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Not Engaged in the Practice of Law.

November 19, 2002

Mr. Geoffrey Griffis, Chairman
D.C. Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210
Washington, D.C. 20001

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Re: Post-Hearing Submission, Application No. 16927
(Temperance Row – Public Welfare Foundation and Manna, Inc.)

Dear Mr. Griffis and Members of the Board:

Attached is the Applicant's Post-Hearing Submission in the above-referenced case. Thank you for your consideration of this application.

Sincerely,

Jamie Z. Goodson

Nathan W. Gross, AICP

Attachment

Cc: Advisory Neighborhood Commission 1B
Via First Class Mail

BZA
Case No. 16927
Exhibit No. 35

Board of Zoning Adjustment
District of Columbia
CASE NO.16927
EXHIBIT NO.35

APPLICANT'S POST-HEARING SUBMISSION

Board of Zoning Adjustment Case No. 16927
Public Welfare Foundation and Manna, Inc.
November 19, 2002

This document responds to the Board of Zoning Adjustment's ("BZA", the "Board") requests of the Applicant for post-hearing submissions in this case – Temperance Row.

1. **Public Welfare Foundation Accessory Parking.** The Board asked for a statement from the Public Welfare Foundation setting forth the reasons it located its accessory parking lot on 12th Street, rather than on the subject site in the interior of the block. That letter is attached in *Exhibit C.*

2. **Community Meetings.** In *Exhibit D* are various items documenting the extensive and inclusive nature of public participation in determining the preferred use of the currently vacant property in the interior of Square 274.

The remaining post-hearing matters are addressed below.

3. **Development on Alley Lots.** At the public hearing, Board of Zoning Adjustment members asked for examples of improvements or developments on alley lots in other squares, apparently for the purpose of comparing intensity of use and adequacy of alley width and vehicular access with the current application.

Blagden Alley. One example is Square 368, bounded by M, N, 9th and 10th Streets, N.W. in the heart of the Shaw neighborhood.[1]. This square is within the Blagden Alley Historic District. All of the alley lots are improved with contributing historic structures – both commercial structures and former alley dwellings, the majority of them

[1] See the two maps of Square 368 from the *Sanborn Building & Property Atlas*, attached in *Exhibit A.*

vacant and covering 100 percent of their respective lots. The only through alley is north-south and only 15 feet wide. There are 10-foot-wide, east-west alleys from 9th and 10th Streets to the interior, but a large property prevents them from connecting directly with each other.

By Zoning Commission Order No. 782, dated February 12, 1996, the Zoning Commission rezoned the 41 alley lots from R-4 to C-2-A. Order No. 782 includes the following paragraph, which summarizes some key elements of the case:

> *By petition dated July 24, 1994, a group of residents of the Blagden Alley area requested the Zoning Commission to rezone the interior of Square 368 from residential to a mixed-use zone district. The petition indicated that the interior of the square is a hiding place where various criminal activities are a daily and all-night occurrence. The petition noted that area residents are hopeful that the character of Blagden Alley would change by allowing the opportunity for small-scale commercial uses and residential uses to revitalize the interior of the square.* (p. 1)

Clearly, the alley network in Blagden Alley is much more constrained than in Square 274, and the adopted C-2-A zone is much more intensive in permitted uses than the existing R-4 zoning in Square 274. Moreover, 41 properties were rezoned in the Blagden Alley case, compared with only 12 row house lots requested in the instant application. It is also noteworthy that the residents of the surrounding houses desired more legitimate business or residential activity in the interior of the block, rather than continued vacancy.

The Applicant is of the opinion that occupancy of the 12 requested townhouses on Temperance Court will improve public safety in the alley itself and for the residents of townhouses facing the surrounding streets, whereas the likely alternative of automobile parking does not accomplish that purpose.

Harrison Square. Another example of new houses that face a thoroughfare narrower than 30 feet is the new Harrison Square development built a couple years ago on the old Children's Hospital site, located less than two blocks from the Temperance Row site.

This new townhouse complex, bounded by V, 13th, W, and 12th Streets, N.W. in Square 272, consists of two concentric squares of row houses. The inner ring of houses faces inward to the center of the block, and fronts on a new thoroughfare bisecting the block, 20 feet wide, running north-south parallel to 13th Street. The rears of these houses face a service road that is also only 20 feet wide. There is a large number of townhouses in this inner ring, and they are three stories in height, one additional story over the planned Temperance Row units.

The developers, Donatelli and Klein and Eakin Youngentaub, had an entire vacant block on which to plan this new development with no pre-existing constraints. The city's approval of 20-foot wide access roads indicates flexibility around the statutory 30-foot width requirement even when it would be physically possible to meet the greater, 30-foot width standard.

Regarding intensity of development, the Applicant notes that the subject Square 274 is relatively large and that the alley system is extensive. The two 15-foot, east-west alleys provide four access points to streets – two to 13th Street and two to 12th Street. These alleys are connected internally by three north-south alleys – Temperance Court at 25 feet and two 10-foot-wide alleys. (The eastern 10-foot alley does not completely connect the east-west alleys.) This is a significant vehicular circulation network for the interior of a city block. Moreover, the number of houses proposed (12) is not large.

Finally, the probable alternative land use is surface parking lot (a use approved by the Board for the site in 1988 but never constructed), which would generate substantially more traffic than the proposed affordable townhouses. The in-and-out traffic in the evening hours to such a parking lot might adversely affect residential neighbors due to noise and glare from headlights.

4. Conforming/More Conforming Development. At the public hearing the Board asked the Applicant why it did not pursue conforming or more conforming development on the subject property. The answer, following, illustrates the uniqueness of the property's situation and the practical difficulties involved in developing this property under R-4 standards.

The eastern row of three proposed lots has land dimensions of 57.50 feet east-west by 57.14 feet north-south, for a land area of 3,285.55 square feet.[2] Row house development requires two party walls, effectively dictating a middle row dwelling and two flanking semi-detached houses. With a minimum lot area requirement of 1,800 s.f. for the row dwelling and 3,000 s.f. for each semi-detached dwelling, the land area required is 7,800 s.f. – more than twice the actual land area. The option of two semi-detached dwellings also fails, in that each lot must be at least 3,000 s.f. in area. Finally, a detached dwelling has a minimum lot area of 4,000 s.f., which is larger than the land area available. A flat is prohibited by § 2507.1, which only allows single-family dwellings on alley lots.

