

**Providence Place
Z.C. Case No. 17-08
(Consolidated PUD and Related Map Amendment)**

Proffer	Condition
<p>1. <u>Urban Design and Architecture; Landscaping and Open Space; Property Planning & Efficient & Economical Land Utilization (§ 305.5(a) – (c))</u>. The massing and design of the Project is intended to enhance the residential character of the immediate area and the PNBC campus. The Project includes the creation of a new public entrance to the campus on Fitch Place, which will enhance the prominence and visibility of the Trades Hall, and improve automobile and pedestrian access to the campus. Moreover, the Project will significantly improve the fabric of the PNBC campus and 50th Street by redeveloping a large, underutilized site.</p> <p>The new building is situated on an uphill portion of the Property, helping to preserve the identity of the campus as a collection of buildings surrounded by the natural landscape, particularly from the most prominent view along Nannie Helen Burroughs Avenue.</p> <p>The PUD includes a range of unit types, including 1-bedroom, 2-bedroom, 3-bedroom and 4-bedroom. The 3-bedroom and 4-bedroom units will accommodate larger families and are carefully located to provide access to appropriate amenities, such as the private outdoor space either on ground level patios or the upper level balconies. Additional amenity spaces include primary and secondary residential lobbies, a business and fitness center, and a community room that will be made available to building residents and the broader community, including PNBC.</p>	<p>A1. The Project shall be developed in accordance with the architectural drawings titled “Providence Place” dated Revised September 29, 2017 (Ex. 27A1 through Ex. 27A5), and as modified by the guidelines, conditions, and standards of this Order (the “Plans”). The Applicant shall have flexibility to construct the Project in accordance with the alternate plans, dated November 6, 2017 (the “Alternate Plans”). (Ex. 40A).</p>
<p>2. <u>Historic Preservation (§ 305.5(e))</u>. The Applicant will file a historic designation application for portions of the PNBC campus as a way to commemorate the historical significance of the campus and its association with Nannie Helen Burroughs. The designation application will not include the Property, but will include the Lincoln Memorial Arch, as well as the chapel and dormitory constructed in the 1950s.</p>	<p>B.1 <u>Prior to the issuance of a final Certificate of Occupancy for the Project</u>, the Applicant shall file a historic designation application for portions of the PNBC campus not included in the PUD application. The historic designation application shall include the Lincoln Memorial Arch, as well as the chapel and dormitory constructed in the 1950s.</p>

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<p>3. <u>Affordable Housing</u> (§ 305.5(g)). The PUD will result in approximately 132,776 square feet of gross floor area devoted to households with incomes not exceeding 60% of AMI. This is a significantly greater amount of affordable housing, and at deeper levels of affordability, than would have been required if the Property was developed as a matter-of-right. The PUD also includes a variety of housing types and includes, 1-bedroom, 2-bedroom, 3-bedroom, and 4-bedroom units. Of the 100 units, 35 will be replacement units for the Lincoln Heights and Richardson Dwellings properties. Eight of the nine 3-bedroom units and all of the 4-bedroom units will be replacement units.</p>	<p>B.2 The Applicant shall provide affordable housing as set forth in this condition:</p> <p>(a) The charts that follow identify two scenarios, based upon whether the Applicant chooses to construct the Project in accordance with the Plans (100 units/101,047 GFA) or the Alternate Plans (93 units/94,277 GFA). The charts assume that the Applicant will be granted an exemption from the Inclusionary Zoning regulations (“the IZ Regulations”) set forth in Subtitle C, Chapter 10 of the Zoning Regulations, pursuant to 11-C DCMR § 1001.6 (“IZ Exemption”. However, the Commission takes no position as to whether the IZ Exemption should be granted.</p> <p>(b) If the Applicant constructs the building reflected in the Plans, the Applicant shall provide affordable housing in accordance with the chart below:</p> <p style="text-align: center;">*Original Plan Affordable Housing Chart Below</p> <p>(c) If the Applicant constructs the building reflected in the Alternate Plans, the Applicant shall provide affordable housing in accordance with the chart below:</p> <p style="text-align: center;">**Alternate Plan Affordable Housing Chart Below</p> <p>(d) Each control period shall commence upon the issuance of the first certificate of occupancy.</p> <p>(e) As indicated on each chart, with respect to the residential gross floor area that is subject to the 40-year control period, the Applicant shall construct thirty-five (35) units, which</p>

