

Strand Residences PUD
Z.C. Case No. 17-10
(Consolidated PUD and Related Map Amendment)

Proffer	Condition
<p>1. <u>Historic Preservation</u> (§ 305.5(e)). In connection with the PUD, the Applicant will renovate the historic Strand Theater and will seek a commercial tenant to occupy the space.</p>	<p>B.1 <u>Prior to the issuance of a final Certificate of Occupancy for the Project</u>, the Applicant shall have obtained final approval from DCRA for the renovation of the historic Strand Theater, and shall have advertised the leasing of the space for a commercial use.</p>
<p>2. <u>Affordable Housing</u> (§ 305.5(g)). The PUD will result in the creation of new housing, including additional affordable housing units, consistent with the goals of the Zoning Regulations, the Comprehensive Plan, and the Mayor's housing initiative. If the Property was developed as a matter of right under the existing MU-3 zone district, the PUD would only generate approximately 2,043 square feet of affordable housing at 60% MFI. However, the PUD will result in approximately 74,928 square feet of gross floor area devoted to households with incomes not exceeding 60% of MFI. This is a significantly greater amount of affordable housing than would have been required if the Property was developed as a matter-of-right under the existing MU-3 zone.</p>	<p>B.2 The Applicant shall provide affordable housing as set forth in this condition:</p> <ul style="list-style-type: none"> (a) The chart assumes 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. (b) Each control period shall commence upon the issuance of the first certificate of occupancy. (c) 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). (d) 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 8% 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.

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<p>3. <u>Employment and Training Opportunities (§ 305.5(h))</u>. The Applicant has entered into a First Source Employment Agreement with the Department of Employment Services, which requires that District residents are given priority for new jobs created by municipal financing and development programs. The Applicant has also 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. Copies of these agreements are attached as Exhibits H and I of the Applicant’s prehearing statement (Ex. 4H-4I).</p> <p>4. Within 120 days of the Zoning Commission’s final action approving the PUD, the Applicant shall host a job fair for residents of the Deanwood neighborhood and the Lincoln Heights and Richardson Dwelling communities. The job fair shall include applications for training and employment opportunities related to the construction and operation of the PUD.</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> <p>B.4. <u>Prior to the issuance of a building permit for the PUD</u>, the Applicant shall submit to the Zoning Administrator evidence that a job fair for training and employment opportunities related to the construction and operation of the PUD was hosted for residents of the Deanwood neighborhood and the Lincoln Heights and Richardson Dwelling communities.</p>
<p>5. <u>Building Space for Special Uses (§ 305.5(j))</u>. The Applicant is dedicating 1,223 square feet of the ground floor as a community room, which will be made available to the broader community for meetings and neighborhood activities.</p>	<p>B5. <u>For the life of the Project</u>, approximately 1,223 square feet of the ground floor of the building shall be used as a community room that will be made available to the broader community for meetings and neighborhood activities.</p>
<p>6. <u>Environment and Sustainable Benefits (§ 305.5(k))</u>. 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 high efficiency mechanical systems, lighting, and windows; low flow plumbing systems; and energy star appliances; low emitting and recycled construction materials; and an extensive green roof and courtyard.</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 preliminary 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 A-34 of the Plans.</p>
<p>7. <u>Transportation Demand Measures (§ 305.5(p))</u>. The Applicant agrees to implement the transportation demand measures provided in the memo prepared by Gorove/Slade Associates,</p>	<p>B7. <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 memo prepared by Gorove/Slade</p>

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<p>dated November 14, 2017, and marked as Ex. 32A of the record, as modified by Sheet 41 of the Applicant's PowerPoint presentation, marked as Ex. 33 or the record.</p>	<p>Associates, dated November 14, 2017 (Ex. 32A). The TDM Plan shall include the following:</p> <ul style="list-style-type: none"> (a) The Applicant shall work with DDOT and goDCgo (DDOT's TDM program) to implement TDM measures at the site. (b) The Applicant shall identify a TDM Leader (for planning, construction, and operations) at the building, who will act as a point of contact with DDOT/Zoning Enforcement with annual updates. The TDM Leader will work with residents to distribute and market various transportation alternatives and options. (c) The Applicant shall share the full contact information of the TDM coordinator for the site with DDOT and goDCgo. (d) The Applicant shall provide TDM materials to new residents in the Residential Welcome Package materials. (e) The Applicant shall meet Zoning requirements to provide bicycle parking facilities at the proposed development. This includes secure parking located on-site and a minimum of 8 short-term bicycle parking spaces around the perimeter of the Site (in the form of 4 bicycle racks). (f) The Applicant shall provide a bicycle repair station to be located in the secure long-term bicycle storage room. (g) The Applicant shall install a Transportation Information Center Display (electronic screen) within the residential lobby containing information related to local transportation alternatives. (h) The Applicant shall fund the expansion of at least four (4) docks to the existing Capital Bikeshare station at the intersection of Division Avenue and Foote Street, NE, bringing it up to the DDOT minimum standard of 19 docks, at a maximum contribution of \$2,000. (i) The Applicant shall work with a private carshare provider to place at least one (1) carshare vehicle on site. In the event that a carshare provider cannot be secured for this project, the Applicant will offer a one-year

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	<p>Capital Bikeshare membership for each unit for the initial residents of the building or offer the carshare space as an electric vehicle charging station. This contingency plan would allow for the designated carshare space to be available for unrestricted use by the Applicant.</p> <p>(j) The Applicant shall provide at least eight (8) shopping carts for residential use.</p>
<p>8. <u>Uses of Special Value to the Neighborhood or the District as a Whole ((§ 305.5(q)).</u> The proposed development implements the "Physical Plan" element of the New Communities Initiative. Among other things, this small area plan calls for 140 replacement units for the Lincoln Heights and Richardson Dwellings properties, in order for those properties to be redeveloped with new mixed-income residential communities.</p> <p>9. The Applicant agrees to set aside approximately 1,200 square feet of the ground floor retail/commercial space for neighborhood serving retail or services, with preference being given to a business or organization owned and/or operated by a Ward 7 SBE or CBE.</p>	<p>B.8. The Applicant shall reserve up to twenty-eight (28) units for replacement units for the Lincoln Heights and Richardson Dwellings communities. The actual number of units and control period for the replacement units shall be in accordance with the HAP contract entered into with DCHA.</p> <p>B.9. <u>For the life of the Project</u>, the PUD shall include approximately 1200 square feet of retail/commercial space at the ground floor of the building. The Applicant shall furnish evidence to the Zoning Administrator that leasing of the space was marketed to businesses or organizations owned and/or operated by Ward 7 SBEs or CBEs.</p>

Residential Unit Type	Floor Area/ % of Total*	Units	Income Type	Affordable Control Period	Affordable Unit Type	Notes
Total	76,888 / 100%	86	Up to 60% of MFI	Life of the Project	Rental	
Affordable Non-IZ**	6,151 / 8%	7	Up to 60% of MFI	Life of the Project	Rental	Pursuant to Sec. 1001.6
Affordable Non-IZ / Replacement Units	18,862 / 25%	28	Up to 60% of MFI		Rental	Subject to HAP Contract with DCHA***
Affordable Non-IZ	58,026 / 68%	58	Up to 60% of MFI	Life of the Project	Rental	

- * Refers to the residential gross floor area, but the 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.
- *** These will be replacement units for the Lincoln Heights and Richardson Dwellings communities. The HAP contract will determine the actual number of replacement unit and the control period for those units.