

Nathan W. Gross
Zoning and Land Use Specialist
Nathan_Gross@aporter.com

Not Engaged in the Practice of Law

202.942.5956
202.942.5999 Fax

555 Twelfth Street, NW
Washington, DC 20004-1206

January 26, 2006

Carol J. Mitten, Chair
D.C. Zoning Commission
441 4th Street, N.W.
Suite 210
Washington, D.C. 20001

RE: Post-Hearing Submission
Zoning Commission Case. No. 05-24
Eastgate Planned Unit Development

Dear Ms. Mitten and Members of the Commission:

Thank you for the opportunity to respond to the concerns of the Commission regarding the Eastgate family development. At the public hearing on Case No. 05-24 on January 12, 2006, the Commission asked the Applicant to address several parking and driveway-related issues, especially as raised in the report of the D.C. Department of Transportation ("DDOT"), and to address other design questions and issues. These matters are discussed below, in conjunction with the enclosed plans, graphics and other data.

1. Parking Supply

- A. The chart attached as *Exhibit A* shows that there are 345 parking spaces available on the PUD site for 186 dwelling units, a ratio of 1.8 spaces per dwelling.
- B. The curbside parking spaces on nearby streets referenced in testimony would only be needed very occasionally -- typically when a resident has a large social gathering.
- C. The ratio of automobile ownership for the Marshall Heights area is relatively low (see data on attached chart), and the rate of automobile ownership within Eastgate will be relatively low. This is because of the number of affordable units and the projected medium-income profile of future residents of the market-rate units.
 - Thirty-three percent (33%) of the dwellings (61 units) will be rental units reserved for low-income households having no more than 30 percent of Area Median Income.
 - Of the 125 home-ownership units, approximately 37 percent (46 units) will be reserved for low- and moderate-income households.

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D.C. OFFICE OF ZONING

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- Low automobile ownership will be offset by high transit usage because of the convenience of bus routes along Benning Road and 51st Street especially, as well as easy access connections to the Benning Road Metrorail station
- D. The level of parking provided (1.8:1) is much higher than that of most R-5-A developments that receive site plan approval from the Board of Zoning Adjustment. In those cases a 1:1 parking ratio is common. Several factors combine to dictate this result:
 - The horizontal development profile;
 - The economic infeasibility of providing underground parking; and
 - The need to provide at least a moderate amount of green space and landscaping along with large amounts of surface parking.

2. Driveway Spacing and Related Issues

The DDOT report and Zoning Commissioners expressed concerns about the number of curb cuts for driveways and the potential loss of curbside parking spaces, as well as the pedestrian experience walking along the sidewalk. As the attached schematic drawings illustrate, the applicant has considered several other layouts, but believes that the current layout is the most efficient and responsive to community concerns:

- A. Schematic Drawings of Alternative Driveway Layouts. Attached as *Exhibit B* are schematic drawings of various alternative driveway changes with comments. Each alternative indicates “Pros” and “Cons” and displays turning movement effects and effects on total parking spaces and curbside parking. Exhibits 1A through 4 graphically depict four alternative schemes to address the issues, with pro and con comments on each alternative.
- B. The “Original Alley Concept,” (Exhibit 5 in *Exhibit B*) shows that the original site plan had more than double the length of alleys as the plans submitted in the PUD and accordingly, many fewer curb cuts for driveways from streets. As the team testified at the public hearing, these alleys were removed from the plans because: 1) the residents and neighbors did not want alleys for public safety reasons, and 2) the steep topography presented major problems regarding grading, retaining walls and cost. Accordingly, the alleys behind F Street and Queen’s Stroll Place were removed, as was the alley between Public Streets 1 and 2. This resulted in the need for more driveways from streets.

General Responses

- B. As stated by the Office of Planning at the public hearing, elimination of driveways will likely reduce total parking available. Typically, loss of a driveway eliminates the garage parking space and the driveway parking space, while creating only one additional curbside space.

- C. FedEx and UPS deliveries will occur only occasionally, and these vehicles park for very short periods of time. They will either park curbside (even if partially blocking a driveway for 1-3 minutes typically) or they will double park. This is what they do on neighborhood streets generally.
- D. Typically, USPS mail delivery vehicles will park in one (or two) locations within a small community such as this, and the postal worker will handle deliveries on foot.
- E. Although driveway spacing is relatively close:
 - These driveways serve single-family dwellings (except for the two grand-home buildings) and thus will be sparsely used, unlike multi-family or commercial driveways, so that there is not a significant pedestrian safety issue; and
 - The visual effect will be softened by plantings of shade trees, ornamental trees, and shrubs. (See the Landscape Plan in *Exhibit C*.)
- F. The Zoning Regulations at § 2117.9 (b) explicitly authorize a waiver of any parking requirement for groups of three or more row dwellings where there is no alley or feasible private interior driveway and where the 28-foot spacing requirement between driveways cannot be met. However, the Applicant believes it is preferable to meet parking needs to the extent feasible within sound planning principles.
- G. An additional consideration is trash collection. The city's large, green trash receptacles will be used. Collection will be from the street (except potentially in those two locations where there are alleys). In units with garages, the residents will logically keep the receptacle in the garage until collection day. If there is no garage, the large green receptacle will have to be in front of the townhouse, as it will be highly impractical to wheel it through the house or to wheel it from the back yard out the easement area all the way to the street in front of the house.

In conclusion, based on the general issues and the analysis of driveway and parking alternatives, the Applicant's preference is to proceed with the proposed site plan with no changes. If the Commission believes strongly that some change needs to be made, Exhibit 1A ("Remove End Unit Garages") would be the most acceptable.

3. Easements and Lot-Related Issues

The Commission requested responses or additional information on the several issues relating to easements and lot-related issues. These are discussed below.

- A. The Access Easement. The two key issues regarding the 5-foot-wide access easement are 1) the surface material to be used, and 2) how the boundary would be delineated. (See response under "Fences," below.) After further consideration and analysis, the Applicant proposes to use natural soil pavement as the surface

material for the easement. This includes natural soil and compounds that harden in place over time. The path can be steam rolled to make it smooth and flat. The access easement will be maintained by the Eastgate Resident Association, of which all 125 homeowners and the 61 renters will be members. Maintenance will be contracted to the professional management company—A&R Management.

- B. **Pedestrian Connection.** The Commission asked that a pedestrian connection be created to connect Public Streets 1 and 2. These stairs will enhance pedestrian connectivity and allow residents to walk more conveniently down to public transportation routes on Benning Road. The Landscape Plan depicts the location of the pedestrian path.
- C. **Fences.** Each unit will come with a 6-foot-high, board-on-board, white vinyl privacy fence. These fences will terminate 10 feet from the rear of the lot. The same fence will be specified in the HOA documents to complete the backyard and seal off the rear of the units--if the homeowner desires. This will allow for maximum privacy and security with access to the rear 5-foot easement through a gate in the rear fence.
- D. **Sewer/Utility Easements.** The Applicant has determined that property owners with land on top of D.C. Water and Sewer Authority easements can still build sheds, erect swing sets, and put up fences. The only real limitation is that they can't dig foundations.

4. Urban Tree Park

The Applicant offers several additional comments regarding the Urban Tree Park. First, the upper area (near the detached homes on the semi-circle street) will be completed as shown, with meadow, sitting area and other plantings. The walking trail that goes from tot lot to tot lot is relatively level and meets ADA requirements.

On some other aspects of the plan, the Applicant requests flexibility. In the area proposed for reforestation and stabilization with more native species, the specific locations of the trees, shrubs and ground covers to be planted, and selected trees to be removed, will evolve as the reforestation effort progresses. The partners in the effort (landscape architect, the Casey Tree Foundation, the Urban Forestry Administration and the Earth Conservation Corps), will make on-going decisions in the attempt to make the forested area self-sustaining again. Accordingly, flexibility is requested in regard to the specific species and locations of planting and removal of vegetation.

Second, the specific route and surface treatment of the meandering path are factors that need to be determined in the context of this evolving process. Creation, maintenance and surfacing of the trail will be relatively expensive, and routing needs to be carefully determined because of the steep slopes on some parts of the site and should be coordinated with plantings. The Applicant requests flexibility, in cooperation with the partners, to determine the route and surface treatment of the meandering trail.

