

CONDITION	Modified by 05-30C	Proposed Modification (05-30D)
<p>The PUD shall be a residential development as shown on the approved plans. The PUD shall have a maximum density of 0.73 FAR and a combined gross floor area of no more than 369,684 square feet. The project shall contain no more than 169 dwelling units, including 38 single-family dwellings, 73 townhomes, and 58 condominium apartments. The Applicants shall be permitted to adjust the layout, configuration, and number of apartment units, provided the total number of units (169) is not exceeded.</p>	<p>The PUD shall be a residential development, <u>and an adult day treatment facility</u>, as shown on the approved plans. The PUD shall have a maximum FAR of 0.73 and a combined gross floor area of no more than 369,684 square feet. The project shall contain no more than 169 dwelling units, including 38 single-family dwellings, 73 townhomes, and <u>46</u> condominium apartments. The Applicants shall be permitted to adjust the layout, configuration and number of apartment units, provided the total number of units (169) is not exceeded.</p>	<p>The PUD shall be a residential development, and an adult day treatment facility, as shown on the approved plans. The PUD shall have a maximum FAR of 0.73 and a combined gross floor area of no more than 369,684 square feet. The project shall contain no more than 169 dwelling units, including 38 single-family dwellings, 73 townhomes, and <u>50</u> condominium apartments. The Applicants shall be permitted to adjust the layout, configuration and number of apartment units, provided the total number of units (169) is not exceeded.</p>
<p>Fourteen units (3 townhomes and 11 condominiums) shall be reserved and offered as affordable housing as specified in the Planned Unit Development Inclusionary Housing Commitment Standards included as Exhibit 84.</p>	<p>No Change</p>	<p>Fourteen units (3 townhomes and 11 condominiums) shall be reserved and offered as <u>Inclusionary Zoning Units (subject to all applicable rules and regulations governing IZ units at the time of the decision)</u>.</p>
<p>The project shall include a minimum of 268 off-street parking spaces.</p>	<p>No Change</p>	<p>No Change</p>
<p>The landscaping, streetscape, and open-space treatment for the project shall be constructed and installed as shown on the Plans and shall be maintained and kept in good, clean, attractive, and sanitary condition.</p>	<p>No change</p>	<p>Proposing to modify landscape plan, but Applicant agrees to same conditions of maintenance, repair, etc. as part of the approval of the new landscape plan.</p>

<p>The Community Room shall be open to both the general public and residents of the development pursuant to terms, procedures, and conditions to be adopted by the Homeowners Association, including, but not limited to, terms and restrictions concerning facility and meeting room capacity, operating hours, reservation fees, deposits, and usage restrictions.</p>	<p>No Change</p>	<p>There is no homeowners association: The Community Room shall be open to both the general public and residents of the development pursuant to terms, procedures, and conditions to be adopted by the <u>apartment owner and management company</u>, including, but not limited to, terms and restrictions concerning facility and meeting room capacity, operating hours, reservation fees, deposits, and usage restrictions.</p>
<p>Additional Conditions in 05-30</p>		
	<p>Prior to the issuance of a certificate of occupancy (“CO”) for the condominium apartment building, and for the life of the PUD, the Applicant shall provide at least five overflow parking spaces for the adult day treatment facility at the site of the condo building.</p>	<p>The Applicant requests to remove this condition.</p>
	<p>Karajoel, LLC shall support the expenses associated with two community events annually for 10 years in an amount not to exceed \$1,000 per year. Karajoel, LLC and the Community Organizations will make separate arrangements for the disbursements of those funds.</p>	<p>The Applicant will meet this condition.</p>

	<p>Prior to the issuance of a CO for the condominium apartment building, the Applicant shall make best efforts to arrange for a car sharing services to locate a car sharing station in or near the overflow parking area at the condo building site. If a car sharing service is willing to locate a station, the Applicant shall reserve a parking space in or near the overflow parking area at the condo building site for the car sharing station.</p>	<p>No change-The Applicant will meet this condition.</p>
	<p>Prior to the issuance of a CO for the condominium apartment building, the Applicant shall evaluate the adult day treatment facility's vehicular traffic and provide any signage deemed necessary to ensure that shuttle van services does not encroach on residential areas (to include but not limited to parking/standing in non-designated areas and idling for extended periods).</p>	<p>No change-The Applicant will meet this condition.</p>
	<p>The Applicant shall provide construction updates, at least monthly, via email and/or phone, to the community. The Applicant also will provide updates on the Trout Design website.</p>	<p>The Applicant shall provide construction updates, at least monthly, via email and/or phone, to the community <u>through Eichberg Construction, the General Contractor.</u></p>

	<p>Prior to the issuance of a CO for the condominium apartment building, the Applicant shall develop lighting and security plans and seek community input.</p>	<p>No change-The Applicant will meet this condition.</p>
	<p>Prior to the issuance of a CO for the condominium apartment building the Applicant will support administrative and constituent services in the amount of \$2,000 each (totaling\$6,000) to the following community organizations: Lamond Riggs Citizens Association, Lamond Community Action Group, and Citizens Aware. The Applicant and the officers of the listed organizations will make arrangements for the specific distribution of the contributions.</p>	<p>No change-The Applicant will meet this condition.</p>
	<p>Prior to the issuance of a CO for the condominium apartment building, the Applicant will pay for or install approximately 300 square feet of sidewalk, in coordination with the D.C. Department of Transportation. This condition is contingent on the Applicant or DDOT developing a feasibility study and implementation plan, and may be revoked if the study results are that the sidewalk plan is not feasible. If given DDOT approval, the installation timing will coincide with the sidewalk installation planned for the PUD site.</p>	<p>The Applicant is proposing sidewalk as part of the proposal, and will agree to the condition.</p>