The western row of nine proposed lots has land dimensions of 200 feet north-south and 47.50 feet east-west, for a land area of 9,500 square feet. The western site

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[2] See the copy of the proposed subdivision attached in *Exhibit B*.

could thus accommodate two optional developments: two detached dwellings or a middle row dwelling flanked by two semi-detached dwellings.

These very low density development options occur because the total land area is small, and the existing alley system prevents the lots from being made deeper -- only wider. The eastern parcel cannot meet the minimum area requirements for any single-family residential use. On the western parcel, the wide lots and configuration of houses would be out of character with the character of the Greater U Street Historic District, in Applicant's opinion. If the detached houses, especially, were built, they would be relatively shallow, wide houses, given the 20-foot rear yard requirement, in contrast to the typical narrow, deep attached houses in the historic district.

None of these lower density alternatives would eliminate the need for a variance from the requirement in § 2507 that single-family dwellings on alley lots have a 30-foot-wide alley reaching a street. We believe that the extensive alley network in Square 274, especially the well-distributed access at four points to 12th and 13th Streets, more than compensates for the lack of one alley that is 30 feet wide.

5. Secure Parking. The Board asked how the future property owners would secure parking spaces intended for resident use. First, three of the 10 spaces are located in the rear yards of the east row of houses, effectively securing those from public sight and access. Second, the seven other spaces would be posted with "no parking" signs, and towing would be administered by the resident-owners and their management company. The cooperative will implement a sticker system to denote authorized automobiles. We may also consider placing bollards and chains on the perimeter. Lastly, we point out that

evening is the time the residents are most likely to be at home, so that spaces will generally be filled and not available to nightclub patrons or others.

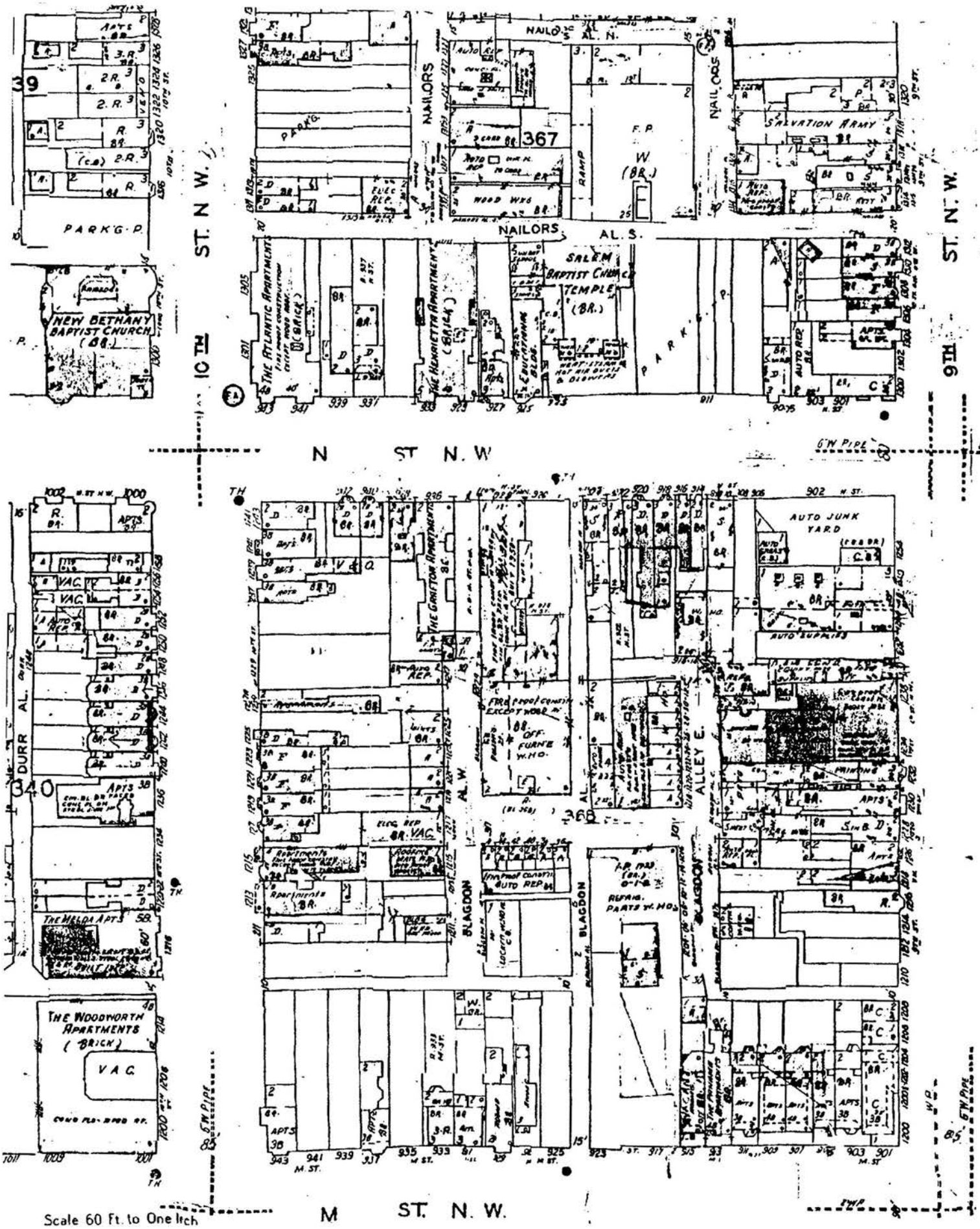
6. **One-Way Alleys.** Regarding our reference at the public hearing to explore a one-way alley system with the D.C. Department of Transportation ("DDOT"), we have reconsidered and will not pursue that proposal. We will work cooperatively with DDOT on the best vehicle flow system for the alley, taking into account the needs of all affected properties as well as other traffic entering and leaving the alleys. We still plan to suggest to DDOT that Temperance Alley be one-way, which would affect very few neighbors besides the Temperance Row residents but would open up the possibility of parallel parking there.

Regarding alley paving, as our building permit application is processed it will be determined by the Department of Public Works what alley surfaces need to be paved by the developer.

