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D.C. OFFICE OF ZONING

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April 12, 2006

Ms. Carol Mitten
Chairperson, DC Zoning Commission
441 4th Street, N.W., Room 210
Washington, DC 20001

**Re: Z.C. Case No. 04-36 – PUD and Zoning Map Amendment –
Dorchester House Associates, LLC and Kalorama West, LLC
(the “Applicant”) – Information Requested by Zoning
Commission at the March 30, 2006 Public Hearing**

Dear Chairperson Mitten and Members of the Commission:

During the March 30, 2006 public hearing in the above-mentioned case, the Applicant was asked to provide various plans, documents and information to the Zoning Commission. Enclosed please find the following information that addresses the requests of the Zoning Commission.

- Detailed information on the intended use of the financial contribution to the Jubilee Support Alliance. In regard to the contribution to the Jubilee Support Alliance, the Applicant will request that the \$100,000 contribution be earmarked for Jubilee Housing’s renovation of the Ritz Building located at 1631 Euclid Street, NW. The attached information outlines the type of services that can be provided with a contribution of \$100,000. The Applicant will request that the financial contribution be used for services consistent with those detailed in the attached materials.
- A revised temporary parking plan during the construction period. The Applicant has reexamined the issue of providing temporary parking spaces on the property during construction and has determined that a more prudent course of action is to provide financial contributions to residents and tenants of the Dorchester that currently park on the property. Therefore, the Applicant hereby withdraws the temporary parking plan that was presented to the Zoning Commission on March 30, 2006.

The Applicant’s proposal to mitigate any adverse parking impacts during construction is described in greater detail in the attached Development and Construction Management Plan, which is being proposed by the Applicant. A representative of the Applicant will discuss the proposed Development and Construction Management Plan in greater detail at the April 13, 2006 public hearing.

ZONING COMMISSION
District of Columbia

CASE NO. 04-36

ZONING COMMISSION
EXHIBIT NO. 100
District of Columbia
CASE NO. 04-36
EXHIBIT NO. 100

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- The unit numbers of the existing Dorchester apartments that will be impacted by the proposed connection between the existing Dorchester building and the proposed addition. The following units will be impacted by the proposed connection between the structures: 114, 116, 214, 216, 314, and 316.
- A present value calculation of the contribution to Washington Parks & People. Please see the attached calculation.

The Applicant will provide the following additional information at the April 13, 2006 public hearing.

- A sample board that provides a more accurate depiction of the colors and texture of the proposed brick and other materials.
- Detailed information on the intended use of the financial contribution to Washington Parks & People.
- Information on the proposed location of the affordable units.
- Detailed information on the environmental elements that will be included in the project.
- The location and number of bicycle parking spaces provided in the parking garage.
- A landscape plan that depicts any proposed fencing on the property.

Please feel free to contact the undersigned if you have any additional questions or comments.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Paul A. Tummonds, Jr.", with a stylized flourish at the end.

Paul A. Tummonds, Jr.

Enclosures

cc: Steven Gewirz
John Hoskinson

DEVELOPMENT AND CONSTRUCTION MANAGEMENT PLAN

Dorchester House Associates, LLC and Kalorama West, LLC (collectively, the “Applicant”) seek to mitigate any adverse impact on the surrounding neighborhood resulting from construction activity related to the Applicant’s plans to construct an addition to the existing Dorchester House Apartment building (the “Project”).

1. Communication.

a. Applicant’s Representative. The Applicant shall designate a representative (“Representative”) to be the key contact during the period of construction of the Project for interaction with the Dorchester Tenants Association, the Reed Cooke Neighborhood Association, Advisory Neighborhood Commission 1C, and adjacent property owners.

The Representative will have a local office and be accessible during all business hours. At any time construction activity is occurring on the Applicant’s property, the Representative or his/her designee shall be available on-site or by telephone to receive complaints or other communications from the surrounding community. The name and work telephone number of the Representative or his/her appointed designee shall be conspicuously posted on the Applicant’s property and shall be readily available to members of the community. In addition, a name and telephone number of a person designated by Applicant to contact in case of emergency during hours in which no construction activity is occurring shall be readily available to members of the community.

b. Duties of the Applicant’s Representative. The Representative and his/her designee will be able to answer questions and receive comments about the site activities, address any concerns members of the community might have throughout the construction process, and have authority to remedy promptly violations of this Development and Construction Management Plan and enforce its provisions. The Representative, designee and emergency contact shall:

- (i) receive notice of violations of this Development and Construction Management Plan;
- (ii) respond as soon as possible, to the person who has reported the violation, and to the Contact Person (described below);
- (iii) act to remedy the violation as soon as possible; and
- (iv) contact ANC 1C and relate complaint, remedy and time frame for resolution.

c. Neighborhood Contact Person. The Applicant will work with representatives of the Dorchester Tenant’s Association, the Reed Cooke Neighborhood Association, adjacent property owners, and the ANC 1C Single Member District Representative in order to designate a single contact person (“Contact Person”), who may change from time to time, to represent the surrounding community. The initial Contact Person will be determined prior to the start of construction activity on the Applicant’s property. The Contact Person will receive and

disseminate information from the Applicant to the community. The Applicant shall provide to the Contact Person, and keep updated, the names of and pertinent information about the Representative, the designee and emergency contact, including their home phone numbers and beeper numbers, as appropriate.