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	<p>shall be reserved as replacement units for the Lincoln Heights and Richardson Dwellings communities. If the Applicant constructs the PUD in accordance with the Plans, then the unit mix for these replacement units shall include eight 3-bedroom units and three 4-bedroom units. If the Applicant constructs the PUD in accordance with the Alternate Plans, then the unit mix for these replacement units shall include seven 3-bedroom units and three 4-bedroom units.</p> <p>(f) Should the IZ Exemption be granted, the affordable housing requirements of this condition shall be stated in the covenant required by 11-C DCMR § 1001.6(a)(4).</p> <p>(g) Should the IZ Exemption be denied, the Applicant shall nevertheless provide affordable housing in accordance with this condition, unless the IZ Regulations impose more restrictive standards. The Applicant shall record the covenant required by the Inclusionary Zoning Act as to 10% of the residential gross floor of the building, and shall execute the monitoring and enforcement documents required by 11-X DCMR § 311.6 as to the remaining residential gross floor area.</p>
<p>4. <u>Employment and Training Opportunities (§ 305.5(h))</u>. Expanding employment opportunities for residents and local businesses is a priority of the Applicant. Therefore, the Applicant entered into a First Source Employment Agreement with the Department of Employment Services. In addition, the Applicant entered into a SBE Agreement with the District Department of Small and Local Business Development to ensure that a preference is made to District-based firms pursuing District government issued procurement opportunities.</p>	<p>B3. <u>Prior to the issuance of a Building Permit for the Project</u>, the Applicant shall submit to the Zoning Administrator a copy of the executed SBE Agreement with DSLBD and a copy of the executed First Source Employment Agreement with DOES.</p>

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<p>5. <u>Building Space for Special Uses (§ 305.5(j))</u>. The Applicant is providing a community room in the building that will be made available to the broader community, including PNBC.</p>	<p>B4. <u>For the life of the Project</u>, the community room second floor amenity space in the building shall be made available for use by the broader community, including PNBC.</p>
<p>6. <u>Environment and Sustainable Benefits (§ 305.5(k))</u>. The Applicant will incorporate solar panels on the building's upper roof. As shown on the updated roof plan on Sheet A21 of the Plans, and Sheet of the Alternate Plans, the solar panels will cover approximately 6,000 square feet of the roof area and reduce the building's energy use.</p> <p>The PUD will meet the requirements of the <i>Enterprise Green Communities</i> standard for residential buildings. It will employ environmentally sustainable strategies as called for in the Green Communities standard such as surface water management with extensive bioretention features, native and soil appropriate plantings, natural ventilation features, Energy Star rated appliances, low VOC finishes, water conserving plumbing fixtures, and Energy star rated residential unit light fixtures.</p>	<p>B5. The Applicant shall include solar panels on the building as depicted on Sheet A21 of the Plans or Sheet 49 of the Alternate Plans.</p> <p>B6. <u>Prior to the issuance of a final Certificate of Occupancy for the Project</u>, the Applicant shall furnish a copy of its Enterprise Green Communities certification application to the Zoning Administrator demonstrating that the building has been designed to meet the Enterprise Green Communities standard for residential buildings, as shown on the Enterprise Green Communities Checklist on Sheet A14 of the Plans.</p>
<p>7. <u>Transportation Infrastructure (§ 305.5(o))</u>. As part of the Project, the Applicant will continue the pedestrian connection along 50th Street NE to the bus stops along Nannie Helen Burroughs Avenue NE. In addition, the Applicant developed a Transportation Demand Management ("TDM") to promote non-auto modes of transportation.</p>	<p>B7. <u>Prior to the issuance of a Certificate of Occupancy for the Project</u>, the Applicant shall construct a 6-foot wide sidewalk and 4-foot wide tree box to extend the building length along 50th Street, NE and along Fitch Place, NE extending from the intersection of Fitch Place, NE and 50th Street, NE to Nannie Helen Burroughs Avenue, NE.</p> <p>B8. <u>During the operation of the building</u>, the Applicant shall provide a Transportation Management Program, as set forth in the TDM section of the Comprehensive Transportation Review (Ex. 23A) and as supplemented by the Applicant at the public hearing. The TDM Plan shall include the following:</p> <ol style="list-style-type: none"> 1. The Applicant shall identify a TDM Leader (for planning, construction, and operations) at the building, who shall act as a point of contact with DDOT/Zoning

