ANC 5E, Single Member District representative and the Edgewood Civic Association to use the common area in a Phase I building, for public</p>

<p>Building 1A, or another mutually agreeable building, for public meetings once a month on a mutually agreeable date.</p>	<p>meetings once a month on a mutually agreeable date, for a total of 12 meetings per year. The space shall be provided at no cost to ANC 5E or the Edgewood Civic Association. The organization shall reserve the meeting space with building management on an on-going basis. Evidence of compliance with this condition shall be provided to the Zoning Administrator prior to issuance of a certificate of occupancy for Building 1A.</p>
<p><u>ANC Office.</u> Applicant will reserve space in the Development for use by ANC 5E.</p>	<p>D10. Prior to issuance of a certificate of occupancy for Building 5B, Applicant will reserve space in the Development for use by ANC 5E, at no cost to ANC 5E. This requirement may be satisfied by setting aside space in either Building 1A, 1B or 5B or by providing a standard membership to the co-working space proposed for Building 5B. Evidence of compliance with this condition shall be provided to the Zoning Administrator in the form of a letter confirming as much.</p>
<p><u>D.C. Workforce Investment Council.</u> Applicant will partner with the D.C. Workforce Investment Council to create and fund an employment program targeting Ward 5 residents.</p>	<p>D11. Applicant will partner with the D.C. Workforce Investment Council to create and fund an employment and training program targeting Ward 5 residents up to at a cost of \$200,000. Applicant shall enter into a Memorandum of Understanding with the Workforce Investment Council outlining the terms of this partnership the objective of which will be to train and employ Ward 5 residents; evidence of this MOU shall be provided to the Zoning Administrator prior to issuance of certificate of occupancy for Building 1A.</p>
<p><u>Local Businesses.</u> 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.</p>	<p>D12. Prior to issuance of a certificate of occupancy for Building 1A, 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. Prior to issuance of a certificate of occupancy for Building 1A, the Applicant shall submit evidence to the Zoning Administrator in the form of a letter, confirming that the services funded have been or are being provided. Evidence of this monetary</p>

	<p>contribution shall be provided in the form of a written letter to the Zoning Administrator and it shall state such compliance with this condition.</p>
<p><u>Edgewood Adult Reading Program.</u> Applicant shall contribute \$5,000 to the Edgewood Adult Reading Program prior to issuance of a certificate of occupancy for Building 1A.</p>	<p>D13. Applicant shall contribute \$5,000 to the Edgewood Adult Reading Program <u>for materials.</u> prior to issuance of a certificate of occupancy for Building 1A. Evidence of this monetary contribution shall be provided in the form of a written letter to the Zoning Administrator and it shall state such compliance with this <u>Prior to issuance of the issuance of a certificate of occupancy for Building 1A, the Applicant shall submit evidence to the Zoning Administrator that the services funded have been provided or a letter from the recipient that they will be provided.</u> condition.</p>
<p><u>Beacon House.</u> Applicant shall contribute \$10,000 to Beacon House prior to issuance of a certificate of occupancy for Building 1A.</p>	<p>D14. Applicant shall contribute \$10,000 to Beacon House <u>in support of existing programming</u> prior to issuance of a certificate of occupancy for Building 1A. <u>Prior to issuance of the issuance of a certificate of occupancy for Building 1A, the Applicant shall submit evidence to the Zoning Administrator that the services funded have been provided or a letter from the recipient that they will be provided.</u> Evidence of this monetary contribution shall be provided in the form of a written letter to the Zoning Administrator and it shall state such compliance with this condition.</p>
<p><u>Community Preservation and Development Corporation Food Pantry Program.</u> Applicant shall contribute \$15,000 to the CPDC Food Pantry Program prior to issuance of a certificate of occupancy for Building 1A.</p>	<p>D15. Applicant shall contribute \$15,000 to the CPDC Food Pantry Program <u>in support of existing programming.</u> prior to issuance of a certificate of occupancy for Building 1A. Prior to issuance of the issuance of a certificate of occupancy for Building 1A, the Applicant shall submit evidence to the Zoning Administrator that the services funded have been provided or a letter from the recipient that they will be provided. Evidence of this monetary contribution shall be provided in the form of a</p>

