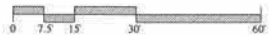
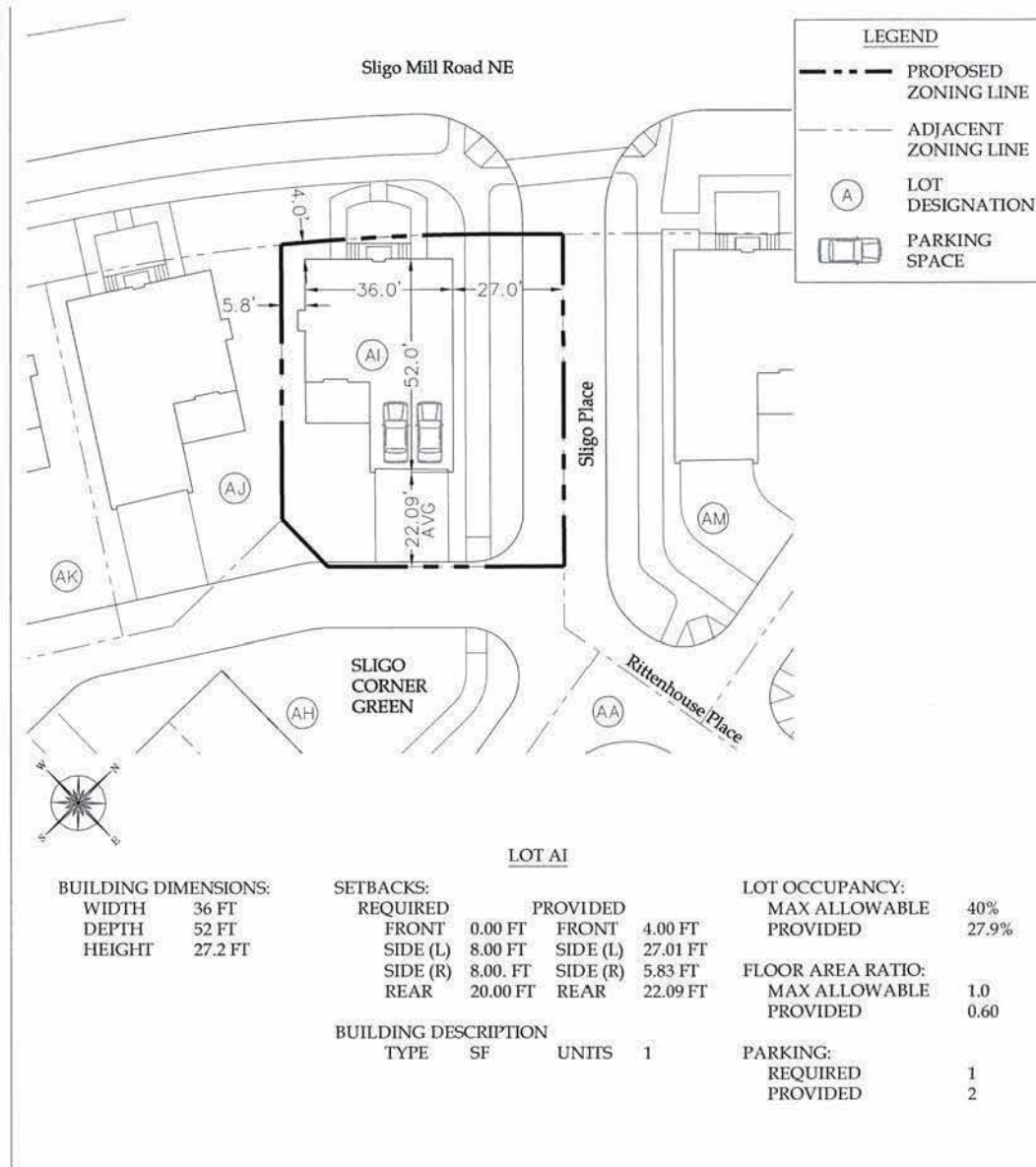


BUILDING DIMENSIONS:		SETBACKS:		LOT OCCUPANCY:	
WIDTH	DEPTH	REQUIRED	PROVIDED	MAX ALLOWABLE	PROVIDED
108 FT	41 FT	FRONT 20.00 FT	FRONT 32.50 FT	40%	
		SIDE (L) 8.00 FT	SIDE (L) 36.00 FT	22.6%	
HEIGHT 31 FT		SIDE (R) 0.00 FT	SIDE (R) 0.00 FT		
		REAR 20.00 FT	REAR 36.79 FT		
		BUILDING DESCRIPTION:		FLOOR AREA RATIO:	
		TYPE TH	UNITS 6	MAX ALLOWABLE	1.0
				PROVIDED	0.68
				PARKING:	
				REQUIRED	6
				PROVIDED	12



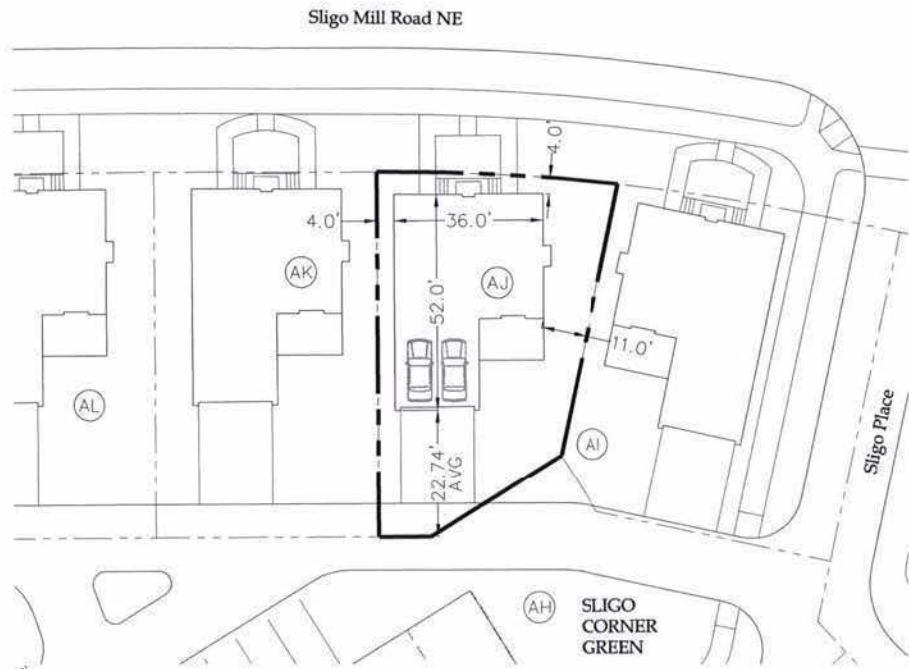
Scale: 1"=30'



BUILDING DIMENSIONS:		SETBACKS:		LOT OCCUPANCY:	
WIDTH	DEPTH	REQUIRED	PROVIDED	MAX ALLOWABLE	PROVIDED
36 FT	52 FT	FRONT 0.00 FT	FRONT 4.00 FT	40%	
HEIGHT 27.2 FT		SIDE (L) 8.00 FT	SIDE (L) 27.01 FT	27.9%	
		SIDE (R) 8.00 FT	SIDE (R) 5.83 FT		
		REAR 20.00 FT	REAR 22.09 FT		
		BUILDING DESCRIPTION:		FLOOR AREA RATIO:	
		TYPE SF	UNITS 1	MAX ALLOWABLE	1.0
				PROVIDED	0.60
				PARKING:	
				REQUIRED	1
				PROVIDED	2

**LEGEND**

- PROPOSED ZONING LINE
- ADJACENT ZONING LINE
- LOT DESIGNATION
- PARKING SPACE



LOT AJ

**BUILDING DIMENSIONS:**

WIDTH	36 FT
DEPTH	52 FT
HEIGHT	27.2 FT

**SETBACKS:**

REQUIRED	PROVIDED
FRONT 0.00 FT	FRONT 4.00 FT
SIDE (L) 8.00 FT	SIDE (L) 11.00 FT
SIDE (R) 8.00 FT	SIDE (R) 4.00 FT
REAR 20.00 FT	REAR 22.74 FT

**LOT OCCUPANCY:**

MAX ALLOWABLE	40%
PROVIDED	38.0%

**FLOOR AREA RATIO:**

MAX ALLOWABLE	1.0
PROVIDED	0.81

**BUILDING DESCRIPTION:**

TYPE	SF	UNITS
SF		1

**PARKING:**

REQUIRED	1
PROVIDED	2

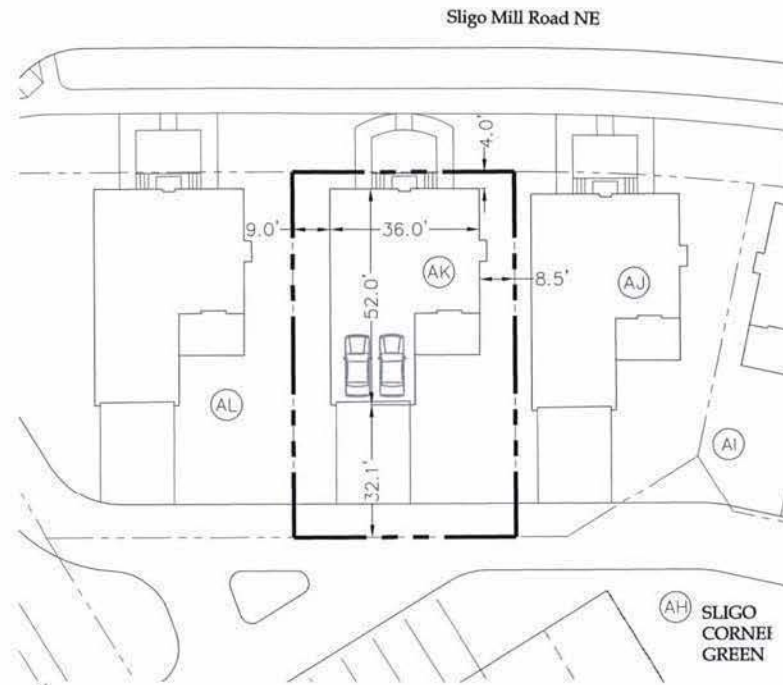


Scale: 1"=30'



# 6000 New Hampshire Avenue

PREHEARING SUBMISSION: MARCH 29, 2006



LOT AK

**BUILDING DIMENSIONS:**

WIDTH	36 FT
DEPTH	52 FT
HEIGHT	26.2 FT

**SETBACKS:**

REQUIRED	PROVIDED
FRONT 0.00 FT	FRONT 4.00 FT
SIDE (L) 8.00 FT	SIDE (L) 8.51 FT
SIDE (R) 8.00 FT	SIDE (R) 9.00 FT
REAR 20.00 FT	REAR 32.13 FT

**LOT OCCUPANCY:**

MAX ALLOWABLE	40%
PROVIDED	32.4%

**FLOOR AREA RATIO:**

MAX ALLOWABLE	1.0
PROVIDED	0.69

**BUILDING DESCRIPTION:**

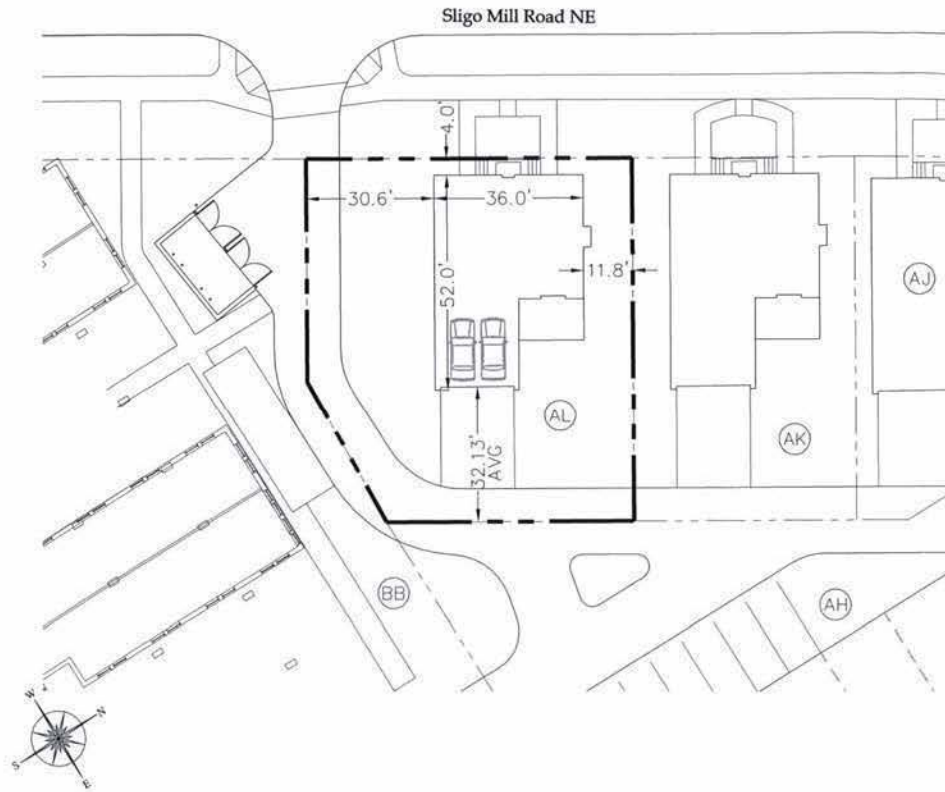
TYPE	SF	UNITS
SF		1

**PARKING:**

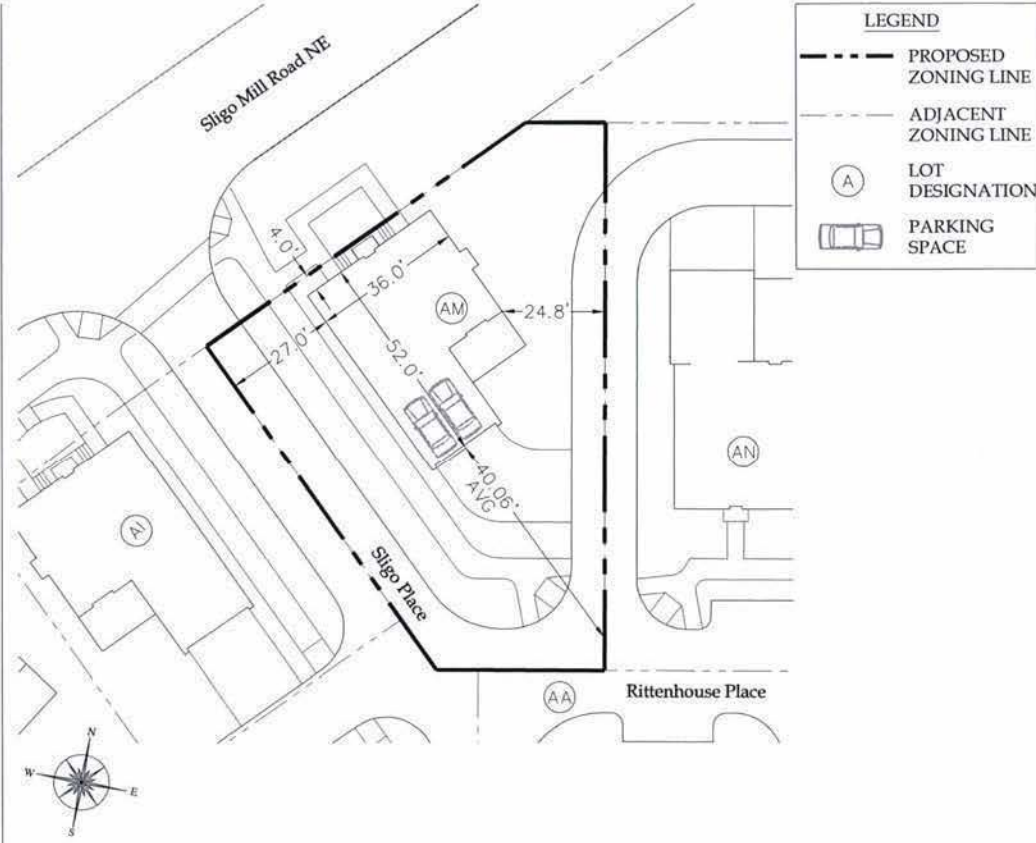
REQUIRED	1
PROVIDED	2

**LEGEND**

- PROPOSED ZONING LINE
- ADJACENT ZONING LINE
- LOT DESIGNATION
- PARKING SPACE



BUILDING DIMENSIONS:		SETBACKS:		LOT OCCUPANCY:			
WIDTH	DEPTH	REQUIRED	PROVIDED	MAX ALLOWABLE	PROVIDED		
36 FT	52 FT	FRONT 0.00 FT	FRONT 4.00 FT	40%			
		SIDE (L) 8.00 FT	SIDE (L) 11.78 FT	23.2%			
27.2 FT		SIDE (R) 8.00 FT	SIDE (R) 30.60 FT				
		REAR 20.00 FT	REAR 32.13 FT				
		BUILDING DESCRIPTION:		FLOOR AREA RATIO:			
		TYPE	SF	UNITS	1	MAX ALLOWABLE	1.0
						PROVIDED	0.5
						PARKING:	
						REQUIRED	1
						PROVIDED	2



