

**SUPPLEMENTAL FILING FOR THE PROPOSED
PLANNED UNIT DEVELOPMENT (PUD) AT "THE SAGE"
Z.C. CASE NO. 05-18 (Hope 7 Monroe Street, LP-Consolidated
PUD 1020 Monroe Street, NW)**

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CHAIRPERSON MITTEN: Thank you.
Next is Case No. 05-18 which is a PUD at 17
1020 Monroe Street, NW. 18
Mr. Parker. 19
MR. PARKER: Good evening, Madam Chairman, 20
member of the Commission. I'm Travis Parker with the 21
Office of Planning. The application before you is one 22
of Hope 7, Incorporated for planning and development 23
on a C-2A parcel. 24
The application is to add to an existing 25

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four-story building an additional two stories creating 1
27 residential units, 5,700 square feet of ground 2
floor retail, and three new parking spaces. The 3
project would commit that one-third of the units, or 4
nine units, would be for low to moderate income 5
residents. 6
The project is on 11th and Monroe Street, 7
NW. The lot is approximately 12,000 square feet in 8
size. The zoning relief requested as part of this 9
planned unit development is FAR from 2.5 to 2.8 and 10
height from 50 feet to 64 feet. The comprehensive 11

RESPONSE:

It is relevant to clarify that the zoning relief requested is from an FAR of 2.5 to an FAR of 3.15. and from a height limitation of 50ft to a height limitation of 65ft.

plan designates this area as moderate density 12
residential which is characterized by rowhouses and 13
garden apartments. 14
While it does not call for commercial 15
development on the site, the property and the adjacent 16
commercial area are zoned C-2A and the proposed 17
development would be predominately residential and not 18

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**Zoning Commission
District of Columbia**

**CASE NO. 05-18
EXHIBIT NO. 21**

**ZONING COMMISSION
District of Columbia
CASE NO. 05-18
EXHIBIT NO. 21**

RESPONSE:

Our proposed redevelopment of the building at 1020 Monroe Street would renovate and expand existing retail units that have existed on the 11th Street corridor for some seventy years. These retail units predate even the C-2-A designation of the area in which they are located. We feel that it is paramount to the commercial corridor that the project compliments the commercial nature of the existing ground floor retail spaces.

Moreover, this site is about four blocks 20
from Columbia Heights development opportunity area and 21
the same distance from the Georgia Avenue, New 22
Hampshire development opportunity area which shows the 23
need for development and residential growth in this 24
area. 25

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Several sections of the comprehensive plan 1
offer further support. The Ward 1 plan and the land 2
use of the comprehensive plan both support added 3
residential growth in this neighborhood and this 4
project would serve to further that need. 5
OP believes that the project is not 6
inconsistent with the comprehensive plan. It does 7
offer the amenity of additional housing in an area 8
that is underdeveloped as well as affordable housing 9
at a rate higher than is usually offered. We 10
recommend that the plan be set down for public 11
hearing. 12
CHAIRPERSON MITTEN: Thank you. Questions 13
for Mr. Parker? Okay. I'll start. Not unlike some 14
of the questions in the previous case, I think we need 15
to know more about the green roof that is being 16
proffered and what is the square foot area of the roof 17
that is involved. 18

RESPONSE:

It is our intention to provide as extensive a green roof as is structurally and fiscally practicable. The square footage of the green roof area is of 486 on the lower roof and 2793 on the upper roof for a total of 3279 sq feet of green roof in the project.

MR. PARKER: All right.

19

CHAIRPERSON MITTEN: I think we need to 20
know more about the affordability level and the 21
location of the units in the building and the term for 22
which it's being offered. 23

RESPONSE:

The levels of affordability for the affordable units are above average and most importantly, they are functional for the tenants that they are designed to assist. The development model of Hope 7 Inc. is designed to pursue functional cash flow based affordability rather than to calculate price levels relative to the area median income. By applying this model, we insure that the level of affordability is within acceptable political and academic standards and within reach for existing residents.

For the sake of a reference point, the application of our functional affordability pricing model translates to an average purchase price of just \$80,000 which is affordable to individuals who earn less than 30% of the AMI.

The placement of affordable units is primarily governed by the unit of the original tenancy for the tenant buyer. We expect that all of the affordable units will be occupied by former tenants. The highest concentration of returning tenants is in the four largest units on the highest floor of the existing building. Additionally there are absolutely no variations in quality or materials between affordable rate units and market rate units.

Because the affordable units are being sold, the term of affordability is perpetual to the purchaser.

MR. PARKER: Okay. 24
CHAIRPERSON MITTEN: The amenity related 25

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to the office space for the ANC is a little bit 1
abstract which I think it's something like low rent or 2
affordable office space for the ANC. That can be in 3
the eye of the beholder so I think we are going to 4
have to nail that down better. 5

RESPONSE:

The affordable office space lease opportunity being provided to ANC 1A bespeaks a realistic expectation and a real opportunity for the Commission. At the outset of this project, the developer was made aware by the ANC that it had chosen to discontinue the lease of its' prior office space due to handicapped inaccessibility. They expressed that they had

encountered difficulty in identifying a suitable office location given their relatively small budget and handicap accessibility requirements. They expressed a desire to locate within the project.

We kept the plight of the ANC in mind as we redesigned the commercial space at "The Sage" and provided a handicap accessible, affordable, long-term lease *opportunity* for the ANC. A reasonable expectation is a term of 5 to 10 years with rent set at approximately \$500.00 per month. However, the successful execution of an ANC office lease is not a proffered condition of this PUD application. The consummation of an actual lease is contingent upon successful and finally approved contract negotiations and subsequent ratification.

There's a discussion in the application 6
regarding their intention to lease only to local non- 7
chain businesses. I think we are going to need to 8
understand if that is a proffer is that just what 9
their intent is? 10
MR. PARKER: Okay. 11

RESPONSE:

It is our intention to target local, non-chain businesses for occupancy of the retail space. This information is provided as a point of information, and is not a proffered condition of the PUD application.

