

August 1, 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. 15-28 – Applicant’s Proffered Benefits and Amenities

Dear Chairperson Hood and Members of the Commission:

The Commission took proposed action to approve this case on July 25, 2016. Pursuant to the requirements in §§ 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. In response to comments from the Commission, changes and additions since proposed action are underlined and in bold.

| Proffered Benefit | Proposed Condition |
|---------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Housing and affordable housing | 4. The Applicant shall devote, in perpetuity, 8% of the residential gross floor area (GFA) to affordable Inclusionary Zoning (IZ) units. One half of the IZ GFA will be reserved for households making up to 50% of the area median income (AMI), and one half of the IZ GFA will be reserved for households making up to 80% AMI. All of the 50% AMI IZ units will be 2-bedroom units. All of the 80% AMI IZ units will be studio or 1-bedroom units. |
| Urban design, architecture, and landscaping | 1. The Project shall be developed in accordance with the plans marked as Exhibits 13D, 21C, and 33A of the record, as modified |

| | |
|--------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | by guidelines, conditions, and standards herein. |
| Site planning, and efficient and economical land utilization | 1. The Project shall be developed in accordance with the plans marked as Exhibits 13D, 21C, and 33A of the record, as modified by guidelines, conditions, and standards in the order. |
| Environmental benefits | <p>1. The Project shall be developed in accordance with the plans marked as Exhibits 13D, 21C, and 33A of the record, as modified by guidelines, conditions, and standards in the order.</p> <p>5. <u>The Project shall be designed to attain LEED Gold certification.</u> The Applicant shall not be required to obtain LEED 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 the points that the Project will receive.</p> <p>9. The Applicant shall devote, in perpetuity, two parking spaces for electric car charging spaces in the Project’s parking garage.</p> |
| Public space and parks | <p>7. Prior to the issuance of a certificate of occupancy for the Project, the Applicant shall complete or provide the following:</p> <p>A. The Applicant shall design and install, to a cost of up to \$100,000, a piece of interactive art in the public space adjacent to the Project. The art piece and its location shall be subject to all applicable public space approvals and permits.</p> <p>B. The Applicant shall install improvements to the N Street streetscape, between 3rd and 4th Streets, consistent with the plan in Exhibit 33A. The final design of the streetscape improvements shall be subject to all</p> |

| | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>applicable public space approvals and permits.</p> |
| <p>Social services/facilities</p> | <p>6. Prior to the issuance of an above-grade building permit for the Project, the Applicant shall contribute \$100,000 to Two Rivers Public Charter School for improvements to its building and/or property, as determined by the school.</p> |
| <p>Effective and safe vehicular and pedestrian access, transportation management measures, connections to public transit service, and other measures.</p> | <p>10. The Applicant shall implement the following transportation demand management (TDM) measures:</p> <p>A. The Applicant will exceed Zoning requirements to provide bicycle parking/storage facilities at the proposed development. This includes secure parking located onsite, short-term bicycle parking around the perimeter of the site, as well as a bike service area.</p> <p>B. The Applicant will unbundle the cost of residential parking from the cost of lease or purchase.</p> <p>C. The Applicant will price the residential parking at no less than the rate of the least expensive parking garage within ¼ mile of the Property.</p> <p>D. The Applicant will identify TDM Leaders (for planning, construction, and operations). The TDM Leaders will work with residents in the building to distribute and market various transportation alternatives and options.</p> <p>E. The Applicant will provide TDM materials to new residents in the Residential Welcome Package materials</p> <p>F. The Applicant will install Transportation Information Center Displays (electronic screens) within the residential, hotel, and office lobbies, containing real-time information</p> |

| | |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>related to local transportation alternatives.</p> <p>G. The Applicant will offer each resident of the Project an annual car-share or bike-share membership for the first three years that the residential portion of the Project is open.</p> <p>H. The Applicant will install traffic management cameras at the following intersections: North Capitol Street NE/M Street NE and Florida Avenue NE/3rd Street NE.</p> <p>I. The Applicant will provide showers and changing facilities for hotel, office, and retail employees.</p> <p>J. The Project will offer a direct connection between the long-term bicycle parking and each land use component in the Project.</p> <p>K. The Applicant will dedicate two parking spaces in the Project's parking garage for use by a car-sharing service, provided that a car-sharing service is interested in the spaces.</p> <p>11. The Applicant will implement the following measures to prohibit trucks that service the Project from using 4th Street:</p> <p>A. The Applicant will install signage on private property for the widened alley area that states, "All retail truck traffic is prohibited from using 4th Street." One sign will be placed in the private property alley widening (rear yard of Project) near 3rd Street such that it can be viewed when entering the site. Another sign will be placed in the private property alley widening (rear yard of Project) near 4th Street such that it can be viewed by trucks exiting the Property.</p> |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| | |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>B. The Applicant will include in all retail leases language that prohibits the retail tenants' delivery trucks from using 4th Street to enter or exit the alley system at the rear of the Project.</p> |
| <p>Uses of special value</p> | <p>7. Prior to the issuance of a certificate of occupancy for the Project, the Applicant shall complete or provide the following:</p> <p>C. The Applicant shall contribute \$50,000 to the NoMa BID for the study of a new eastern entrance to the NoMa – Gallaudet Metrorail station.</p> <p>8. The Applicant shall reserve 3000 square feet of the Project's retail space for "maker" uses. Maker uses shall be defined as the following: Production, sale, distribution, and accessory consumption of food and beverages; small-scale production and repair of goods and related sales; media/communications production and distribution; arts and entertainment; traditional crafts and trades; engineering and design; technology design and production; and environmentally-sensitive or sustainable retail and services. The reserved retail space shall receive a certificate of occupancy only for uses that satisfy this definition.</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/ Phil Feola
Phil Feola

/s/ Cary Kadlecek
Cary Kadlecek