BUILDING DIMENSIONS:		SETBACKS:		LOT OCCUPANCY:			
WIDTH	DEPTH	REQUIRED	PROVIDED	MAX ALLOWABLE	PROVIDED		
36 FT	52 FT	FRONT 0.00 FT	FRONT 4.00 FT	40%			
		SIDE (L) 8.00 FT	SIDE (L) 24.80 FT	18.0%			
27.2 FT		SIDE (R) 8.00 FT	SIDE (R) 27.00 FT				
		REAR 20.00 FT	REAR 40.06 FT				
		BUILDING DESCRIPTION:		FLOOR AREA RATIO:			
		TYPE	SF	UNITS	1	MAX ALLOWABLE	1.0
						PROVIDED	0.39
						PARKING:	
						REQUIRED	1
						PROVIDED	2

**LEGEND**

- PROPOSED ZONING LINE
- ADJACENT ZONING LINE
- LOT DESIGNATION
- PARKING SPACE



Scale: 1"=30'

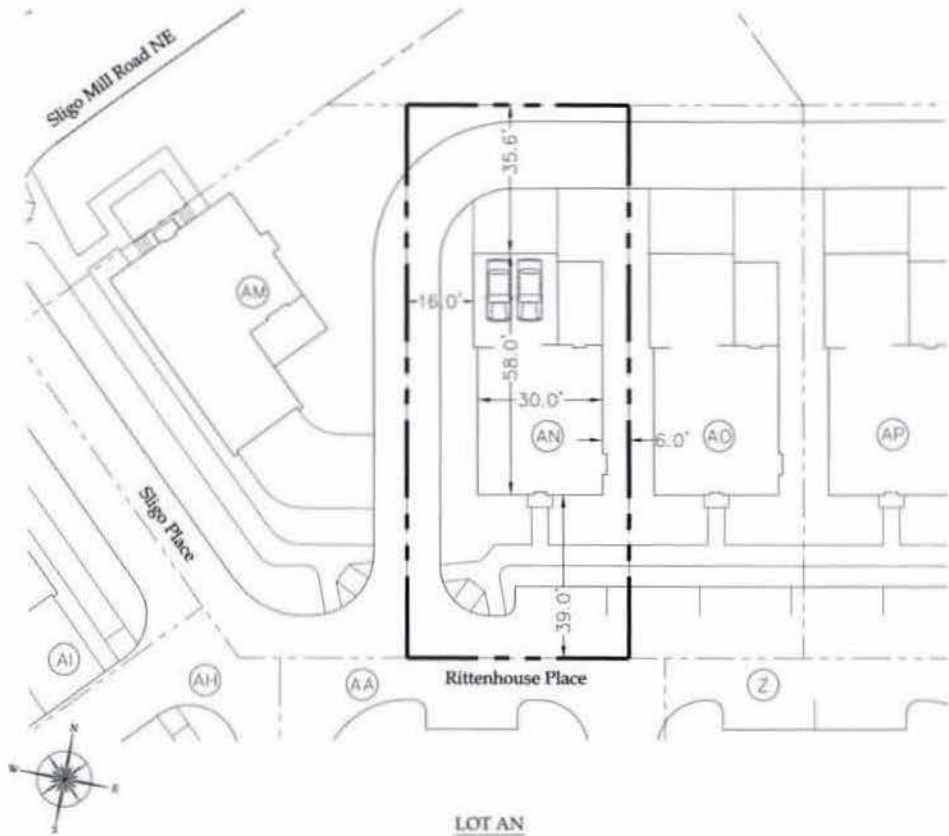
Kimley-Horn and Associates, Inc.

URG URBAN RESOURCE GROUP

# 6000 New Hampshire Avenue

PREHEARING SUBMISSION: MARCH 29, 2006





**LOT AN**

**BUILDING DIMENSIONS:**

WIDTH	30 FT
DEPTH	58 FT
HEIGHT	28.2 FT

**SETBACKS:**

REQUIRED	PROVIDED
FRONT	20.00 FT FRONT 39.00 FT
SIDE (L)	8.00 FT SIDE (L) 16.00 FT
SIDE (R)	8.00 FT SIDE (R) 6.00 FT
REAR	20.00 FT REAR 35.64 FT

**LOT OCCUPANCY:**

MAX ALLOWABLE	40%
PROVIDED	21.7%

**FLOOR AREA RATIO:**

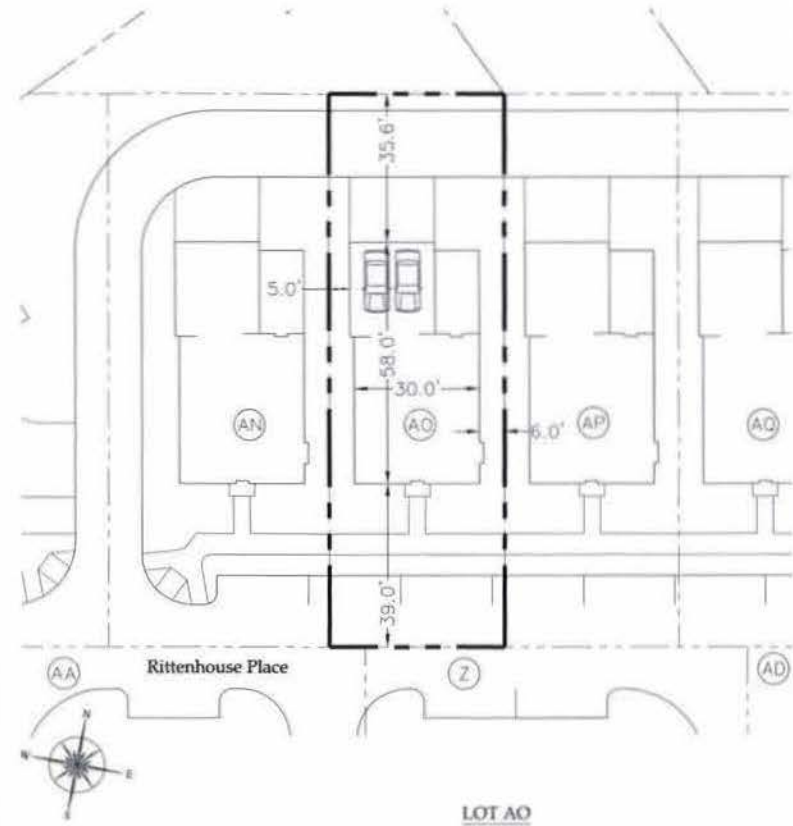
MAX ALLOWABLE	1.0
PROVIDED	0.47

**BUILDING DESCRIPTION:**

TYPE	SF	UNITS	1

**PARKING:**

REQUIRED	1
PROVIDED	2



**LOT AO**

**BUILDING DIMENSIONS:**

WIDTH	30 FT
DEPTH	58 FT
HEIGHT	28.2 FT

**SETBACKS:**

REQUIRED	PROVIDED
FRONT	20.00 FT FRONT 39.00 FT
SIDE (L)	8.00 FT SIDE (L) 5.00 FT
SIDE (R)	8.00 FT SIDE (R) 6.00 FT
REAR	20.00 FT REAR 35.64 FT

**LOT OCCUPANCY:**

MAX ALLOWABLE	40%
PROVIDED	27.4%

**FLOOR AREA RATIO:**

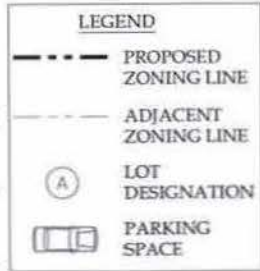
MAX ALLOWABLE	1.0
PROVIDED	0.59

**BUILDING DESCRIPTION:**

TYPE	SF	UNITS	1

**PARKING:**

REQUIRED	1
PROVIDED	2



Scale: 1"=30'

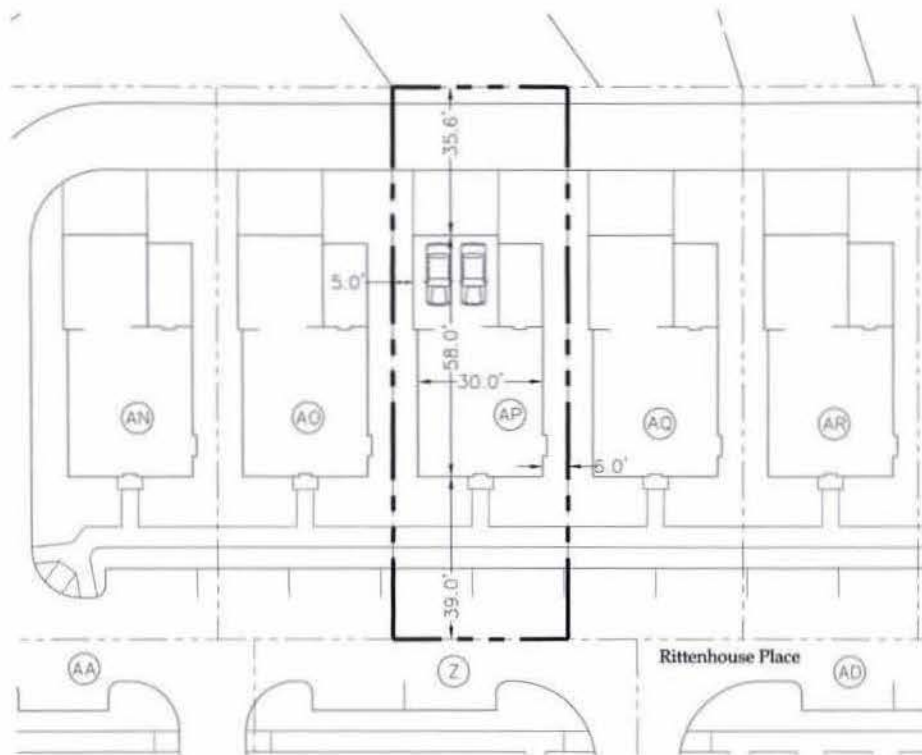


# 6000 New Hampshire Avenue

PREHEARING SUBMISSION: MARCH 29, 2006

ZONING LOT DETAIL

Sheet S52



Rittenhouse Place

**LOT AP**

**BUILDING DIMENSIONS:**  
 WIDTH 30 FT  
 DEPTH 58 FT  
 HEIGHT 28.2 FT

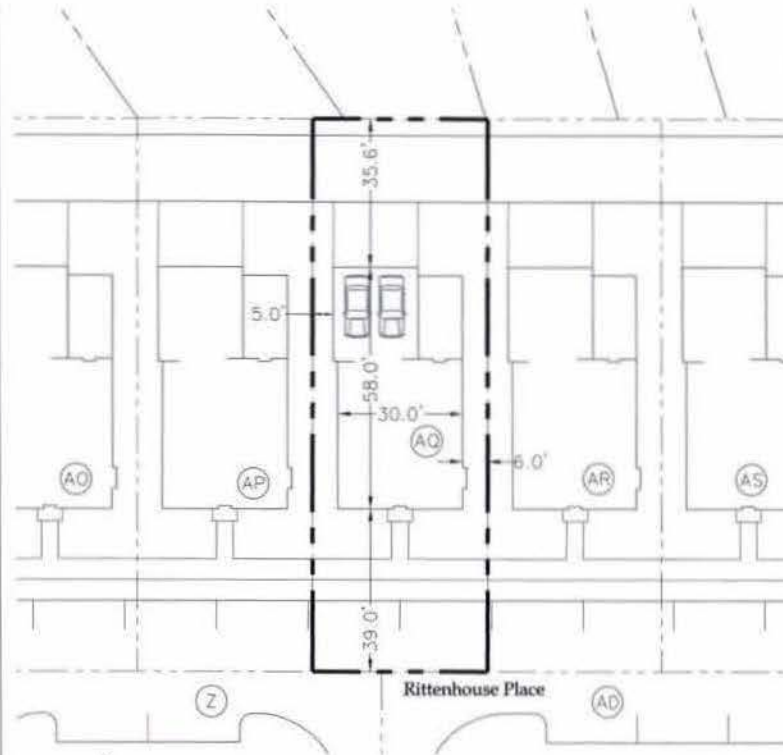
SETBACKS:		REQUIRED		PROVIDED	
FRONT	20.00 FT	FRONT	39.00 FT	FRONT	39.00 FT
SIDE (L)	8.00 FT	SIDE (L)	5.00 FT	SIDE (L)	5.00 FT
SIDE (R)	8.00 FT	SIDE (R)	6.00 FT	SIDE (R)	6.00 FT
REAR	20.00 FT	REAR	35.64 FT	REAR	35.64 FT

BUILDING DESCRIPTION:			
TYPE	SF	UNITS	
		1	

LOT OCCUPANCY:	
MAX ALLOWABLE	40%
PROVIDED	27.4%

FLOOR AREA RATIO:	
MAX ALLOWABLE	1.0
PROVIDED	0.59

PARKING:	
REQUIRED	1
PROVIDED	2



Rittenhouse Place

**LOT AQ**

**BUILDING DIMENSIONS:**  
 WIDTH 30 FT  
 DEPTH 58 FT  
 HEIGHT 28.2 FT

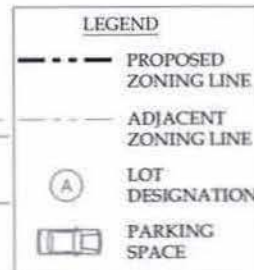
SETBACKS:		REQUIRED		PROVIDED	
FRONT	20.00 FT	FRONT	39.00 FT	FRONT	39.00 FT
SIDE (L)	8.00 FT	SIDE (L)	5.00 FT	SIDE (L)	5.00 FT
SIDE (R)	8.00 FT	SIDE (R)	6.00 FT	SIDE (R)	6.00 FT
REAR	20.00 FT	REAR	35.64 FT	REAR	35.64 FT

BUILDING DESCRIPTION:			
TYPE	SF	UNITS	
		1	

LOT OCCUPANCY:	
MAX ALLOWABLE	40%
PROVIDED	27.4%

FLOOR AREA RATIO:	
MAX ALLOWABLE	1.0
PROVIDED	0.59

PARKING:	
REQUIRED	1
PROVIDED	2



Scale: 1"=30'

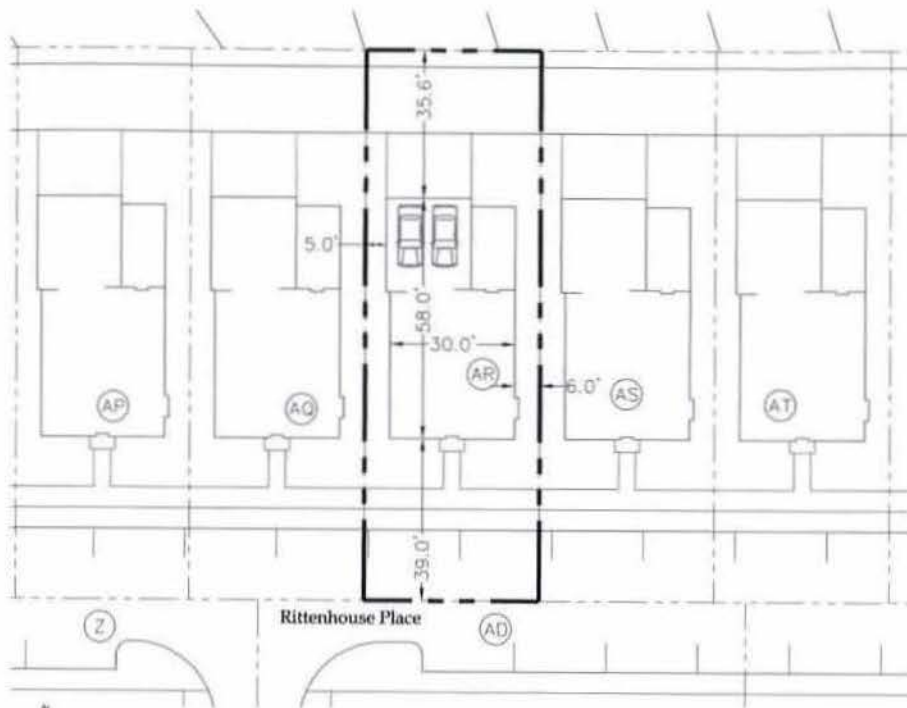


**6000 New Hampshire Avenue**

PREHEARING SUBMISSION: MARCH 29, 2006

ZONING LOT DETAIL

Sheet 553



**LOT AR**

**BUILDING DIMENSIONS:**

WIDTH	30 FT
DEPTH	58 FT
HEIGHT	28.2 FT

**SETBACKS:**

REQUIRED	PROVIDED
FRONT 20.00 FT	FRONT 39.00 FT
SIDE (L) 8.00 FT	SIDE (L) 5.00 FT
SIDE (R) 8.00 FT	SIDE (R) 6.00 FT
REAR 20.00 FT	REAR 35.64 FT

