

**ZONING COMMISSION CASE NO. 15-16
BENEFITS AND AMENITIES**

- 1. Affordable Residential Units.** Applicant shall set aside 4% of the total amount of the residential square footage in the Development for households earning up to 80% of the Area Median Income (AMI). Applicant shall set aside another 4% of the total amount of residential square footage in the Development for households earning up to 50% of the AMI.
- 2. Construction.** Applicant shall abide by the terms of the Construction Management Plan entered into the Record for Case No. 15-16 as Exhibit _____.
- 3. Security.** Applicant shall implement the Security Plan outlined in Exhibit 31A of the Record up to a cost of \$300,000 per year for a period of no less than five years from the date of issuance of the certificate of occupancy for Building 1A. This plan shall include:
 - a. Private Security. The Applicant shall retain a private security firm to provide security on-site 24 hours per day, 7 days per week.
 - b. Security Call Boxes. The Applicant shall provide two security call-boxes. One call-box shall be located at the base of the stairs leading to the pedestrian bridge for the Metrorail Station and the second call-box shall be located at 8th Street and Edgewood Street.
 - c. Metropolitan Police Department. The Applicant shall reserve at least 500 square feet in Building 1A, as defined in the Record, for use by the Metropolitan Police Department.
 - d. Lighting. The Security Plan shall incorporate the lighting depicted in Exhibit 31A as well as lighting along the MBT below the staircase leading to the pedestrian bridge to the Metrorail Station.
- 4. Seabury Transportation for Seniors.** Applicant shall partner with Seabury Transportation for Seniors and the District Department on Aging to provide services, at a cost up to \$30,000 per year, to transport seniors at the Edgewood Commons community to the Site at least once a week for five years. These services shall begin upon the issuance of building permit for Building 1A and at the request of Edgewood Commons.
- 5. Green Area Ratio.** The Applicant is providing a GAR of .42 for Phase I, which exceeds the required .25.
- 6. Murals.** Applicant will retain, restore or replace in-kind the mosaic on 4th Street exterior wall of Forman Mills up to a cost of \$50,000. This work will be completed in connection with the construction of Block 3 and the timing will be further refined during the Stage 2 PUD process. The Applicant will retain, restore or replace in-kind the mural wall along

the rear of the property up to a cost of \$100,000. The Applicant will work with Peter Krsko, the original artist, to recreate the mural in its original likeness through the Open Walls DC Program. Similar to the painting of the original mural, its re-creation will involve the work of District of Columbia students. The timeframe for the completion of this work will be finalized during the Stage 2 application for Block 2.

- 7. Sculptures.** Applicant will preserve and relocate existing sculptures along the MBT. This work will be completed prior to issuance of a certificate of occupancy for Building 1A.
- 8. Connections.** Applicant will construct two pedestrian staircases between the Site and Edgewood Commons. The location of the staircases are located in the Record and may be refined in coordination with the neighboring property owner, District Department of Transportation and the Office of Planning. The connection shall integrate benches and solid-backed 6.5 inch risers and 11 inch treads to accommodate those with limited mobility. The eastern staircase shall also incorporate a bicycle trough. The eastern staircase shall be constructed during the construction of Phase I while the western staircase shall be constructed during construction of Block 2. Applicant shall provide a gate on both stair connections. The gates shall be closed between 1:00 am and 4:30 am Monday through Friday and between 3:00 am and 6:30 am Saturday and Sunday. Signage shall be provided to notify pedestrians and bikers of the stair hours.
- 9. MBT Improvements.** Applicant will improve the MBT including realignment, signage, wayfinding, landscaping, and lighting, including security lighting underneath the staircase to the Metro pedestrian bridge. These improvements shall be completed prior to issuance of a certificate of occupancy for Building 1A, in accordance with the Construction Management Plan in Exhibit ____, and in consultation with the District Department of Transportation. The Applicant will also contribute \$10,000 towards pedestrian/sidewalk improvements between the MBT and Franklin Street.
- 10. ANC 5E02 Meeting Room.** Applicant will allow ANC 5E02 to use the common area in Building 1A, or another mutually agreeable building, for public Single Member District meetings once a month on a mutually agreeable date.
- 11. ANC 5E02 Office.** Applicant will reserve space in the Development for use by ANC 5E02. This requirement may be satisfied by providing a membership to the co-working space proposed for Building 5b.
- 12. D.C. Workforce Investment Council.** Applicant will partner with the D.C. Workforce Investment Council to create and fund an employment program targeting Ward 5 residents up to a cost of \$200,000.