2. Construction. The Applicant shall require that all their personnel and vendors, including supply and service vendors, will comply with all applicable District of Columbia Municipal Regulations applicable to hours of work, noise, dirt, trash, and public health and safety. The following is a discussion of construction-related issues and shall be binding on the Applicant, its subcontractors and any successors and/or assigns of the Applicant.

a. Permits. The Applicant will secure all permits that are required to complete the Project. All plans and permits will be on-site as required under the DC Construction Code.

b. Site Management.

- (i) The Applicant will erect and maintain construction fencing and barricades in order to screen and secure the site during the construction process. The Applicant and its contractors will work with community members and the Department of Consumer and Regulatory Affairs to maintain temporary storm water management systems throughout the Project's construction until such time as the permanent facilities are constructed, approved and functioning such that there shall be no adverse water impacts on the adjacent neighborhood.
- (ii) A minimum amount of lighting, directed away from residential properties, will be provided at the Applicant's property at night. These lights will be sufficient to provide necessary security and to comply with federal and municipal safety standards.
- (iii) Subject to District of Columbia approval, the Applicant will attempt to locate the construction trailer on the Applicant's property so as to minimize impacts on adjacent neighbors. If such approval is not granted, such trailer(s) will be located to minimize neighborhood impacts.

c. Cleanliness. The Applicant will remove rubbish and construction debris continuously during the construction period during the normal construction workday and during periods of weekend construction work. In addition, the Applicant will monitor and police the construction site daily or more often as required to ensure cleanliness. The Applicant will also undertake a program of pest control to ensure that no increase in pest activity occurs during the construction period. All excavation or back fill trucks will be covered before proceeding from the Applicant's property onto city streets. Dust and debris will be removed from the Applicant's property on an as needed basis. Portable latrines will be located on the Applicant's property to minimize impacts upon adjacent properties.

d. Work Hours.

- (i) The normal construction work week will be Monday through Friday from 7:00 a.m. until 7:00 p.m., and Saturday from 8:00 a.m. until 4:00 p.m. All trucks for delivery of materials, construction or otherwise, will arrive, depart and operate on the Applicant's property only during the foregoing hours. There will be no queuing of construction related vehicles or arrival of workers prior to stated work hours.
- (ii) The Applicant will make good faith efforts to limit work that is likely to disturb the residents of the adjacent neighborhoods to weekdays, except where limitations on work during the week require work on Saturdays to meet the requirements of construction teams for a 40 hour work week
- (iii) The Applicant will not permit any activity on the Applicant's property that requires the movement of heavy vehicle traffic or other significant traffic, to or from, the Applicant's property or which generates sound levels in excess of sixty decibels (60 db) or otherwise is likely to significantly disturb the residents of the adjacent neighborhoods prior to 7:00 AM or after 6:30 PM on weekdays and prior to 9:00 AM or after 4:00 PM on weekends.

e. Contractors and Subcontractors. The Applicant will require that all contractors and subcontractors be contractually required to follow the terms of, and comply with, the policies set forth in this Development and Construction Management Plan. The Applicant will also require that all contractors and subcontractors use only licensed vehicles and drivers and that they comply with all DC traffic laws and regulations.

f. Traffic, Loading, and Parking.

- (i) Truck queuing and routing will be worked out with the DC Department of Transportation and adjacent property owners.
- (ii) The Applicant will use its best efforts to ensure that construction related traffic will not impede rush hour traffic on 16th, 17th or Euclid Streets. A flagman will be assigned to expedite movement of construction related traffic, if any consistent traffic backups occur on any of these streets.
- (iii) Parking for all construction workers will be provided for on the Applicant's property, in adjacent commercial parking lots or other off-site locations. No construction related parking will be permitted on the adjacent neighborhood streets.

3. Loss of Existing Parking Spaces During Construction. During the period of construction activity on the Applicant's property, the existing 120 parking spaces will not be available for approximately 20 months. The Applicant will construct the proposed parking garage in the initial phase of construction and will endeavor to open the full 307 parking space garage as soon as possible, prior to the completion of the Project. During the period of

construction activity, the Applicant will undertake the following steps to mitigate the impacts of the loss of the existing parking spaces:

- (i) Each resident or tenant of the Dorchester House Apartment building that currently parks a vehicle on the Applicant's property will receive a monthly payment of \$125 from the Applicant that can be used to pay for off-site parking. (Please note that this \$125 payment, combined with the fact that a tenant will not have to pay the monthly parking space rental fee of \$125, will allow provide a tenant with \$250 per month that can be used for off-site parking).
- (ii) The Applicant will retain and increase the number of ZipCar/FlexCar spaces that are provided on the Applicant's property during construction of the Project. The Applicant will enter into a marketing campaign with the car sharing service to make residents and tenants aware of the benefits of these services and the cost savings that they can provide.
- (iii) The Applicant will compile and provide residents and tenants of the Dorchester Apartment building a list of parking garages in the surrounding area.