Third, the urban park edge will be planted with a variety of plants to provide seasonal interest and color, which will enhance the general public's appreciation of the urban tree park. This would be in lieu of direct access.

To allow the requested flexibility, the Applicant proposes the following text for the Zoning Commission order, assuming the application is approved:

The Urban Tree Park shall be located and designed generally as depicted in the landscape plans in Exhibits ____ of the record. The approved plan is generalized in places in that specific plantings of trees and other plants, selective removal of trees and other horticultural actions will be decided by the Applicant's Landscape Architect in concert with other public and private entities assisting in the project, as documented in the record. In addition to the pedestrian path depicted on the concept plan for the Urban Tree Park, the Applicant shall have the option, but not the requirement, of designing and creating a meandering path through the park, following a route that takes into account existing and proposed plantings, slope and other factors determined by the Applicant's design team.

5. First Source Hiring and LSDBE Data

The Commission requested that The Henson Companies, on behalf of A & R-THC, provide data on First Source Hiring and utilization of Local, Small and Disadvantaged firms in other projects that the partnership has undertaken. That information is attached as *Exhibit D*.

The Applicant hopes this information and analysis fully responds to the Commission's concerns.

Sincerely,

ARNOLD & PORTER LLP



Cynthia A. Giordano



Nathan W. Gross, AICP

Attachments

Cc: Advisory Neighborhood Commission 7C
Office of Planning

Exhibit A

Parking Chart

EASTGATE FAMILY HOUSING PUD APPLICATION SUMMARY OF PARKING PROVISIONS

<u>Unit Type</u>	<u>No. of Units</u>	<u>Parking Spaces Provided</u>	<u>Parking Spaces Required</u>
• Row Dwelling/ Townhome	158	109 Garage	158 Spaces
• Single-Family Detached	20	24 Garage	20 Spaces
• Grandhome Units	8	8 Regular 6 Handicap	8 Spaces
Total	186	147 Spaces	186 Spaces

Note (1): In addition to the 147 "regulation" parking spaces provided, the following spaces would be available for parking:

1) Driveway "Spaces"	= 158
2) On-Street Community Spaces	= <u>40</u>
Total	= <u>198</u>

Note (2): This means that 345 spaces (i.e., 147 + 198) spaces would be available for use by the Eastgate community. This computes to a ratio of 1.85 spaces per dwelling.

[Approximately 90 on-street spaces are estimated to be available within one block from the PUD perimeter. These were cited in the testimony of Osborne George, but they are not included in the above numbers.]

VEHICLE OWNERSHIP DATA U.S. CENSUS BUREAU (2000) (For Marshall Heights Area)

. No Vehicles	42%
. 1.0 Vehicles	40%
. 1.0+ Vehicles	18%

O. R. GEORGE & ASSOCIATES, INC.
Traffic Engineers - Transportation Planners

EXHIBIT

**PARKING AND VEHICLE OWNERSHIP DATA
EASTGATE DWELLINGS PUD APPLICATION**

Exhibit B Driveway Alternatives and Original Site Plan

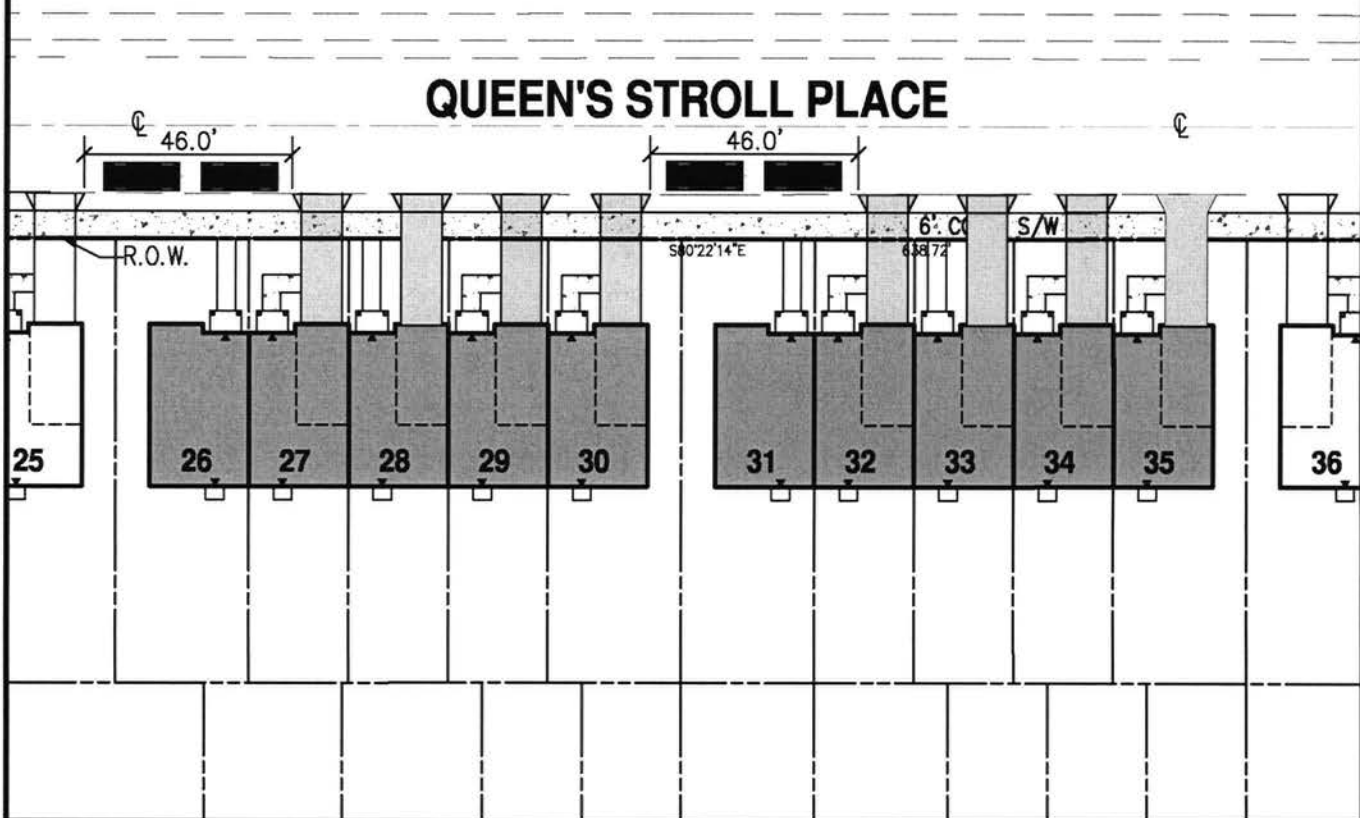
Exhibit 1A

Remove End Unit Garages

Eastgate Family Housing

Washington, D.C. - Ward 7

Scale: 1" = 40'
January 20, 2006



PROs

1. TWO (2) ON-STREET PARKING SPACES GAINED PER 46' WIDE AREA.
2. ONE (1) LESS DRIVEWAY CUT
3. APPROXIMATELY 11 ON-STREET PARKING SPACES ADDED ACROSS THE SITE (SEE EXHIBIT 1B).

