

Z.C. Case No. 17-14
500 Penn St. NE

Updated List of Applicant's Proffered Benefits and Amenities

February 14, 2018

The proposed PUD will proffer at least eleven specific public benefits and amenities within seven categories that would result in the project being superior to a matter-of-right development. The PUD will provide the following benefits and amenities:

1. **Provision of three-bedroom units.** The project will provide approximately 17 three-bedroom units, which amounts to approximately 6% of the total number of units. Further, this unit type will be included in the mix of affordable units provided by the project. The proffer of any three bedroom units is identified as a public benefit and amenity under Subtitle X § 305.5(f)(3).
2. **Affordable housing in excess of the minimum required.** The project will dedicate 12% of the residential floor area to affordable units. That amounts to approximately 34,415 square feet. Of that amount, 70% will be devoted to 60% MFI units, and 30% will be devoted to 50% MFI units. That equates to approximately 24,090 square feet for 60% MFI units, and approximately 10,325 square feet for 50% MFI units. This will be both more affordable units and a deeper level of affordability than required. *This is an addition since the application was filed* and is identified as a public benefit and amenity under Subtitle X § 305.5(g).
3. **LEED Gold certification.** This is identified as a public benefit and amenity under Subtitle X § 305.5(k)(5).
4. **Job training and readiness program.** Based on a desire from the ANC SMD, the Applicant will partner with and provide funding for Jubilee Jobs to provide job training and readiness programs for ANC residents. Services will include career coaching, transportation benefits to allow residents to attend programs at Jubilee Jobs' office, and trade training scholarships. The Applicant will continue to work with Jubilee Jobs to refine elements of the program. In addition, the Applicant will provide notice to the ANC and will post listings of all job openings associated with the project in the ANC's community room. *This is an addition since the application was filed* and is identified as a public benefit and amenity under Subtitle X § 305.5(h).
5. **First Source Agreement.** Provided that the Department of Employment Services starts accepting them again, the Applicant will enter into a voluntary First Source Agreement commensurate with other projects in the Union Market district. *This is an addition since the application was filed* and is identified as a public benefit and amenity under Subtitle X § 305.5(h).
6. **Contribution to "Life Quality Enhancement Fund."** The Applicant will contribute \$25,000 per year for three (3) years to provide street cleaning and security for the Union Market district prior to the formation of a formal Business Improvement District. This is a public benefit and amenity of "special value" under Subtitle X § 305.5(q).

7. **Superior urban design and architecture.** This is identified as a public benefit and amenity under Subtitle X § 305.5(a).
8. **Site planning, and efficient and economical land utilization.** This is identified as a public benefit and amenity under Subtitle X § 305.5(c).
9. **Transportation demand management plan.** At a minimum, this will include a transit screen in the lobby and one year memberships to a car share or bike share program for the first tenant of each residential unit. The Applicant will continue to refine this with DDOT. This is a public benefit and amenity of “special value” under Subtitle X § 305.5(q).
10. **Art display.** For a period of 10 years, the Applicant will display art in an area of at least 80 square feet in the residential lobby. In selecting the art for this display, the Applicant shall give preference to local artists. *This is an addition since the application was filed* and is a public benefit and amenity of “special value” under Subtitle X § 305.5(q).

11. **PDR / Maker Uses**

A. PDR/Maker Definition

The PDR / Maker definition below embodies the goals and policies of the Small Area Plan, Comp Plan and the Ward 5 Works Study. The Study attempts to provide guidance regarding opportunities to create dynamic uses in current/former industrial areas. The definition below meets the stated goals of the Small Area Plan and the Ward 5 Works Study.

- *PDR / Maker uses shall be defined as the following: production, sale, and/or distribution of food and beverages (provided that the onsite consumption of food and beverages shall only be permitted when associated with such production, sale, and/or distribution user); food incubators and food hubs; robotics and 3-D manufacturing; small-scale production, distribution or repair of goods and related accessory sales; curation and sale of small-scale production goods; or new and locally-owned small businesses as certified with the Department of Small & Local Business Development (DSLBD).*
- *PDR / Maker uses shall include “Creative economy” uses, which shall be defined as the following: incubators; graphic design; product or industrial design; engineering and design; technology design and production; design and product curation; fashion design; horticultural design; green businesses and sustainable design; specialty sports and recreation uses; media/communications production and distribution.*
- *PDR / Maker uses shall include “Arts” uses, which shall be defined as the following: arts, design and creation uses as defined in Section B-200.2(e) of the Zoning Regulations and entertainment, assembly and performing arts as defined in Section B-200.2(n) of the Regulations.*

B. PDR / Maker Specifications

Below is a list of key design specifications that would ensure flexibility of ground floor spaces for PDR striped areas. Generally speaking, these specs should be applicable to new

construction. When operating in historic spaces, some of these specs may not be able to be accommodated. However, some PDR / Maker users may still be able to operate within those spaces. Note that these specifications exclude Heavy Manufacturing and Hazardous Uses, which is in line with the Ward 5 Works Study land use recommendations.

- i. Structural Slab Load (Ground Floor)
 - Live load of 125 psf
 - Allows for PDR / Light Manufacturing uses and equipment

Note: Typical Retail is built to live load of 100 psf.
- ii. Clear Height
 - Approx. 16'-0" from ground floor slab to bottom of structure
 - Provides adequate clear height for PDR / Light Manufacturing uses
 - Excludes Historic buildings

Note: Typical Retail in DC is 10' – 12' clear height.
- iii. Electrical
 - 50 watts per square foot
 - Provides adequate power for PDR / Light Manufacturing

Note: Typical Retail is 20 watts per square foot.
- iv. Loading Dock
 - 48" raised loading dock / levelers

Note: This eliminates need for vertical transportation for PDR / Light Manufacturing.
- v. Layout
 - Open floor plan
 - Provides flexibility for PDR / Light Manufacturing
- vi. Sound Attenuation for Mixed-Use
 - NC-25 minimum noise criteria
 - 7" thick minimum concrete podium slab
 - Allows for compatibility between PDR / Light Manufacturing and Residential / Office
- vii. HVAC
 - Designed for 1 ton per 300 sf
 - Adequate for PDR / Light Manufacturing

Note: Typical Retail has higher HVAC requirements than PDR / Light Manufacturing, so use Retail specification.
- viii. Ventilation (Fresh Air / Make-Up Air)
 - Louvers at facade

- Allows for PDR / Light Manufacturing uses
- ix. Vertical Transportation
- See Loading Dock specification above

C. EDENS PDR / Maker Use Commitment

- i. PDR / Maker commitment:
- PDR / Maker definition (defined above)
 - 5% of Non-Residential Ground Floor GFA devoted to PDR / Maker uses
 - 5-year term from initial lease – Evidence via self-certification provided to Zoning Administrator
 - Non-subsidized rent
- ii. EDENS preservation of Maurice Office, which located on adjacent Lot 6 and not included in this PUD:
- EDENS PDR / Maker definition (defined above)
 - 20,000 SF at Maurice Office
 - 5-year commitment, beginning on March 1, 2018 – Evidence via self-certification provided to Zoning Administrator
 - Non-subsidized rent
- iii. PDR / Maker Specification:
- 50% of Non-Residential Ground Floor GFA built to PDR / Maker Specifications (defined above)