

Benefits and Amenities	Proposed Condition	Value/Cost
<p><u>Urban design, architecture, and landscaping.</u> The Project exhibits many characteristics of exemplary urban design. Specific features include the use of a variety of public spaces, redesigning the streetscape and providing public access to new private streets, well-designed sidewalks with street trees and active storefronts along Howard Road SE, and well-located and carefully designed parking garages, loading zones, alleys, and private streets for not only the Project but also future development of nearby properties.</p> <p><u>Site planning, and efficient and economical land utilization.</u> The site is currently underutilized and fails to capitalize on its proximity to the Anacostia Metrorail station. The site currently has little activity and does not encourage any pedestrian access. The Project has been designed to provide residents, customers, employees, and visitors with open and inviting public and private spaces for entertainment and relaxation as detailed above. Additionally, the proposed private streets and alleys will be designed for future, adjacent development. The Project transforms an underutilized and inactive area into an attractive 21st century mixed-use development.</p>	<p>A.1. The Project shall be developed in accordance with the Plans dated October 6, 2017 (Ex. 21A1-All) and December 4, 2017 (Ex. 44A1-A10) and as modified by the guidelines, conditions and standards of this Order.</p> <p>The Project shall include the public spaces, sidewalks with street trees and storefronts along Howard Road SE, shown on the Plans. The Applicant shall submit a detailed landscape plan showing the public spaces, sidewalks with street trees, with each second stage application, and for the second stage applications that include frontages along Howard Road, SE, detailed plans showing the storefronts along Howard Road, SE.</p> <p>A.2. The Project shall include five mixed-use buildings, containing approximately 52,120 gross square feet of retail use, 691,590 gross square feet of residential use comprising approximately 700 residential units, 1,614,670 gross square feet of office use, and approximately 983 vehicular parking spaces, as shown on the Plans dated November 14, 2017 (Ex. 38A2) and December 4, 2017 (Ex. 44A1-A10) and as modified by the guidelines, conditions and standards of this Order.</p> <p>A.3. The Applicant shall be permitted to construct the Project to a maximum height of 130' and a maximum density of 8.99 FAR.</p> <p>A.4. The Applicant shall have flexibility to vary the phasing anticipated for the Project, vary interim uses at the Property while the other phases of the Project are being finalized, and adjust the parking downwards if needed to meet market demand, but not below the minimum required by the Zoning Regulations.</p> <p>The first stage PUD shall remain valid for eight years after the effective date of this Order, provided that a second-stage PUD application for the Phase I building is filed no later than one year from the effective date of this Order. The filing</p>	<p>\$2,739,312</p>

	<p>of each second-stage PUD application and the Commission's approval thereof shall vest the Commission's approval with respect to the property that is the subject of the second-stage application, even if other second-stage applications are not filed by the expiration date.</p> <p>A.5. Prior to the issuance of the Certificate of Occupancy for the second building, the Applicant shall demonstrate to the Zoning Administrator that all utilities have been constructed underground.</p>	
<p><u>Transit based and affordable housing.</u> The Applicant shall provide approximately 700 new residential apartments and/or condos within a 1/8 mile from the newly improved Anacostia Metro station plaza entrance consistent with the Zoning Regulations and the Comprehensive Plan. The project will provide a total of approximately 691,590 square feet of residential units (approximately 692 units). Under the Zoning Regulations, the Project is required to dedicate 8% of the residential gross floor area to affordable housing (approximately 55,327 square feet), all of which may be set aside for households earning up to 60% MFI for rental units. The Project will provide sufficiently more affordable housing, at a steeper subsidy and with the provision of 3 bedroom affordable units by dedicating 10% of the residential gross floor area (approximately 669,159 square feet) to affordable units at 50% and 60% of the MFI as shown on the Affordable Housing Chart.</p>	<p>B. [SEE LAST ATTACHMENT]</p>	<p>\$6,483,813</p>
<p><u>Mass Transit Improvements.</u> The Applicant shall assist in improving the Anacostia Metrorail station, including improvements to the</p>	<p>C.1. Prior to the issuance of the final certificate of occupancy for the first building, the Applicant shall provide to the Zoning Administrator a detailed plan to provide station improvements,</p>	<p>\$967,927</p>

