Advisory Neighborhood Commission 5E

www.anc5e.org

ANC 5E RESOLUTION NO. 2018-009

Z.C. CASE NO 18-21: 3135 and 3201 8th St NE

WHEREAS Hanover 8th St (3135 and 3201 8th St NE) falls within the boundaries of Advisory Neighborhood Commission (ANC) 5E, Single Member District (SMD) 5E01;

WHEREAS the Applicant has applied for a Consolidated Planned Unit Development (PUD) and Related Map Amendment from the PDR-1 zone to the MU-4 zone;

WHEREAS the Applicant has presented the project to the Edgewood Civic Association (ECA) at its September 24 and October 22 meetings, where the ECA unanimously voted to support the application;

NOW THEREFORE, BE IT RESOLVED, that ANC 5E hereby supports the application subject to the provisions of the Community Benefits Agreement attached as Attachment A.

THIS RESOLUTION came before ANC5E as its duly noticed Public Meeting held at Friendship-Armstrong Public Charter School, on November 20, 2018. ANC 5E is comprised of ten (10) Commissioners, the presence of six (6) of which constitutes a quorum. With 10 Commissioners present, by a vote of _7_ in favor, _2_ opposed, and with _0_ abstentions, ANC 5E voted to adopt this resolution.

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ANC5E Chairperson

C. DIANNE BARNES
ANC5E Recording Secretary

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Attachment A: COMMUNITY BENEFITS AGREEMENT
APPLICANT'S COMMITMENTS TO ANC 5E
ON PUBLIC BENEFITS AND PROJECT AMENITIES,
Z.C. CASE NO 18-21
HANOVER 8th STREET

The Applicant shall proffer the following public benefits and project amenities in Zoning Commission Case No. 18-21.

1. **Uses of special value to the neighborhood:**

   a. The Applicant shall contribute $10,000 to the Beacon House which engages over 300 boys and girls in the Edgewood neighborhood annually in an award-winning programs. The Applicant's contribution shall support the Beacon House's summer camp, which serves approximately 90 children over five weeks.

   b. The Applicant shall contribute $24,000 for the creation of an Edgewood Street Festival. The contribution shall be spread out over three years ($8,000 per year). The Applicant shall work with community leadership to determine which local nonprofit would be most suited to organizing and managing the festival.

   c. The Applicant shall contribute $20,000 to a non-profit that supports the McKinley Tech Track Club (Fast Lane) to fund additional uniforms, meet fees, and specified travel expenses that are not currently covered by the Track Club budget. The Applicant shall continue to work with the nonprofit and high school to specifically identify the exact items and services that will be funded through this contribution. In the event the non-profit cannot accept the Applicant's contribution for the Track Club for this purpose, the Applicant shall work with ANC 5E and Edgewood Civic Association to identify an alternate need at McKinley Technology High School or elsewhere in the community in order to provides items or services in an amount equal to $20,000.

   d. The Applicant shall contribute $20,000 to 1way2rise, a 501(c)(3) non-profit, which will fund tutoring services that will occur during the construction of the Project. The Applicant shall continue to work with 1way2rise to specifically identify the types of tutoring services that will be funded through this contribution. If 1way2rise is unable to administer the tutoring services, then the Applicant shall contribute the $20,000 to Beacon House or an alternate organization, as agreed to by ANC 5E and Edgewood Civic Association, for similar tutoring services during construction of the Project.

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e. The Applicant shall contribute $50,000 to the Hope Community Charter School, which shall fund a combination of: (i) the construction of a sensory playground on the south side of the school; (ii) resurfacing and painting the basketball courts; (iii) the addition of a new basketball hoop system and pull up bar; (iv) and green-scaping of the school's campus. The Applicant shall continue to work with Hope Community Charter School to provide additional details regarding these items.

f. The Applicant shall abide by the terms of the construction management plan attached hereto. The Applicant shall continue to work with the owners of property adjacent to the Site to address construction concerns as the arise.