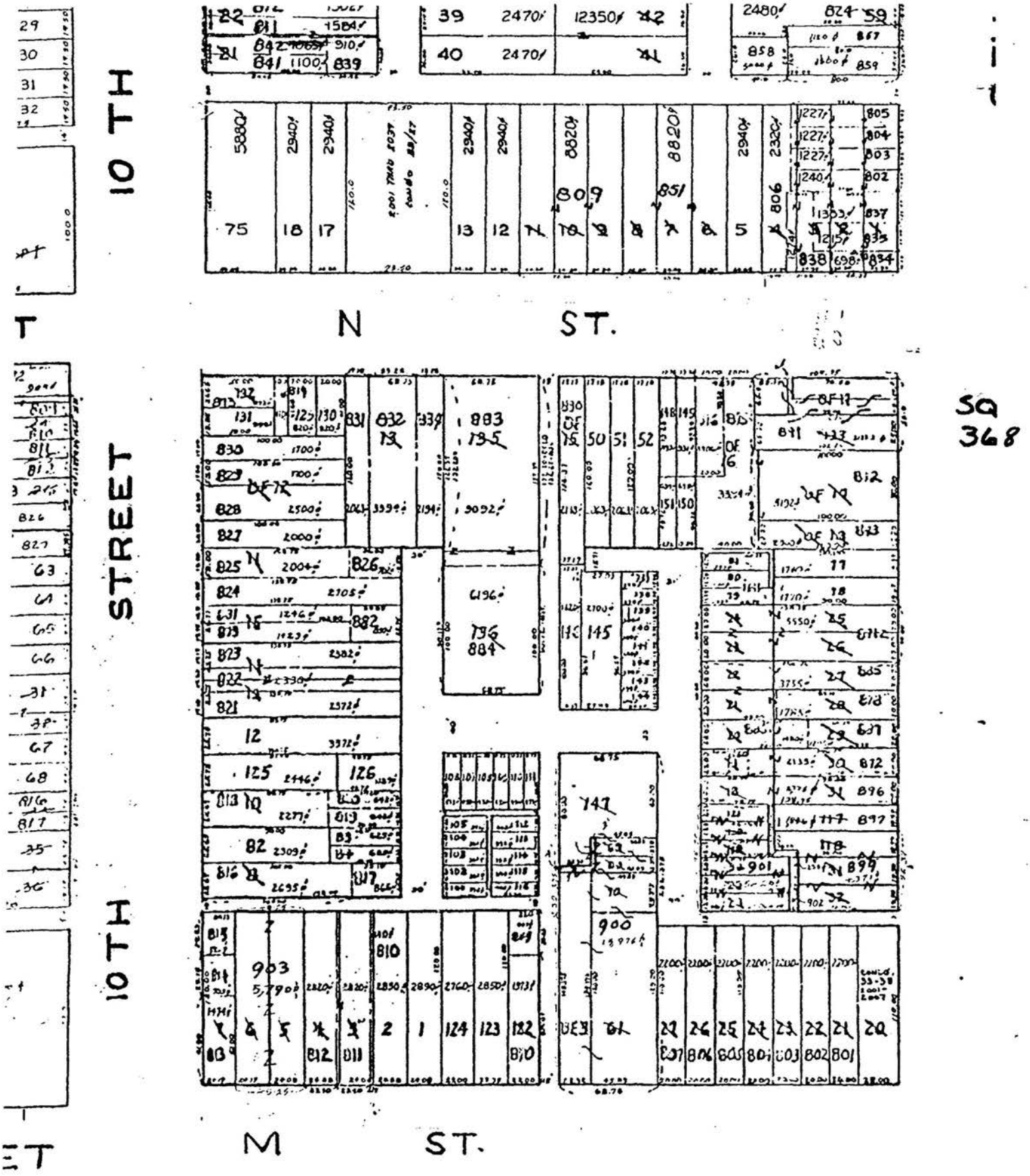
7. **Subsection 2117.9 vs. Section 2116.** The Applicant relied upon the Zoning Administrator's memorandum in requesting the special exception under § 2116 for parking spaces other than on the applicable lot. Regarding § 2117.9, Paragraphs (a) and (b) are clearly designed to address row house construction on lots fronting a street but with no alley access. Flexibility is accorded in (a) by allowing shared driveways and in (b) by waiving the parking requirement. Although Paragraph (c) is somewhat more broadly drafted, Subparagraph (1) indicates the focus is still on lots fronting on a street that lack alley access. As Board members pointed out at the public hearing, the substantive criteria in §§ 2116 and 2117.9 are quite similar.