CHAIRPERSON MITTEN: And then I don't 12
really understand what is going on in the upper level. 13
A couple of things. One is I understand what an 14
exercise room is but we have taken a lot of testimony 15
in cases about when we relieve properties of their 16
residential recreation space requirements in part, one 17
of the things that we hear is that people don't want 18
exercise rooms in their apartment buildings. I 19
question whether or not that is actually recommended 20
as something that should be included. Then I have 21
absolutely no idea what a club room is if you know 22
what is intended. 23
MR. PARKER: Just from my meetings with 24
the applicant, the exercise room obviously would have 25

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exercise equipment. The club room was intended, I 1
think, for use of both the residents and the ANC who 2
would have office space as meeting room, party room, 3

a room that you could check out and use for various functions. I think the intent of the applicant in both cases for both rooms, and the terraces as well, was to meet that residential recreation space need. CHAIRPERSON MITTEN: I think, you know, given that we have been showing some degree of flexibility and we are considering a text amendment related to the residential recreation space requirement and they seem to be on the same page about promoting housing, I think the upper floor would be much better used as housing than a club room which strikes me as something that would be sporadically used. And then the exercise room because of the testimony we've heard over and over again I question whether that would be fully utilized as well. It's awfully expensive to build another floor up there if it's not going to be fully utilized. I guess I would just like to ask for further consideration of that. Anyone else? MR. JEFFRIES: I would agree with Madam Chair. I normally would acquiesce to the developer to

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understand the target in terms of potential buyers. They would be best positioned to know exactly the kinds of amenities that they would need to provide in terms of having a successful development. It does seem a little odd but I do think it would be very interesting for the applicant to really speak on sort of the logic or rationale behind that. CHAIRPERSON MITTEN: Just to follow up on that, at the end of their statement they do say this is their flagship project. We had a recent incident where we had a developer who was not experienced in a particular area, in that case it happened to be retail, that was making some missteps and so if this is a developer who is a new developer, I think they might benefit from some of what we've been hearing. Rather than have them make an error in what they are proposing to build, perhaps you could share some of that information that we've received and just help educate them for whatever that would be worth. MR. JEFFRIES: You know, for like hotel development operators or flags always tell you that, you know, you've got to have a pool. No one uses the

pool but they just need to know that it's there which 24
means that it doesn't necessarily have to be in the 25

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most optimal location within the hotel. 1
It's just that they need to know it's 2
there. I just think it's really critical that even if 3
you feel the need to have something, a club house or 4
club room or something of that nature, you know, 5
there's different ways in which to provide that 6
amenity. 7
Again, I don't want to second guess the 8
applicant. I have no sense of how many years of 9
experience and so forth but it would be interesting to 10
see sort of a different look at how you would 11
configure the development program here a bit. 12
CHAIRPERSON MITTEN: Mr. Hildebrand. 13
MR. HILDEBRAND: Yeah, I think it's a very 14
interesting discussion and I think it's very 15
enlightening. I would also like to say, though, if we 16
do continue to have rooftop access which is currently 17
available to all the occupants in this new residential 18
facility, that that aspect be maintained. I would 19
hate to see a rooftop become a private penthouse that 20
only one tenant has the opportunity to experience. 21
Rooftop areas can be really a vibrant part of a 22
residential building. 23

RESPONSE:

Upon consideration of questions raised and points made by the Commission, we have elected to scale back the capacity of the Club Room area and to either confine the exercise room to 200 sq feet or forego it altogether. These modifications will allow the creation of one additional two-bedroom unit on the sixth floor. The total proposed additional units would thus stand at 6 as opposed to 5. Given the availability of new parking at the site, six new units is the maximum allowed in the project without a parking variance.

Notwithstanding the addition of the sixth floor residential unit, the rooftop will remain available to all occupants.

I didn't understand the significance of 24
the term mezzanine, though. Why are they referring to 25

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this floor as a mezzanine? Is there something I'm 1

missing? 2
MR. PARKER: No. To be honest, I don't 3
know why that term is used either. 4
MR. HILDEBRAND: I generally think of a 5
mezzanine as a second story or second level of a 6
single story that is open to the floor below and that 7
doesn't seem to be what this is. 8
MR. PARKER: No. I think that is a 9
definition in the zoning code that has to do with an 10
area within a floor rather than on top. 11

RESPONSE:

The term mezzanine was misappropriated in previous drawings that have been subsequently amended.

MR. HILDEBRAND: I didn't know if there 12
was some height limitation on the stories that I was 13
missing that they were -- 14
MR. PARKER: Not that I'm aware of. 15
MR. HILDEBRAND: Okay. And, also, a 16
better understanding of the materials of this new 17
addition. It's very clear that the original structure 18
is brick with limestone coining and cornice work but 19
this new store front that is being proposed I would 20
like to have more information on what that is made of 21
as well as the two-story addition. 22

RESPONSE:

The original structure is in fact brick with limestone coining and cornice work. The new storefront and two story addition that are being proposed are currently depicted as pre-cast stone or similar material. The pre-cast stone will be designed to match the texture and color of the limestone coining.

MR. PARKER: All right. 23
CHAIRPERSON MITTEN: I had another 24
question, too, which is either you can look on the 25

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proposed west elevation or you can look on the color 1
version that is right in front of it. If you look at 2
the center section -- I'm looking at the top floor. 3
I see where the center section is, those three double 4
windows. 5
That's the club room and the exercise room 6

on the mezzanine-level floor plan. But then at either 7
end there's this glass -- on the right-hand side it's 8
like all glass and then on the left-hand side it's 9
like half glass and half wall. When I look on the 10
mezzanine-level plan I can't tell what that is. Oh, 11
it's that? 12
MR. HILDEBRAND: Yeah, I think that's 13
interior space that connects the elevator to the 14
exercise room. 15
CHAIRPERSON MITTEN: Oh, okay. 16
MR. HILDEBRAND: That is something else 17
that is just a little misleading with the elevations 18
is that the elevator override, which would be 19
associated with bringing elevator access to the roof 20
level, is not showing up in the elevations. It would 21
be nice to get that blocked out on the drawing. 22

RESPONSE:

All noted discrepancies between the elevation and the floor plan have been corrected and the elevator override is now appropriately depicted.