4. Washing of Dorchester House Apartment Building's Windows During Construction. The Applicant agrees to wash the windows of all impacted units in the existing Dorchester House Apartment building as necessary, but at least three times during the period of construction activities on the Dorchester property.

Dorchester House Addition

Contribution to Washington Parks & People

Present Value Computation

<u>Year</u>	<u>Contribution</u>	<u>Cumulative</u>
1	10,940	10,940
2	10,940	21,880
3	10,940	32,820
4	10,940	43,760
5	10,940	54,700
6	10,940	65,640
7	10,940	76,580
8	10,940	87,520
9	10,940	98,460
10	10,940	109,400
11	10,940	120,340
12	10,940	131,280
13	10,940	142,220
14	10,940	153,160
15	10,940	164,100
16	10,940	175,040
17	10,940	185,980
18	10,940	196,920
19	10,940	207,860
20	10,940	218,800
Total		218,800
Present Value		138,797

Notes:

- (1) Contribution is computed at \$20 per unit per year for a total of 547 units, 395 in the existing building and 152 in the addition (approximate for addition).
- (2) Interest rate used to discount to present value is the Applicable Federal Rate under Section 1274(d) of the Internal Revenue Code for long-term debt for April 2006.

Campaign for the New Jubilee – *The Ritz* (1631 Euclid Street, NW)

The Campaign for the New Jubilee is an ambitious effort to renovate seven multi-family apartment buildings, expand life giving resident services, and develop the management infrastructure to steward the mission for the next generation. *The Campaign for the New Jubilee* will raise \$2.5 million in private support needed to leverage a total investment of more than \$50 million in total development costs.

The Ritz is a 60 unit property that was originally constructed in the 1920's as a luxurious getaway for city dwellers. Since it opened, it has seen multiple uses ranging from stints as a high end hotel, to fine apartment living, to its present use as affordable rental housing.

Nearly all building systems are original, and the property is in great need of modernization. Total hard cost for the project are about \$100,000 per unit, and renovation plans call for near gut-rehab that will provide:

- Like new living units with new bathrooms and kitchens
- New mechanical and electrical systems, including air conditioning in each unit for the first time
- New ADA code compliant elevator and several ADA compliant living units
- New roof and extensive repointing of brick façade
- New security system including state of the art card key access control and video surveillance equipment
- New amenities, such as a technology center, multi-purpose classrooms and meeting halls, as well as new central office for the property management department

Giving Levels

Foundation Builder	\$100,000	Underwrite new security system Provide for creation of a new three bedroom apartment
Benefactor	\$75,000	Furnish elevator system for Ritz Renovate a one-bedroom apartment
Champion	\$50,000	Build The Ritz computer lab and multi-purpose room Provide Air conditioning for one floor
Visionary	\$25,000	Build new laundry facility Support relocation expenses for five families
Steward	\$10,000	Develop accounting system infrastructure Outfit the resident community room

Builder	\$5,000	Furnish two workstations for technology center Supply cabinets and appliances for one kitchen
Friend	\$1,000	Support wiring for Internet access in 10 apartments Underwrite security camera for one building

To date, Jubilee Housing has raised more than \$1.5 million. Once completed, the campaign will preserve more than 225 units of affordable housing serving more than 700 low-income individuals and families. Renovations at the Ritz by itself will preserve 60 units of affordable housing serving more than 180 residents.

CAMPAIGN FOR THE NEW JUBILEE



FRONT ELEVATION

THE RITZ RENOVATIONS:

EXTERIOR

- new windows
- powerwashed and repointed brick facade
- new canopy, roof, planters and landscaping

PUBLIC SPACES

- renovated lobby
- new security office
- new computer lab
- new meeting room
- new Jubilee office space

UNITS

- new bathrooms
- new kitchens
- installation of individual HVAC units and controls



COMPUTER LAB



ENTRY VIEW OF RENOVATED LOBBY



COMMUNITY
MEETING ROOM



VIEW OF DEDICATION WALL

1631 Euclid Street, NW
the **RITZ**

HICKOK WARNER COLE
Architects



Pillsbury
Winthrop
Shaw
Pittman_{LLP}

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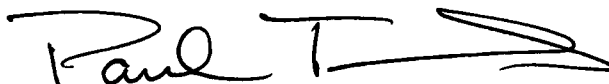
Certificate of Service

I hereby state that the above-mentioned information was hand-delivered to the parties listed below on April 12, 2006.

Advisory Neighborhood Commission 1C
Alan Roth, Chairperson
1845 Vernon Street, NW
Washington, DC 20009

Reed Cooke Neighborhood Association
c/o Simi Batra
1710 Euclid Street, NW
Washington, DC 20009

Dorchester Tenants Association
c/o Benoit Brookens, Esq.
P.O. Box 2251
Washington, DC 20013-2251
(Delivery was arranged personally with Mr. Brookens)


Paul Tummonds