Attachments

Exhibit A: Sanborn Building & Real Property Atlas Maps

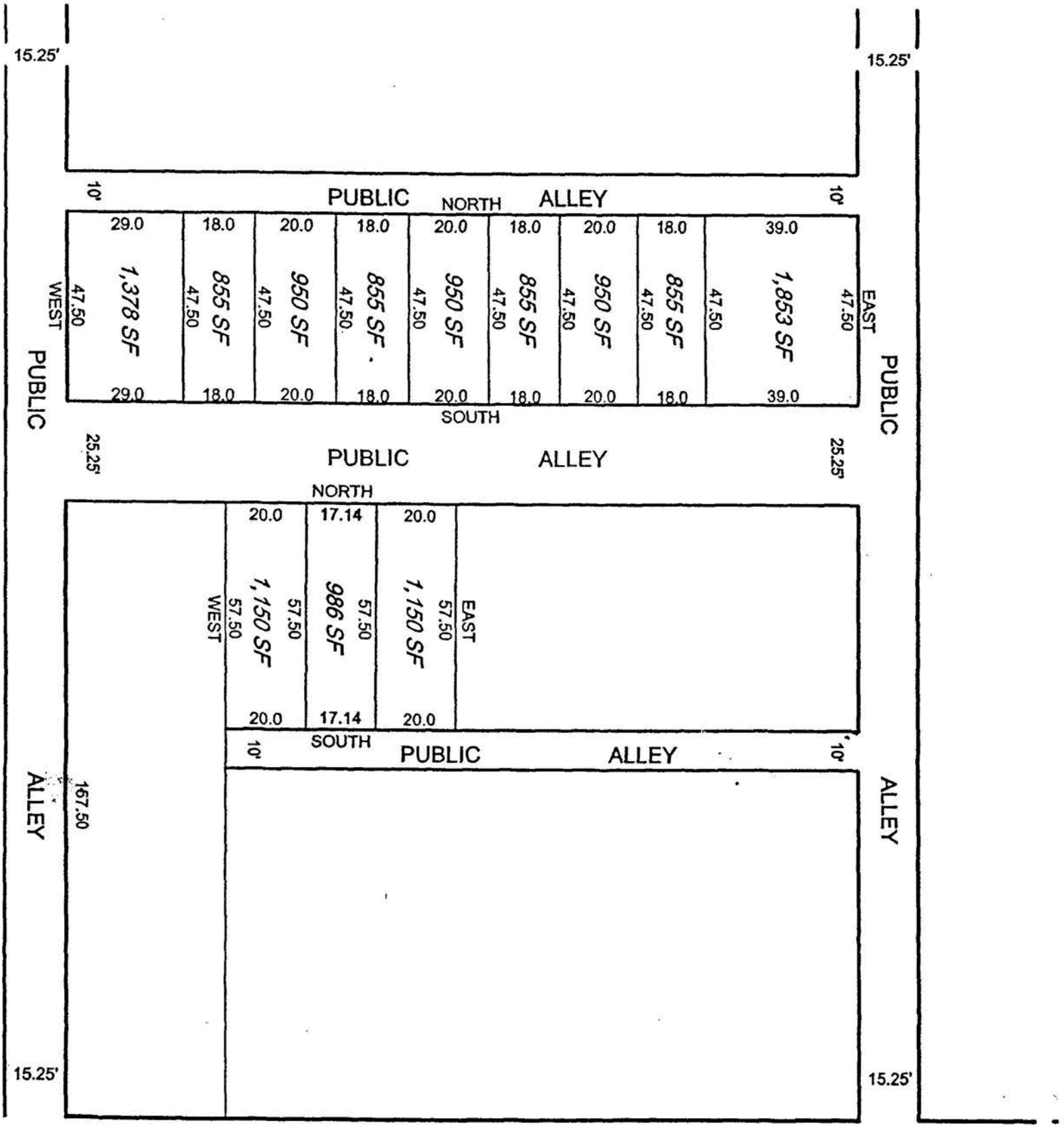


SQUARE 368 - BLAGDEN ALLEY



SQUARE 368 - BLAGDEN ALLEY

Exhibit B: Proposed Subdivision



12th STREET, N.W.

Exhibit C: Public Welfare Foundation Statement

PublicWelfare
Foundation

November 5, 2002

1200 U Street, NW
Washington, DC 20009-4443

Tel 202.965.1800
Fax 202.265.8851
www.publicwelfare.org

Geoffrey Griffis, Chairman
DC Board of Zoning Adjustment
441 4th Street NW
Washington D.C. 20001

Re: Follow-up to BZA Case # 16927

Dear Mr. Chairman:

On behalf of the Public Welfare Foundation, I appeared at the BZA's October 22, 2002 hearing in support of Manna Inc.'s petition for zoning variances needed to build 12 affordable townhouses on Temperance Alley. I want to respond to the question from one community resident about the Foundation's decision to locate our parking lot on 12th Street and to select the Temperance Alley lots for the community project.

When the Foundation decided to move to U Street from the Watergate, we were creating new challenges for our 26 employees in changing our location. Simply stated, our organization wanted to continue to provide safe, secure and accessible parking for our employees. A parking lot adjacent to our office building was necessary to achieve that goal. We purchased the land along 12th Street that makes this possible.

Further, we appeared before the DC Board of Zoning Adjustment two years ago to seek approval for creating a permanent parking lot at this location and our petition was approved.

The notion that we should "swap" the locations for our parking lot and the proposed affordable housing is simply not one that we can consider, given the requirements for parking for our staff. In addition, the idea that a community project could constructively be created on the interior lots was one that was discussed in the community and was widely endorsed.

We do not intend to change our parking lot, and we hope that this idea will not be an impediment to Manna's ability to build on the interior lots. Again, we believe the proposed affordable housing cooperative will be a critical resource for our neighborhood and we hope the BZA will approve the zoning variances needed to make it happen.

Sincerely,

Larry Kressley
Executive Director

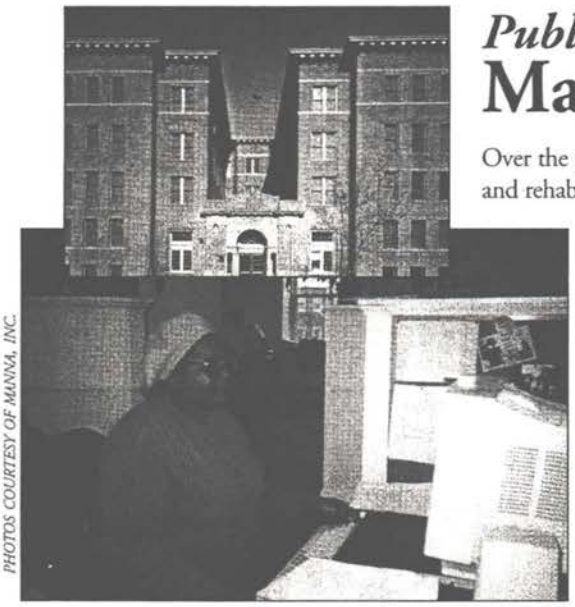
Exhibit D: Documentation of Public Meetings

A Quarterly Update on the Renovation of the True Reformer Building as the Home of the Public Welfare Foundation

KEEPING THE SPIRIT ALIVE



Summer 2000



PHOTOS COURTESY OF MANNA, INC.

Top: *Badly deteriorated, the historic Whitelaw Hotel at 13th and T Streets, NW, was purchased by Manna in 1991 and renovated into 35 apartments for lower income families.*

Bottom: *Shaw resident Tessie Todd-El is a participant in the Manna CDC's Shaw Education for Action program, which trains and educates Shaw residents to participate in community organizing efforts.*

Public Welfare Foundation at Work in Shaw: Manna, Inc.