**LOT OCCUPANCY:**

MAX ALLOWABLE	40%
PROVIDED	27.4%

**FLOOR AREA RATIO:**

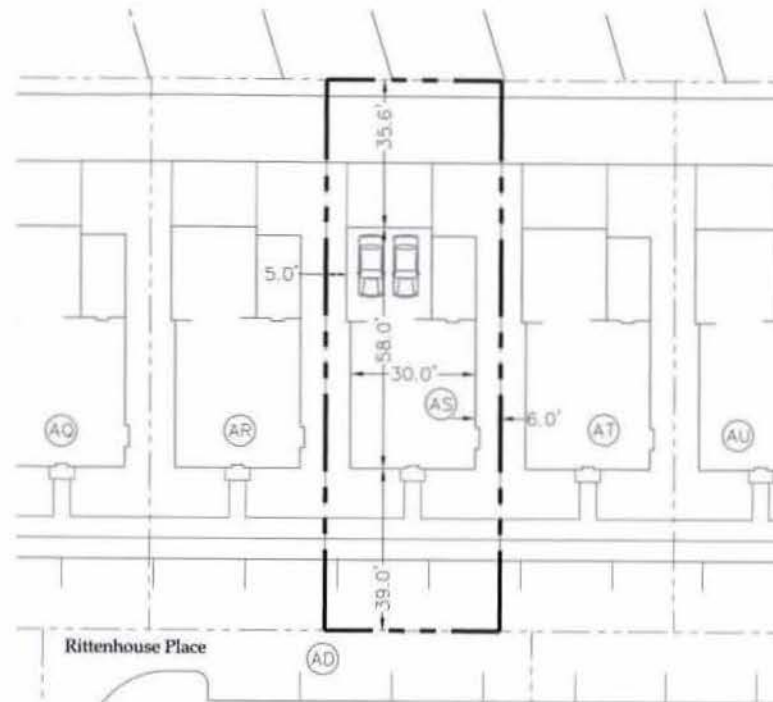
MAX ALLOWABLE	1.0
PROVIDED	0.59

**BUILDING DESCRIPTION:**

TYPE	SF	UNITS
		1

**PARKING:**

REQUIRED	1
PROVIDED	2



**LOT AS**

**BUILDING DIMENSIONS:**

WIDTH	30 FT
DEPTH	58 FT
HEIGHT	28.2 FT

**SETBACKS:**

REQUIRED	PROVIDED
FRONT 20.00 FT	FRONT 39.00 FT
SIDE (L) 8.00 FT	SIDE (L) 5.00 FT
SIDE (R) 8.00 FT	SIDE (R) 6.00 FT
REAR 20.00 FT	REAR 35.64 FT

**LOT OCCUPANCY:**

MAX ALLOWABLE	40%
PROVIDED	27.4%

**FLOOR AREA RATIO:**

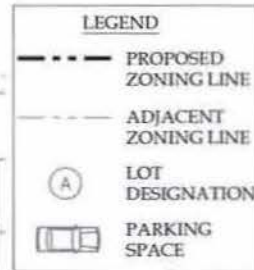
MAX ALLOWABLE	1.0
PROVIDED	0.59

**BUILDING DESCRIPTION:**

TYPE	SF	UNITS
		1

**PARKING:**

REQUIRED	1
PROVIDED	2



Scale: 1"=30'

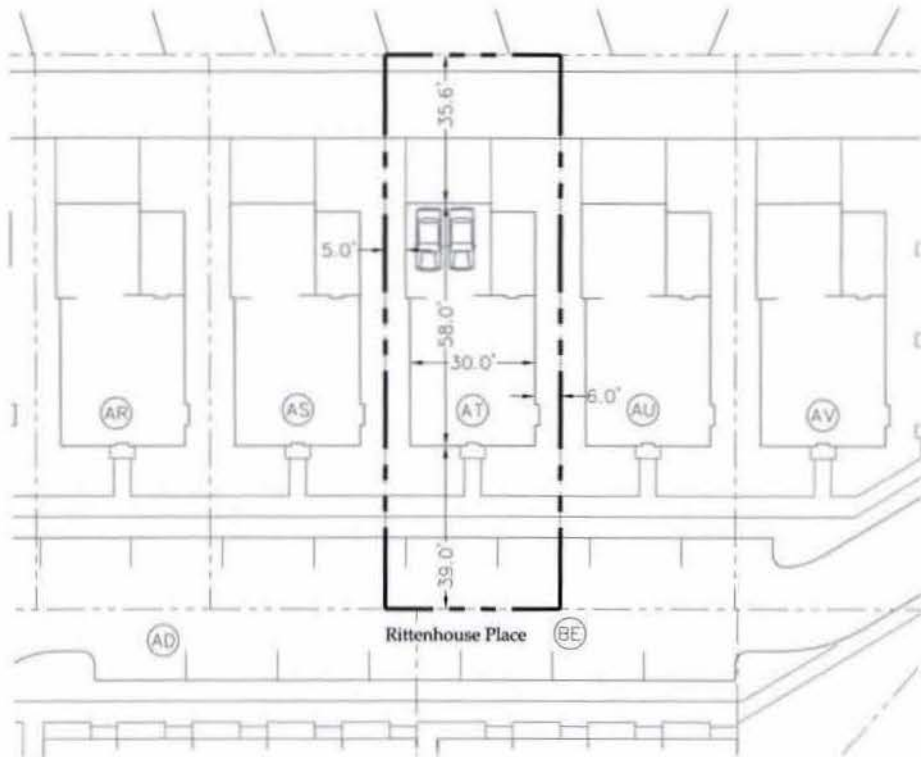


**6000 New Hampshire Avenue**

PREHEARING SUBMISSION: MARCH 29, 2006

ZONING LOT DETAIL

Sheet S54



**LOT AT**

**BUILDING DIMENSIONS:**

WIDTH	30 FT
DEPTH	58 FT
HEIGHT	28.2 FT

**SETBACKS:**

REQUIRED	PROVIDED
FRONT 20.00 FT	FRONT 39.00 FT
SIDE (L) 8.00 FT	SIDE (L) 5.00 FT
SIDE (R) 8.00 FT	SIDE (R) 6.00 FT
REAR 20.00 FT	REAR 35.64 FT

**LOT OCCUPANCY:**

MAX ALLOWABLE	40%
PROVIDED	27.4%

**FLOOR AREA RATIO:**

MAX ALLOWABLE	1.0
PROVIDED	0.59

**BUILDING DESCRIPTION:**

TYPE	SF	UNITS
		1

**PARKING:**

REQUIRED	1
PROVIDED	2

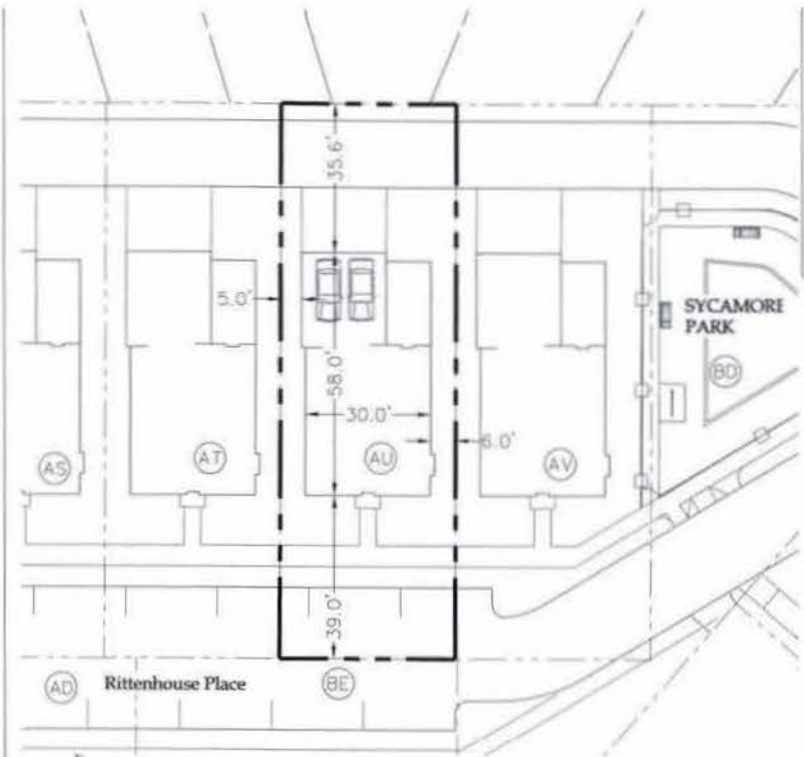


Scale: 1"=30'



# 6000 New Hampshire Avenue

PREHEARING SUBMISSION: MARCH 29, 2006



**LOT AU**

**BUILDING DIMENSIONS:**

WIDTH	30 FT
DEPTH	58 FT
HEIGHT	28.2 FT

**SETBACKS:**

REQUIRED	PROVIDED
FRONT 20.00 FT	FRONT 39.00 FT
SIDE (L) 8.00 FT	SIDE (L) 5.00 FT
SIDE (R) 8.00 FT	SIDE (R) 6.00 FT
REAR 20.00 FT	REAR 35.64 FT

**BUILDING DESCRIPTION:**

TYPE	SF	UNITS
		1

**LOT OCCUPANCY:**

MAX ALLOWABLE	40%
PROVIDED	27.4%

**FLOOR AREA RATIO:**

MAX ALLOWABLE	1.0
PROVIDED	0.59

**PARKING:**

REQUIRED	1
PROVIDED	2

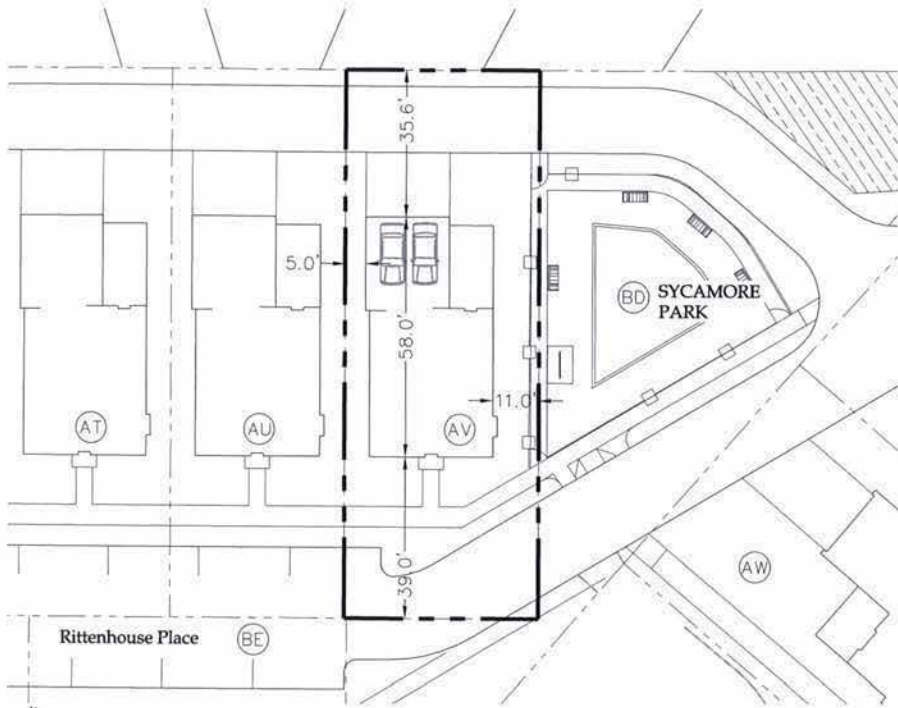
**LEGEND**

- PROPOSED ZONING LINE
- ADJACENT ZONING LINE
- LOT DESIGNATION
- PARKING SPACE

ZONING LOT DETAIL

Sheet S55





**LOT AV**

**BUILDING DIMENSIONS:**

WIDTH	30 FT
DEPTH	58 FT
HEIGHT	27.2 FT

**SETBACKS:**

REQUIRED	PROVIDED
FRONT 20.00 FT	FRONT 39.00 FT
SIDE (L) 8.00 FT	SIDE (L) 5.00 FT
SIDE (R) 8.00 FT	SIDE (R) 11.00 FT
REAR 20.00 FT	REAR 35.64 FT

**LOT OCCUPANCY:**

MAX ALLOWABLE	40%
PROVIDED	24.5%

**FLOOR AREA RATIO:**

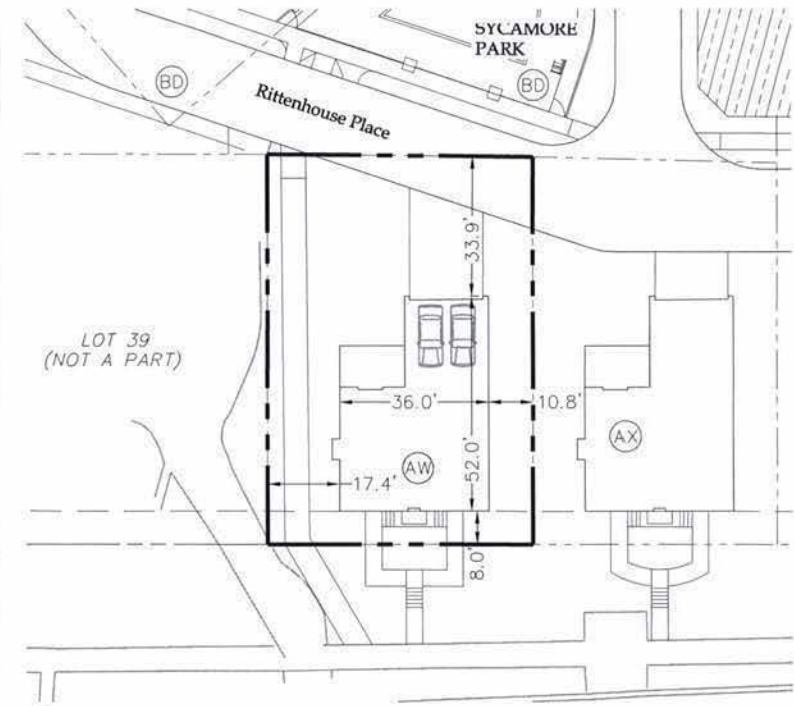
MAX ALLOWABLE	1.0
PROVIDED	0.53

**BUILDING DESCRIPTION:**

TYPE	SF	UNITS
		1

**PARKING:**

REQUIRED	1
PROVIDED	2



**LOT AW**

**BUILDING DIMENSIONS:**

WIDTH	36 FT
DEPTH	52 FT
HEIGHT	30.2 FT

**SETBACKS:**

REQUIRED	PROVIDED
FRONT 0.00 FT	FRONT 8.00 FT
SIDE (L) 8.00 FT	SIDE (L) 17.44 FT
SIDE (R) 8.00 FT	SIDE (R) 10.75 FT
REAR 20.00 FT	REAR 34.00 FT

**LOT OCCUPANCY:**

MAX ALLOWABLE	40%
PROVIDED	25.3%

**FLOOR AREA RATIO:**

MAX ALLOWABLE	1.0
PROVIDED	0.54

**BUILDING DESCRIPTION:**

TYPE	SF	UNITS
		1

**PARKING:**

REQUIRED	1
PROVIDED	2

**LEGEND**

- PROPOSED ZONING LINE
- ADJACENT ZONING LINE
- LOT DESIGNATION
- PARKING SPACE

Scale: 1"=30'