<p>entrance to the station nearest the Project.</p>	<p>consistent with the Plans dated October 6, 2017 (Exhibit No. 21B) and December 4, 2017 (Ex. No. 44-A9) (“Transit Improvements Plan”) and based upon work with WMATA, OP, DDOT, DPR, ANC 8A and ANC 8C.</p> <p>C.2. Prior to the issuance of the final certificate of occupancy for the first residential building, the Applicant shall provide evidence to the Zoning Administrator that it has completed at least three of the following proffers, consistent with the Plan developed in C.1:</p> <ul style="list-style-type: none"> i. Facilitate the design of a new Metro Entrance plaza area by demolishing existing vacant buildings and parking deck vehicular ramp and moving the outdoor Kiss n’ Ride parking lot ii. Upgraded road, pedestrian and bicycle pathway improvements to Metrorail station from Howard Road SE iii. Enhanced landscaping and hardscaping around the Metrorail entrance plaza area iv. Metrostation amenities and features including DC Bikeshare Station, bike racks, benches, trash receptacles, local art installations v. Integrated potential retail areas within the proposed metro entrance plaza area 	
<p><u>Uses of Special Value to the Neighborhood.</u></p> <p><u>Ground Floor Retail.</u> Applicant shall incorporate retail use or other street activating uses into each of the Project’s buildings. The Applicant anticipates offering neighborhood serving retail amenities and services or other street activating uses, examples include the following: Affordable and Healthy Fast Casual Restaurants in Building A & C, Small Urban Format Grocery Store, Café/Coffee Shop/Eatery, Pharmacy,</p>	<p>D.1. <u>Ground Floor Retail</u></p> <p>a. The Applicant shall reserve no less than 52,000 square feet of gross floor area in the Project for retail use (or other street activating uses). The space reserved for retail uses (or other street activating uses) in each building shall be in the location and sizes shown on the Plans dated December 4, 2017 (Ex. 44-A5).</p> <p>D.2. <u>Additional Retail Amenities and Services</u></p> <p>Prior to the issuance of the Certificate of Occupancy for the first building, the Applicant</p>	<p>\$1,980,560</p>

<p>Bank/ATM, Dry Cleaner, and/or Full-Service Day Care Center. The Applicant has designed the Project to anticipate and foster future ground floor retail development to seamlessly connect the Project's PUD phases.</p> <p><u>Additional Retail Amenities and Services:</u> The Applicant anticipates offering neighborhood serving retail amenities and services or other street activating uses, including pop-up retail amenities.</p> <p><u>Transformation of Vacant Property.</u> Situated adjacent to Building A at the western gateway to the Columbian Quarter PUD, DDOT owns 40,689 SF of vacant land on Square 5860 /Lot 0937.</p>	<p>shall offer pop-up retail amenities and services, or other street activating pop-up uses at least two (2) times per year until December 31, 2022. Examples include the following:</p> <ul style="list-style-type: none"> • Pop-up Farmer's Market, pop-up food, entertainment and music events, pop-up Diner associated with the farmer's market, • Pop-Up Commuter Bike Service/Repair/Storage Hub to be offered <p>D.2. <u>Transformation of Vacant Property.</u> Prior to the issuance of the Certificate of Occupancy for the first building, the Applicant shall provide documentation to the Zoning Administrator of its efforts to collaborate with DDOT and other DC agencies to determine viable options to transform the adjacent vacant property for future placemaking opportunities by incorporating buildings with ground floor retail or street activating uses that serve the neighborhood, activate the streetscape and seamlessly connect with the larger urban form.</p>	
<p><u>Open Space and Recreation Space.</u></p> <p><u>Open Space.</u> The Applicant shall provide significant open space at the Property, including in the private streets the Applicant is committing to create perpendicular to Howard Road. These private streets occupy approximately 11,000 square feet at the Property. Given the FAR of the Project, this foregoes almost 100,000 square feet of development potential to provide open space and connecting points to future development in the area. This open space will break up the massing of the Project and create a natural urban design that avoids a monolithic superblock.</p>	<p><u>E.1. Open Space</u></p> <p>a. Prior to the issuance of the final certificate of occupancy for the first building, the Applicant shall demonstrate to the Zoning Administrator that it has developed an open space plan ("Open Space Plan") based upon work with NPS WMATA, OP, DDOT, DPR, ANC 8A and ANC 8C to optimize open space and recreation place making opportunities throughout the Project, adjacent parks, and adjacent underutilized land.</p> <p>b. Prior to the issuance of the Certificate of Occupancy for Buildings A, B and C, the Applicant shall demonstrate to the Zoning Administrator that it has completed the construction of all Open Space Plan improvements within the Property. The Applicant will coordinate in good faith with the respective</p>	<p>\$393,800</p>