PER BUILDING

CONs

1. LOSS OF GARAGE FOR STORAGE OR TRASH RECEPTACLES.
2. REMOVED GARAGE SPACE.
3. REMOVED DRIVEWAY PARKING SPACE.

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NOTE: ON-STREET PARKING IS 8'x22'

Exhibit 1B

Site Plan with 7 End Unit Garages

Eastgate Family Housing

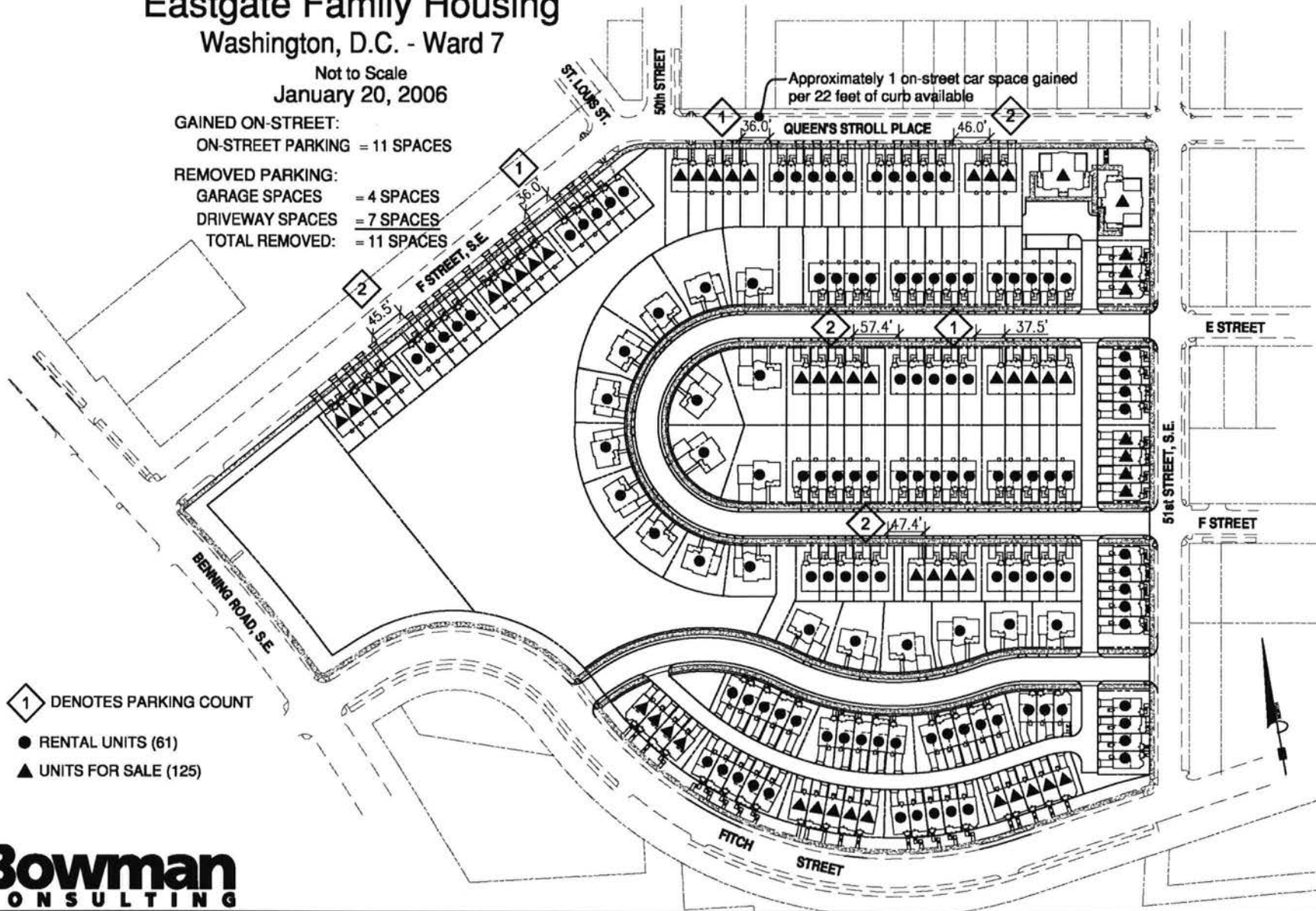
Washington, D.C. - Ward 7

Not to Scale
January 20, 2006

NOTE: ON-STREET PARKING IS 8'x22'

GAINED ON-STREET:
ON-STREET PARKING = 11 SPACES

REMOVED PARKING:
GARAGE SPACES = 4 SPACES
DRIVEWAY SPACES = 7 SPACES
TOTAL REMOVED: = 11 SPACES



- 1 DENOTES PARKING COUNT
- RENTAL UNITS (61)
 - ▲ UNITS FOR SALE (125)

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Exhibit 2

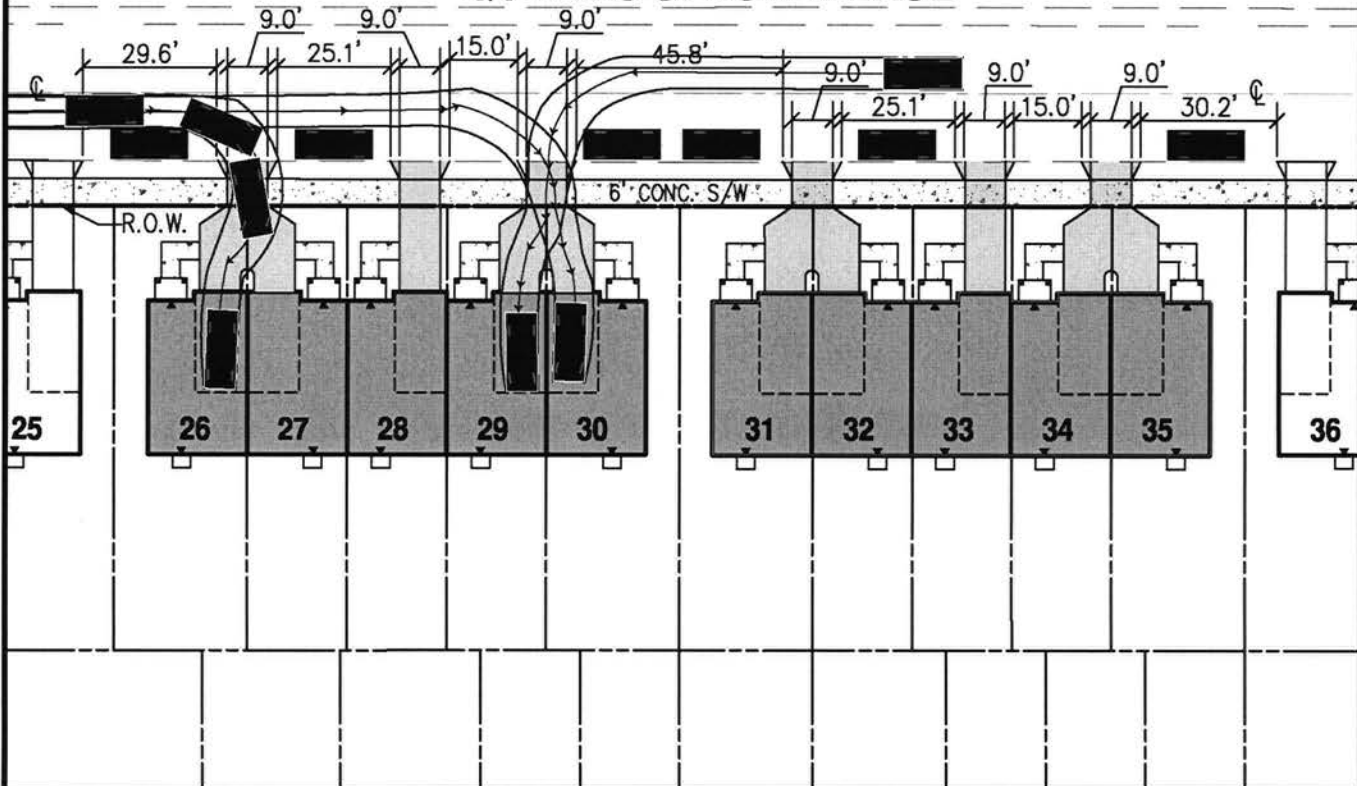
Hourglass Driveways

Eastgate Family Housing

Washington, D.C. - Ward 7

Scale: 1" = 40'
January 20, 2006

QUEEN'S STROLL PLACE



PROs

1. TWO (2) ON-STREET PARKING SPACE GAINED.
2. TWO (2) LESS DRIVEWAY CUTS.

PER BUILDING

CONs

1. NO DRIVEWAY PARKING ON SHARED DRIVEWAYS. FOUR (4) PARKING SPACES REMOVED.
2. DIFFICULT TO MANEUVER VEHICLES.
3. GABLED ROOFLINE NEEDS TO BE REDESIGNED.
4. GRADE CHANGES BETWEEN TOWNHOMES BECOME MORE SEVERE. SIDE-TO-SIDE SLOPES ARE GREATER.