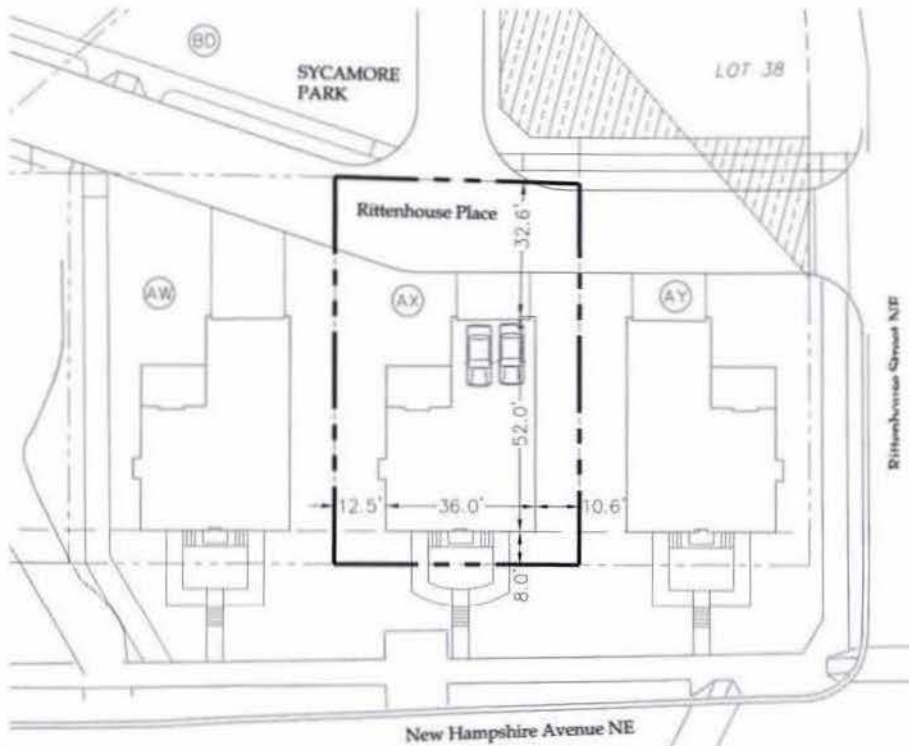
# 6000 New Hampshire Avenue

PREHEARING SUBMISSION: MARCH 29, 2006

ZONING LOT DETAIL

Sheet S56





**LOT AX**

**BUILDING DIMENSIONS:**

WIDTH	36 FT
DEPTH	52 FT
HEIGHT	30.2 FT

**SETBACKS:**

REQUIRED	PROVIDED
FRONT	0.00 FT / 8.00 FT
SIDE (L)	8.00 FT / 12.46 FT
SIDE (R)	8.00 FT / 10.63 FT
REAR	20.00 FT / 32.56 FT

**LOT OCCUPANCY:**

MAX ALLOWABLE	40%
PROVIDED	27.8%

**FLOOR AREA RATIO:**

MAX ALLOWABLE	1.0
PROVIDED	0.60

**BUILDING DESCRIPTION:**

TYPE	SF	UNITS
1		1

**PARKING:**

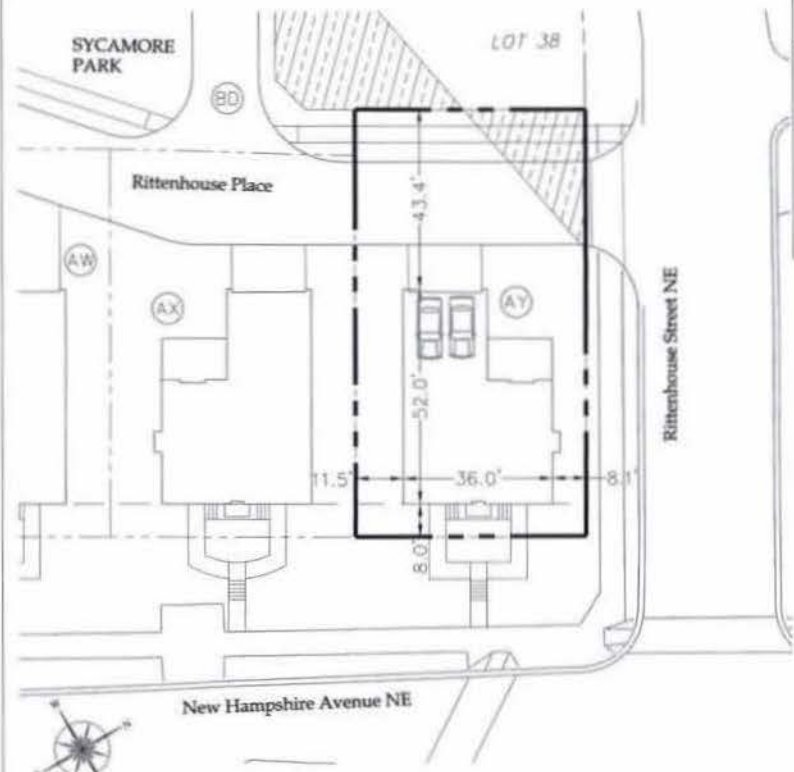
REQUIRED	1
PROVIDED	2



Scale: 1"=30'

**6000 New Hampshire Avenue**

PREHEARING SUBMISSION: MARCH 29, 2006



**LOT AY**

**BUILDING DIMENSIONS:**

WIDTH	36 FT
DEPTH	52 FT
HEIGHT	30.2 FT

**SETBACKS:**

REQUIRED	PROVIDED
FRONT	0.00 FT / 8.00 FT
SIDE (L)	8.00 FT / 11.47 FT
SIDE (R)	0.00 FT / 8.11 FT
REAR	20.00 FT / 43.44 FT

**LOT OCCUPANCY:**

MAX ALLOWABLE	40%
PROVIDED	26.6%

**FLOOR AREA RATIO:**

MAX ALLOWABLE	1.0
PROVIDED	0.57

**BUILDING DESCRIPTION:**

TYPE	SF	UNITS
1		1

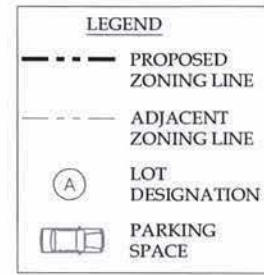
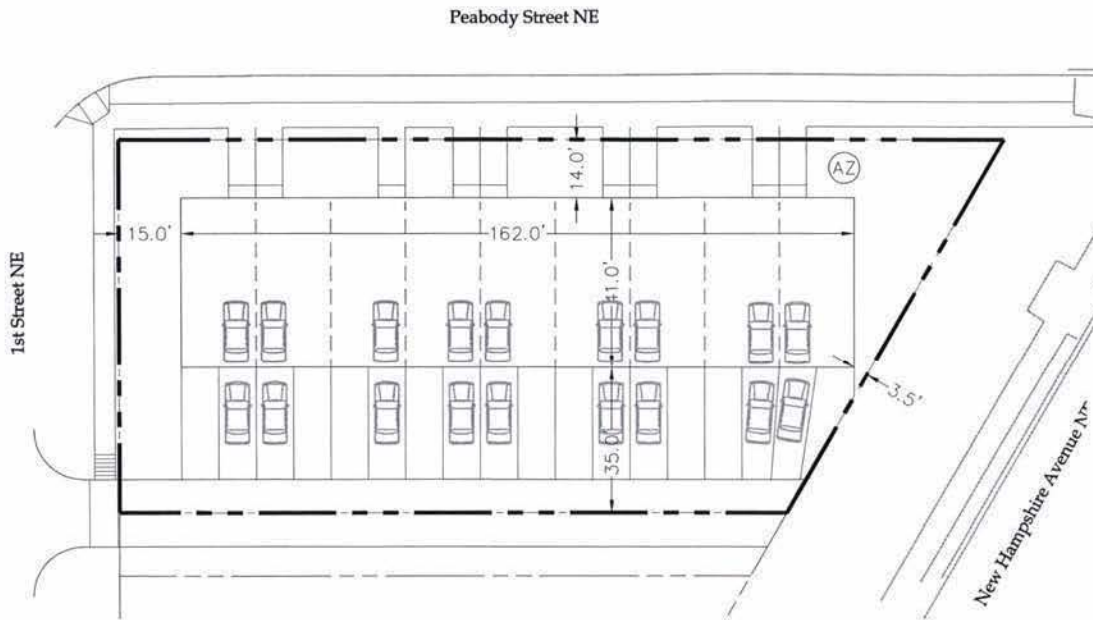
**PARKING:**

REQUIRED	1
PROVIDED	2



**LEGEND**

- PROPOSED ZONING LINE
- ADJACENT ZONING LINE
- LOT DESIGNATION
- PARKING SPACE



**LOT AZ**

**BUILDING DIMENSIONS:**  
 WIDTH 162 FT  
 DEPTH 41 FT  
 HEIGHT 30.5 FT

**SETBACKS:**

REQUIRED	PROVIDED
FRONT 0.00 FT	FRONT 14.00 FT
SIDE (L) 0.00 FT	SIDE (L) 3.50 FT
SIDE (R) 8.00 FT	SIDE (R) 15.00 FT
REAR 20.00 FT	REAR 35.00 FT

**BUILDING DESCRIPTION:**

TYPE	TH	UNITS
		9

**LOT OCCUPANCY:**

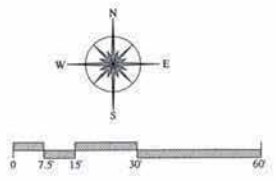
MAX ALLOWABLE	40%
PROVIDED	39.5%

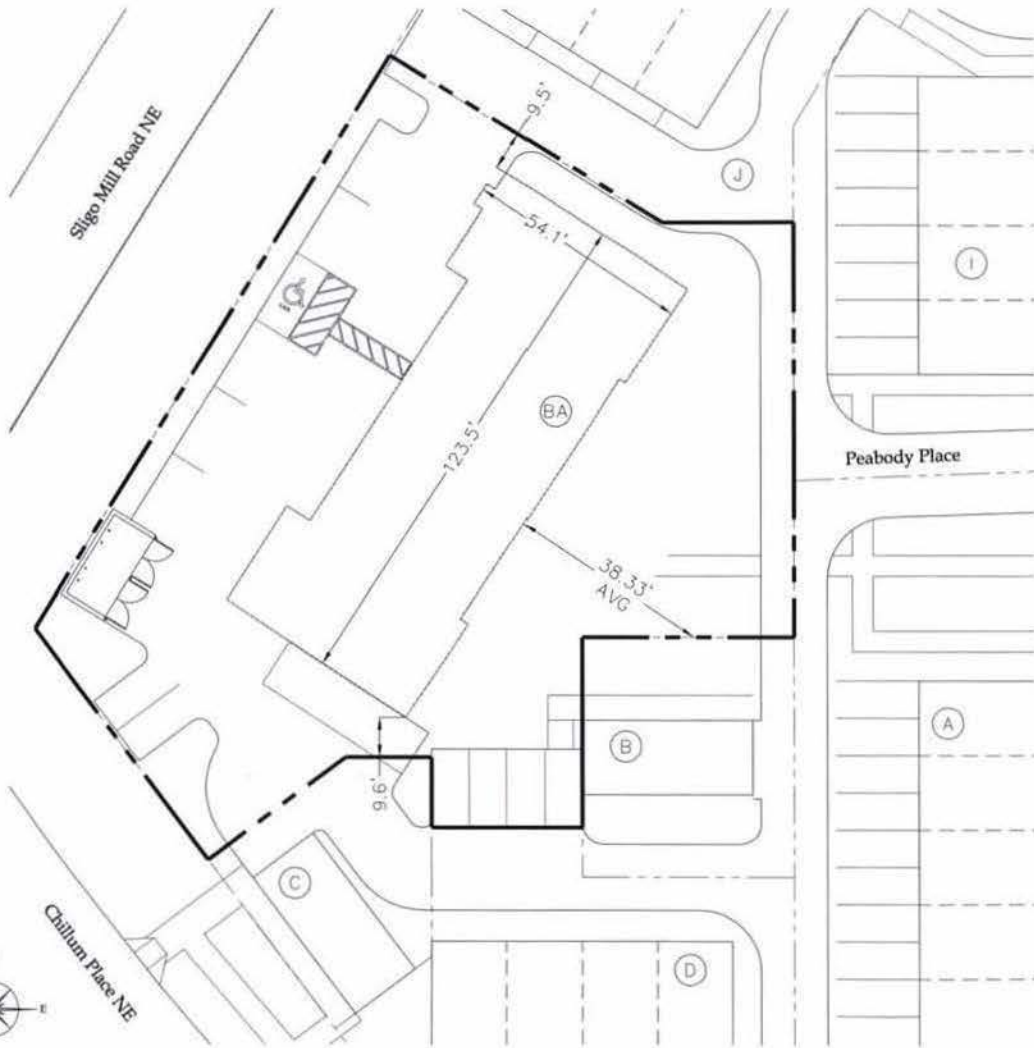
**FLOOR AREA RATIO:**

MAX ALLOWABLE	1.0
PROVIDED	1.18

**PARKING:**

REQUIRED	9
PROVIDED	18





**LEGEND**

- PROPOSED ZONING LINE
- ADJACENT ZONING LINE
- LOT DESIGNATION
- PARKING SPACE

**LOT BA**

**BUILDING DIMENSIONS:**

WIDTH 123.5 FT  
 DEPTH 54.1 FT  
 HEIGHT 37.2 FT

**SETBACKS:**

REQUIRED	PROVIDED		
FRONT	0.00 FT	FRONT	35.59 FT
SIDE (L)	9.31 FT	SIDE (L)	9.50 FT
SIDE (R)	0.00 FT	SIDE (R)	9.63 FT
REAR	20.00 FT	REAR	38.33 FT

**BUILDING DESCRIPTION:**

TYPE	CO	UNITS	12

**LOT OCCUPANCY:**

MAX ALLOWABLE	40%
PROVIDED	26.6%

**FLOOR AREA RATIO:**

MAX ALLOWABLE	1.0
PROVIDED	0.80

**PARKING:**

REQUIRED	12
PROVIDED	12



Scale: 1"=30'

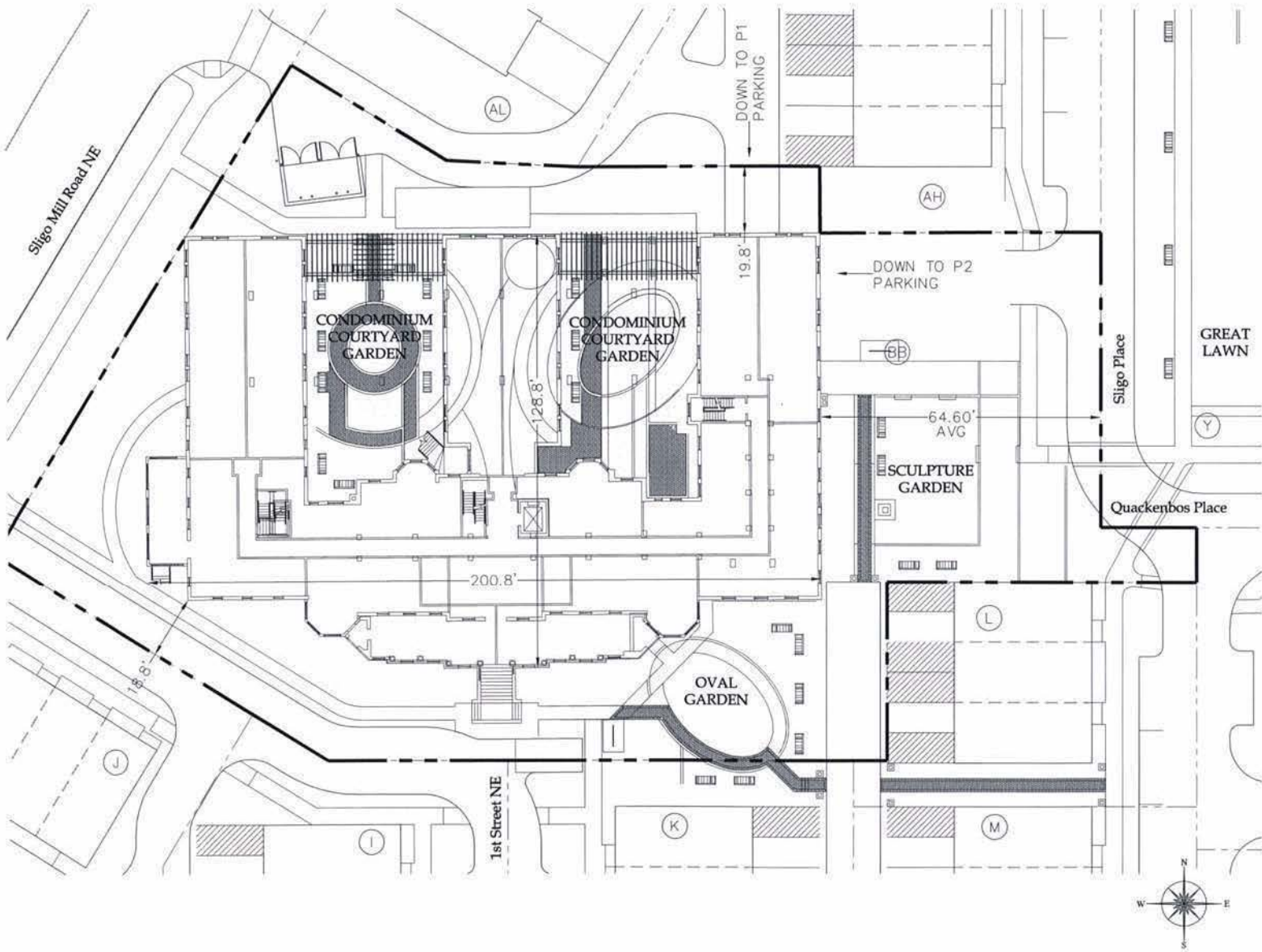


**6000 New Hampshire Avenue**

PREHEARING SUBMISSION: MARCH 29, 2006

ZONING LOT DETAIL

559



**LEGEND**

- PROPOSED ZONING LINE
- ADJACENT ZONING LINE
- LOT DESIGNATION
- PARKING SPACE

**LOT BB**

**BUILDING DIMENSIONS:**  
 WIDTH 129 FT  
 DEPTH 200.8 FT  
 HEIGHT 56.75 FT

**SETBACKS:**

REQUIRED	PROVIDED
FRONT 0.00 FT	FRONT 0.00 FT
SIDE (L) 14.19 FT	SIDE (L) 19.80 FT
SIDE (R) 14.19 FT	SIDE (R) 18.80 FT
REAR 20.00 FT	REAR 64.60 FT