MR. JEFFRIES: I -- Commissioner 23
Hildebrand, are you finished? 24
MR. HILDEBRAND: Yes. I'm sorry. 25

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MR. JEFFRIES: I have another question 1
about the retail space. This whole notion of sort of 2
the mixed-use development, you know, it just seems to 3
be housing above, retail below but it doesn't always 4
work. Sometimes we just need housing, you know, 5
because there's lot of retail, particularly in this 6
area of 14th Street. There's really going to be a 7
need for a number of rooftops to really service all 8
the retail that is planned. 9
I know that the applicant is looking at 10
very local retailers and so forth but you might want 11
to look and give thought about some flexibility of the 12
ground floor and perhaps the possibility that it 13
cannot really work for retail space. 14
If the applicant has a number of retailers 15
standing in line, I mean, that's fine but they might 16
need to get some level of clarification on sort of the 17
contingency plan for that ground floor. Also, we need 18
to make certain that we are comfortable about the 19
floor to ceiling. Do we know that? Did I see that 20

anywhere? 21
CHAIRPERSON MITTEN: I don't think so. 22

RESPONSE:

As noted in the elevations, the retail floor-to-ceiling heights are in excess of 12 feet.

MR. JEFFRIES: This will really work as 23
ground floor retail and it would be acceptable to 24
retailers and not necessarily chain retailers but just 25

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anyone who is looking to have their own business. I 1
would hope that the applicant just further develops 2
this whole notion of ground-floor retail. Again, it 3
could be housing. 4
CHAIRPERSON MITTEN: Well, just to that 5
point, again, we have information in the record of 6
another case. We don't have to ask them to go out and 7
do a market study or anything. They can learn from 8
other cases that have been in front of us about what 9
works and what doesn't work so I think that's a great 10
idea. 11
Anyone else? Mr. Hildebrand. 12
MR. HILDEBRAND: Yeah. Just to look at 13
the architecture a little bit further, in 14
understanding the materials they're proposing, I think 15
we also need to look to make sure that they are 16
picking up on the architectural cues that the existing 17
building is giving them. In certain cases they are 18
and in other cases they're not. 19
The cornice treatment at the top of the 20
fifth floor seems very weak compared to what they're 21
doing in the center section on the 6th floor. I think 22
if they could develop that a little bit further to 23
make a better relationship between the new addition 24
and the older structure. 25

RESPONSE:

In response to the architectural questions posed by the commission, we have made substantial refinements to the elevations so as to pickup on the architectural cues of the existing building and further tie the new addition to the older structure.

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CHAIRPERSON MITTEN: Anyone else? Okay.	1
We have a recommendation from the Office of Planning	2
to set down Case No. 05-18 for public hearing. I	3
would so move.	4
MR. JEFFRIES: Second.	5
CHAIRPERSON MITTEN: Thank you. Is there	6
any further discussion? All those in favor please say	7
aye.	8
ALL: Aye.	9
CHAIRPERSON MITTEN: Mrs. Schellin.	10
MS. SCHELLIN: The staff would record the	11
vote five to zero to zero to set down Case No. 05-18,	12
Commissioner Mitten moving, Commissioner Jeffries	13
seconding, Commissioners Hildebrand, Hood, and Parsons	14
in favor.	15

**SUPPLEMENTAL FILING FOR THE PROPOSED
PLANNED UNIT DEVELOPMENT (PUD) AT “THE SAGE”
Z.C. CASE NO. 05-18 (Hope 7 Monroe Street, LP-Consolidated
PUD 1020 Monroe Street, NW)**

Witnesses prepared to testify or respond to questions on the applicant’s behalf:

Jay Hellman	The Hellman Company
Thaia Grace	1020 Monroe Street 2003 Tenants Association, Inc
William Jordan	Community Resident
Larry Ray	North Columbia Heights Civic Association
Keely & Bianca Thompson	Keely’s District Boxing and Youth Center, Inc
Sharon Bovell	Principal, Harriet Tubman Elementary School
Commissioner Ali Mohamed	Vice Chair of ANC 1A, SMD 1A07
Wanda Sherrod	Sherrod Hawkins CM
Cametrick Nesmith	PGN Architects
Robert Hall	Executive Director, Hope 7 Inc.

MEMORANDUM OF UNDERSTANDING

Between:

HARRIET TUBMAN PTA

and

HOPE 7, INC.

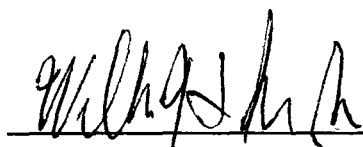
This Memorandum of Understanding ("MOU") is entered into this 2nd day of September 2005, by and between Harriet Tubman PTA on behalf of Harriet Tubman Elementary School located at 3101 13th Street, NW Washington, DC 20010 ("the Beneficiary"), and Hope 7, Inc., a District of Columbia non-profit development corporation ("Developer").

1. The Beneficiary is the PTA for a public elementary school in the Columbia Heights neighborhood of Washington D.C. that services mostly minority children from low-to-moderate income households. The population of the Beneficiary includes 484 students: Non-Categorical Early Childhood and Headstart through Sixth Grade, students are 60% Hispanic, 34% African American, 4% Asian, 1% African and 1% White.
2. The mission of the Beneficiary school is to promote excellence through a diverse and nurturing instructional program that assures all students realize their full potential as productive members of our global society. The Beneficiary has demonstrated a need for private sector subsidy given its' educational mission and limited resources.
3. Developer, in applying for a consolidated Planned Unit Development at the site of the project known as "The Sage" and located at 1020 Monroe Street, N.W., Washington, DC 20010, has selected the Beneficiary for a contribution in the amount of \$100,000.00 (One Hundred Thousand Dollars). The contribution is proffered as a material component of the public amenity package that the development project will provide.

4. Subject to the approval of the PUD and upon completion of the development project, Developer will remit the sum of \$100,000.00 made payable to the beneficiary to be employed at the direction of the officers of the Beneficiary toward the accomplishment of its' stated mission.

NOW THEREFORE, in consideration of the foregoing and agreements herein, and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby enter into this MOU.

