

August 15, 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. 15-13 – Applicant’s Final Proffered Benefits and Amenities

Dear Chairperson Hood and Members of the Commission:

Pursuant to the requirements in Sections 2403.16 – 2403.18, this letter responds to the comments from the Office of the Attorney General regarding 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.

<b>Proffered Benefit</b>	<b>Proposed Condition</b>
Housing and affordable housing	<p>B1. For the life of the Project, the Applicant shall provide the following housing and affordable housing:</p> <ul style="list-style-type: none"> <li>a. The Project shall provide approximately 87,703 square feet of residential Gross Floor Area (GFA) of housing. Approximately 78,933 square feet of Gross Floor Area of this total will be market rate housing, and approximately 8770 square feet (equivalent to 10% of the GFA) will be affordable housing.</li> <li>b. The affordable housing shall be provided in accordance with the</li> </ul>

	<p>following: [<i>SEE TABLE ON LAST PAGE</i>]</p> <ul style="list-style-type: none"><li>c. The affordable housing units shall be distributed generally in accordance with the matrix and plans marked as Exhibit 47B1, sheet A.13.</li><li>d. The Project shall include a minimum of two three-bedroom townhouse units and two two-bedroom apartment units (approximately 7.6% of the residential gross floor area) as affordable housing units affordable to a household of one or more individuals with a total annual income adjusted for household size equal to less than 50% of the Metropolitan Statistical Area median. The Project shall also include a minimum of one three-bedroom townhouse unit (approximately 2.4% of the residential gross floor area) affordable to a household of one or more individuals with a total annual income adjusted for household size equal to between 51% and 80% of the Metropolitan Statistical Area median. The Applicant shall set aside the first three units for households of one or more individuals with a total annual income adjusted for household size equal to less than 50% of the Metropolitan Statistical Area median, followed by each additional odd number unit being set aside for households of one or more individuals with a total annual income adjusted for household size equal to equal to less than 50% of the Metropolitan Statistical Area median, in accordance with Section 2603.3 of the Zoning Regulations.</li><li>e. The monitoring and enforcement</li></ul>
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	documents required by 11 DCMR § 2409.10 shall include a provision requiring compliance with Conditions B1.b, B1.c, and B1.d.
Urban design, architecture, and landscaping	A1. The PUD project shall be developed in accordance with the plans and materials submitted by the Applicant marked as Exhibits 47B1 – 47B6 and 48 of the record, as modified by the guidelines, conditions, and standards of this Order.
Site planning, and efficient and economical land utilization	A1. The PUD project shall be developed in accordance with the plans and materials submitted by the Applicant marked as Exhibits 47B1 – 47B6 and 48 of the record, as modified by the guidelines, conditions, and standards of this Order.
Environmental benefits  Project designed to Silver level for LEED for Homes version 4.	A1. The PUD project shall be developed in accordance with the plans and materials submitted by the Applicant marked as Exhibits 47B1 – 47B6 and 48 of the record, as modified by the guidelines, conditions, and standards of this Order.  B3. The Project shall be designed to achieve a Silver level under LEED for Homes version 4, but the Applicant shall not be required to obtain LEED Silver 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 that the Project will receive sufficient points to achieve Silver certification.
Public space and parks  Sidewalk tree box improvements	B2. Prior to the issuance of a certificate of occupancy for the Project, the Applicant shall complete or provide the following: 1. The Applicant will improve and enhance the 13 tree boxes on the sidewalks west of the north-south alley in Square 1043 and will repaint the street light posts, subject to

<p>Potomac Avenue Metrorail Station Plaza improvements</p>	<p>all permits and final approval from DDOT. The improvements will consist of cleaning and repairing (or replacing, if necessary) the tree box railings as well as planting trees where none exist and replacing trees if necessary (as determined by an arborist).</p> <p>3. The Applicant shall expend \$30,000 towards improvements at the Potomac Avenue Metro Plaza, if approved by WMATA and DDOT. Subject to final approval by the agencies, the improvements will include installing greenery/landscaping around the station elevator and removal of the kiosk. The Applicant shall provide to the Zoning Administrator evidence that the improvements by WMATA and DDOT have been or are being provided.</p>
<p>Social services/facilities</p> <p>Design one residential unit to incorporate features to accommodate a senior resident</p>	<p>B2. Prior to the issuance of a certificate of occupancy for the Project, the Applicant shall complete or provide the following:</p> <p>2. The Applicant will design and construct the interior of one of the townhouse units as a “senior unit” incorporating design features to accommodate seniors pursuant to the guidelines supplied by Capitol Hill Village. The Applicant shall provide the guidelines and evidence of the design features in the unit to the Zoning Administrator.</p>
<p>Effective and safe vehicular and pedestrian access, transportation management measures, connections to public transit service, and other measures</p>	<p>C1. The Applicant shall implement the following transportation demand management (TDM) measures:</p> <p>1. Designate a Transportation Management Coordinator (TMC). The TMC will be responsible for ensuring that information is disseminated to residents of the building. The position may be part of other duties assigned to the individual.</p> <p>2. Provide information on and/or links to</p>