**BUILDING DESCRIPTION:**

TYPE	CO	UNITS
		49

**LOT OCCUPANCY:**  
 MAX ALLOWABLE 40%  
 PROVIDED 35.3%

**FLOOR AREA RATIO:**  
 MAX ALLOWABLE 1.0  
 PROVIDED 1.39

**PARKING:**  
 REQUIRED 49  
 PROVIDED 31

Scale: 1"=30'



# 6000 New Hampshire Avenue

PREHEARING SUBMISSION: MARCH 29, 2006







BUILDING DIMENSIONS:  
N/A

SETBACKS:  
N/A

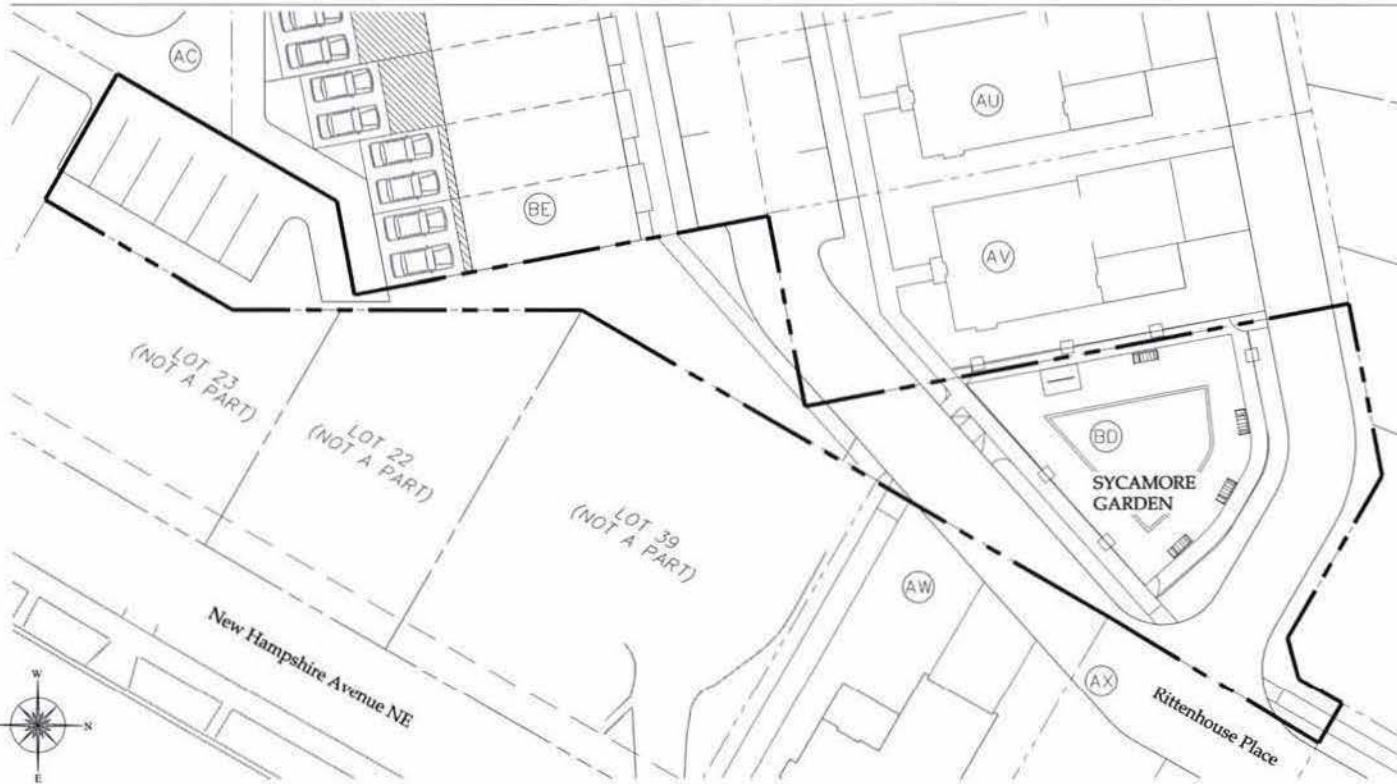
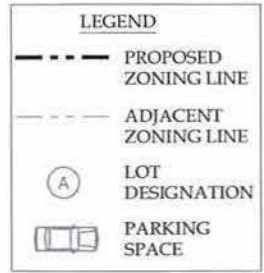
BUILDING DESCRIPTION:  
TYPE OS UNITS N/A

LOT BC

LOT OCCUPANCY:  
MAX ALLOWABLE 40%  
PROVIDED 0.0%

FLOOR AREA RATIO:  
MAX ALLOWABLE 1.0  
PROVIDED 0.0

PARKING:  
REQUIRED 0  
PROVIDED 0



LOT BD

BUILDING DIMENSIONS:  
N/A

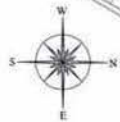
SETBACKS:  
N/A

LOT OCCUPANCY:  
MAX ALLOWABLE 40%  
PROVIDED 0.0%

BUILDING DESCRIPTION:  
TYPE OS UNITS N/A

FLOOR AREA RATIO:  
MAX ALLOWABLE 1.0  
PROVIDED 0.0

PARKING:  
REQUIRED 0  
PROVIDED 0



Scale: 1"=30'



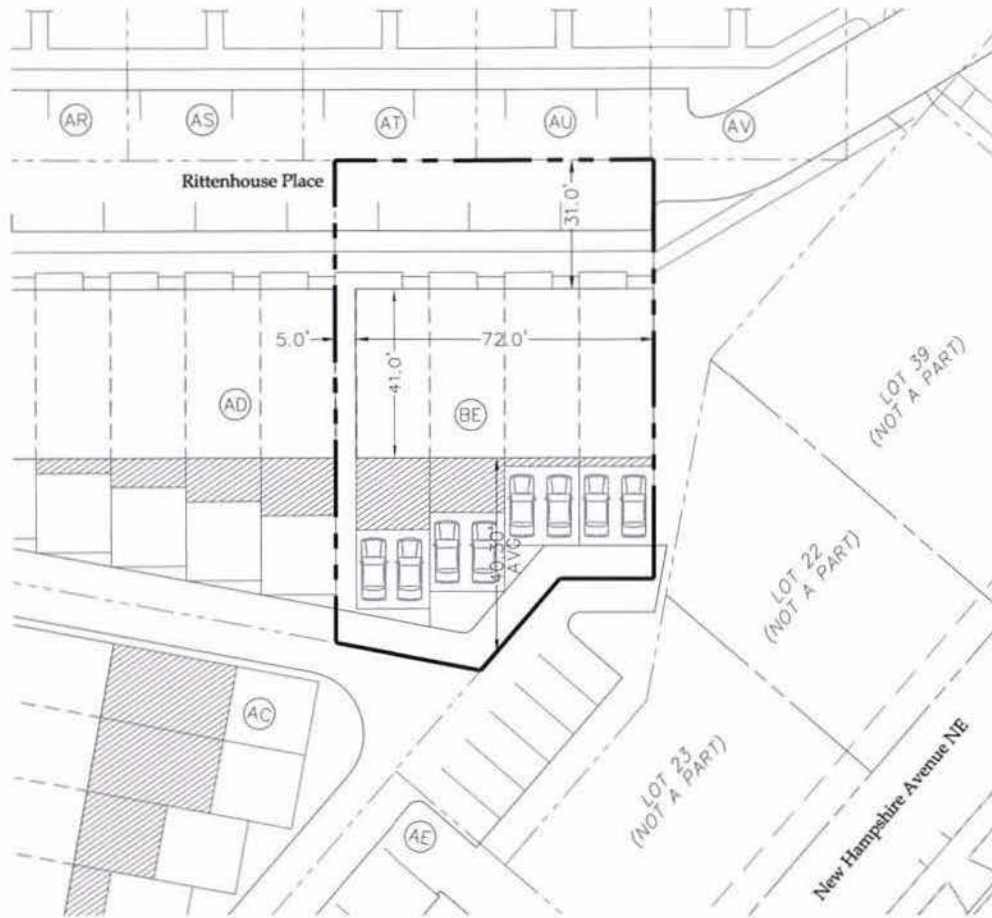
6000 New Hampshire Avenue

PREHEARING SUBMISSION: MARCH 29, 2006



ZONING LOT DETAIL

Sheet S61



**LEGEND**

- PROPOSED ZONING LINE
- ADJACENT ZONING LINE
- LOT DESIGNATION
- PARKING SPACE

**LOT BE**

**BUILDING DIMENSIONS:**

WIDTH 72 FT  
 DEPTH 41 FT  
 HEIGHT 29 FT

**SETBACKS:**

REQUIRED	PROVIDED
FRONT 20.00 FT	FRONT 31.00 FT
SIDE (L) 0.00 FT	SIDE (L) 0.00 FT
SIDE (R) 8.00 FT	SIDE (R) 5.00 FT
REAR 20.00 FT	REAR 40.30 FT

**BUILDING DESCRIPTION:**

TYPE	TH	UNITS
		4

**LOT OCCUPANCY:**

MAX ALLOWABLE	40%
PROVIDED	34.1%

**FLOOR AREA RATIO:**

MAX ALLOWABLE	1.0
PROVIDED	1.02

**PARKING:**

REQUIRED	4
PROVIDED	8

Scale: 1"=30'

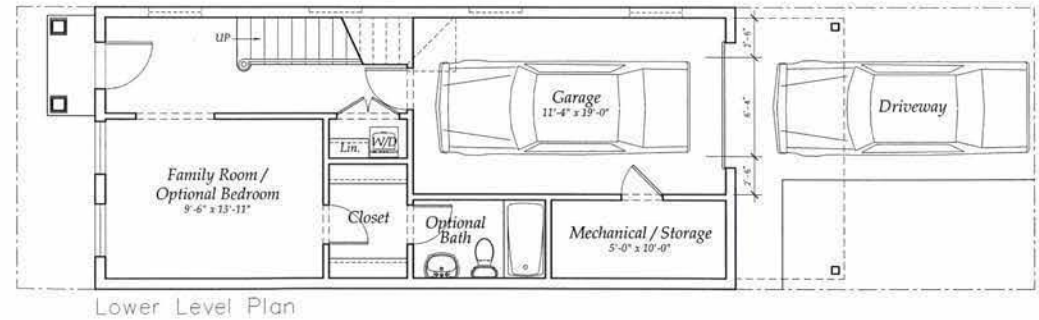
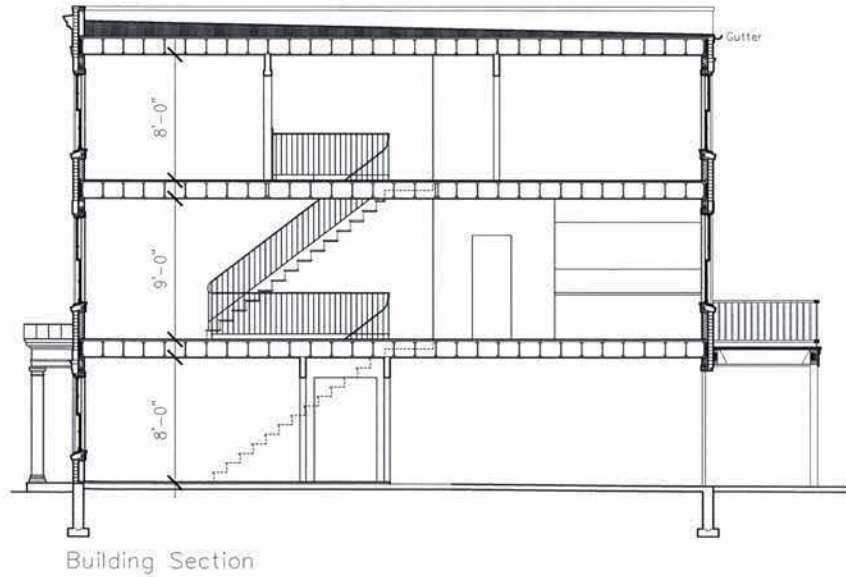
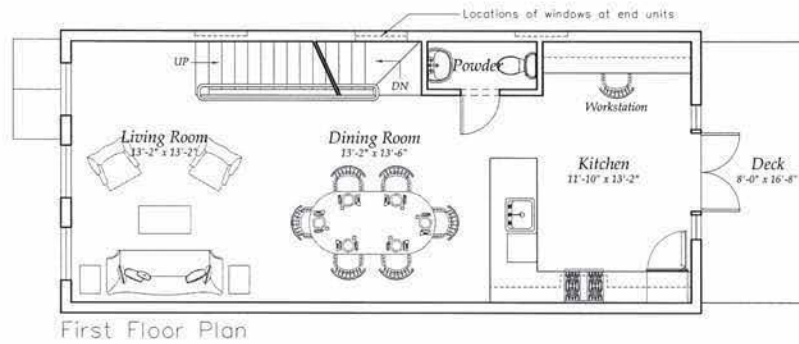
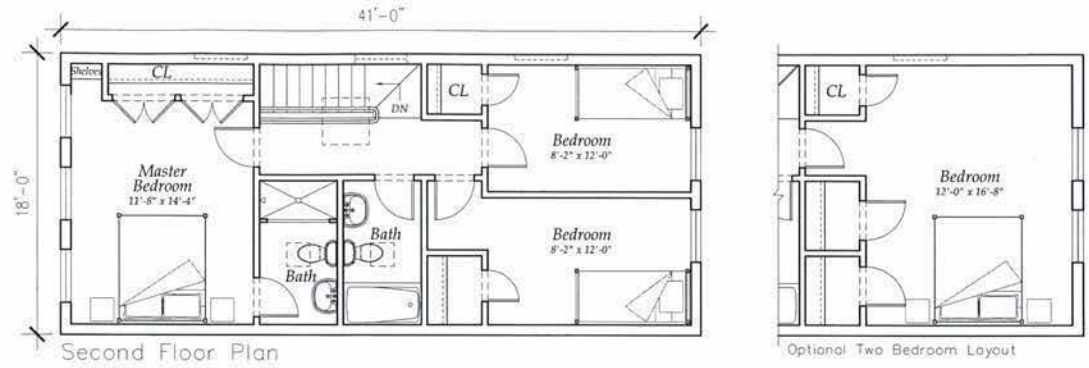


**6000 New Hampshire Avenue**

PREHEARING SUBMISSION: MARCH 29, 2006

ZONING LOT DETAIL

Sheet S62



NOTE: THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.

1st Floor Area: 738 s.f.  
 2nd Floor Area: 738 s.f.  
 3rd Floor Area: 738 s.f.  
 Total Gross Area: 2,214 s.f.