NOTE: ON-STREET PARKING IS 8'x22'

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Cad file name : P:\3206 - Eastgate\3206-02-001-Eng\Engineering\Misc Plans\Zoning Hearing\Exhibit2_Hourglass Driveway.dwg

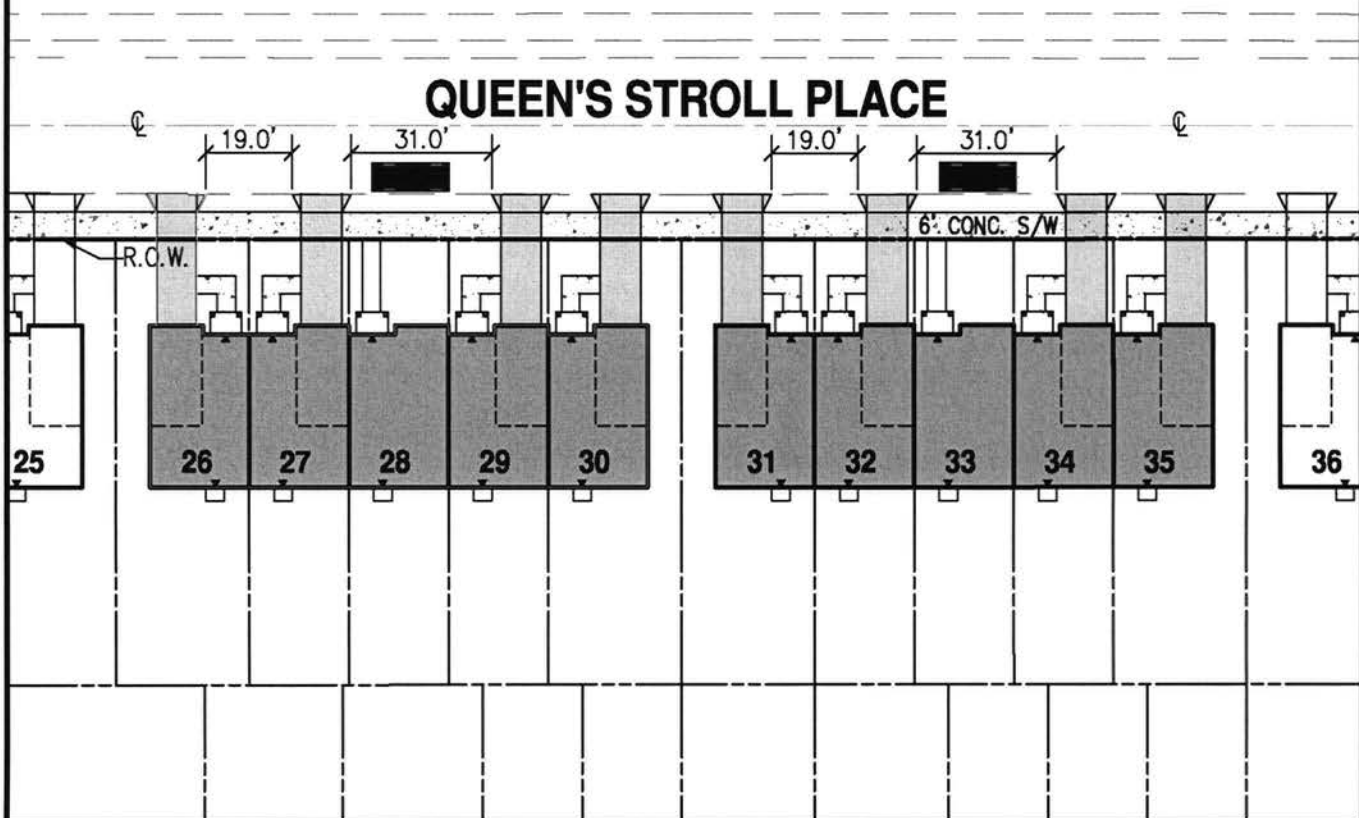
Exhibit 3

Jack O Lantern Driveways

Eastgate Family Housing

Washington, D.C. - Ward 7

Scale: 1" = 40'
January 20, 2006



PROs

1. ONE (1) ON STREET PARKING SPACE GAINED.
2. ONE (1) LESS DRIVEWAY CUT.
3. ADDED GREENSPACE WHERE DRIVEWAY WAS ELIMINATED.

PER BUILDING

CONs

1. LOSS OF GARAGE FOR STORAGE OR TRASH RECEPTACLES.
2. REMOVED GARAGE SPACE.
3. REMOVED DRIVEWAY PARKING SPACE.

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NOTE: ON-STREET PARKING IS 8'x22'

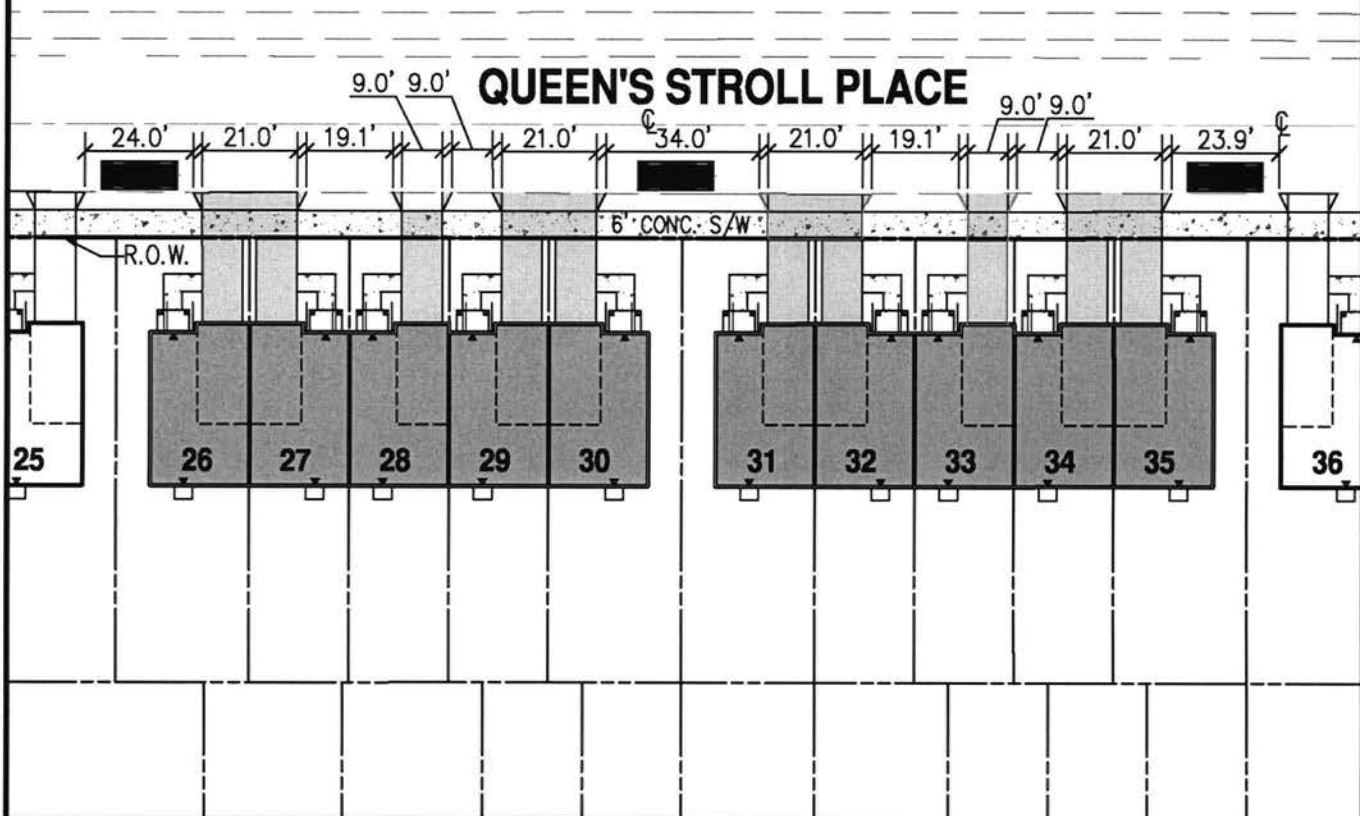
Exhibit 4

Shared Driveways

Eastgate Family Housing

Washington, D.C. - Ward 7

Scale: 1" = 40'
January 20, 2006



PROs

1. TWO (2) ON-STREET PARKING SPACES GAINED.
2. LESS DRIVEWAY CUTS

PER BUILDING

CONs

1. REDESIGN OF ARCHITECTURAL ELEVATIONS
2. GRADE CHANGES BETWEEN TOWNHOMES BECOME MORE SEVERE. SIDE-TO-SIDE SLOPES ARE GREATER
3. SAME AMOUNT OF DRIVEWAY APRONS.
4. GABLED ROOFLINE NEEDS TO BE REDESIGNED (SEE ATTACHMENT).
5. 21 FEET OF CONTINUOUS PAVEMENT IN FRONT OF UNITS.