<p><u>Anacostia Park.</u> The Project is directly adjacent to the 1,108-acre Anacostia Park managed by the National Park Service. On November 12, 2017, National Capital Region Director Bob Vogel signed a Finding of No Significant Impact selecting Alternative #3 of the Anacostia Management Plan/Environmental Assessment as the final plan that provides a framework on how the National Park Service will manage Anacostia Park's natural and cultural resources and shape how people experience</p>	<p>neighboring property owners who are responsible for Open Space Plan improvements that lie outside of the Property.</p> <p>c. Prior to issuance of the Certificate of Occupancy for each building, the Applicant shall provide outdoor open space courts at and above grade in buildings A, B, D and E as shown on the Plans dated November 14, 2017 (Ex. 38-A1, Sheet 33). In addition, all 5 buildings will have programmed rooftop amenities within the outdoor open spaces consistent with the Roof Plan dated November 14, 2017 (Ex. 38-A1, Sheet 36).</p> <p>d. Prior to the issuance of the final Certificate of Occupancy for the first residential building, The Applicant shall create a community pocket park adjacent to the Metrostation plaza consistent with the Plan dated July 5, 2017 (Ex. 13-B). The multi-use pocket park will be programmed with both active and passive uses, including recreation/playground space for local neighborhood families. The determination of specific recreation programming uses shall include a collaborative public charrette(s) of the Applicant's design team, local neighborhood families, ANC Commissioners, NPS, WMATA and DC public agencies including Department of Parks and Recreation (DPR) and OP.</p> <p>E.2. <u>Anacostia Park</u></p> <p>a. Prior to issuance of the Certificate of Occupancy for the first building, the Applicant shall demonstrate to the Zoning Administrator its efforts to work with the National Park Service on increasing the opportunities to leverage the Anacostia Park's natural, cultural and recreational amenities for the neighborhood's use and enjoyment.</p>	
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<p>Anacostia Park for the next two decades.</p>		
<p><u>Employment and career training opportunities.</u> The Applicant shall provide workforce career development and job opportunities at the Project for Ward 8 residents. As one of the largest real estate and community developers in Ward 8, the Applicant is taking an active role in participating on the Ward 8 Works Program’s Orange Core Team. Through a series of planning meetings in the summer and fall of 2017, the Applicant will be updating DMPED and participants on specific Ward 8 Works development and construction projects, with hiring timelines and the types of jobs that will be available at the Project.</p>	<p>F.1. Prior to the issuance of the building permit for the first building, the Applicant shall provide documentation to the Zoning Administrator of its efforts to engage in a partnership with DMPED’s Ward 8 Works Program to connect Ward 8 residents with preconstruction and construction jobs on the Project in Ward 8. The Applicant will participate in quarterly meetings/events with the commitment of hiring at least one Ward 8 Works Program participant on a short-term or long-term construction project at Columbian Quarter.</p> <p>F.2. Prior to issuance of building permit for the first building, the Applicant shall demonstrate to the Zoning Administrator that it has established a Development Internship program for Ward 8 residents. The Applicant shall offer a summer internship opportunity in the real estate field for a Ward 8 (Anacostia or Ballou) high school rising senior. During the internship, the high school intern will work 35 hours at minimum wage. The internship program will focus on aspects of Stage One PUD development, including zoning and land use law, design, development, and community benefits and amenities. Through Redbrick LMD’s departments and development partners, the high school student will be mentored and trained by the leading real estate experts in the Washington, DC area.</p> <p>F.3. Prior to the issuance of the building permit for the first building, the Applicant shall offer a summer internship opportunity in the real estate field for a Ward 8 rising college senior who graduated from Anacostia or Ballou High School. The mentoring and internship program will focus on all aspects of real estate development, including acquisitions, zoning and land use law, design, development, pre-construction, construction, marketing and branding, leasing, property management and asset management. Through Redbrick LMD’s departments and development partners, the college student will be mentored and trained by the leading real estate experts in the Washington, DC area. During the</p>	<p>\$73,550</p>