	<p>written letter to the Zoning Administrator and it shall state such compliance with this condition.</p>
<p><u>McKinley Technology Education Campus.</u> 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.</p>	<p>D16. 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. <u>Prior to issuance of the issuance of a certificate of occupancy for Building 1A, the Applicant shall submit evidence to the Zoning Administrator that the services funded have been provided or a letter from the recipient that they will be provided.</u>Evidence of this monetary contribution shall be provided in the form of a written letter to the Zoning Administrator and it shall state such compliance with this condition.</p>
<p><u>Edgewood Recreation Summer Camp.</u> Applicant shall contribute \$10,000 to the Edgewood Recreation Summer Camp prior to issuance of a certificate of occupancy for Building 1A.</p>	<p>D17. Applicant shall contribute \$10,000 to the Edgewood Recreation Summer Camp <u>for continuing operations</u>prior to issuance of a certificate of occupancy for Building 1A. <u>Prior to issuance of the issuance of a certificate of occupancy for Building 1A, the Applicant shall submit evidence to the Zoning Administrator that the services funded have been provided or a letter from the recipient that they will be provided.</u>Evidence of this monetary contribution shall be provided in the form of a written letter to the Zoning Administrator and it shall state such compliance with this condition.</p>
<p><u>Edgewood Recreation Center Equipment.</u> 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.</p>	<p>D18. Applicant shall contribute \$10,000 to the Department of Parks and Recreation to be designated for equipment for the Edgewood Recreation Center. <u>Prior to issuance of the issuance of a certificate of occupancy for Building 1A, the Applicant shall submit evidence to the Zoning Administrator that the services funded have been provided or a letter from the recipient that they will be provided.</u>This contribution shall be made prior to issuance of a certificate of occupancy for Building 1A. Evidence of this monetary</p>

	<p>contribution shall be provided in the form of a written letter to the Zoning Administrator and it shall state such compliance with this condition.</p>
<p><u>Scholarship Funding.</u> Applicant shall contribute \$16,000 to the Community Foundation of the National Capital Region for local scholarships to be administered by the Foundation.</p>	<p>D19. Applicant shall contribute \$16,000 to the Community Foundation of the National Capital Region for local scholarships to be administered by the Foundation. <u>Prior to issuance of the issuance of a certificate of occupancy for Building 1 A, the Applicant shall submit evidence to the Zoning Administrator that the services funded have been or a letter from the recipient that they will be provided.</u>Evidence of this monetary contribution shall be provided in the form of a written letter to the Zoning Administrator and it shall state such compliance with this condition.</p>
<p><u>Bryant Street and 4th Street.</u> Applicant shall reconfigure the traffic signal at Bryant Street and Fourth Street.</p>	<p>B12. 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.</p>
<p><u>Channing Street and 4th Street.</u> Applicant shall reconfigure the entrance of Edgewood Commons and install a traffic signal to align with Channing Street NE.</p>	<p>B13. Applicant shall reconfigure the entrance of Edgewood Commons and install a traffic signal to align with Channing Street NE. <u>Plans for this work shall be submitted with the Second Stage application for Block 3.</u> 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.</p>
<p><u>Rhode Island and 3rd Street.</u> Applicant will contribute up to \$60,000 to the provision of a stop light at the intersection of Rhode Island Avenue and 3rd Street.</p>	<p>B14. Applicant will contribute up to \$60,000 to the provision of a stop light at the intersection of Rhode Island Avenue and 3rd Street <u>prior to issuance of a certificate of occupancy for Building 1A.</u> These funds shall be pooled with</p>