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	<p>Enforcement with annual updates. The TDM Leader shall work with residents to distribute and market various transportation alternatives and options.</p> <ol style="list-style-type: none"> 2. The Applicant shall provide TDM materials to new residents in the Residential Welcome Package materials. 3. The Applicant shall meet Zoning requirements to provide bicycle parking facilities at the proposed development. This includes 34 secure long-term parking spaces located on-site and a minimum of 6 short-term parking spaces around the perimeter of the site (in the form of 3 bicycle racks). 4. The Applicant shall provide a bicycle repair station to be located in the secure long-term bicycle storage room. 5. The Applicant shall provide an on-site business center to residents with access to copier, fax, and internet services. 6. The Applicant shall install a Transportation Information Center Display (electronic screen) within the residential lobbies containing information related to local transportation alternatives. 7. The Applicant shall offer each unit's first incoming resident(s), an annual membership to either Capital Bikeshare or a car sharing service for a period of three years. A proactive marketing strategy shall be provided to ensure that residents are aware of this benefit. 8. The Applicant shall work with goDCgo in order to implement the TDM management plan proposed in the CTR.
<p>8. <u>Streetscape Plans (§ 305.5(1))</u>. As shown on sheet L100 of the Plans, the PUD includes landscaped and improved streetscapes surrounding the Property. The improved sidewalks along 50th Street and Fitch Place will provide for a better pedestrian experience</p>	<p>B9. <u>Prior to the issuance of a final Certificate of Occupancy for the Project</u>, the Applicant shall demonstrate to the Zoning Administrator that it has installed the streetscape and landscape improvements consistent with Sheet L100 of the Plans. All sidewalks and elements in public</p>

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through the use of street trees, enhanced lighting, and paving, all of which will reactivate the areas adjacent to the Property.	space shall be built to DDOT standards and shall be subject to DDOT approval.
9. <u>Uses of Special Value to the Neighborhood or the District as a Whole ((§ 305.5(q))).</u> The proposed development is important to the implementation of the "Physical Plan" element of the <i>Lincoln Heights and Richardson Dwellings New Communities Initiative Revitalization Plan</i> , which was approved by the City Council on December 19, 2006, pursuant to Resolution No. 16-923.	B10. As indicated on each chart, with respect to the residential gross floor area that is subject to the 40-year control period, the Applicant shall construct thirty-five (35) units, which shall be reserved as replacement units for the Lincoln Heights and Richardson Dwellings communities. If the Applicant constructs the PUD in accordance with the Plans, then the unit mix for these replacement units shall include eight 3-bedroom units and three 4-bedroom units. If the Applicant constructs the PUD in accordance with the Alternate Plans, then the unit mix for these replacement units shall include seven 3-bedroom units and three 4-bedroom units.

***Original Plan Affordable Housing Chart:**

Residential Unit Type	Floor Area/ % of Total*	Units	Income Type	Affordable Control Period	Affordable Unit Type	Notes
Total	101,047 / 100%	100	Up to 60% of MFI			
Affordable Non-IZ**	10,105 / 10%^	10	Up to 60% of MFI	Life of the Project	Rental	
Affordable Non-IZ	40,732 / 40%	35	Up to 60% of MFI	99 years	Rental	Replacement units
Affordable Non-IZ	50,210 / 50%	55	Up to 60% of MFI	40 years	Rental	

* Refers to the residential gross floor area, but the amount of floor area may be adjusted to subtract the building core factor.

** If the IZ exemption is denied, these units will be Inclusionary Zoning units, instead of Affordable Non-IZ units.

****Alternate Plan Affordable Housing Chart:**

Residential Unit Type	Floor Area/ % of Total*	Units	Income Type	Affordable Control Period	Affordable Unit Type	Notes
Total	94,277 / 100%	93	Up to 60% of MFI			
Affordable Non-IZ**	9,428 / 10%	10	Up to 60% of MFI	Life of the Project	Rental	
Affordable Non-IZ	40,317 / 43%	35	Up to 60% of MFI	99 years	Rental	Replacement units
Affordable Non-IZ	44,532 / 47%	55	Up to 60% of MFI	40 years	Rental	

* *Refers to the residential gross floor area, but the amount of floor area may be adjusted to subtract the building core factor.*

** *If the IZ exemption is denied, these units will be Inclusionary Zoning units, instead of Affordable Non-IZ units.*