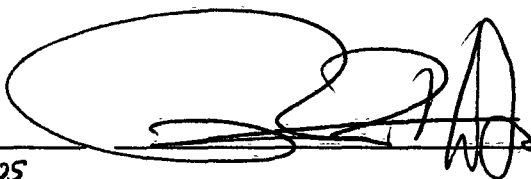
IN TESTIMONY WHEREOF, as of the date set forth above, the parties to these presents have hereunto caused this MOU to be signed and sealed.



William Jordan, President

Harriet Tubman PTA

9/21/05



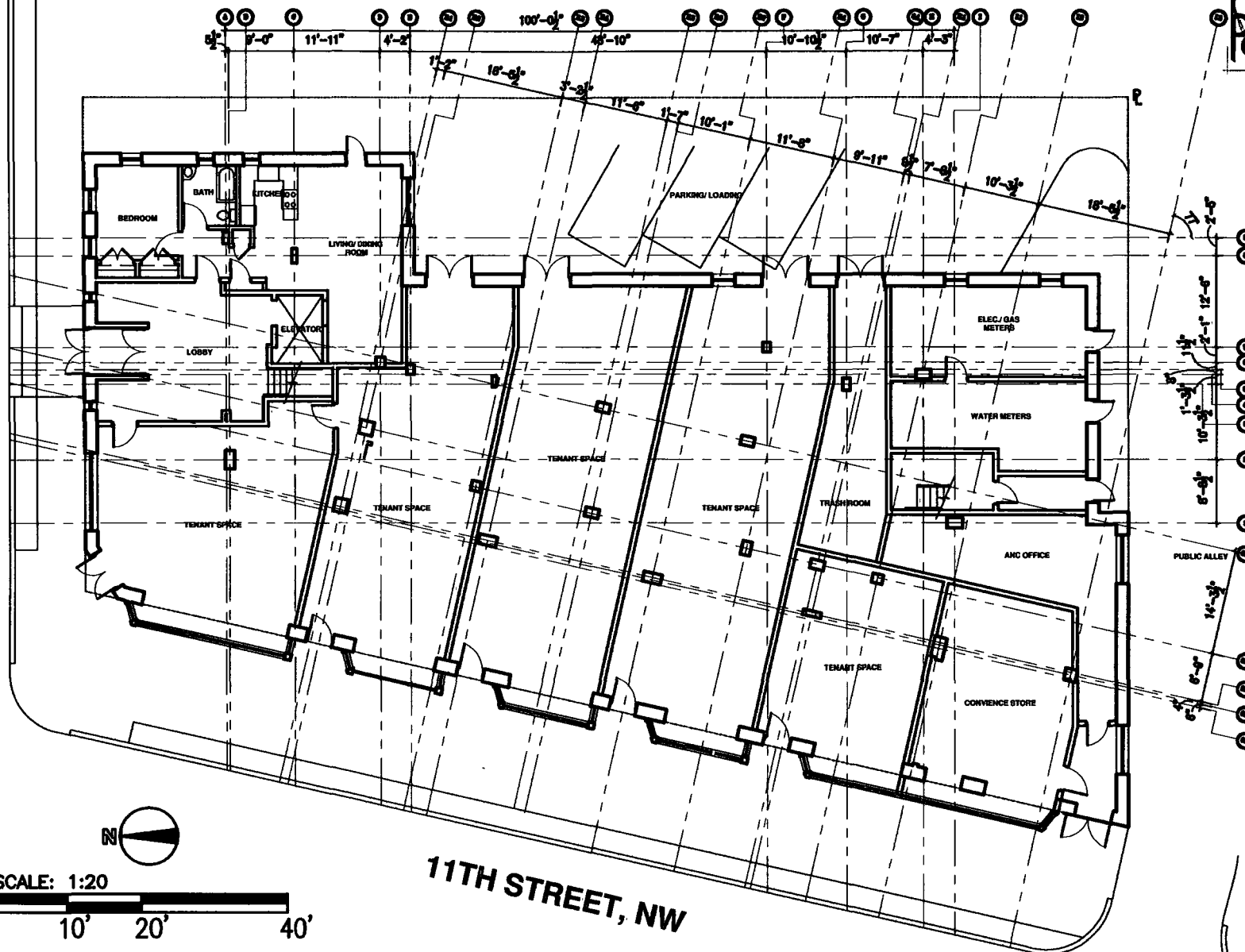
Robert L. Hall, Executive Director

Hope 7, Inc.