	<p>summer months of June, July, and August, the college intern will work 35 hours and earn \$15 per hour.</p> <p>F.4. Prior to the issuance of the building permit for the first building, the Applicant shall provide documentation to the Zoning Administrator of its efforts to hire a Ward 8 resident to work on all aspects of construction.</p> <p>F.5. Prior to the issuance of the final certificate of occupancy for the first residential building, through Redbrick LMD's Real Estate Professional Service Internship Program, the Applicant will commit to hiring a Ward 8 resident to participate in a hands-on, one-year internship program with the property manager and developer that will focus on all aspects of residential property management during the leasing and stabilization of the first residential building at the Project.</p>	
<p><u>Historic and Archeological Preservation</u> <u>Historic Preservation.</u></p>	<p>G.1. <u>Historic Preservation</u></p> <p>a. Prior to the issuance of the final certificate of occupancy for the first building, the Applicant shall provide evidence to the Zoning Administrator that it has entered into a partnership agreement with the Historic Anacostia Preservation Society and the National Trust for Historic Preservation to support and implement solutions for the benefit of the Historic Anacostia District that preserve the historic character and fabric of the neighborhood, which include, but are not limited to:</p> <ul style="list-style-type: none"> i. (i) Reducing displacement of existing residents and allowing low-income seniors to remain in their historic homes. ii. (ii) Providing professional services expertise such as architectural, engineering and building sciences in a historic districtwide conditions assessment survey. 	<p>\$125,000</p>

<p><u>Archaeological Preservation.</u></p>	<p>iii. (iii) Assisting in workforce development initiatives for historic preservation trades skill training to create employment opportunities for neighborhood residents.</p> <p>iv. (iv) Providing professional expertise and support for the rehab and reuse of vacant and abandoned historic structures, both residential and commercial.</p> <p>G.2. <u>Archaeological Preservation.</u></p> <p>a. Prior to the issuance of the building permit for the first building, the Applicant shall demonstrate to the Zoning Administrator that it has completed a phased archeology study in consultation with the State Archeologist.</p> <p>b. Prior to the Certificate of Occupancy for the first building, the Applicant shall demonstrate to the Zoning Administrator based upon phased archeology report findings and in conjunction with the State Archaeologist that it has prepared a Phase II work plan, and appropriate mitigation measures as part of the Project’s archaeological public benefits.</p> <p>c. The Applicant’s cost contribution to the historic and archaeological preservation amenities (G.1 and G.2) shall not exceed a value of \$125,000 in cash and in-kind services.</p>	
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<p><u>Environmental and sustainable benefits.</u> The Project shall be designed to satisfy a LEED v.4 Gold rating</p>	<p>H.1. Prior to the issuance of a final certificate of occupancy for each building, the Applicant shall submit a LEED scorecard evidencing that the building has been designed to achieve 60 points under LEED v.4 Gold.</p> <p>H.2. Prior to the issuance of an initial certificate of occupancy for each building’s shell and core, the Applicant shall demonstrate to the Zoning Administrator that all contaminated and/or hazardous materials, contaminated soils, and underground tanks have been removed from the Property subject to the Certificate of Occupancy.</p> <p>H.3. Prior to issuance of the final certificate of occupancy for each building, the Applicant shall install rooftop solar panels as shown on the plans in Exhibit 51A of the record that will generate an estimated total of 436,626 kwh.</p> <p>H.4. Prior to issuance of the final certificate of occupancy for each building, the Applicant shall submit evidence to the Zoning Administrator that it has followed a design and build strategy to avoid development in the 100- and 500-year floodplain for a sustainable and resilient Project, while simultaneously meeting all the requirements of local and federal regulations, as shown on the Plans dated October 16, 2017 (Ex. 24), November 14, 2017 (Ex. 38-A2) and December 4, 2017 (Ex. 44-A6).</p> <p>H.5. Prior to the issuance of the final Certificate of Occupancy for each building, the Applicant shall demonstrate to the Zoning Administrator that a stormwater management plan has been submitted for each building following the DOEE Stormwater Retention Database to meet a 1.7” storm event.</p>	<p>\$3,756,527</p>
<p><u>Other Conditions</u></p>	<p>I. Mitigation Measures</p> <p>I.1. <u>Transportation Demand Management Measures and Transportation Improvements</u></p> <p>a. Prior to the issuance of the final certificate of occupancy for each building,</p>	<p>\$1,300,000</p>