	<p>contributions provided on behalf of other development projects, such as including the PUD approved in Case No. 15-15. If the cost <u>remaining</u> exceeds \$60,000 once other funds are pooled from other development projects, 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. In the event that the funds <u>have not been</u> committed by other development projects, such as funds approved in Order No. 15-15, have not been committed by the time a building permit is issued for Building 1A, the Applicant will work with DDOT to modify the timing of this condition. <u>An update on the timing of this condition will be provided with the first Second Stage application to be filed with the Zoning Commission.</u></p>
<p><u>Rhode Island Pedestrian Improvements.</u> The Applicant will provide pedestrian and intersection improvements in coordination with input from DDOT at the intersection of 5th Street and Rhode Island Avenue.</p>	<p>D20. The Applicant will provide pedestrian and intersection improvements in coordination with input from DDOT at the intersection of 5th Street and Rhode Island Avenue. The details of this work shall be coordinated with DDOT but shall include modification of the traffic signal. The timing of these improvements shall be refined during the Stage II application for Block 4. <u>Plans for these improvements shall be provided with the Second Stage application for Block 4.</u> If these improvements are completed <u>prior to the submission of a Second Stage application for Block 4</u> sooner, evidence of completion shall be provided to the Zoning Administrator in the form of a letter confirming as much.</p>
<p><u>Bikeshare.</u> 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 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.</p>	<p>D21. 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</p>

	<p>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 station will be determined during the Stage 2 application for Block 3 Its plans to install and fund this station will be submitted with the <u>Second Stage application for Block 3.</u></p>
<p><u>Transportation Welcome Package.</u> The Applicant proposes to provide \$225 per residential unit in alternative transportation incentives that can be used as an annual membership for Capital Bikeshare, an annual carshare membership, a carshare driving credit, or for bicycle repair/maintenance.</p>	<p>D22. The Applicant shall provide \$225 per residential unit in alternative transportation incentives that can be used as an annual membership for Capital Bikeshare, an annual carshare membership, a carshare driving credit, or for bicycle repair/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 will make incentives available to residents until it is exhausted. This benefit shall be codified in rental/condominium documents for all of the residential 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 <u>it</u> will be disbursed to a TDM-related entity or organization at DDOT direction.</p>
<p><u>Transit Screens.</u> 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.</p>	<p>A total of ten (10) transportation information screens shall be provided in the Project. One screen shall be provided in each residential lobby, one shall be provided in the office lobby in Building 5B and one screen shall be located in the plaza on the eastern end of the development. Evidence of providing one screen in each residential lobby in Phase I shall be provided prior to issuance of a certificate of occupancy for each respective building. Evidence of providing the screen in the plaza shall be provided prior to the issuance of a certificate of occupancy for Building 1B.</p>
<p><u>Electric Charging Stations.</u> 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,</p>	<p>D23. The Applicant shall 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</p>

<p>two in the grocery store garage and one on the street.</p>	<p>store garage and one on the street. Plans and progress updates on the installation of these charging stations shall be provided with future Second Stage applications. The timing of the provision of these spaces shall be determined during the Stage II applications for future phases.</p>
<p><u>Tree Boxes and Banners.</u> The Applicant will assist in beautifying 4th Street between Rhode Island Avenue and Channing Street, by providing tree boxes and Edgewood lamp post banners.</p>	<p>D24. 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. Plans for this work shall be provided with the Second Stage application for Block 4. The timeline for this work will be refined during the Stage 2 application for Building 4.</p>
<p><u>Memorandum of Understanding.</u> The Applicant will abide by the terms of the Memorandum of Understanding in Exhibit 87B. 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.</p>	<p>D25. The Applicant will abide by the terms of the Memorandum of Understanding in Exhibit 87B. 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. Evidence of compliance with such Memorandum of Understanding shall be provided prior to issuance of a Certificate of Occupancy for the later of Buildings 1A or 1B. Such evidence shall be provided in the form of a letter to the Zoning Administrator confirming such compliance.</p>
<p><u>Landscaping.</u> 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.</p>	<p>D26. 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. ; The landscape work will be performed by the Applicant. Evidence of compliance with this condition shall be provided in the form of a letter to the Zoning Administrator prior to the</p>

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	issuance of a Certificate of Occupancy for the later of Buildings 1A or 1B.
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The Applicant will continue to work with the Office of the Attorney General, the Office of Planning and the District Department of Transportation in finalizing the language for these conditions. Final language for these conditions will be submitted into the record on July 25, 2016.

Sincerely,



Christine Roddy

Certificate of Service

I certify that the enclosed document was sent to the following addresses on August 1, 2016, by either first class mail or hand delivery:

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