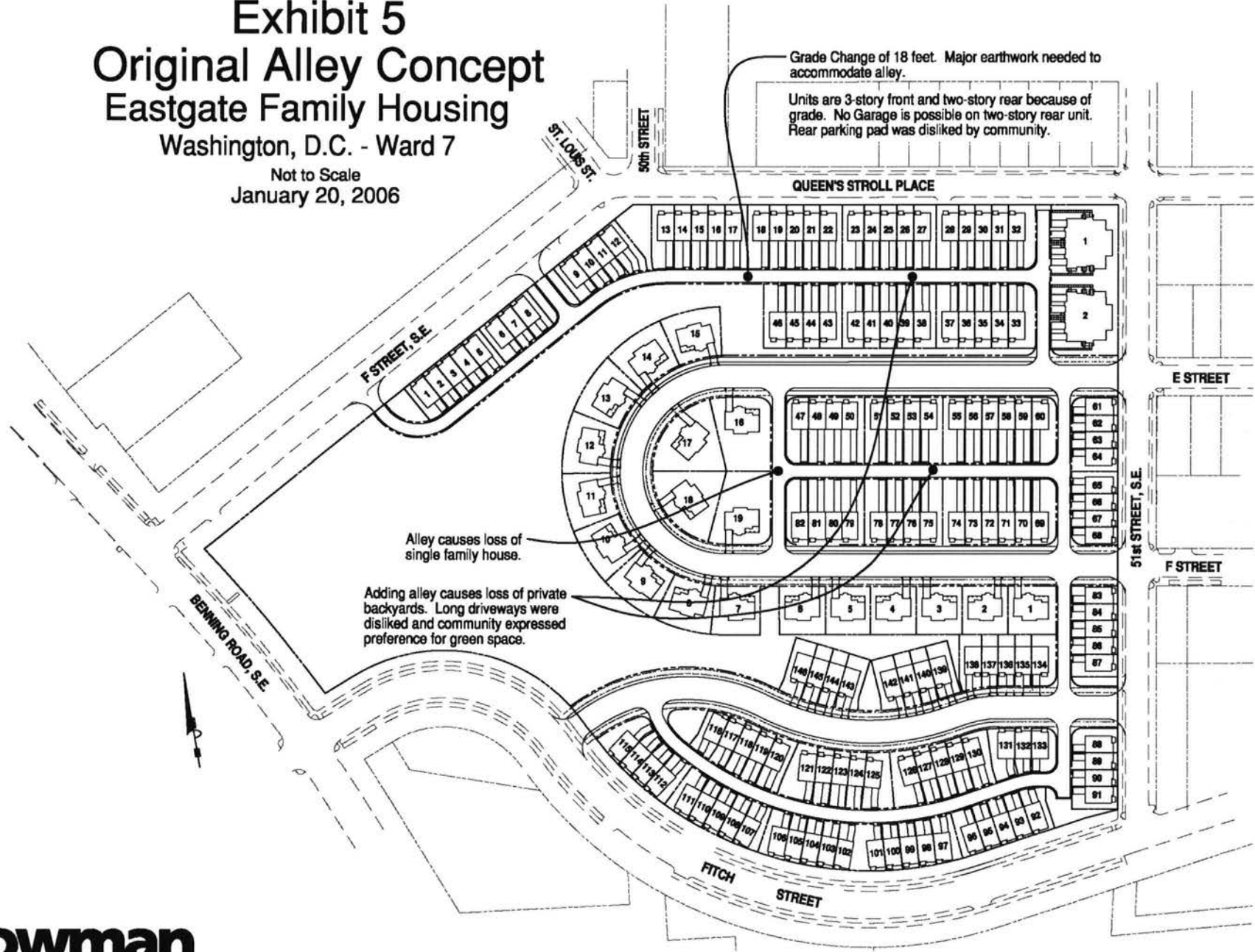
NOTE: ON-STREET PARKING IS 8'x22'

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Exhibit 5 Original Alley Concept Eastgate Family Housing

Washington, D.C. - Ward 7

Not to Scale
January 20, 2006



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Cad file name : P:\3206 - Eastgate\3206-02-001-Eng\Engineering\Misc Plans\Zoning Hearing\Exhibit5_Original Alley Concept.dwg

Exhibit C Landscape Plan

Diagram illustrating the stages of flower development:

- STAGE 1:** BUD - THE CALYX AND PETALS ARE CHARGED TO BE PROTECTED
- STAGE 2:** BUD - THE CALYX AND PETALS BEGIN TO UNFOLD
- STAGE 3:** BUD - THE CALYX AND PETALS BEGIN TO UNFOLD
- STAGE 4:** BUD - THE CALYX AND PETALS BEGIN TO UNFOLD
- STAGE 5:** BUD - THE CALYX AND PETALS BEGIN TO UNFOLD
- STAGE 6:** BUD - THE CALYX AND PETALS BEGIN TO UNFOLD
- STAGE 7:** BUD - THE CALYX AND PETALS BEGIN TO UNFOLD
- STAGE 8:** BUD - THE CALYX AND PETALS BEGIN TO UNFOLD



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CONSULTING
Insurance Consulting Group, Ltd.
Phone: (703) 546-0700
Fax: (703) 655-2700
2001 Deerfield Avenue

11785 Bartlesville Drive
Suite 1400
Covington, MD 20705
Tel 301.595.1000

GRIMM
PARKER

The Edgecombe Group, Inc.
Landscape Architects
3415 Hamilton Street
Suite 6
Hyattsville, MD 20782

RELEASED FOR

- ☒ F.I.D., Applied
- ☐ Blotting
- ☐ Permit
- ☐ Construction

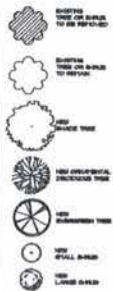
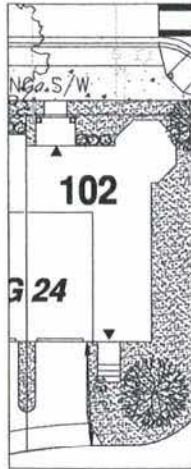
LANDSCAPE SITE PLAN
EASTGATE FAMILY HOUSING
JANUARY 1970

DATE	DESCRIPTION
01/01/00	FOR BONDING
01/01/00	FOR BONDING
01/01/00	FOR BONDING

LA-1

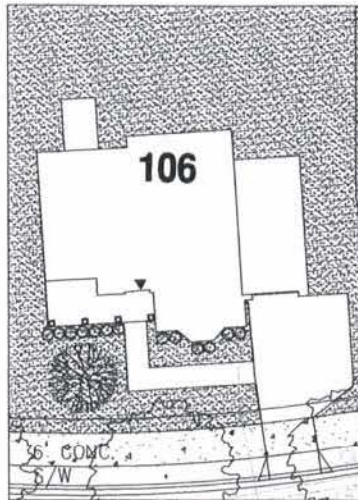
FILE NO. 2008-0-FXJ
CIVIL AND CRIMINAL DIVISION

LEGEND:



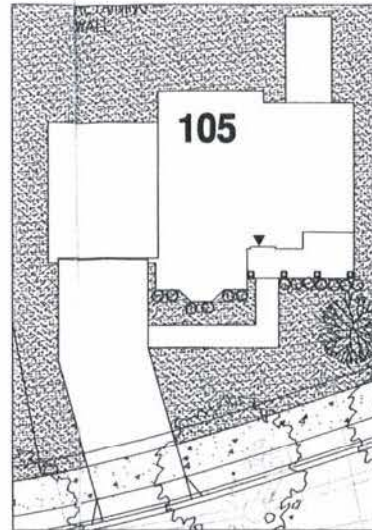
CI - REAR LOADED TOWNHOUSE PLAN W/O GARAGE
SCALE: 1/8" = 1'-0"