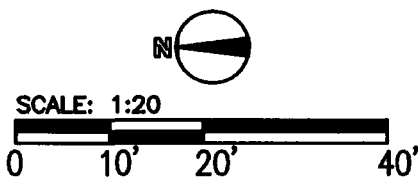
General Partner

Hope 7 Monroe Street LP

MONROE STREET, NW



Architects, Plc



11TH STREET, NW

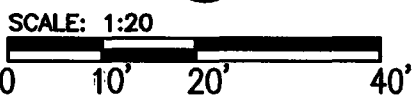
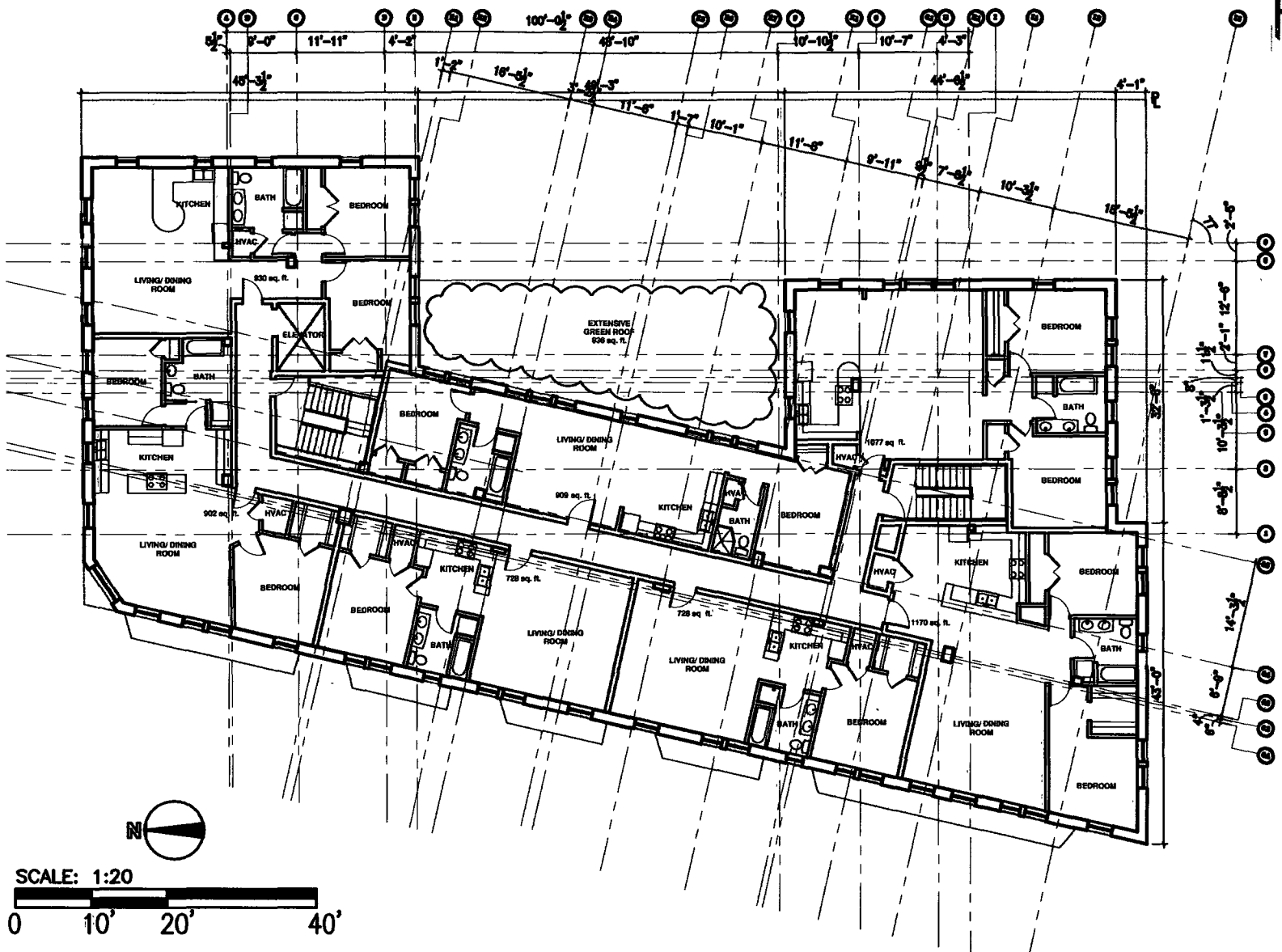
PROPOSED GROUND/SITE FLOOR PLAN

THE SAGE
WASHINGTON, D.C.

HOPE 7 MONROE STREET, LLP

August 29, 2005

PGN ARCHITECTS, PLLC



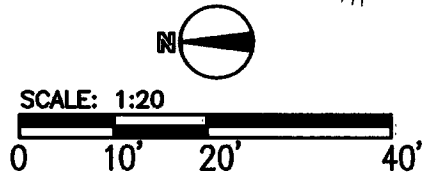
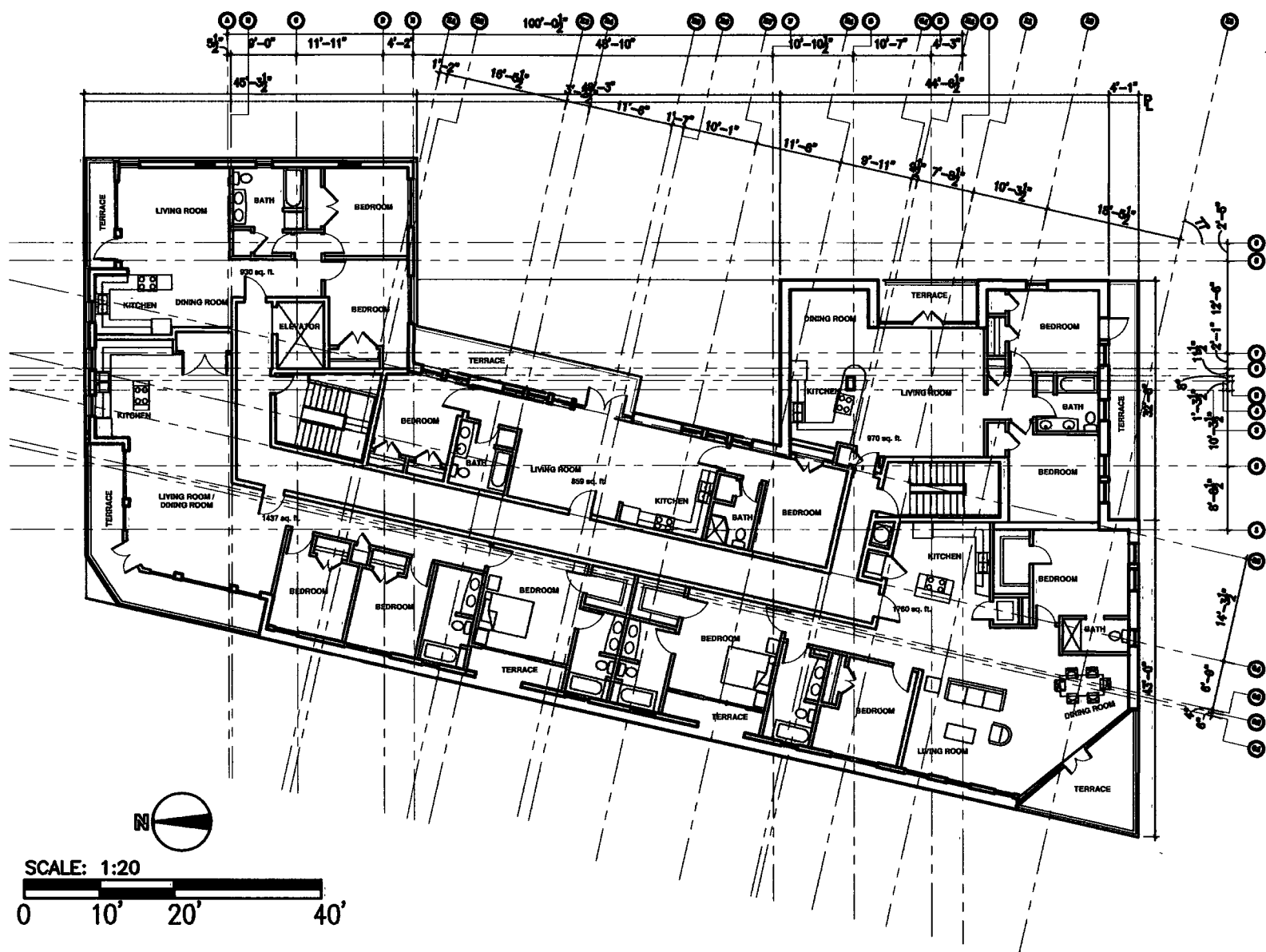
PROPOSED TYPICAL FLOOR PLAN (2,3, & 4)