Over the past decade, Public Welfare Foundation has supported Manna Inc.'s campaign to buy and rehabilitate neglected housing stock in the District and then resell it to low-income buyers. Manna Community Development Corporation (Manna CDC), a subsidiary of Manna, is a complement to Manna's homebuilding efforts and is behind a number of initiatives bringing renewed vitality to the Shaw community. Manna CDC is dedicated solely to revitalizing Shaw and empowering its residents to be active and productive members of the community.

Founded in 1997, Manna CDC's programs include Shaw Education for Action, a community-organizing program that provides leadership development training that involves residents directly in efforts such as preventing displacement of lower income families, preserving affordable housing, and encouraging long-time renters to become involved in community activism.

Through Manna CDC's ongoing job training fairs, Shaw residents learn about and can apply to a variety of job training programs. To support these efforts and offer a wide array of employment opportunities for Shaw residents, Manna CDC also created a staffing service company focused on providing temporary and permanent placements.

Manna CDC also manages "Duke Ellington's DC," an historic walking and bus tour. The tour takes residents and visitors to Shaw's important historical and cultural

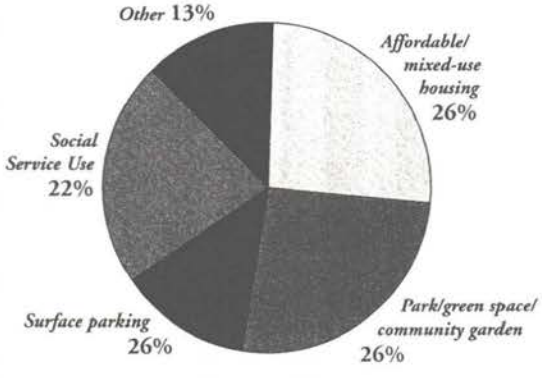
continued on page 3

Neighborhood Survey Finds Wide Support for Community Use of Vacant Lots

As part of its effort to gain broad community input, Public Welfare Foundation surveyed residents in Cardozo/Shaw to learn their opinions on the future use of several Foundation-owned lots near the True Reformer Building. The survey responses indicate a strong desire for the lots to be developed for the benefit of the surrounding community, a goal shared by the Foundation.

Three major uses of the lots emerged from the survey: affordable or mixed-use housing, a social service use, and a community park or garden. A large majority of respondents believe that the Foundation or another private, non-profit organization should own and operate the lots. Supporters of development of the

continued on page 3



Responses to survey question concerning use of land



COURTESY OF MANNA, INC.

Dozens of Shaw residents participate in a Manna CDC-sponsored job-training program fair. As a result of the fair, about half of the participants entered job-training programs to prepare for regular employment.

MANNA, Inc.

continued from page 1

sites—including the Lincoln Theatre, the Whitelaw Hotel, the African-American Civil War Memorial, Bethune Council House and the True Reformer Building. Manna CDC trains the tour guides and offers employment opportunities for Shaw residents.

Manna CDC works closely with another Foundation-supported organization working in Shaw, the New Community After School & Advocacy Program. The program is a neighborhood-based effort to provide educational opportunities, family support, and advocacy on behalf of disadvantaged children through efforts such as tutoring, art classes, and community gardening

"Through Public Welfare Foundation's support of Manna, we are able to offer programs and services that respond to the needs of the residents of Shaw," said Dominic Moulden, Executive Director of Manna CDC. "Public Welfare Foundation has been a partner with us in building a stronger Shaw long before their decision to move into the community, and we are pleased that we will soon be able to call them neighbors as well as supporters."

Dear Neighbors and Friends:

As you can see from the construction photographs in this issue of ***Keeping the Spirit Alive****, work on the True Reformer Building is moving ahead rapidly. While we cannot pinpoint the exact completion date, we anticipate moving our headquarters to the new building sometime in the late fall. All of us at the Foundation are eagerly awaiting the move into our new home.*

Our excitement about our impending relocation comes not just from our eagerness to see the True Reformer Building brought back to life, but also our long-standing ties to our new neighborhood. We have long supported key organizations in the surrounding community, including Martha's Table, Manna, Inc., For Love of Children, and the National Minority AIDS Council. In this issue we highlight Manna's ongoing efforts to revitalize Shaw and bring new job opportunities to area residents.

In this issue, we also share the results of the community survey we conducted this Spring concerning the use of the land we own behind the True Reformer Building. The comments at our recent community meeting provided us with further insight into the diversity of viewpoints in the community. The willingness of so many to participate in this process reflects the connection so many U Street-area residents have to their neighborhood. We understand the tremendous responsibility we have as the stewards of this property, and as we continue to examine possible uses of the lots, your opinions remain very important to us.

We will be back in touch with you as completion of the True Reformer Building gets closer and our plans for the use of the lots more concrete. In the meantime, please let me know if you have questions or concerns.

Sincerely,

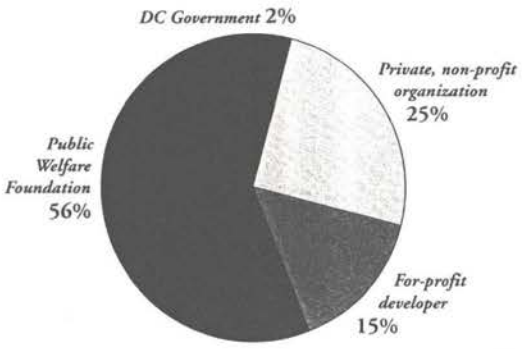
Larry Kressley
Executive Director

Survey Finds Support for Community Use of Lots

continued from page 1

lots by a non-profit organization also tend to support affordable housing, a park or green space, or some type of social service use.

The Foundation remains committed to an ongoing process of neighborhood input to help guide the development of the land. According to Larry Kressley, the Foundation's Executive Director, "We are pleased to have had so much participation from the U Street-Cardozo neighborhood in our planning process for the lots. We look forward to continuing our work with our neighbors to determine the most beneficial use for this land."



Responses to survey question concerning ownership of land

In conjunction with the release of the survey results, the Public Welfare Foundation hosted a community meeting held at the African-American Civil Museum War Memorial. Over thirty residents joined community and civic leaders, including Ward One Councilmember Jim Graham, and DC Department of Housing and Community Development Othello Mahone. Several organizations made presentations on possible uses of the land, including market-value housing, affordable housing, and green space. Meeting participants then discussed the ideas presented.