1
L.A.-B



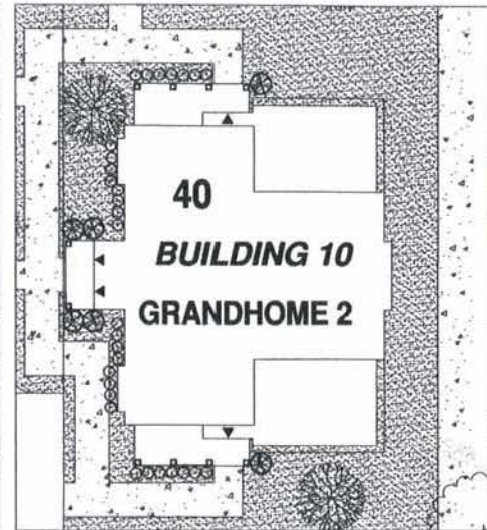
SINGLE FAMILY PLAN 1-CAR GARAGE
SCALE: 1/8" = 1'-0"

2
L.A.-B



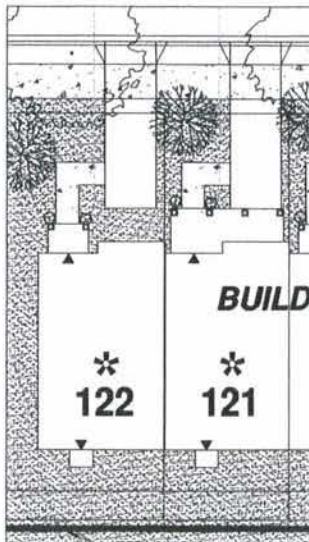
SINGLE FAMILY PLAN 2-CAR GARAGE
SCALE: 1/8" = 1'-0"

3
L.A.-B



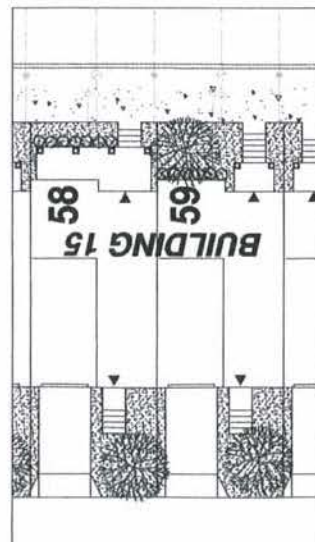
GRAND HOME
SCALE: 1/8" = 1'-0"

4
L.A.-B



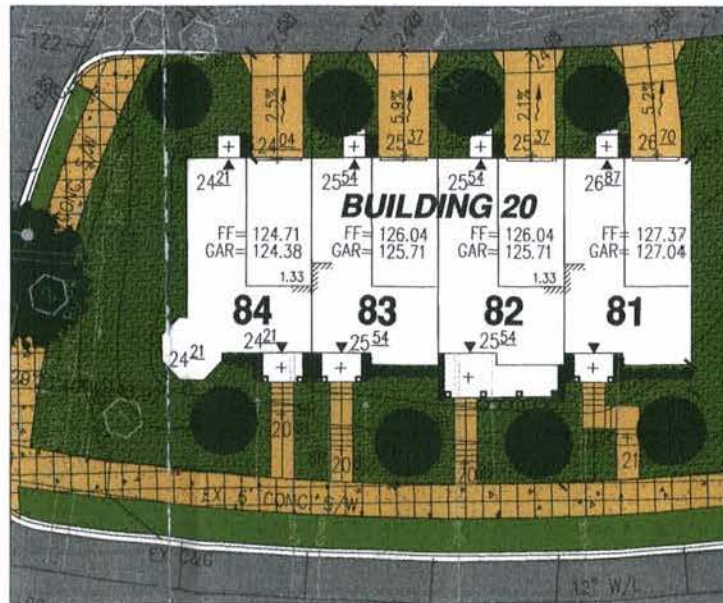
BI & DI - FRONT LOADED TOWNHOUSE PLAN W/O GARAGE
SCALE: 1/8" = 1'-0"

5
L.A.-B



DI & BI - REAR LOADED TOWNHOUSE PLAN W/ GARAGE
SCALE: 1/8" = 1'-0"

6
L.A.-B



REAR LOADED TOWNHOUSE LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

7
L.A.-B

Bowman
CONSULTING
1000 14th Street, N.E.
Washington, D.C. 20002
Phone: (202) 546-1000
Fax: (202) 546-1001



THE MASONRY GROUP, INC.
Landscape Architecture
3010 14th Street, N.E.
Hyattsville, MD 20778
Tel: (202) 546-1000
Fax: (202) 546-1001

GRIMM-
PARKER

The Masonry Group, Inc.
Landscape Architecture
3010 14th Street, N.E.
Hyattsville, MD 20778
Tel: (202) 546-1000
Fax: (202) 546-1001

RELEASED FOR
CROSS
FOR
1/1/01

LANDSCAPE PLAN
EASTGATE FAMILY HOUSING
WASHINGTON, D. C.

DATE	DESCRIPTION
1/1/01	FOR EXHIBIT
1/1/01	FOR EXHIBIT
1/1/01	FOR EXHIBIT

LA-1

FILE NO. 1000-14-001
REVISION NO. 0000000000

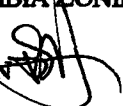
Exhibit D**LSDBE and First Source Hiring Data**

MEMO



P.O. BOX 26469
BALTIMORE, MARYLAND 21207
PHONE: 410-367-8001 • FAX: 410-367-8012

TO: DISTRICT OF COLUMBIA ZONING COMMISSION

FROM: DANA S. HENSON 

DATE: JANUARY 26, 2006

RE: A&R/THC, LLC SECTION 3 AND LSDBE COMPLIANCE

A&R/THC is pleased to submit for your review our Section 3 and LSDBE Summaries.

We have a strong commitment to providing contract opportunities to Local Small Disadvantaged Businesses and employment opportunities to residents of Washington, DC.

To date, we have provided over \$15 Million dollars in contracts to LSDBE firms at Capitol Gateway and more than \$27 Million dollars if you include LSDBE and Minority and Woman Owned Business contract awards. *(Please note that LSDBE and M/WBE numbers are based on construction completed to date. These numbers do not include vertical construction contracts that have just been awarded)*

Additionally, almost all of our Section 3 hires have been Category 1 or Category 2* residents of the District.

I hope that this information provides clarification. If you should need any additional information please do not hesitate to notify us.

SECTION 3 CATEGORY DEFINITIONS

CATEGORY 1: FORMER RESIDENTS OF EAST CAPITOL DWELLINGS AND CAPITOL VIEW PLAZA I & II;

CATEGORY 2: RESIDENTS OF OTHER HOUSING DEVELOPMENTS MANAGED BY DCHA THAT IS EXPENDING THE SECTION 3 COVERED HOUSING ASSISTANCE;

CATEGORY 3: PARTICIPANTS IN HUD YOUTHBUILD PORGRAMS BEING CARRIED OUT IN THE METROPOLITIAN AREA (OR NON-METROPOLITAN COUNTY) IN WHICH THE SECTION 3 COVERED ASSISTANCE IS EXPENDED;

CATEGORY 4: OTHER SECTION 3 RESIDENTS WITHIN THE DISTRICT OF COLUMBIA CITY LIMITS.

