

APPENDIX TO ORDER 06-14B

The following are the conditions in Z.C. Order 06-14 that are referenced in Condition B(1) of Order 06-14B:

3. Of the residential gross floor area for the project, a minimum of approximately 18,375 square feet, or eight percent of the residential gross floor area, shall be devoted to affordable housing for residents with incomes no greater than 80% of the area median income. The construction and distribution of the affordable units, the affordability control period, and the method of selecting the occupants/purchasers of the units shall be in accordance with the Planned Unit Development Inclusionary Housing Commitment Standards dated December 4, 2006, and marked as Exhibit No. 38 of the record.
5. The Applicant shall design and implement a transportation management plan that includes the strategies set forth on pages 46 through 50 of the Transportation Impact Study by Wells & Associates, LLC, dated November 9, 2006, and marked as Exhibit No. 29 of the record.
6. The Applicant, at its sole expense, shall cause the design and installation of a traffic signal at the intersection of Florida Avenue and 2nd Street, N.E., in accordance with DDOT standards and guidelines. The traffic signal shall be installed prior to the issuance of the first certificate of occupancy for the PUD.
7. The Applicant shall enter into an agreement with DDOT for the installation and maintenance of the improvements to the Metropolitan Branch Trail, along the eastern boundary of the PUD site. The improvements shall include, but not be limited to, the enclosed atrium/rest area with a stair, elevator, seating, bike parking, drinking fountains, restroom access, signage, an information kiosk and landscaping.
8. Public access to the project to and from New York Avenue and the Metropolitan Branch Trail shall be permitted in accordance with the following schedule:
 - (i) The New York Avenue staircase shall be open from 7:00 a.m. to 7:00 p.m.
 - (ii) The Metropolitan Branch Trail Atrium and the stairs and elevators to the plaza shall be open from 6:00 a.m. to 9:00 p.m.

Additionally, the PUD shall include one public restroom for use during normal retail hours.
15. The Applicant shall abide by the terms of the First Source Employment Agreement entered into with the Department of Employment Services in order to achieve the goal of utilizing District of Columbia residents for at least 51% of the jobs created by the PUD.