KEEPING THE SPIRIT ALIVE *Renovation of the True Reformer Building*

Forrester Construction (formerly Austin Construction) is at work on the reconstruction of the interior of the True Reformer Building. Forrester was able to save some of the original doors, doorframes, and fixtures with the goal of using many of these historic articles during the build-out of the interior. The interior construction is proceeding upwards from the basement. The work should be complete by late fall, if there are no unanticipated delays. Any questions or concerns about the project should be directed to Steve Borko at 202-965-1800.

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Jason Walker
Ron Watkins
Jodi Williams
Joe Wilson
Cynthia Young

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Washington, DC 20037
(202) 965-1800
www.publicwelfare.org

About the Public Welfare Foundation

Established by newspaper publisher Charles Edward Marsh in 1947, the Foundation is a private grant-making organization headquartered in Washington, DC since 1960. The Foundation supports organizations locally, nationally, and internationally that provide services to disadvantaged populations and work for lasting improvements in the delivery of services that meet basic human needs.

The Foundation's first grant was awarded in 1948, and from that time until now, it has been committed to a broad concept of human welfare. Most importantly, the Foundation is interested in helping organizations that aid people in need to overcome barriers that allow them full participation in society.

The Foundation pursues a strategy of "service, advocacy and empowerment" for meeting basic human needs and promoting participation for people around the globe. Inherent in this strategy is the belief that the people who are most affected by a problem must be involved in developing the solutions. The Foundation funds projects in the following areas:

- Community Economic Development and Participation
- Criminal Justice
- Disadvantaged Elderly
- Disadvantaged Youth
- Environment
- Health
- Human Rights and Global Security
- Population and Reproductive Health

For more information about the fund and grant requirements, please visit www.publicwelfare.org or call (202) 965-1800.

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Special Edition

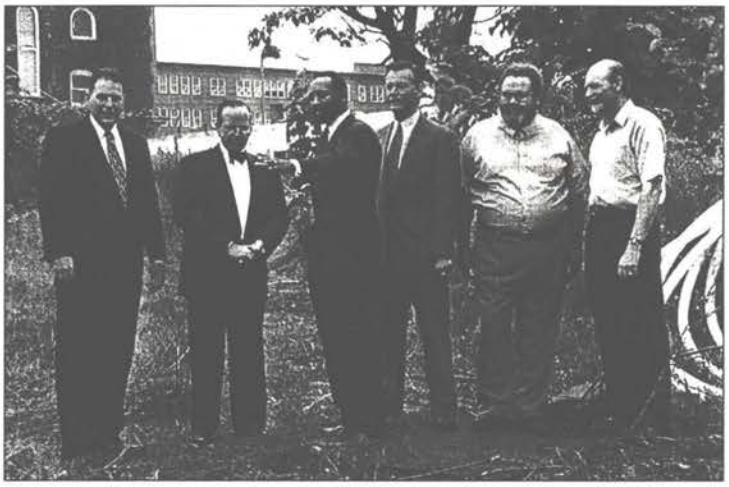
An Update on the Renovation of the True Reformer Building as the Home of the Public Welfare Foundation

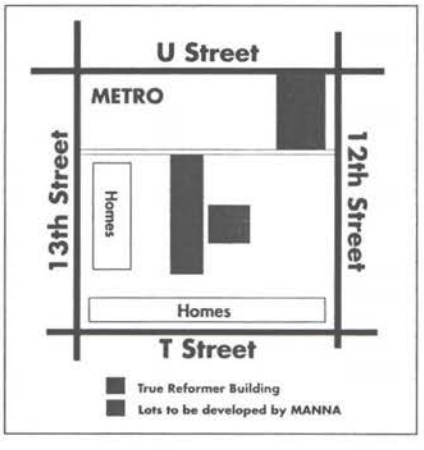
KEEPING THE SPIRIT ALIVE



August 2000

MANNA to Build Affordable Housing on Land Behind True Reformer Building





Public Welfare Foundation, MANNA, and DC officials tour the land behind the True Reformer Building that will be developed into affordable housing by MANNA. Pictured from left to right: ANC 1-B Vice Chair Glenn Melcher, Ward One Councilmember Jim Graham, Dominic Moulden, Executive Director of MANNA CDC, Larry Kressley, Public Welfare Foundation Executive Director, ANC 1-B Chair Lawrence Guyot and Jim Dickerson, Founder and Chairman of MANNA.

At its July meeting, the Board of Directors of the Public Welfare Foundation decided to pursue a development plan by MANNA, Inc. to build new, affordable housing on the vacant lots the Foundation currently owns behind the True Reformer Building. The Foundation, which is currently renovating the building as its new headquarters, acquired the lots in 1999 as part of its purchase of the building.

Over the past several months, the Foundation sponsored a community process to hear opinions of Shaw residents about the future use of the lots. The Foundation hosted two community meetings and conducted a survey to gauge the sentiment of the neighborhood. The survey found that a majority of neighborhood residents preferred either affordable housing or a park, both of which will be included in MANNA's project.

The MANNA project was one of the ideas advanced and discussed at a community meeting in April. According to Foundation Executive Director Larry Kressley, "MANNA has both a long-term commitment to this neighborhood and successful experience in developing affordable housing. We believe that their proposal will help preserve the character of this vibrant historic community and provide much-needed new housing opportunities for longtime Shaw residents."

MANNA is a community-based development organization that builds quality affordable housing for lower income families and offers support and training to families both before and after they purchase their homes. MANNA works throughout the District of Columbia, but has traditionally focused on Shaw where the organization redeveloped the historic Whitelaw Hotel.

MANNA plans to build 12 affordable townhouses and a park on the site. Longtime community residents and their families will be given priority to purchase the homes.

"We are eager to build high-quality affordable homes so close to the Metro and other neighborhood amenities," said Dominic Moulden, Executive Director of MANNA Community Development Corporation (CDC), which will oversee this project. "We look forward to working with area residents to develop a project that meets the community's needs and reflects the visibility of the site." MANNA is currently drafting a development plan and hopes to announce a timeline for the project by the end of the year.