Capitol Gateway Section 3 Hiring Summary

	Name	Address	Referred By	Job Title	Hire Date	Employed By
1	Edward Bedenaugh	330 63 rd Street, NE, #1, Washington, DC 20019	ECV-CDC	Laborer	5/20/03	MPC
2	William Brown	332 57 th Street, SE, Washington, DC 20019	ECV-CDC	Laborer	5/20/03	MPC
3	Vincent O'Brien	79 "O" Street, SW, Washington, DC 20020	ECV-CDC	Laborer	7/22/03	MPC
4	Tina Rogers	2117 I Street, NE, Washington, DC 20019	ECV-CDC	Laborer	6/18/03	MPC
5	Tilman Whitehead	1809 Valley Terrace, SE, Washington, DC 20032	ECV-CDC	Laborer	7/23/03	MPC
6	Vincent O'Brien	79 "O" Street, SW, Washington, DC 20020	ECV-CDC	Lawn Care	2/19/04	ECV-CDC
7	William Brown	332 57 th Street, SE, Washington, DC 20019	ECV-CDC	Security	10/21/03	ECV-CDC
8	Vincent O'Brien	79 "O" Street, SW, Washington, DC 20020	ECV-CDC	Laborer	2/19/04	LA Howard Construction
9	Bobby Simpson	627 Atlantic Street, SE, Washington, DC 20032	ECV-CDC	Laborer	2/25/04	Harkins Builders
10	Michael Warren	1938 Berkley Estates, Apts., District Heights, MD (relocated resident)	ECV-CDC	Laborer	3/8/04	LA Howard Construction
11	Tina Rogers	2117 I Street, NE, Washington, DC 20019	ECV-CDC	Laborer	3/8/04	LA Howard Construction
12	Willie Eleby	5314 Clay Terrace, NE, Washington, DC 20019	Site	Laborer	3/1/04	LA Howard Construction
13	Frankie Queen	3802 Cooper Lane, Hyattsville, MD 20784	Site	Laborer	3/1/04	LA Howard Construction

	Name	Address	Referred By	Job Title	Hire Date	Employed By
14	Bradley Taylor	460 Burns Street, SE, Washington, DC 20019	Site	Laborer	3/1/04	LA Howard Construction
15	Robert Lewis	800 Southern Avenue, SE, #1115, Washington, DC 20019	Site	Laborer	3/1/04	LA Howard Construction
16	Lawrence Ellis	1020 Barnaby Terrace, Washington, DC 20032	Site	Laborer	3/1/04	LA Howard Construction
17	William Brown	332 57 th Street, SE, Washington, DC 20019	ECV-CDC	Laborer	4/21/04	LA Howard Construction
18	Vincent O'Brien	79 "O" Street, SW, Washington, DC 20020	ECV-CDC	Laborer	5/11/04	T&T Plumbing
19	Ellis Wilson	620 55 th Street, NE, Washington, DC 20019	ECV-CDC	Laborer	5/17/04	T&T Plumbing
20	Jerry Thomas	4040 Livingston Rd, #103, Washington, DC 20032	ECV-CDC	Laborer	5/17/04	T&T Plumbing
21	Marcus Riggins	4308 Gorman Terrace, SE, Washington, DC 20019	DCHA	Laborer	5/17/04	T&T Plumbing
22	Randy Keir	962 Mt. Olivet, Washington, DC 20002	DCHA	Asbestos	Did not Show	USA Remediation
23	Michael Akins	5323 E. Street, SE, Washington, DC 20014	DCHA	Asbestos	5/18/04	USA Remediation
24	Lamar Dobbins	630 Hamilton Street, Washington, DC 20011	DCHA	Asbestos	No License	USA Remediation
25	David Acker	5034 57 th Avenue, Bladensburg, MD 20710	DCHA	Asbestos	Did not Show	USA Remediation

	Name	Address	Referred By	Job Title	Hire Date	Employed By
26	Omar Hasan	332 57 th Street, SE, Washington, DC 20019	Section 3	Laborer	6/17/04	Bradby Electric
27	Antonio Wilkinson	332 57 th Street, SE, Washington, DC 20019	Section 3	Laborer	6/17/04	Heil Construction
28	Marcus Coston	745 Yuma Street, SE, Washington, DC 20032	CG-CSSP (formerly ECV-CDC)	Laborer	6/17/05	Brady Electric
29	Napoleon Fox	319 51 st Street, NE, Washington, DC 20019	DCHA	Electrician	6/18/04	Bradby Electric
30	Bryant Abney	4318 D Street, Washington, DC 20019	DCHA	Laborer	7/7/04	WGC
31	Carlos Hinton	4324 D Street, Washington, DC 20019	DCHA	Laborer	7/7/04	WGC
32	Scotty Williams	1207 Park Rd, NW, Washington, DC 20009	DCHA	Laborer	7/12/04	WGC
33	Tina Rogers	2117 I Street, NE, Washington, DC 20019	CG-CSSP	Clerical	7/28/04	WGC
34	Arthur Coleman	602 46 th pl, SE, Washington, DC 20019	DCHA	Laborer	7/26/04	WGC
35	Bill Haynes	DCHA to provide	DCHA	Laborer	8/05/04	WGC
36	Cassandra Morris	4441 Ponds Street, NE, Washington, DC 20019	CG-CSSP	Sales Assistant	11/11/04	McWilliams Ballard
37	David Acker	5034 57 th Avenue, Bladensburg, MD 20710	DCHA	Asbestos	1/07/05	Goel Services
38	Michael Warren	1938 Berkley Estates, Apts., District Heights, MD (relocated resident)	CG-CSSP	Laborer	2/7/05	NSD
39	Lamont Williams	322 54 th Street, NE, Washington, DC 20019	CG-CSSP	Laborer	2/7/05	NSD

40	Roy Keen	4306 Sheriff Rd, NE, Washington, DC 20019	Section 3	Operator	2/7/05	NSD
41	William Brown	322 54 th Street, NE, Washington, DC 20019	CG-CSSP	Laborer	2/7/05	NSD
42	Michael Warren	1938 Berkley Estates, Apts., District Heights, MD (relocated resident)	CG-CSSP	Laborer	2/7/05	NSD
43	Lamont Williams	322 54 th Street, NE, Washington, DC 20019	CG-CSSP	Laborer	2/7/05	NSD
44	Arlissa Carter	4041 Benning Rd, Washington, DC 20019	Section 3	Laborer	2/7/05	NSD
45	Anthony DeVaughn	4315 Minnesota Avenue, NE, Washington, DC 20019	Section 3	Laborer	2/7/05	NSD
46	Lester Pritchett	4315 Minnesota Avenue, NE, Washington, DC 20019	Section 3	Operator	2/7/05	NSD
47	Marvin Wilkinson	1410 "M" Street, Washington, DC	Section 3	Laborer	2/7/05	NSD
48	Shannon Green	4477 "B" Street, SE, Washington, DC	Section 3	Operator	2/7/05	NSD
49	James Day	3207 &th Street, NE, Washington, DC	Section 3	Laborer	2/7/05	NSD
50	Malcom Simmons	332 57 th Street, NE, Washington, DC 20019	Section 3	Laborer	April, 2005	NSD
51	Senk Goode	1223 Trinidad Street, NE, Washington, DC 20002	Section 3	Laborer	May, 2005	NSD
52	Tanya Nesbitt	914 48 th Street, NE, #1, Washington, DC 20019	CG-CSSP	Laborer	June, 2005	NSD
53	John Myers	4315 Minnesota Avenue, NE, Washington, DC	Section 3	Operator	July, 2005	NSD

	Name	Address	Referred By	Job Title	Hire Date	Employed By
54	Joseph Edmond	407 "M" Street, NW, Washington, DC	Section 3	Laborer	July, 2005	NSD
55	Yukia Hugee	3814 2 nd Stret, SE, #201, Washington, DC 20032	Section 3	Admin. Assistant	9/20/05	Doracon
56	Michael Warren	1938 Berkley Estates, Apts., District Heights, MD (relocated resident)	CG-CSSP	Laborer	10/7/05	Doracon
57	Octavia Mayfield	119 Ridge Rd., SE, #21, Washington, DC 20019	CG-CSSP	Laborer	10/3/05	Doracon
58	Lamar Miles	3520 Park Place, Washington, DC 20019	CG-CSSP	Laborer	October, 2005	Doracon
59	William Brown	332 57 th Street, NE, Washington, DC 20019	CG-CSSP	Laborer	November, 2005	Doracon
60	Quay Martin	-----	CG-CSSP	Laborer	Did not show for drug test	Anchor Construction
61	Randy Brown	-----	Section 3 (DCHA)	Laborer	Failed Drug Test	Anchor Construction
62	Warren Powell	332 57 th Street, NE, Washington, DC 20019	Section 3 (DCHA)	Laborer	11/28/05	Anchor Construction

L&DBE/MBE/WBE SUB UTILIZATION REPORT
for Capitol Gateway

L&DBE Subcontractors
[denotes Prime Contractor]