	<p>current transportation programs and services on the property management website.</p> <ol style="list-style-type: none"><li>3. Provide convenient, covered, and secure bike parking facilities. A bicycle storage room will be provided in the lower level of the building with storage for approximately 48 bicycles.</li><li>4. Provide a one time, one year Capital Bikeshare membership or one time, one year car share membership for all new residents for the first three years the project is open.</li></ol> <p>C2. The Applicant shall implement the following loading management plan:</p> <ol style="list-style-type: none"><li>1. A member of the management team will be designated as a loading coordinator (duties may be part of other duties assigned to the individual). He or she will coordinate all loading activities of the building (including deliveries, trash disposal, and residential move-in and move-out activities). The loading coordinator will be responsible for informing residential tenants of the guidelines and procedures for loading and delivery operations.</li><li>2. All tenants will be required to notify the loading coordinator before moving in or out so that the loading coordinator can assist in the establishment of curbside loading, if needed. In the event that a moving truck is required for residential tenants, a temporary no parking zone can be established on the adjacent E Street to allow for curbside loading or unloading adjacent to the building, in accordance with DDOT</li></ol>
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	<p>policies. The residential tenant shall provide the loading coordinator the following information: time and date that the truck is anticipated to arrive, size of truck being used, and name of the moving service, if applicable</p>
<p>Uses of special value</p> <p>Resurfacing of rear alley</p> <p>Installation features in alley system to improve traffic circulation</p> <p>Plowing of snow in rear alley</p> <p>Replacement of G Street fence for Potomac Gardens apartment complex</p> <p>Supplies for DC Safety Net</p>	<p>B2. Prior to the issuance of a certificate of occupancy for the Project, the Applicant shall complete or provide the following:</p> <p>4. Up to a maximum cost of \$40,000, the Applicant will resurface a portion of the alley system in Square 1043 in a material to be coordinated with DDOT. Subject to all final permits and approvals, the Applicant will resurface the portion of the alley system west of the Project site.</p> <p>5. The Applicant will install mirrors, signage, and cameras on the building, subject to all permits and final approval from DDOT, if necessary, to improve safety and circulation in the alley system.</p> <p>6. The Applicant will ensure that snow in the rear alley is plowed by incorporating into the condominium documents for the Project a requirement that the condominium association will plow snow from the alley system adjacent to the project site and leading out to E Street any time there is a more than three (3) inches of snow from a single event.</p> <p>7. The Applicant will replace the metal fence along G Street for the Potomac Gardens apartment complex in a style and type as agreed to by the Applicant and the ownership of the apartment complex.</p> <p>8. The Applicant will contribute \$1000 to DC Safety Net for the purchase of vests and office supplies for its Safe Routes</p>

	program. The Applicant will provide evidence from DC Safety Net to the Zoning Administrator that such supplies were purchased.
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Affordable housing table:

Residential Unit Type	GFA / Percentage of Total	Units*	Income Type**	Affordable Control Period	Affordable Unit Type***
Total	87,703/100%	44			
Market Rate	78,933/90%	39			
IZ (50% AMI)	Approximately 6665/7.6%	4	50% AMI	Life of the Project	Two 3-bedroom townhouse units and two 2-bedroom apartments
IZ (80% AMI)	Approximately 2105/2.4%	1	80% AMI	Life of the Project	One 3-bedroom townhouse unit

We look forward to the Zoning Commission taking Final Action on this case. Please feel free to contact us if you have any questions.

Sincerely,

/s/ John Epting  
 John Epting

/s/ Cary Kadlecek  
 Cary Kadlecek