Rebuilding Neighborhoods Through Affordable Homeownership
MANNA
Community Development Corporation

PublicWelfare Foundation

Community Meeting
Development of Housing at Temperance Row

Agenda

October 22, 2001

I. Welcome and Introductory Remarks
   Larry Kressley, Public Welfare Foundation

II. Support of ANC and Cardozo Shaw Neighborhood Association
   Glen Melcher, ANC 1B
   Scott Pomeroy, President CSNA

III. Overview of MANNA and MANNA CDC
   Dominic Moulden, MANNA CDC

IV. Overview of Proposed Temperance Row Development
   Martha Davis, MANNA CDC

V. Interim Use of Lots
   David Haiman, MANNA CDC

VI. Questions and Answers
   Dominic Moulden, MANNA CDC

VII. Closing Remarks
   Dominic Moulden, MANNA CDC

Summary of Community Mtg on Temperance Row
October 22, Public Welfare Foundation

36 attendees signed in, a few additional attended
Audience received Fact Sheet on Manna CDC and list of Manna projects in Shaw
Photo boards of Whitelaw, 9th and French, Nehehmiah townhouses, Bowen Rd were displayed

Speaking in support of need for affordable housing in this neighborhood and support for our particular project (in addition to Larry Kressley), were:
Scott Pomeroy, Cardozo Shaw Neigh. Assoc.;
Lawrence Guyot, ANC;
and Stanley Mayes, former ANC.
Glen Melcher spoke conditionally in favor of project.

Overall there was no opposition to the project. There was at least one person interested in applying to live there, who was ecstatic that the minimum income may be only $24,000.

Several questions were about understanding the co-op and limited equity concept: what happens to the equity that is not realized by the sellers, whether the co-op will own the land, who will be doing applicant screening, and what follow-up involvement Manna will have after occupancy.

Design related questions:
Alley widths raised concerns. One general one is what the fire truck route will be to service fire emergencies on site. Suggestion that we check with Fire Dept. to ensure acceptable access.

Second one relates to 10' width of alley separating T.Row from 13th Street houses. Four residents of that block attended meeting and three raised the issue that they feel the 10' width becomes unsafe and difficult to navigate after T.Row is built. They asked if we can modify that width to make alley more useful.

Pedestrian safety was raised. Concern was to have sufficient lighting in alleys, either provided by the city or by developer. Also asked: how will T. Row be safely accessed by pedestrians? One questioner implied this is not "defensible space" because it's not visible from street.

We mentioned our hope to create direct access to the Metro entrance at 13th and U – (requires Metro agreeing to open up in short run, and Marvin Jawer agreeing future building will allow for that.) Meeting is planned with Jim Graham (Dominic and Scott Pomeroy) to discuss this.

There were no questions about materials: We stated that the walls will not be brick but rather some other material that will fit into neighborhood, and rear will be vinyl. No follow up questions.
No questions on timetable; we indicated coming year will be zoning process, mid-2003 start.

We indicated there will be a follow up public meeting around January 2002.

October 22, 2001 Community Meeting
Sign-in Sheet
(Please Print)

	Name	Street Address	Phone	E-mail
1.	Rafael Avile's	2201-12th st. N.W.	202 234-0798	
2.	Patricia Moses	1323 Belmont St,	202-387-1514	
3.	Glen Melcher			
✓ 4.	Andy King	1304 T St NW	518-4131	aking of dc@hotmail.com.
5.	James R. Woodyard	1919 13th St NW	2)333-9663	teleromdc@msn.com
6.	S Tournas	1335 Wallach Pl NW	202-232-8070	
7.	J. Gordon	D.C.	202-285-1007	
8.	BEN WILLIS	1806 VERMONT AVE. 20001	232-6836	
9.	Stanley J. Mayes	1319 Wallach Pl. N.W. 20009	328-1568	
10.				
11.				
12.				

October 22, 2001 Community Meeting
Sign-in Sheet
(Please Print)

	Name	Street Address	Phone	E-mail
1.	Lori Dodson	1816 12th St, NW Washington, DC 20009	(202)462-8314	ldodson@tmcsh.org
2.	JEFF BEAM	1213 S St. 20009	202 232 5574	jbeam@tortigallaschk.com
3.	Alice Thomas	1715 8th St NW WDC 20001		
4.	Laura Acuña	3023 14th NW	I am very interested in your program.	laddy_@yahoo.com
5.	Jim Dickerson	~~3718~~ 614 S St NW.		
6.	ERIN O'Brien	1919 12th St #3, NW	202.667.8127	eo8950@americanedu.
7.	Scott Pomerun			
8.	Marcia McDonell	1509 Caroline St. NW WDC 20009		
9.	~~Stanley Mayes~~	~~1319 Walter~~	387-8148	
10.	Milton Grant	1016 T ST. NW	332-5828	ELCOROLS@AOL.com
✓11.	Janet Parks	Ionia Whipper Home 1909 13th	332-2430	
12.				

October 22, 2001 Community Meeting
Sign-in Sheet

(Please Print)

	Name	Street Address	Phone	E-mail
✓ 1.	ALAN KRISFALUSI	1925-B 13th St. NW	202-667-6647	alanandmarkc@aol.com
2.	MARK JOSEPH	"	"	"
3.	Frank Smith			
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				
12.				

October 22, 2001 Community Meeting
Sign-in Sheet
(Please Print)

	Name	Street Address	Phone	E-mail
✓1.	PHIL SPALDING	1929 13 ST NW	986-5053	PHILSPAL@BELLATLANTIC.NET
2.	Larry Clark	7200 Wisconsin Ave #310	(301)654-0702	lclark@dkdevelopment.com
3.	Ida Blocker	1401 Fairmont St NW #413	202-387-7160	Idaministries@msn.com
4.	Leslie Williams	2801-14th St NW #317	(202) 232-0932	
5.	[illegible] Jones	2704 Gladstone	338-4130	
6.	David Dorsey	828 Eastern St NE #2	832-1845	
7.	Thomas Pressley	1309 Warwick Pl NW	483-5236	
8.	Gloria Prue	2121 11th St NW	667-6764	
9.	Sara Zaman	1701 16th St NW	518-8939	
✓10.	Andy Levin	1923 13th St, NW	667 6657	awlevin@yahoo.com
11.	Chevon File	1213 S ST N.W.	23[illegible].5574	
12.	Daniel Ceasar	3023 14th St. W.D [illegible]	58[illegible]-0740	

October 22, 2001 Community Meeting
Sign-in Sheet

	Name	Street Address	Phone	E-mail
1.	Ethel Bordley	1114 T st	202-462-5675	
2.	David Paulk	1104 T st	202-462-6752	
3.	Russell Thomas	1905 16th	265-7278	
4.				
5.				
6.				
7.				
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11.				
12.				