THE SAGE
WASHINGTON, D.C.

HOPE 7 MONROE STREET, LLP

August 29, 2005

PGN ARCHITECTS, PLLC



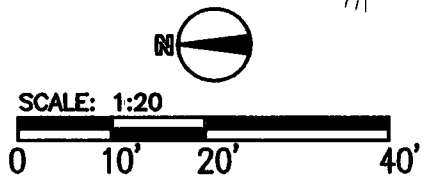
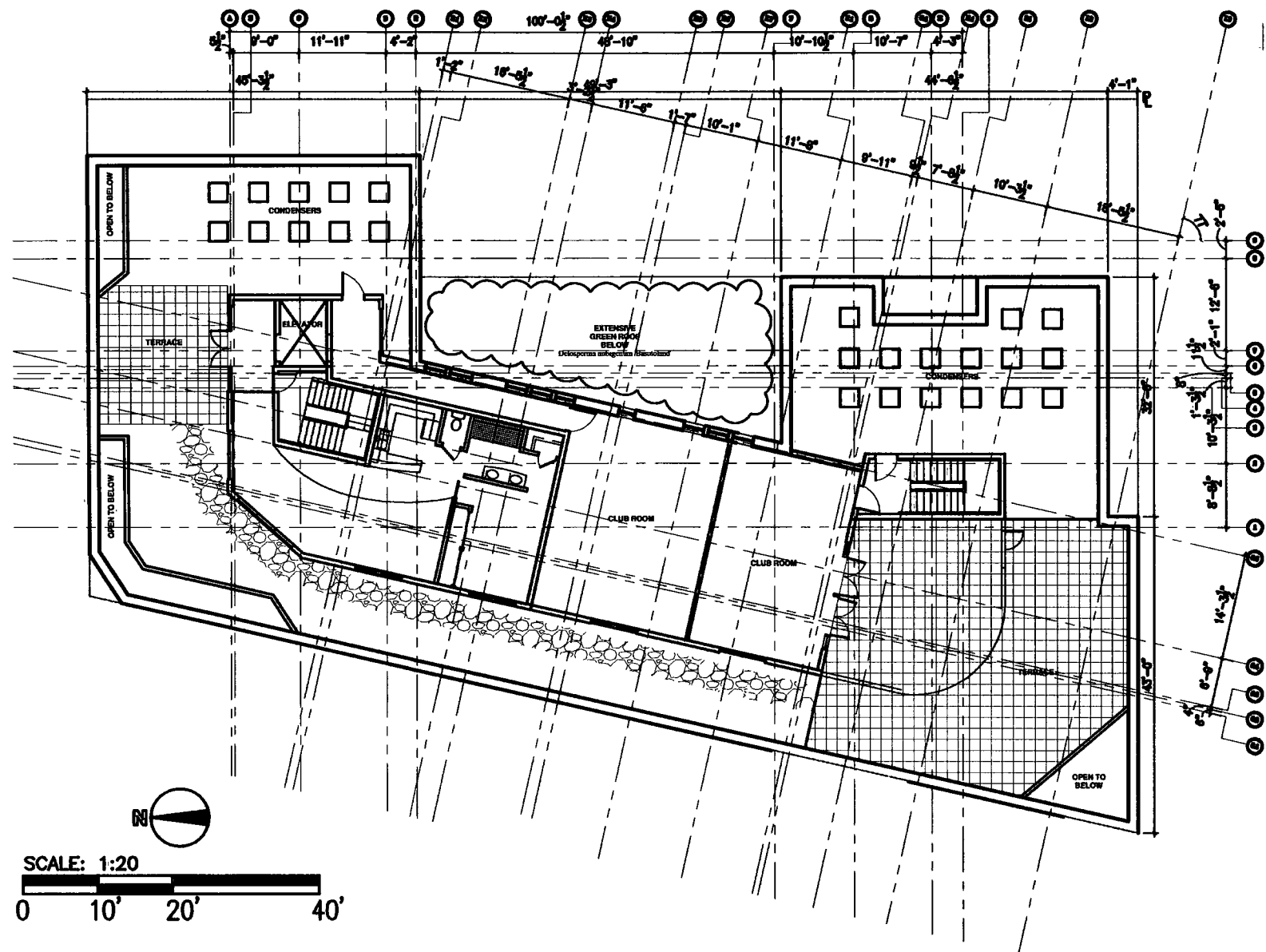
PROPOSED FIFTH FLOOR PLAN

THE SAGE
WASHINGTON, D.C.

HOPE 7 MONROE STREET, LLP

August 29, 2005

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PROPOSED SIXTH FLOOR PLAN

THE SAGE
WASHINGTON, D.C.

