

ZC Case No. 17-14
Applicant's Benefits and Proposed Conditions Pursuant to Subtitle X §§ 308.8 – 308.10
 July 31, 2018

Proffered Benefit	Proposed Condition
<u>Superior urban design and architecture</u>	The Project shall be developed in accordance with the plans marked as Exhibit 27B of the Record, as modified by the plans marked as Exhibits 35A-D of the Record, and as modified by guidelines, conditions, and standards herein (collectively, the “Plans”).
<u>Site planning and efficient and economical land utilization</u>	The Project shall be developed in accordance with the plans marked as Exhibit 27B of the Record, as modified by the plans marked as Exhibits 35A-D of the Record, and as modified by guidelines, conditions, and standards herein (collectively, the “Plans”).
<u>Streetscape and public realm improvements</u>	<u>Prior to the issuance of a final full-building Certificate of Occupancy for the Project</u> , the Applicant shall construct the streetscape improvements as shown on pages L-02 to L-10 of the Plans. The final design of such improvements shall be subject to approval of the appropriate District public space officials.
<u>Affordable Housing</u>	<u>For the life of the Project</u> , 12% of the residential floor area (excluding the penthouse and core and common areas) shall be reserved for inclusionary zoning units. Seventy percent (70%) of the IZ floor area shall be reserved for households earning up to 60% of the median family income (“MFI”), and 30% of the IZ floor area shall be reserved for households earning up to 50% of the MFI. At least one of the IZ units shall be a three-bedroom unit. <i>[See Affordable Housing Table at the end.]</i>
<u>Three-bedroom units</u>	<u>For the life of the Project</u> , at least 15 of the residential units will be three-bedroom units.
<u>Environmental and sustainable benefits</u> LEED Gold certification Solar panels	<u>Prior to issuance of a final full-building Certificate of Occupancy for the Project</u> , the Applicant shall: <ol style="list-style-type: none"> a. Demonstrate to the Zoning Administrator that it has registered the Project with the USGBC to commence the LEED certification process; and b. Furnish a copy of its LEED certification application submitted to the USGBC to the Zoning Administrator. The application shall indicate that the building has been designed to include at least

	<p>the minimum number of points necessary to achieve LEED Gold certification under the v2009 standard.</p> <p>c. Incorporate solar panels on the roof of the Project sufficient to generate 1% of the projected energy for the residential portion of the Project.</p>
<u>Recreation Improvements</u>	<p><u>Prior to the issuance of a final full-building Certificate of Occupancy for the Project</u>, the Applicant shall contribute \$10,000 to DPR for the purchase of new computers for the Trinidad Recreation Center. Compliance with this condition shall be demonstrated by a letter evidencing that the contribution has been received and allocated for the purchase of the computers.</p>
<u>Employment and training opportunities</u> Job readiness program	<p><u>Prior to the issuance of a final full-building Certificate of Occupancy for the Project</u>, the Applicant shall contribute \$30,000 to Jubilee Jobs for the establishment of a jobs readiness program targeting ANC 5D residents. Ten thousand dollars (\$10,000) of the contribution shall be for program administration and job readiness skills, \$10,000 shall be for scholarships targeted at ANC 5D residents for construction trades, and \$10,000 shall be for SmartTrip cards for program participants who are placed and maintain employment through Jubilee Jobs. Compliance with this condition shall be demonstrated by documentation prepared by the Applicant and Jubilee Jobs that confirms the receipt of the contribution for the stated purposes</p>
<u>Uses of special value</u> Ground floor Maker/PDR Uses Maurice Office Art Display Life Quality Enhancement Fund	<p><u>For a period of five (5) years from the date of the first certificate of occupancy for the ground floor retail/PDR/Maker space</u>, the Project shall reserve at least five percent (5%) of the non-residential ground floor gross floor area for “PDR/Maker Uses,” defined as follows:</p> <p>a. 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-</p>

	<p>scale production goods; or new and locally-owned small businesses as certified with the Department of Small & Local Business Development.</p> <p>b. PDR / Maker Uses also 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.</p> <p>c. PDR / Maker Uses further shall include “Arts” uses, which shall be defined as the following: arts, design and creation uses as defined in Subtitle B § 200.2(e) of the Zoning Regulations and entertainment, assembly and performing arts as defined in Subtitle B § 200.2(n) of the Zoning Regulations.</p> <p><u>Prior to the issuance of the first certificate of occupancy for the ground floor retail/PDR/Maker space</u>, at least fifty percent (50%) of the non-residential ground floor gross floor area shall be built to PDR/Maker Specifications, defined below. Compliance shall be demonstrated by self-certification to the Zoning Administrator.</p> <p>a. Structural Slab Load (Ground Floor) live load of 125 psf.</p> <p>b. Clear height of approximately 16’-0” from ground floor slab to bottom of structure above.</p> <p>c. Electrical supply of 50 watts per square foot.</p> <p>d. Loading Dock will include a 48” raised loading dock and/or levelers.</p> <p>e. Open floor plan layout.</p> <p>f. Sound attenuation for mixed-use that satisfies NC-25 minimum noise criteria</p>
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	<p>and includes 7” thick minimum concrete podium slab.</p> <p>g. HVAC designed for 1 ton per 300 square feet.</p> <p>h. Ventilation (Fresh Air / Make-Up Air) louvers at façade.</p> <p><u>For five (5) years beginning on March 1, 2018,</u> the Applicant shall reserve 20,000 square feet of floor area in Maurice Office for PDR/Maker Uses, as defined above. Compliance with this condition shall be self-certified by the Applicant by letter or other similar documentation provided to the Zoning Administrator.</p> <p><u>Prior to the issuance of a final full-building Certificate of Occupancy for the Project and for 10 years thereafter,</u> the Applicant shall display art in an area of at least 80 square feet in the residential lobby of the Project.</p> <p><u>Prior to the issuance of a final full-building Certificate of Occupancy for the Project and annually for two years thereafter (a total of three years),</u> the Applicant will contribute \$25,000 for street cleaning and security for the Union Market District. Compliance with this condition shall be demonstrated by a letter evidencing that the contributions have been received and allocated for the specified uses.</p>
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Affordable Housing Table:

Residential Unit Type	GFA/Percentage of Total	Units	Income Type	Affordable Control Period	Affordable Unit Type
Total	approx. 285,482 sf/100%	approx. 299	NA	NA	NA
Market Rate	approx. 251,224 sf/88%	TBD	Market Rate	NA	NA
50% MFI	approx. 10,278 sf/3.6%	TBD	50% MFI	For the life of the project	All
60% MFI	approx. 23,980 sf/8.4%	TBD	60% MFI	For the life of the project	All