SUMMARY OF JAN. 15, 2002 COMMUNITY MEETING

Martha Davis

From: Arnold Tim [tarnold1718@yahoo.com] ← HISTORIC PRESERVATION CHAIR OF CARDOZO SHAW NEIGHBORHOOD ASSOCIATION.
Sent: Wednesday, January 16, 2002 11:56 AM
To: scott@aptusllc.com
Cc: Carl M. Skooglund, AIA; Martha Davis
Subject: Re: [ustreetnews] looking for an apartment

Hey Scott -
Sorry I have not been in better contact. Got back into town last Wednesday - with a bad case of airline/kennel cough. A good friend of my partner's had a brain aneurism (and died) and my Dad's heart bypass surgery was pushed forward to this past Monday (all went well) - so things have been hectic. Sorry I missed the CSNA and ANC meetings last Thursday. Did attend the Manna CDC meeting last night - and I think all went well.
Following is a little report - would this be the sort of thing we would include in the next newsletter? Carl and Martha - please feel free to let me know if anything seems missing or incorrect.

On the evening of 15 January 2002 at the "True Reformer" Building (12 and U Street NW) Manna CDC hosted a community meeting to share their schematic design for the Proposed Temperance Row. The project, consisting of a 9 unit row of townhouse facing a 3 unit row, should break ground sometime in 2003. Temperance Row is a 25' wide existing alley that runs north south in the block bounded by U, T, 12th and 13th Streets NW (directly behind the True Reformer Building). Currently, the only structure on the alleyway is a Metro maintenance building, which will remain. Existing 15' wide alleys parallel to T and U Streets would remain and provide access to the project, and the plotted 10' wide alleys parallel to 12th and 13th Street would also remain.
The town homes would be owned by a "Limited Equity Cooperative". The cooperative owners (the townhouse residents) would only be able to reap limited equity upon selling their unit (share) maintaining the Row as affordable housing in perpetuity. It is expected that month costs will range from $600 to $900 per month, and the target income level is between $24 and $38,000 per year. Manna CDC felt confident they would have no trouble finding quality, committed, neighborhood folks who would want to be a part of the cooperative (and given that a neighboring planned market rate project is priced form $350,000 to $600,000, all agreed the Manna project should be very popular).
A sizeable number of residents attending the meeting, and I think in general all were pleased with the project. Some of the concerns follow:
Some felt the project was a bit too dense - and were concerned about parking, service access (utility, fire, trash..) and recreation space. It was noted that the density was far less than many of the planned private developments in progress in the neighborhood, and Manna CDC had received favorable preliminary considerations for their proposal for Temperance Row to be one way with parallel parking on one side. With the row parking, about 17 spots would be provided for 12 units.

Some felt the "Loft" aesthetic to "industrial" feeling. Manna CDC felt the scale and price point of the town-houses might preclude successfully doing Victorian revival facades, and noted that their was a precedent for mid-block loft type buildings in the area. Also, Manna CDC will require Historic Preservation Review - and the have begun that process and are receiving favorable comments on their design direction. The proposed rear townhouse facades are finished in siding, and some residents wondered if Manna CDC could consider other materials - Manna CDC will consider other materials but is constrained by budget.

Some resident expressed concern about the 10' wide alleys behind the town-homes, especially residents on 13th Street. Since the proposed development area has been vacant for many years, the residents have grown accustomed to they alley width - which has "migrated" eastward beyond its legal boundary. Manna CDC pointed out that their townhouse lot depths were at a minimum, and that could not really sacrifice much space to enlarge the alley width.

Manna CDC will require a number of variances. The lot sizes are under the current minimum for town-houses. The Temperance Row alleyway would have to be approved as appropriate street frontage, and the lots will require re-subdivision to conform to the proposed divisions.

Since it will be sometime until Manna CDC can secure the necessary funding to begin construction, they are also considering the following interim uses:
An "Art Mart".
A "Farmer's Market" in conjunction with Community Harvest.
A home for the "Georgetown Flea Market" (in exile...)
And, a valet parking lot for the surrounding night life businesses.
I thing the Farmer's Market got the largest number of positive murmurs and affirmative head nods.
All in all, I think most folks are excited to see some affordable housing in the pipeline. And I think many residents realize this proposal is a creative, positive way to utilize the mid block abandoned lots.
Look forward to comments...
Tim A
--- Scott Pomeroy <> wrote:
> How did your meeting go last night?
>
> Scott
>

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SIGN IN - JAN. 15, 2002 ~~CAA~~ ~~ABC~~ TEMPERANCE ROW MTG.

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10.	TIM ARNOLD	CSNA PRESERVATION & DEVELOPMENT		
11.	Steve Tulin	1906 11th St NW	3323070	SJTULIN @AOL
12.	Stewart Bunn	1326 W St.		
13	Jada Seegers	900 ½ S. St. NW.	2-234-0348	
14.	John Johnson	900 ½ S St. NW	2/234-0348	
15.	Stanley J. Mayes	1319 Wallach Pl. N.W.	2/328-1368	
16.	Leslie Sneed	1610 7th St. N.W.	(2387-9313	
17.	S. Braun	1913 13th St, NW	2/518.7186	
18.	LORRAINE J. WHITE	2104 VT. AVE N.W.	387-1152	
19.	Lucie Chapman	1911. 11st NW	3873044	
20.	Peter Knapp	1425 S St NW W DC 20009	202/482-1359 (W)	PeterKnapp@wavelengthsonline.co
21.	Lynn C. French	1124 Columbia Rd 20009	462-3731	lcfrench@hotmail.com
22.	Gloria Prue	PoBox 73191 WDC 20056-3191		

SIGN IN JAN. 15, 2002 TEMPERANCE ROW

NAME	ADDRESS	PHONE	EMAIL
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James Woodyard	1919 13th St	(202) 333-9663	telecomdc@msn.com
Carlton Clark	2021 Vermont Ave NW		
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