<u>Name</u>	<u>Address</u>	<u>Goods/Services</u>	<u>Designation</u>	<u>Where Certified</u>	<u>Certif. #</u>	<u>Contract Value</u>	<u>Spent to Date</u>	<u>Contact Number</u>
Construction Related Contractors:								
[Doracon Contracting, Inc.]	641 Pennsylvania Avenue, SE, Washington, DC 20032	Construction Manager	L&DBE, MBE	D.C.	T16020	689,693	689,693	202-544-0641
Demolition Phase I A&B								
Diversified Environmental	7600 Georgia Avenue, NW, Suite 323, Washington, DC 20012	HAZMAT Abatement	L&DBE	D.C.	T14837	72,838	72,838	202-291-8800
Dixon's Termite and Pest Control	7416 Georgia Avenue, NW, Washington, DC 20012	Rodent Abatement	L&DBE	D.C.	T6030	4,700	4,700	202-662-6565
Anchor Construction (formerly C&F Construction)	711-A Edgewood St., NE, Washington, DC 20011	Utility Abandonment	L&DBE	D.C.	T0520059173	75,225	75,225	202-269-6694
Minority Professional Contractors, LLC	313 Parkland Place, SE, Washington, DC 20032	Demolition	L&DBE	researching		393,754	393,754	202-373-5590
Family Component Earthwork and Utilities								
Doracon Construction of DC, Inc.	641 Pennsylvania Avenue, SE, Washington, DC, 20003	Earthwork	L&DBE, MBE	D.C.	T16020	2,628,000	1,684,875	202-544-0641
Anchor Construction (formerly C&F Construction)	711-A Edgewood St. NE, Washington, DC, 20017	Wet Utilities	L&DBE	D.C.	T0520059173	3,690,600	607,390	202-269-6694
WCC Cable, Inc.	4809 Ewell Road, Fredericksburg, VA, 22553	Dry Utilities	SDBE			553,997	49,048	
Fort Myers Construction Corporation	2237 33rd Street, NE, Washington, DC 20018	Site Concrete	L&DBE	D.C.	L0920066391	700,915	0	540-371-9500
Fort Myers Construction Corporation	2237 33rd Street, NE, Washington, DC 20018	Paving	L&DBE	D.C.	L0920066391	433,000	22,000	202-526-8572
Wallscapes	204 Duke of Gloucester Street, Annapolis, MD, 21401	Retaining Walls	WBE			52,300	0	800-334-6078
[Doracon Contracting General Vendors]								
[Harkins Builders]								410-750-2600
Senior Building								
Atman Corporation	7600 Georgia Avenue, NW, Suite 408, Washington, DC 20012	Earthwork	L&DBE	D.C.	LSD08200514926	375,435	246,685	202-333-9131
Anchor Construction (formerly C&F Construction)	711-A Edgewood Street, NE, Washington, DC 20017	Utilities	L&DBE	D.C.	T0520059173	253,828	205,315	202-269-6694
L.A. Howard Construction	738 7th Street, SE, Washington, DC 20003	Masonry	L&DBE	researching		666,268	609,907	202-543-5399
Advanced Caulking	2817-N Dorr Avenue, Fairfax, VA, 22031	Water Proofing	MBE			51,775	46,598	703-560-0200
Nations Contracting	14524-A Lee Road, Chantilly, VA, 20151	Roofing	MBE			89,884	75,480	703-502-3000
CB Flooring	9305 Gerwig Lane, Ste Y, Columbia, MD 21046	Flooring	WBE			216,389	194,750	410-381-5400
POS Construction	10203 Tenbrook Drive, Silver Spring, MD 20901	Painting	L&DBE	D.C.	LSD01200716124	153,904	138,514	202-438-9189
National Remodeling & Design	12500 Brayer Place, Beltsville, MD 20705	Plumbing	L&DBE	researching		1,198,977	1,198,977	301-210-0415
Roman Company	1727 Llewellyn Avenue, Baltimore, MD 21213	HVAC	WBE			462,200	413,100	410-547-2072
Clearwater Sprinkler System, Inc.	2231 Hollins Ferry Road, Baltimore, MD 21230	Sprinkler	MBE			188,442	176,122	410-547-7168
Bradby Electrical	7325 Georgia Avenue, NW, Washington, DC 20012	Electrical	L&DBE	D.C.	LS0120076970	1,217,571	1,176,393	202-726-5600
MZ Bugs	P.O. Box 3326, Stafford, VA, 22554	Termite	MBE			3,430	3,087	540-729-0433
Hardscapes	204 Duke of Gloucester Street, Annapolis, MD, 21401	Retaining Walls	WBE			38,695	34,826	800-334-6078
[Harkins Contracting General Vendors]								
[DC Housing Enterprises]								202-543-4634
Demolition - Phase 1C								
Washington General Contractors	1133 North Capitol Street, NE, Washington, DC 20002	Demolition	L&DBE	researching		381,000	411,817	202-399-7200
Anchor Construction (formerly C&F Construction)	711-A Edgewood Street, NE, Washington, DC 20017	Utilities	L&DBE	D.C.	T0520059173	94,230	94,230	202-269-6694
Demolition - Phase 2A-3A								
Anchor Construction (formerly C&F Construction)	711-A Edgewood Street, NE, Washington, DC 20017	Utilities	L&DBE	D.C.	T0520059173	580,180	580,180	202-269-6694
Goel Services, Inc.	1201 Pennsylvania Avenue, NW, Suite 300, Washington, DC 20004	HAZMAT Abatement	L&DBE	D.C.	LSDZR11200516251	133,000	138,958	202-457-0111
New Systems Demolition	3127 Martin Luther King Jr, S.E., Suite 200, Washington, DC 20032	Demolition	L&DBE	D.C.	LS06200515937	817,424	817,424	202-561-0012
Environmental Design & Construction, LLC	1104 Good Hope Road, SE, Washington, DC 20020	HAZMAT Abatement	L&DBE			139,084	139,084	
[DC Housing Enterprises Contracting General Vendors]								

**LSDBE/MBE/WBE SUB UTILIZATION REPORT
for Capitol Gateway**

Development Related Vendors

[A&R/THC,LLC]

A&R Development Corporation	1040 Park Avenue, Suite 300, Baltimore, Md 21201	Development Management	MBE		6,790,000	1,890,000	202-347-2257
The Henson Development Company, Inc.	P.O. Box 26469, Baltimore, Md 21207	Development Management	MBE		2,910,000	810,000	410-854-1204

(Architectural & Engineering)

Bryant, Bryant & Williams	4201 Connecticut Avenue, NW, Suite 500 Washington, DC 20006	Architect	LSDBE	<i>researching</i> D.C.	LSR0320069180	150,000	174,104	202-244-2108
Song and Associates	2000 S Street, NW, Washington, DC 20009	Architect	LSDBE			600,000	693,599	202-393-6445
The Edgecomb Group, Inc.	3415 Hamilton Street, Suite 6, Hyattsville, MD 20782	Landscape Architect	MBE			100,000	85,550	301-864-0042
(Traffic Consultant)								
O.R. George & Associates, Inc.	10210 Greenbelt Road, Suite 310, Greenbelt, MD 20708	Traffic Consultant	MBE			50,000	26,856	301-794-7700
(Interior Design)								
Peristyle	207 E. Redwood Street, Suite 1005, Baltimore, MD 21202	Interior Design	MBE			25,000	27,000	410-347-9686
Joy Owens Interiors	3500 Parkdale Avenue, 3rd Fl. Suite 3, Baltimore, MD 21211	Interior Design	WBE			26,000	14,145	410-752-6826
(Property Management)								
A&R Management	1040 Park Avenue, Suite 300, Baltimore, MD 21201	Property Management	MBE			286,000	286,000	410-783-3200

Other LSDBE Vendors

Trieh Cooper & Associates, Inc.	4822 Piney Branch Road, NW, Washington, DC 20011-4363	Permit Expeditor			200,000	350	202-726-7251
Graves & Horton	1111 14th Street, NW, Washington, DC 20005	Legal	LSDBE	<i>researching</i>	25,000	31,396	202-331-2020
Carpe Per Diem	3810 Tudor Arms Avenue, Baltimore, MD 21211	Proposal Writing	WBE		2,800	3,230	410-889-1618