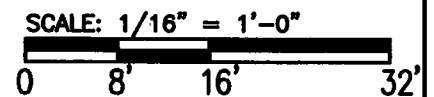
HOPE 7 MONROE STREET, LLP

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PROPOSED NORTH ELEVATION



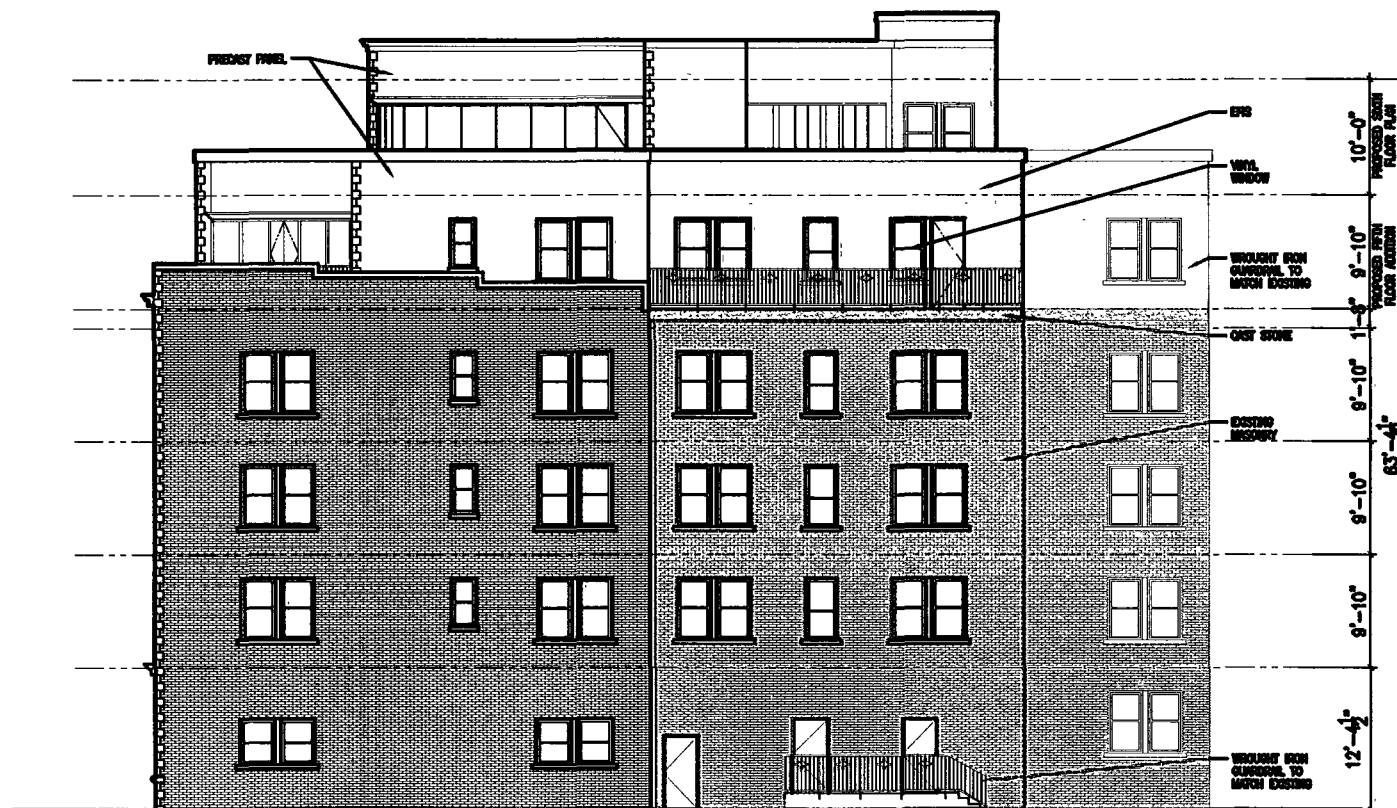
THE SAGE

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HOPE 7 MONROE STREET, LLP

August 29, 2005

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SCALE: 1/16" = 1'-0"

0 8' 16' 32'

PROPOSED SOUTH ELEVATION

THE SAGE

WASHINGTON, D.C.

HOPE 7 MONROE STREET, LLP

August 29, 2005

PGN ARCHITECTS, PLLC



SCALE: 1/16" = 1'-0"

0 8' 16' 32'

PROPOSED EAST ELEVATION

THE SAGE

WASHINGTON, D.C.

HOPE 7 MONROE STREET, LLP

August 29, 2005

PGN ARCHITECTS, PLLC



Hope 7 INC.

Affordable Housing Advocates

September 2, 2005

I, Robert L. Hall Jr., hereby certify that all of the requirements of the Zoning Regulations Title 11 Section 3013, have been complied with in this Supplemental Filing for PUD Zoning Commission Case # 05-18.

Sincerely,

Robert L. Hall, Jr.
Executive Director
Hope 7 Inc.
General Partner
Hope 7 Monroe Street Limited Partnership