Scale: 1/8" = 1'-0"

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# 6000 New Hampshire Avenue

PREHEARING SUBMISSION: March 29, 2006

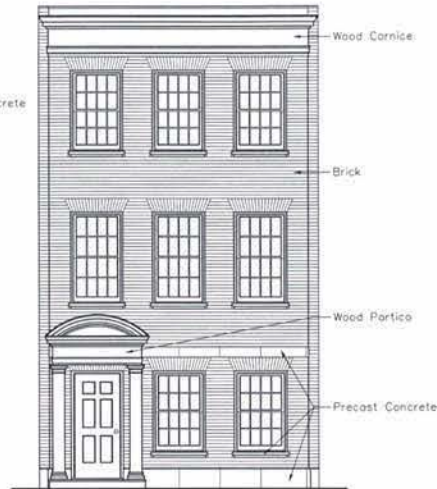
TOWNHOUSE TYPE I

Sheet A01

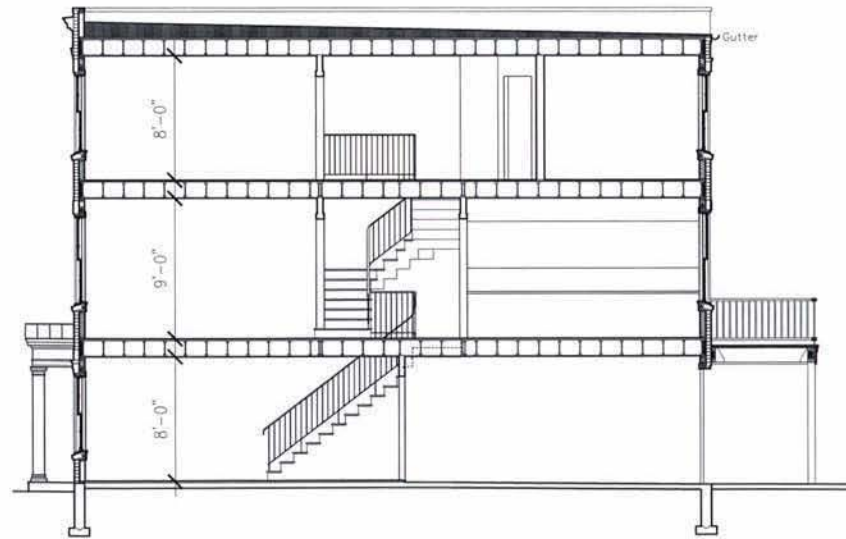




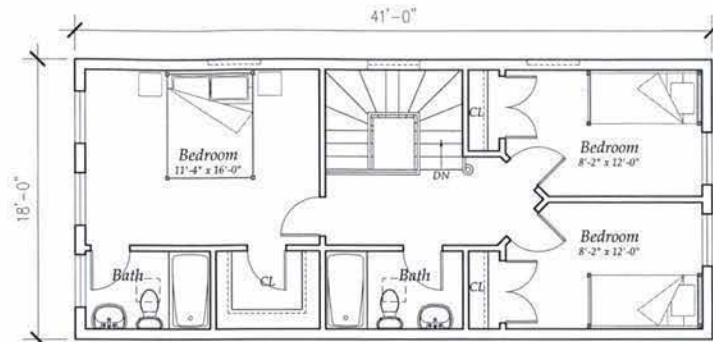
Rear Elevation



Front Elevation



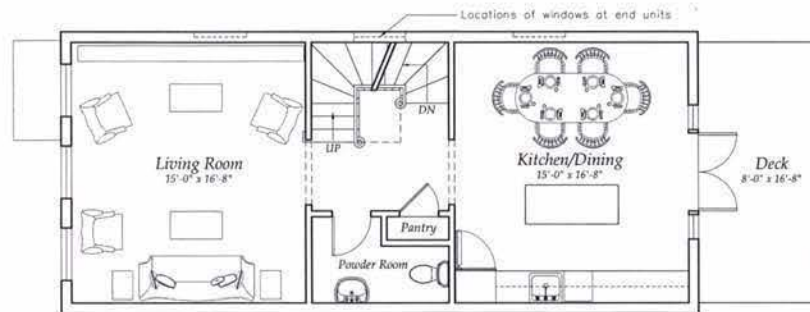
Building Section



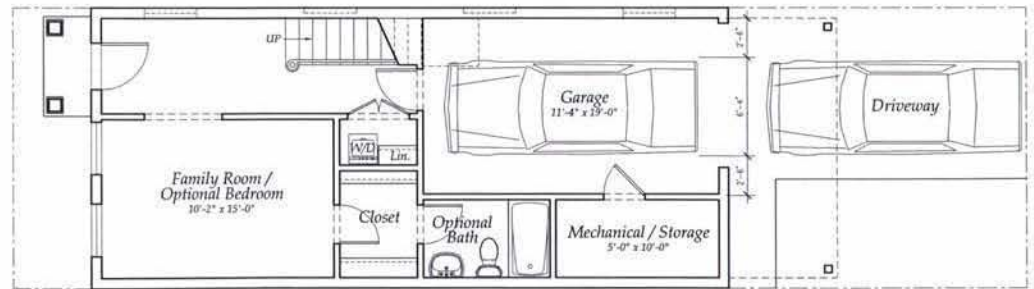
Second Floor Plan



Optional Two Bedroom Layout



First Floor Plan



Lower Level Plan

NOTE: THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.

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# 6000 New Hampshire Avenue

PREHEARING SUBMISSION: March 29, 2006

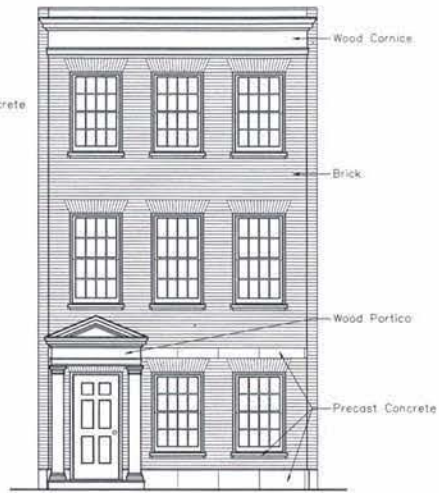
TOWNHOUSE TYPE II

Sheet A02

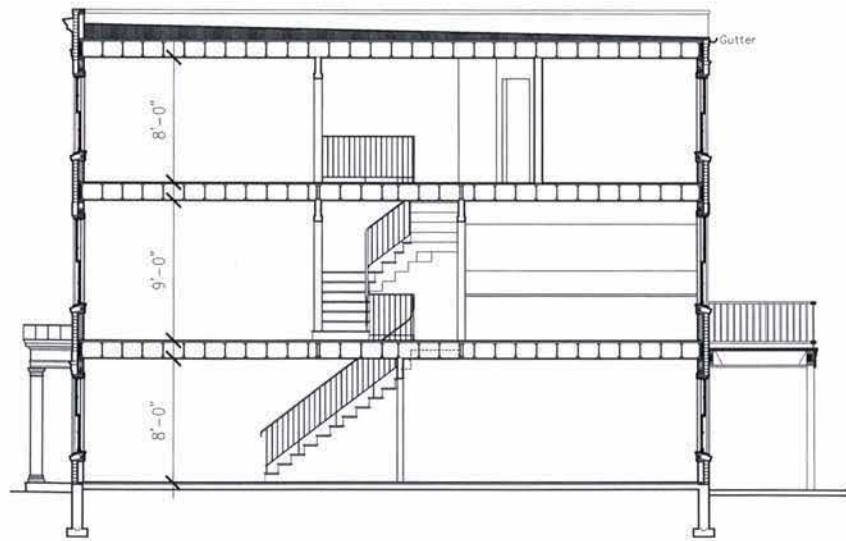




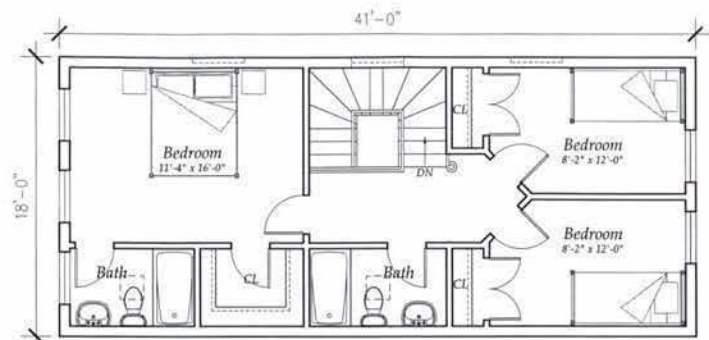
Rear Elevation



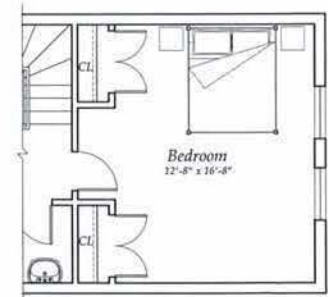
Front Elevation



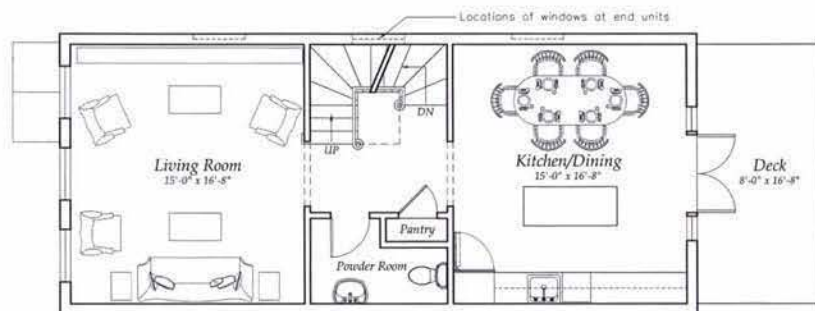
Building Section



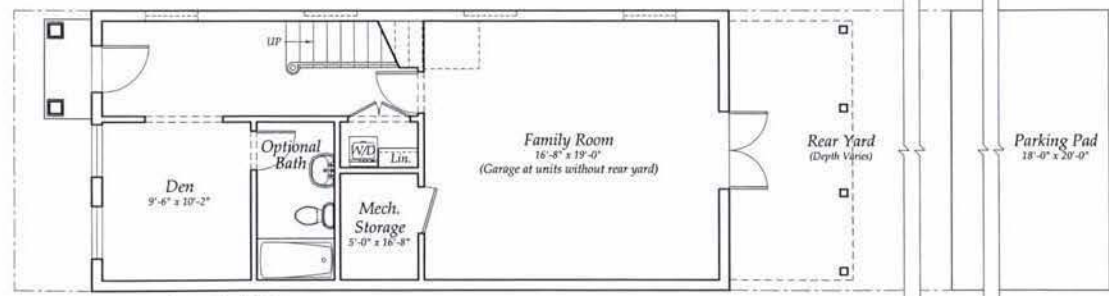
Second Floor Plan



Optional Two Bedroom Layout



First Floor Plan



Lower Level Plan

NOTE: THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.

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 2nd Floor: 738 s.f.  
 3rd Floor: 738 s.f.  
 Total Gross Area: 2,214 s.f.

Scale: 1/8" = 1'-0"

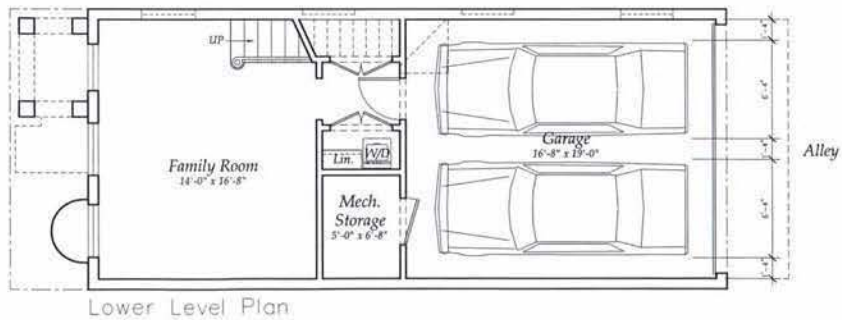
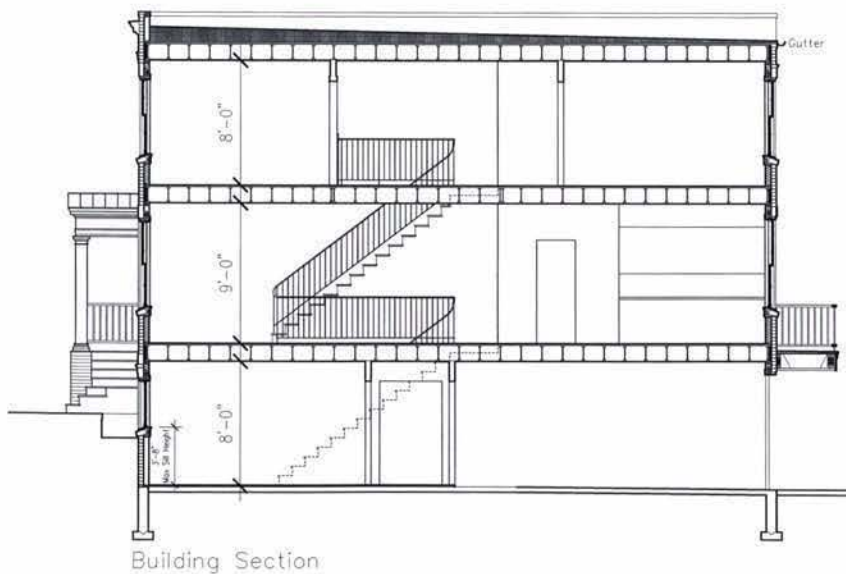
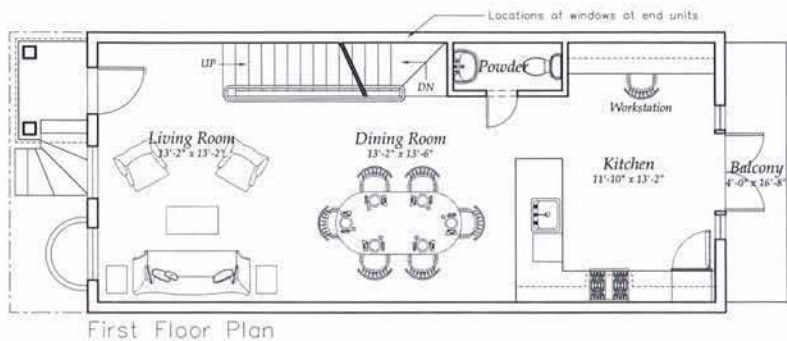
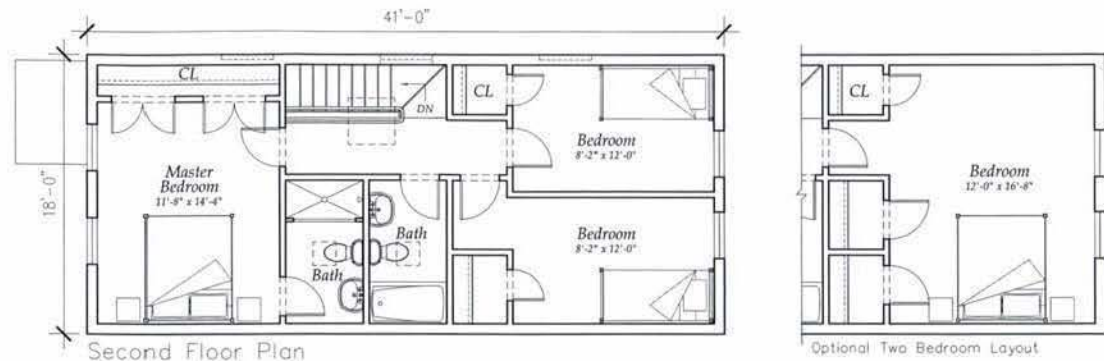
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# 6000 New Hampshire Avenue

PREHEARING SUBMISSION: March 29, 2006

TOWNHOUSE TYPE III

Sheet A03



NOTE: THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.

1st Floor: 738 s.f.  
 2nd Floor: 738 s.f.  
 3rd Floor: 738 s.f.  
 Total Gross Area: 2,214 s.f.