- 13. Local Businesses.** Applicant will partner with Bald Cypress, a Ward 5 company, to publicize opportunities to engage small and local businesses in this project up to a cost of \$10,000.
- 14. Edgewood Adult Reading Program.** Applicant shall contribute \$5,000 to the Edgewood Adult Reading Program prior to issuance of a certificate of occupancy for Building 1A.
- 15. Beacon House.** Applicant shall contribute \$10,000 to Beacon House prior to issuance of a certificate of occupancy for Building 1A.
- 16. Community Preservation and Development Corporation Food Pantry Program.** Applicant shall contribute \$15,000 to the CPDC Food Pantry Program prior to issuance of a certificate of occupancy for Building 1A.
- 17. McKinley Technology Education Campus.** Applicant shall contribute \$10,000 to the McKinley Technology Education Campus's greenhouse program prior to issuance of a certificate of occupancy for Building 1A.
- 18. Edgewood Recreation Summer Camp.** Applicant shall contribute \$10,000 to the Edgewood Recreation Summer Camp prior to issuance of a certificate of occupancy for Building 1A.
- 19. Scholarship Funding.** Applicant shall contribute \$16,000 to the Community Foundation of the National Capital Region for local scholarships to be administered by the Foundation.
- 20. Bryant Street and 4th Street.** Applicant shall reconfigure the traffic signal at Bryant Street and Fourth Street. The timeline for the completion of this work shall be determined during the Stage Two PUD application for Block 3, as defined in the Record. Applicant will discuss appropriate signage for Bryant Street with the District Department of Transportation during the Stage 2 application for Block 3.
- 21. Channing Street and 4th Street.** Applicant shall reconfigure the entrance of Edgewood Commons and install a traffic signal to align with Channing Street NE. The timeline for this work shall be determined during the Stage Two PUD application for Block 3, as defined in the Record. Applicant will discuss appropriate signage for Channing Street with the District Department of Transportation during the Stage 2 application for Block 3.
- 22. Rhode Island and 3rd Street.** Applicant will contribute up to \$60,000 to the provision of a stop light at the intersection of Rhode Island Avenue and 3rd Street. These funds shall be pooled with contributions provided on behalf of other development projects. If the cost

exceeds \$60,000, the Applicant shall work with DDOT to reallocate funds otherwise dedicated to TDM measures. The Applicant will be responsible for constructing the light prior to issuance of a certificate of occupancy for Building 1A.

- 23. Rhode Island Pedestrian Improvements.** The Applicant will provide pedestrian and intersection improvements in coordination with input from DDOT at the intersection of 5th Street and Rhode Island Avenue.
- 24. Bikeshare.** Applicant will purchase, install and fund the operation and maintenance of a Capital Bikeshare station along the MBT for a period of one year. The timeframe for this work will be determined during the Stage 2 application for Block 3.
- 25. Transportation Welcome Package.** Applicant shall set aside no less than \$225 per residential unit for a Transportation Demand Management Fund to be used to implement transportation demand management techniques for residents of the Development, which may include the provision of a SmarTrip card, Capital Bikeshare membership or car share membership, a bicycle repair room and tools, cargo bicycle, or grocery carts for the residential buildings.
- 26. Transit Screens.** A total of ten (10) transportation information screens are proposed for the Project. Eight are proposed to be placed in residential lobbies (one per lobby), one is proposed to be placed in the office lobby in Building 5b, and one is proposed to be placed in the plaza on the eastern end of the development.
- 27. Electric Charging Stations.** The Applicant will provide a total of nine 240-volt electric car charging stations: at least six spaces will be provided in the residential building garages, two in the grocery store garage and one on the street.