3423 11th Street NW, Washington DC 200101

www.hope7homes.org Office: (202) 234-1730 Fax: (202) 202 234-1731

WILLIAM O. JOHNSON
1020 MONROE ST. NW #24
WASHINGTON, DC 20010

JOSEPH MARSHALL
1020 MONROE ST. NW #37
WASHINGTON, DC 20010

THAIA M. GRACE
1020 MONROE ST. NW #26
WASHINGTON, DC 20010

CARL BIBBS
1020 MONROE ST. NW #41
WASHINGTON, DC 20010

REGINA MATTURI
1020 MONROE ST. NW #46
WASHINGTON, DC 20010



OTIS T. SUTSON
907 MONROE ST. NW
WASHINGTON, DC 20010-2003

RONNIE E. THOMAS
3512 10TH ST. NW
WASHINGTON, DC 20010-1402

MOONEEB JEWAD
909 MONROE ST. NW
WASHINGTON, DC 20010-2003

NAOMI J. GINYARD
3510 10TH ST. NW
WASHINGTON, DC 20010-1402

TCHAKO NGANDJUI
911 MOROE ST. NW
WASHINGTON, DC 20010-2003

J.B HERRERA
9531 BRADDOCK ROAD
FAIRFAX, VA 22032-2539

CORA A MOORHEAD
P.O. BOX 75760
WASHINGTON, DC 20013-0760

DALERIE WILLIAMS
3642 SUTTLAND RD SE
WASHINGTON, DC 20020-1250

BARRY L. TALLEY
1009 MONROE ST. NW
WASHINGTON, DC 20010-2011

PATRICIA CHISHOLM
3522 11TH ST. NW
WASHINGTON, DC 20010-2025

MARGARET SMITH
1011 MONROE ST. NW
WASHINGTON, DC 20010-2011

ISIAH AGER
3520 11TH ST. NW
WASHINGTON, DC 20010-2025

MARIA AREVALOGAGE INC
1015 MONROE ST. NW
WASHINGTON, DC 20010-2011

JULIA TOCHILINA
3518 11TH ST. NW
WASHINGTON, DC 20010-2025

1017 MONROE STREET LLC
25 W MIDDLE LN
ROCKVILLE, MD 20850-2214

PEDRO B. AMAYA
3516 11TH ST. NW
WASHINGTON, DC 20010-2025

JEANETTE FOURTUNE
1019 MONROE ST. NW
WASHINGTON, DC 20010-2011

JAIME BATRES
3514 11TH ST. NW
WASHINGTON, DC 20010-2025

JOSE B. MENDOZA
1021 MONROE ST. NW
WASHINGTON, DC 20010-2011

RICHARD STROMAN
3512 11TH ST. NW
WASHINGTON, DC 20010-2025



DISTRICT OF COLUMBIA

LURIE THOMASON
3440 11TH ST. NW
WASHINGTON, DC 20010-2006

DISTRICT OF COLUMBIA

FINAL JAHANBIN
1116 MONROE ST. NW
WASHINGTON, DC 20010-2014

JOSEPH T. SCHEVE
7292 FINNS LN
LANHAM, MD 20706-1212

OMER BUYUKBAYRAK
4848 BATTERY LN
BETHERDA, MD 20814-2709

1103 PARK ROAD LLC
1103 PARK ROAD. NW
WASHINGTON, DC 20010-2020

RAMI BADAWY
3600 MACOMB ST. NW
WASHINGTON, DC 20016-3164

1105 PARK ROAD LLC
1817 12TH ST. NW
WASHINGTON, DC 20009-4421

P. FIRIPPIS
8120 BIRNAM WOOD DR.
MC LEAN, VA 22102-2713

MESSERET NEGA
1110 MONROE ST. NW
WASHINGTON, DC 20010-2014

P. FIRIPPIS
8120 BIRNAM WOOD DR.
MC LEAN, VA 22102-2713

MARK ROSENSHIELD
1108 MONROE ST. NW
WASHINGTON, DC 20010-2014

DAVID TSAI
3009 OREGON KNOLLW DR. NW
WASHINGTON, DC 20015-2211

MICHAEL SHIFFLET
1106 MONROE ST. NW
WASHINGTON DC 20010-2014

ANDEW MAJETT
6936 9TH ST. NW
WASHINGTON, DC 20010-2406

RICHARD DUBESHTER
1104 MONROE ST. NW
WASHINGTON, DC 20010-2014

PAULINE PILATE
1432 CRITTENDEN ST. NW
WASHINGTON, DC 20011-4339

RICHARD DUBESHTER
1102 MONROE ST. NW
WASHINGTON, DC 20010-2014

S. GIBSON
1029 PARK ROAD. NW
WASHINGTON, DC 20010-2018

SERGE HYACINTHE
1031 PARK ROAD NW
WASHINGTON, DC 20010-2018

ERNESTINA R. BLACKMAN
3312 NEW HAMPSHIRE AVE NW
WASHINGTON, DC 20010-1510

DOROTHY L. PORTER
1006 MONROE ST. NW
WASHINGTON, DC 20010-2012

CHARLES W. GREENE III
3310 NEW HAMPSHIRE AVE. NW
WASHINGTON, DC 20010-1510

BRIAN C. STEELE
1004 MONROE ST. NW
WASHINGTON, DC 20010-2012

ALISTAR I. MILLAR
3308 NEW HAMPSHIRE AVE. NW
WASHINGTON, DC 20010-1510

J.S HARRISON
1002 MONROE ST. NW
WASHINGTON, DC 20010-2012

MERID ABOYE
3306 NEW HAMPSHIRE AVE. NW
WASHINGTON, DC 20010-1510

MARJORIE MCGAHA
1000 MONROE ST. NW
WASHINGTON, DC 20010-2012

PARK ROAD COMMUNITY CHURCH
1019 PARK ROAD NW
WASHINGTON, DC 20010-2018

CAROLYN C. JOYNER
3322 NEW HAMPSHIRE AVE. NW
WASHINGTON, DC 20010-1510

FINAL JAHABIN
8608 HARTDALE AVE
BETHESDA, MD 20817-3620

BARBARA A. TAYLOR
3320 NEW HAMPSHIRE AVE. NW
WASHINGTON, DC 20010-1510

FIROOZHE ZAFARI
13503 HUNTING HILL WAY
NORTH POTOMAC, MD 20878-4835

NANCY K. STADE
3318 NEW HAMPSHIRE AVE. NW
WASHINGTON, DC 20010-1510

PARK ROAD CUMMINTY CHURCH TRUSTEES
PHOENIX REALTY ASSOCIATION INC
2800 SHERMAN AVE. NW
WASHINGTON, DC 2001-3922

JANICE S. JOHNSON
3316 NEW HAMPSHIRE AVE NW
WASHINGTON, DC 20010-1510

HOPE 7 MONROE ST. LP
450 MASACHUSETTS AVE. NW
WASHINGTON, DC 20001-6200

ALPHONSO D. HUFF
3314 NEW HAMPSHIRE AVE NW
WASHINGTON, DC 20010-1510

PARK ELEVEN LLC
113 U ST. NW
WASHINGTON, DC 20001-1605



ELBERTA M. DUNCOMBE
3900 FERNWOOD DR.
HOUSTON, TX 77021-1522

PARK ELEVEN LLC
113 U ST. NW # R
WASHINGTON, DC 20001-1605

JOSE H CRUZ
1112 MONROE ST. NW
WASHINGTON, DC 20010-2014

SOUTHERN BETH BAPTIST CHURCH TRUSTEES
C/O HANNIBAL BALL TR
1001 MONROE ST. NW
WASHINGTON, DC 20010-2011