Scale: 1/8" = 1'-0"

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# 6000 New Hampshire Avenue

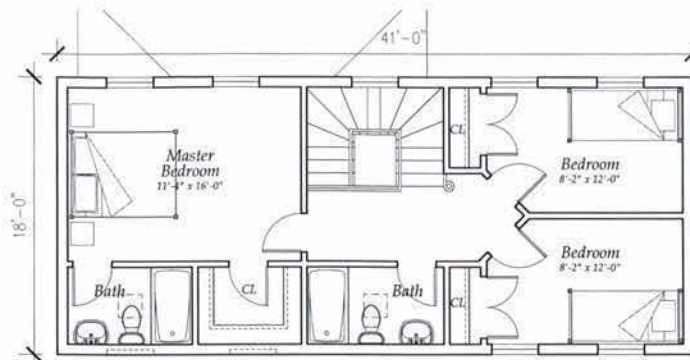
PREHEARING SUBMISSION: March 29, 2006

TOWNHOUSE TYPE IV

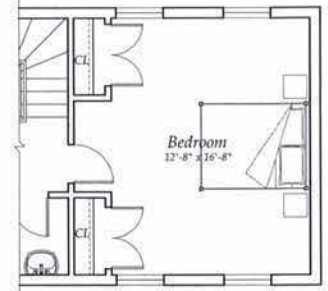
Sheet A04



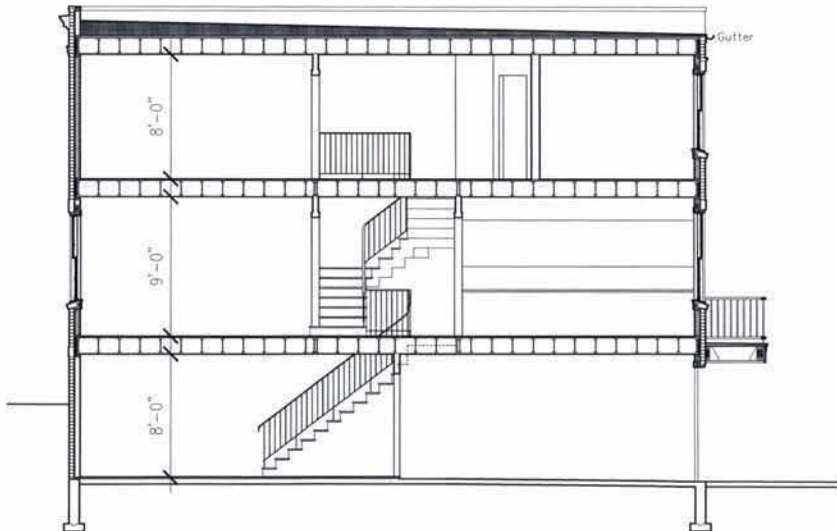
Front Elevation



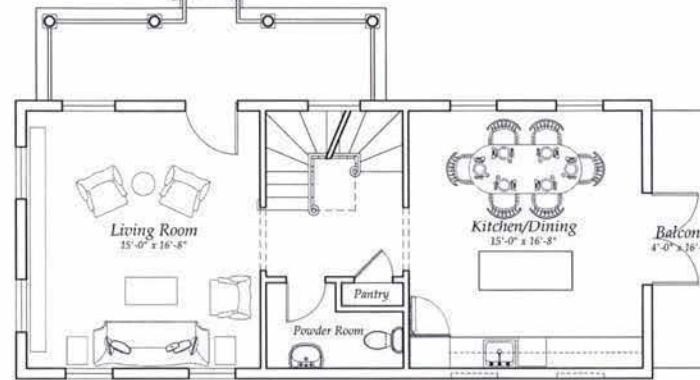
Second Floor Plan



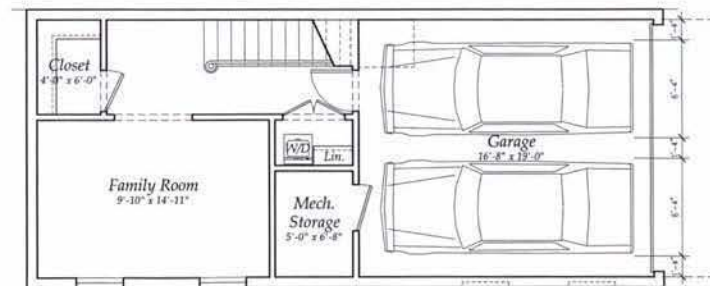
Optional Two Bedroom Layout



Building Section



First Floor Plan



Lower Level Plan

Alley

1st Floor:	738 s.f.
2nd Floor:	738 s.f.
3rd Floor:	738 s.f.
<b>Total Gross Area:</b>	<b>2,214 s.f.</b>

NOTE: THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.

Scale: 1/8" = 1'-0"

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## 6000 New Hampshire Avenue

PREHEARING SUBMISSION: March 29, 2006

TOWNHOUSE TYPE V

Sheet A05





Scale: 1/8" = 1'-0"

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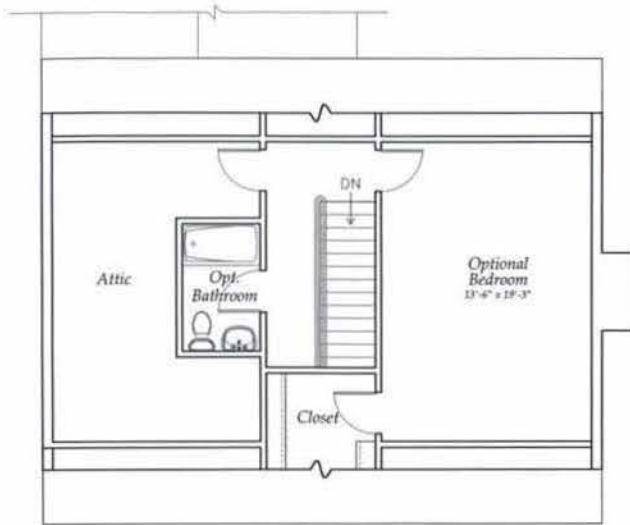
6000 New Hampshire Avenue

PREHEARING SUBMISSION: March 29, 2006

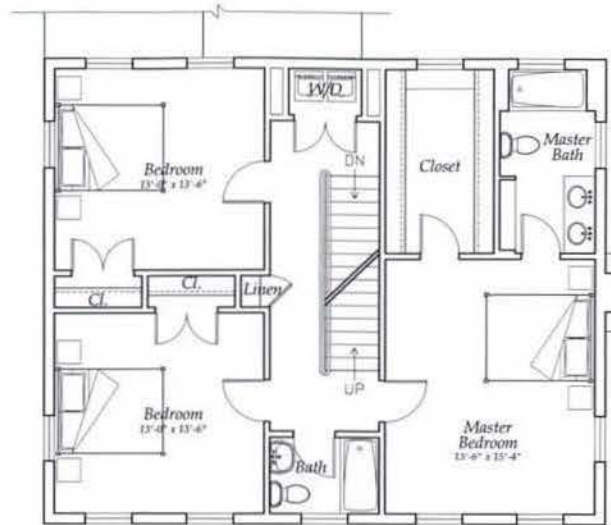
TYPICAL TOWNHOUSE END UNIT SIDE ELEVATION

Sheet A06

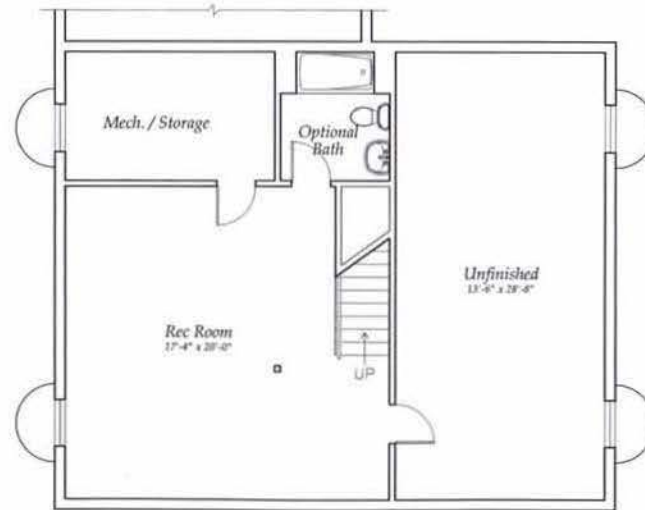




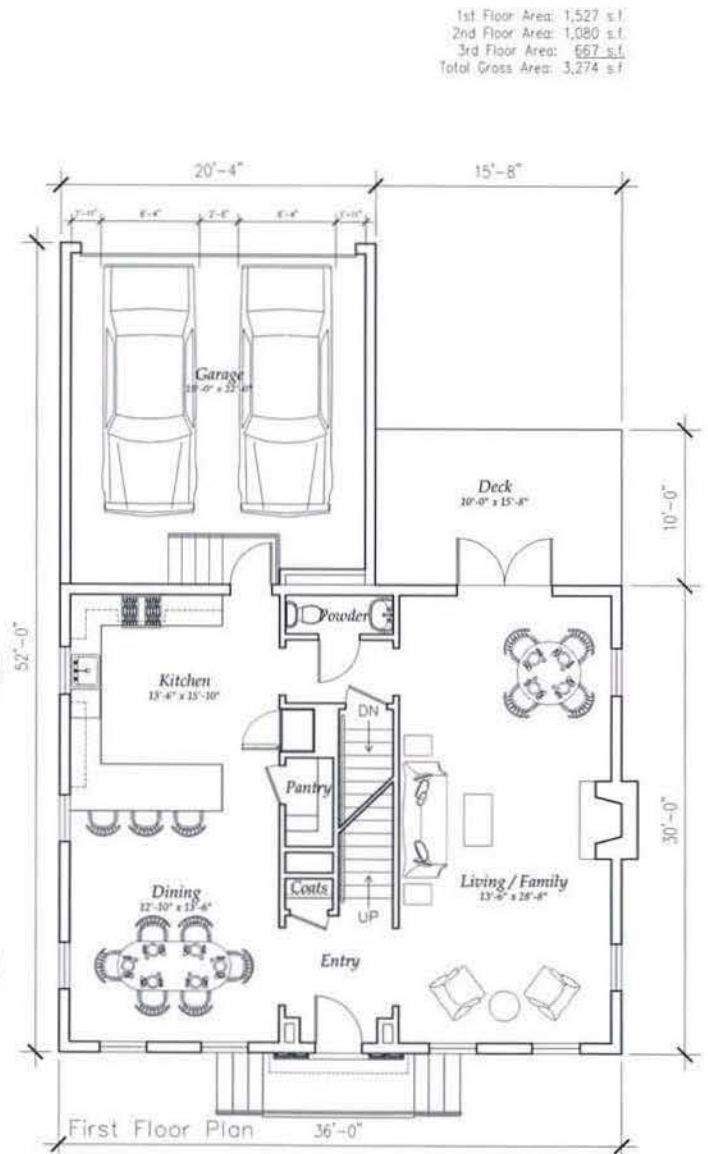
Attic Plan



Second Floor Plan



Lower Level Plan



First Floor Plan

1st Floor Area: 1,527 ± f.  
 2nd Floor Area: 1,080 ± f.  
 3rd Floor Area: 667 ± f.  
 Total Gross Area: 3,274 ± f.

NOTE: THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.

Scale: 1/8" = 1'-0"

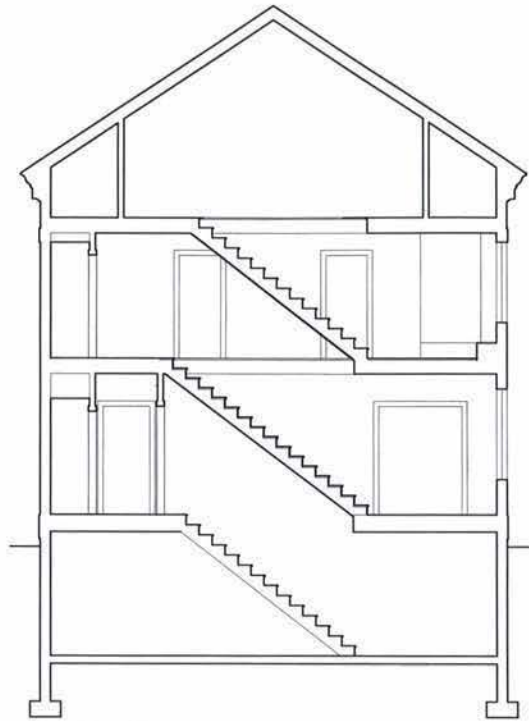
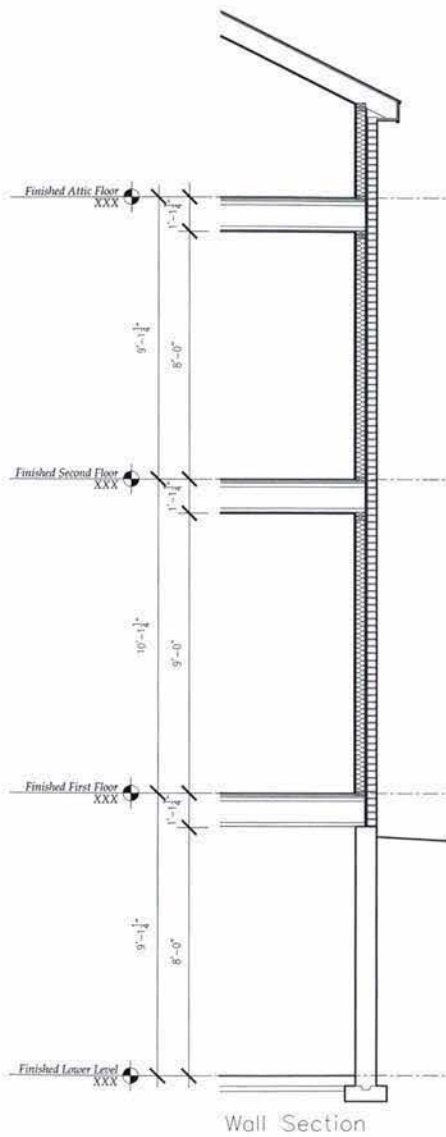
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# 6000 New Hampshire Avenue

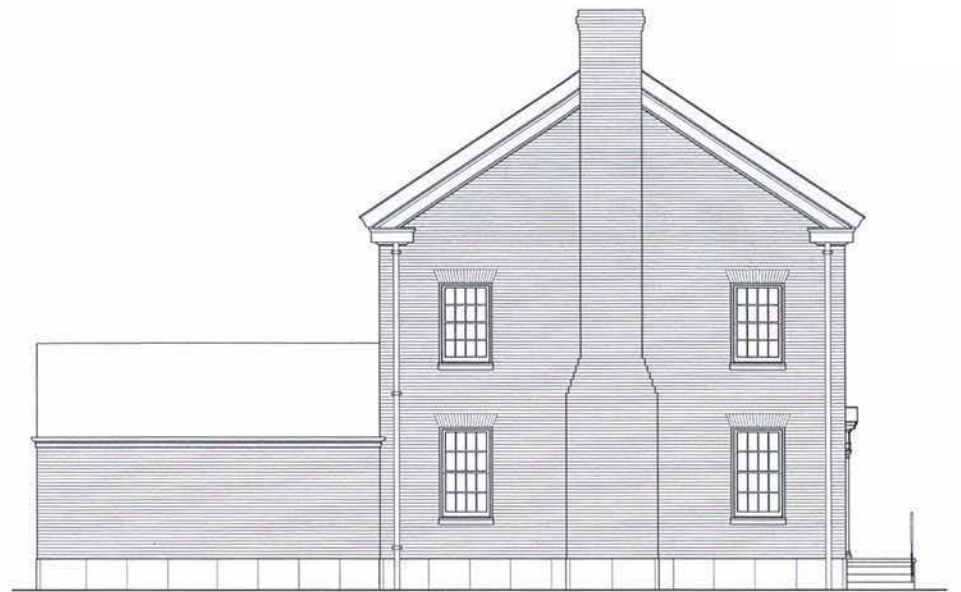
PREHEARING SUBMISSION; March 29, 2006

SINGLE FAMILY HOUSE TYPE I - PLANS

Sheet A07



NOTE: THE WALL SECTION SHOWN IS SCHEMATIC. CHANGES TO THE WALL SECTION, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.



Scale: 1/8" = 1'-0"

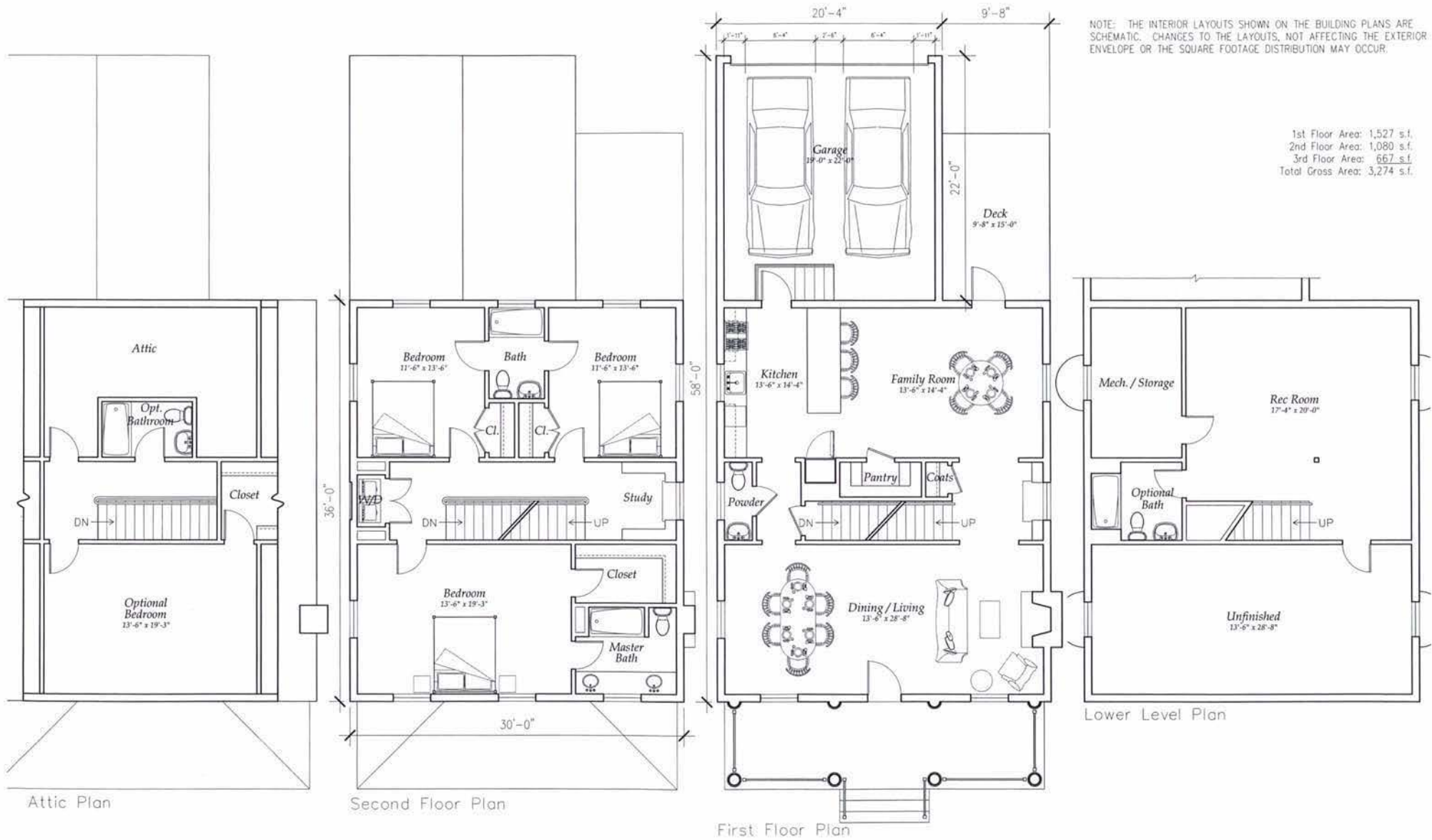
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# 6000 New Hampshire Avenue