	<p>as applicable, the Applicant shall establish a transportation demand management (TDM) program in cooperation with DDOT, including:</p> <ul style="list-style-type: none"> i. Designate a transportation management coordinator ii. Install transit screens in a common space in each building iii. Include transportation information on property management website iv. Provide covered, secure bicycle parking v. Provide a bicycle repair station provided on P1 level of each garage vi. Provide two car sharing spaces, subject to agreement by the car sharing provider vii. Provide shower and changing facilities for office facilities viii. Designate parking for carpools or vanpools in the garage for the office component ix. Unbundle the cost of parking from leases x. Provide personalized outreach to new residents regarding transportation options xi. Install 19 electric car charging stations provided in the garage on the north and south parcel xii. Fund the installation and 1st year's operating cost for a new Capital Bikeshare station near the site xiii. Provide one shopping cart for every 50 resident units 	
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	<p>xiv. Provide one cargo bike for every 100 residential units</p> <p>xv. Host a biannual meeting with goDCgo to inform residents and employers of commute alternatives</p> <p>xvi. Provide either one-year car share membership to all new residents over the age of 16 in the first three years after initial delivery of the residential building or provide one-year Capital Bikeshare membership to all new residents over the age of 16 in the first 3 years after initial delivery of the residential building.</p> <p>b. The Applicant shall implement the following transportation improvements prior to the initial certificate of occupancy for the phase of the project that triggers the need for the improvement, as determined by traffic studies conducted for each Stage 2 PUD:</p> <p>i. Prepare a traffic signal warrant study for the Suitland Parkway/Howard Road intersection and, if warranted, install a traffic signal at the intersection, subject to DDOT permit approval.</p> <p>ii. Modify the traffic signal at the intersection of Howard Road and Firth Sterling Avenue to include a northbound advance left turn phase on Howard Road with a concurrent eastbound right turn overlap, subject to DDOT permit approval.</p> <p>iii. Modify the traffic signal at the intersection of Firth Sterling Avenue and Suitland Parkway to include a eastbound advance left turn phase on Firth Stirling Avenue and a southbound right turn overlap to run concurrently with the westbound left turn phase, subject to DDOT permit approval.</p>	
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	<p>iv. Restripe Sumner Road SE to provide separate eastbound left and right turn lanes at its approach to Martin Luther King Junior Avenue, subject to DDOT permit approval. The removal of approximately three to four parking spaces will be required to accommodate the separate turn lanes.</p> <p>c. Prior to issuance of the final certificate of occupancy for the first building, the Applicant shall perform annual monitoring studies to measure the number of trips generated by the project. The Applicant shall determine details for the performance monitoring as part of the Stage 2 PUD. The parameters for the monitoring studies shall be as follows, subject to refinement during Stage 2 PUD review:</p> <p>i. Timing - Conduct performance monitoring studies annually when Congress and schools are in session and when buildings are at least 80% occupied.</p> <p>ii. Targets - Establish trip generation targets for each building at Stage 2 review.</p> <p>iii. Methodology - Measure trip generation counts for each building by observation and tube counts. Measure mode splits for each building by observation and intercept surveys.</p> <p>iv. Scope - In addition to trip generation and mode split targets, the performance monitoring study may include intersection capacity analyses and queuing, if a need is identified through Stage 2 reviews.</p> <p>v. Triggers- If the development exceeds the targeted vehicle trip generation, the Applicant will be required to conduct a robust survey of users to determine mode of travel to and from the site in order to</p>	
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<p>The Applicant believes a total contribution of \$250,000 to the community (ANCs 8A and 8C) is an appropriate community benefit amenity given the above benefits and amenities of the PUD taken as a whole. The Applicant believes that the leveraging the totality of the benefits and amenities of the PUD is more beneficial to the community and to the District rather than just a percentage contribution based solely upon the Project's cost.</p>	<p>determine additional TDM elements to be implemented to reach the trip generation target or physical improvements and operational changes to mitigate operations or queuing impacts.</p> <p>vi. Evaluation by construction phase where feasible - Generally, monitoring should be completed by construction phase. However, parking garages and other shared transportation infrastructure may connect multiple buildings. As such, performance monitoring studies may include buildings from multiple phases rather than buildings in a single phase.</p> <p>vii. Sunset - When conditions are consistent with the requirements for two successive periods, the Applicant shall be released from the monitoring requirement.</p> <p><u>I.2. Community Benefits Agreement</u></p> <p>a. In addition to the above amenities, prior to the issuance of a final certificate of occupancy for each building in the Project, the Applicant shall provide evidence to the Zoning Administrator of an agreement with the Far Southeast Family Strengthening Collaborative that upon issuance of a final certificate of occupancy for each building in the Project, the Applicant shall provide funds for community use for the following organizations, which funds shall be used for purposes to be determined during the stage-two PUD process for each building in accordance with 11-X DCMR §305.3(d):</p> <p>i. Anacostia Coordinating Council (\$25,000)</p> <p>ii. Wish List Committee and The Southeast Tennis and Learning Center (total of \$12,500)</p> <p>iii. Congress Heights Community Association (\$12,500)</p>	
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The Applicant shall provide affordable housing as set forth in this condition:

- (a) The Applicant shall provide the affordable housing set forth in the following charts:

Building B

Residential Unit Type	GFA/Percentage of Total	Units	Reserved for household earning equal to or less than:	Affordable Control Period	Tenure (rental or sale)	Notes
Total	419,590 sf of GFA (100%)	420	NA	NA	NA	
Market Rate	377,631 sf of GFA (90%)	378	Market Rate	NA	NA	
IZ	11,567 sf of GFA (2.5% + 8% of penthouse of the total habitable penthouse space)	TBD in the second stage PUD submission	50% MFI	Life of the project	Rental and/or sale	3 bedroom units
IZ	10,490 sf of GFA (2.5%)	TBD in the second stage PUD submission	60% MFI	Life of the project	Rental and/or sale	3 bedroom units
IZ	20,980 sf of GFA (5%)	TBD in the second stage PUD submission	60% MFI	Life of the project	Rental and/or sale	Unit size will be proportional to market rate unit sizes
Total Penthouse Habitable GFA	13,500 sf habitable GFA (100% of penthouse habitable space will be market rate)	TBD in the second stage PUD submission	Market rate	NA	NA	8% of penthouse of the total habitable penthouse space shall be reserved at 50% of AMI

Building C

Residential Unit Type	GFA/Percentage of Total	Units	Reserved for household earning equal to or less than:	Affordable Control Period	Tenure (rental or sale)	Notes
Total	272,000 sf of GFA (100%)	272	NA	NA	NA	
Market Rate	244,800 sf of GFA (90%)	245	Market Rate	NA	NA	
IZ	7,440 sf of GFA (2.5% + 8% of penthouse of the total habitable penthouse space)	TBD in the second stage PUD submission	50% MFI	Life of the project	Rental and/or sale	3 bedroom units
IZ	6,800 sf of GFA (2.5%)	TBD in the second stage PUD submission	60% MFI	Life of the project	Rental and/or sale	3 bedroom units
IZ	13,600 sf of GFA (5%)	TBD in the second stage PUD submission	60% MFI	Life of the project	Rental and/or sale	Unit size will be proportional to market rate unit sizes
Total Penthouse Habitable GFA	8,000 sf habitable GFA (100% of penthouse habitable space will be market rate)	TBD in the second stage PUD submission	Market rate	NA	NA	8% of penthouse of the total habitable penthouse space shall be reserved at 50% of AMI

- (b) In addition to the affordable housing specified above, the Applicant shall provide a housing trust fund payment for habitable space on the roof of the offices.
- (c) The covenant required by D.C. Official Code §§ 6-1041.05(a)(2)(2012 Repl.) shall include a provision or provisions requiring compliance with this Condition.