2. **Housing and Affordable Housing:**

a. The Applicant shall set aside approximately 12% of the gross floor area (approximately 37,200 square feet of gross floor area) of the overall Project (i.e., based on the residential use provided in both the building and the penthouse) as affordable units at varying levels of the median family income ("MFI"). Based on this gross floor area, it is anticipated that approximately 45 units will be set aside as Inclusionary Zoning units. The affordable housing shall be set aside as follows: 6% of the affordable gross floor area at 30% MFI, 14% of the affordable gross floor area at 50% MFI, 67% of the affordable gross floor area at 60% MFI, and 13% of the affordable gross floor area at 80% MFI.

3. **Arts Uses in Furtherance of the Brookland-CUA Small Area Plan:**

a. The Applicant shall contribute $75,000 to Dance Place, which is an important arts-focused nonprofit in the neighborhood that offers performances, dance classes for adults and kids, and arts in education programs for youth. The Applicant's contribution shall help fund the Energizers Program that is centered on-site at Dance Place's home campus in Ward 5. The Applicant's contribution shall be $25,000 per year for three years ($75,000 total). The multi-year support ensures the continued delivery of these services and on-going value to the neighborhood, and the multi-year nature of the contribution is critical to Dance Place to ensure the funding provides the greatest amount of support to these programs.

4. **Transportation Features:**

a. The Applicant shall work with DDOT to ensure that the Project coordinates with potential future improvements to the Metropolitan Branch Trail that are planned for 8th Street adjacent to the Site.

b. The Applicant shall remove the PUD from the District's Residential Parking Permit ("RPP") program in order to alleviate on-street parking concerns of the surrounding neighborhood. The Applicant shall include a rider in all residential leases that restricts residential tenants from obtaining RPPs.

c. The PUD shall include at least 125 secure, long-term bike parking spaces within the building as well as a bicycle repair station for tenants.

d. The Applicant shall install at least 20 short-term bike parking spaces in public space.

5. **Environmental and sustainable benefits:**

a. The Applicant shall submit with its building permit application, a checklist evidencing that the PUD has been designed to LEED Gold standards under the LEED v4 Multifamily Midrise standard, which is specifically tailored to the unique aspects of multifamily buildings and includes prescriptive requirements for onsite testing and performance.

b. The Applicant shall incorporate solar panels on the building's roof, which will generate approximately 1% of the building's total energy use.

6. **Streetscape plans and Creation of Open Spaces:**

a. The Applicant shall construct a pedestrian-friendly streetscape abutting the Site, including new paving for the sidewalks, street lighting fixtures, and new and replacement shade trees. A majority of the streetscape along 8th Street is unimproved, which provides an unsafe environment for the students at the Hope Community Public Charter School and at those schools further to the south who commute to school via the Brookland-CUA Metrorail station or who use the after-school enrichment programs at Dance Place.

b. The Applicant shall construct an approximately 5,150 square foot landscaped entry plaza in between the two residential buildings that shall include seating for the public as well as the buildings' residents.

7. **Urban design and architecture site planning and efficient and economical land utilization:** The PUD shall be developed in accordance with the architectural drawings prepared by KTGY Architecture + Planning, dated October 30, 2018, marked as Exhibits 3A1 through 3A10 of the record, as modified by subsequent submission by the Applicant and the guidelines, conditions and standards of the PUD approval. The project is designed to be compatible with the adjacent residential community, with a combination of setbacks and courtyards breaking up the façade and creating a pedestrian scale. Those setbacks include a 6th story setback in accordance with the recommendations in the Brookland-CUA Small Area Plan. In addition, the replacement of an underutilized site with the project constitutes a significant benefit since it increases safety in the Edgewood neighborhood and replaces a use that is not compatible with the surrounding residential community.

8. **Revisions to Public Benefits and Project Amenities:** The overall public benefits and project amenities are subject to change based on comments received from the Zoning Commission and the Office of Planning throughout the PUD process. The Applicant shall provide written notice of any changes to ANC

5E. To the extent that there is any material change to the benefits identified in this CBA, the Applicant will return to ANC 5E.

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