

## Memorandum of Understanding

### Agreement between:

**High Street LLC (“Developer”)**

**and**

**Advisory Neighborhood Commission 8A (“ANC 8A”)**

1. On June 27, 2018, the Developer filed a petition requesting approval of a Zoning Map amendment to rezone property located at 2352-2360 High Street, S.E. (Square 5799, Lot 976) (“Property”) from the R-3 zone to the RA-2 zone. The Property is currently vacant, and is located within the boundaries of SMD-8A06.
2. The Developer has conducted extensive community outreach regarding the petition including, but not limited to, two SMD-8A06 meetings, two meetings with adjacent neighbors, a meeting with the ANC 8A Commissioners, a presentation at ANC 8A’s public meeting, and a DHCD presentation.
3. Based on the following provisions, the Parties agree that ANC 8A will support the petition to rezone the Property and to not oppose the redevelopment of the Property based upon the Developer’s commitments listed below.
4. The Developer shall limit the maximum number of residential units in the building to 28 units. The unit size shall be three bedrooms at the following Median Family Income levels: 7 at 50% MFI, 7 at 60% MFI, 7 at 80% MFI, and 7 at market rate.
5. The Developer shall limit the number of stories of the building to three stories (approximately 40’-0” feet as measured from the building height measuring point) along High Street, S.E.
6. The Developer shall provide at a minimum one parking space for each residential unit.
7. The Developer agrees that the architectural plans will consider input provided by residents of SMD-8A06.
8. The Developer shall develop a condominium sales and marketing plan that targets, but is not limited to, seniors and artists within Ward 8.
9. The Developer shall contribute \$15,000 to non-profit organizations working within ANC 8A community. The Developer shall make this contribution within three months of the commencement of construction. The following organizations shall receive contribution: The Historic Anacostia Preservation shall receive \$2,000. The Ward 8 Education Council shall receive \$4,000. The Future Foundation shall receive \$3,000. Ward 8 Woods shall receive \$3,000 and the House of DC shall receive \$3,000.
10. The Developer shall provide ANC 8A with contact information for the project’s point of contact and shall seek to minimize the negative impacts to the surrounding neighborhood during construction.

11. The Developer shall create a public website to provide construction and other significant updates on the status of the project to the local community.
12. The Developer shall require its contractors and subcontractors to preclude workers from parking on High Street SE or Maple View Place, S.E. at all times during the construction period of the project. The Developer will create a staging plan to prevent contractors from parking on Maple View Place, S.E. and High Street, S.E.
13. The Developer shall require its contractor to conduct a job fair for Ward 8 residents no later than one month prior to commencement of construction.
14. The Developer shall install security/surveillance cameras at all entrances and exits of the building. The Developer shall undertake this work prior to completion of construction.
15. The Developer shall include maintenance of common area requirements in the condominium bylaws.
16. The Developer shall include in the condominium bylaws limits on renting of units prior to 10 years of ownership.
17. The Developer shall include in the condominium bylaws late fees and penalties associated with a breach of rules and regulations.

The Parties hereto have duly executed and delivered this Memorandum of Understanding as of the date first above written. This Memorandum of Understanding can be signed in counterparts.

**Developer**

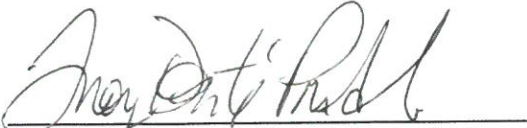
**High Street LLC, a limited liability company**

By: The Neighborhood Development Company, L.L.C.,  
Its Managing Member

DocuSigned by:  
*Adrian Washington*  
By: \_\_\_\_\_  
Adrian Washington  
Manager

Date: 3/18/2019 | 11:59 AM PDT

**Advisory Neighborhood Commission 8A**



Name: Troy Donté Prestwood  
Title: Chairperson, ANC 8A

Date: March 15, 2019

**Advisory Neighborhood Commissioner 8A06**



Name: Tyon Jones  
Title: Commissioner, SMD-8A06

Date: 03/15/2019