PREHEARING SUBMISSION: March 29, 2006

SINGLE FAMILY HOUSE TYPE I - ELEVATIONS

Sheet A08

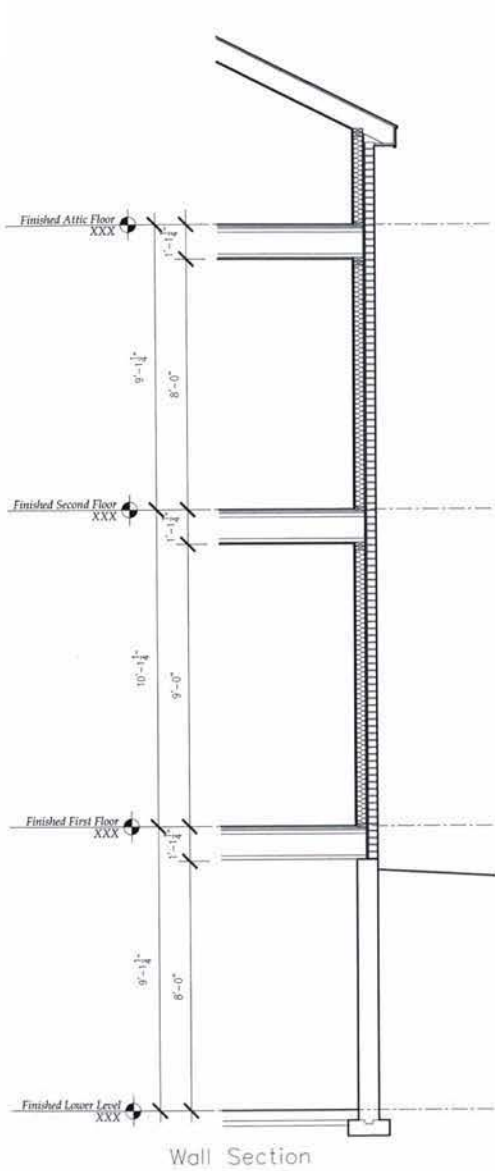


Scale: 1/8" = 1'-0"

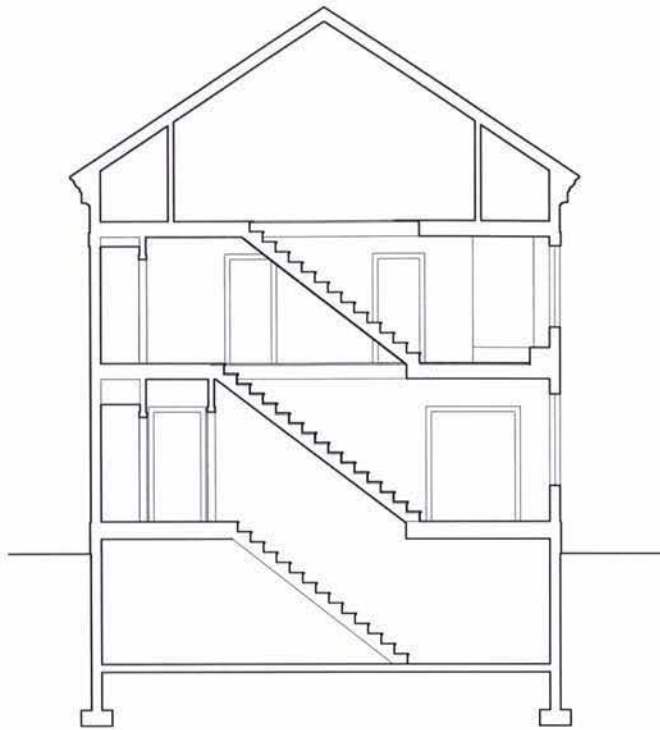
# 6000 New Hampshire Avenue

SINGLE FAMILY HOUSE TYPE II - PLANS



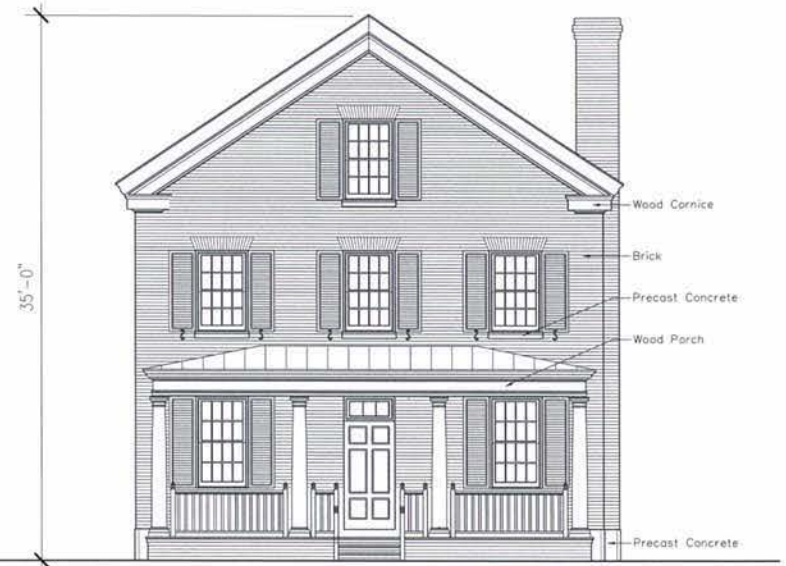


Wall Section

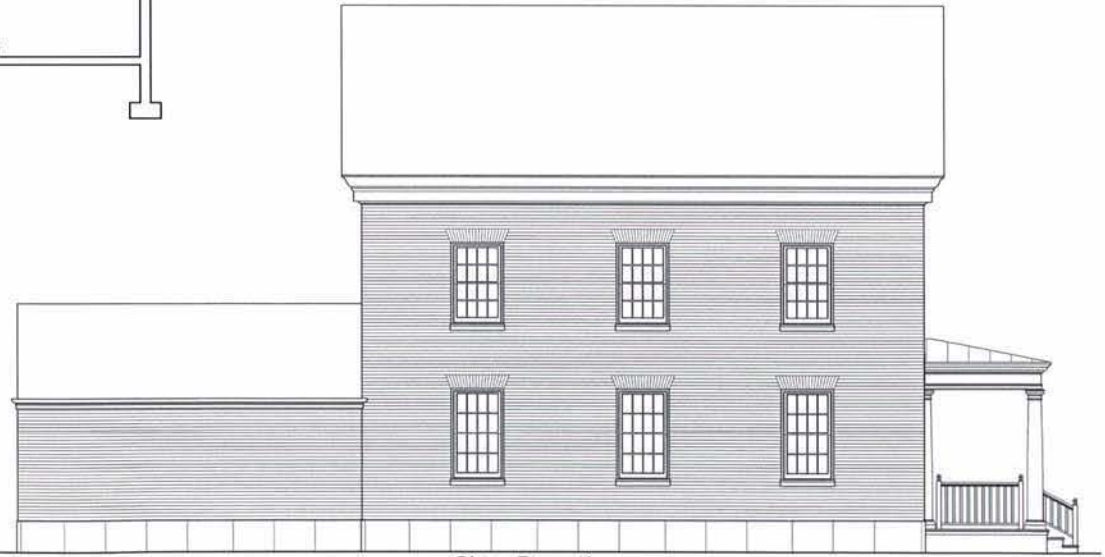


Building Section

NOTE: THE WALL SECTION SHOWN IS SCHEMATIC. CHANGES TO THE WALL SECTION, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.



Front Elevation



Side Elevation

Scale: 1/8" = 1'-0"

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6000 New Hampshire Avenue

PREHEARING SUBMISSION: March 29, 2006

SINGLE FAMILY HOUSE TYPE II - ELEVATIONS

Sheet A10



Section at 1st Street NE



Partial Section at Rittenhouse Place

Scale: 1" = 10'

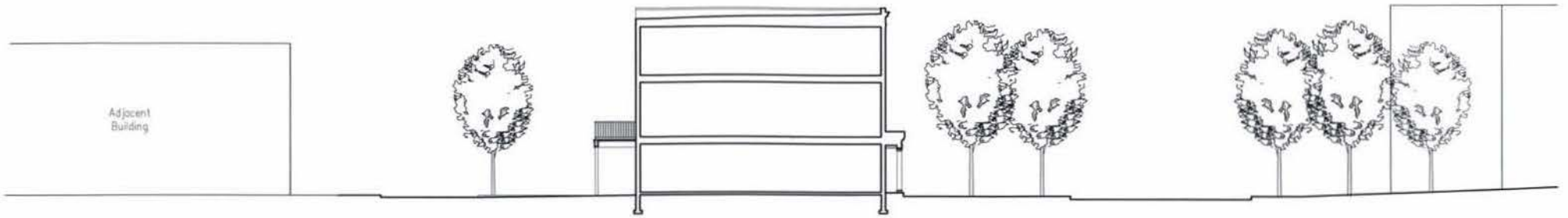
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# 6000 New Hampshire Avenue

PREHEARING SUBMISSION: March 29, 2006

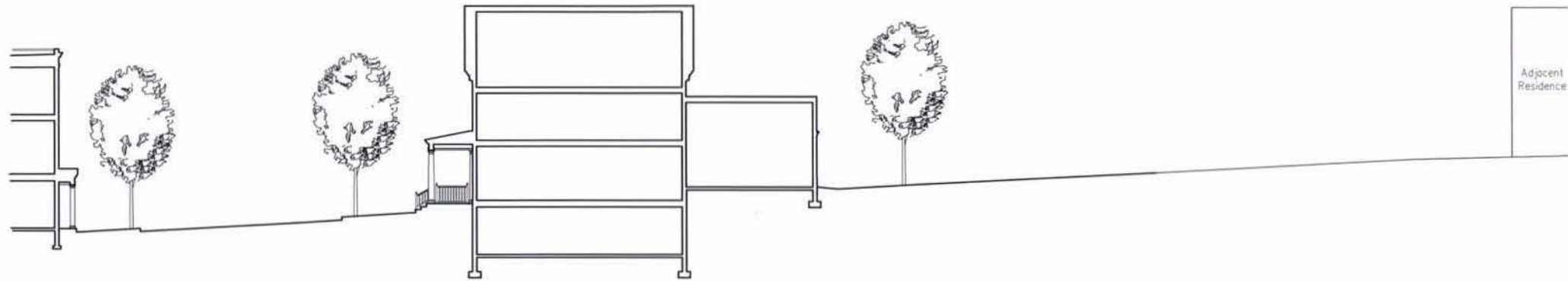
SITE SECTIONS

Sheet A11



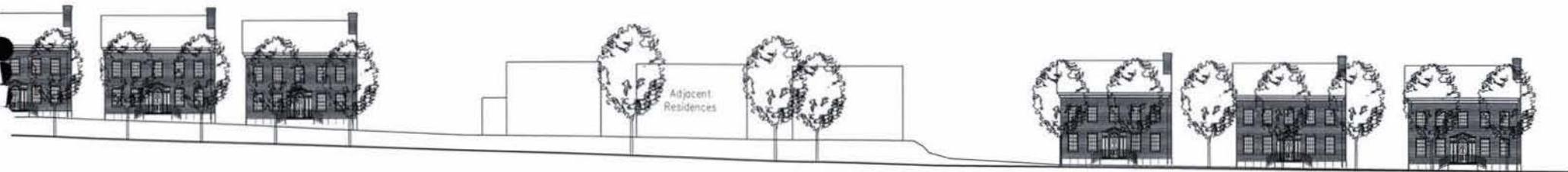
Scale: 1" = 16'

Section A-A



Scale: 1" = 16'

Section B-B



Section C-C

Scale: 1" = 32'

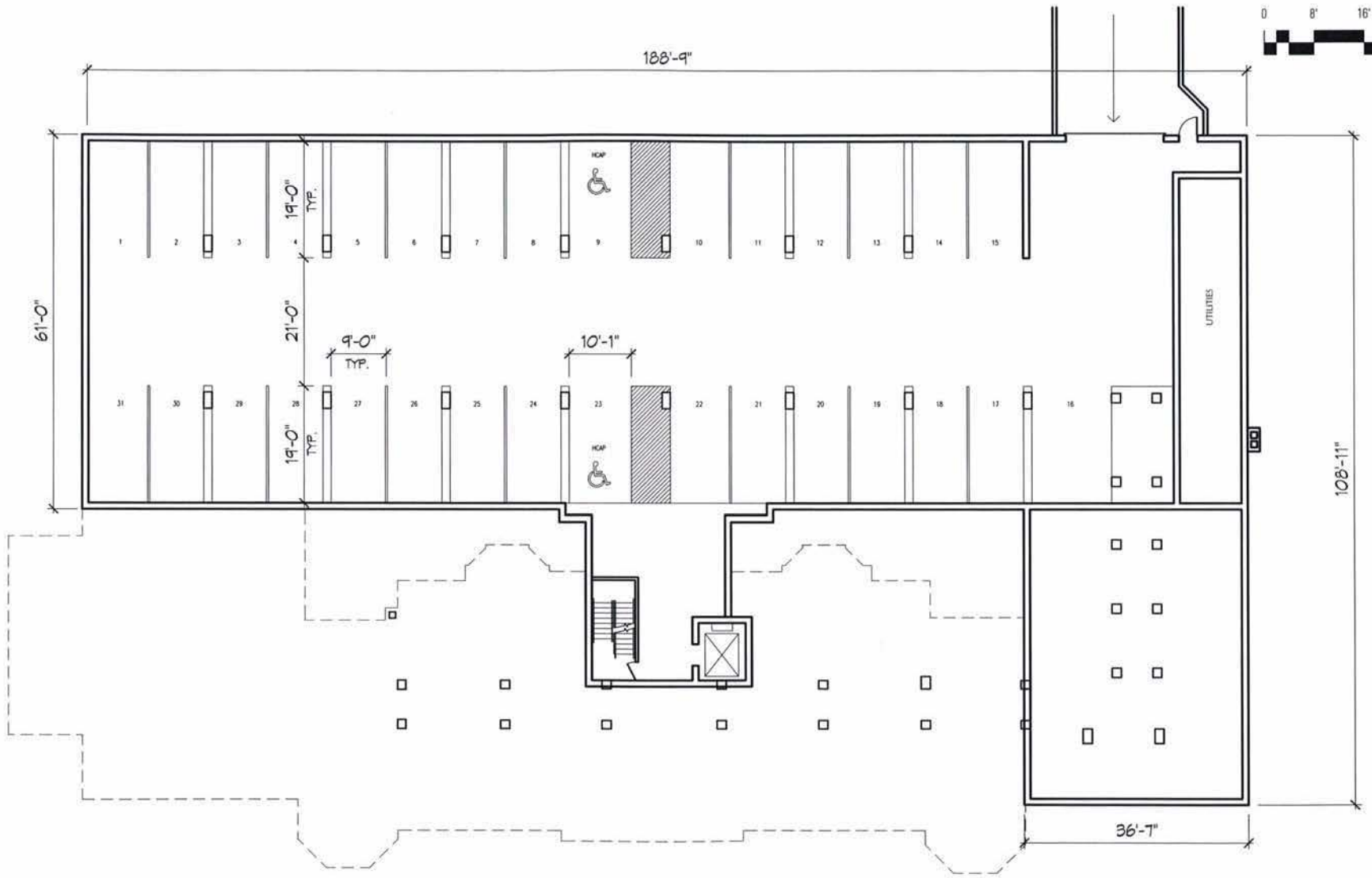
# 6000 New Hampshire Avenue

PREHEARING SUBMISSION: March 29, 2006

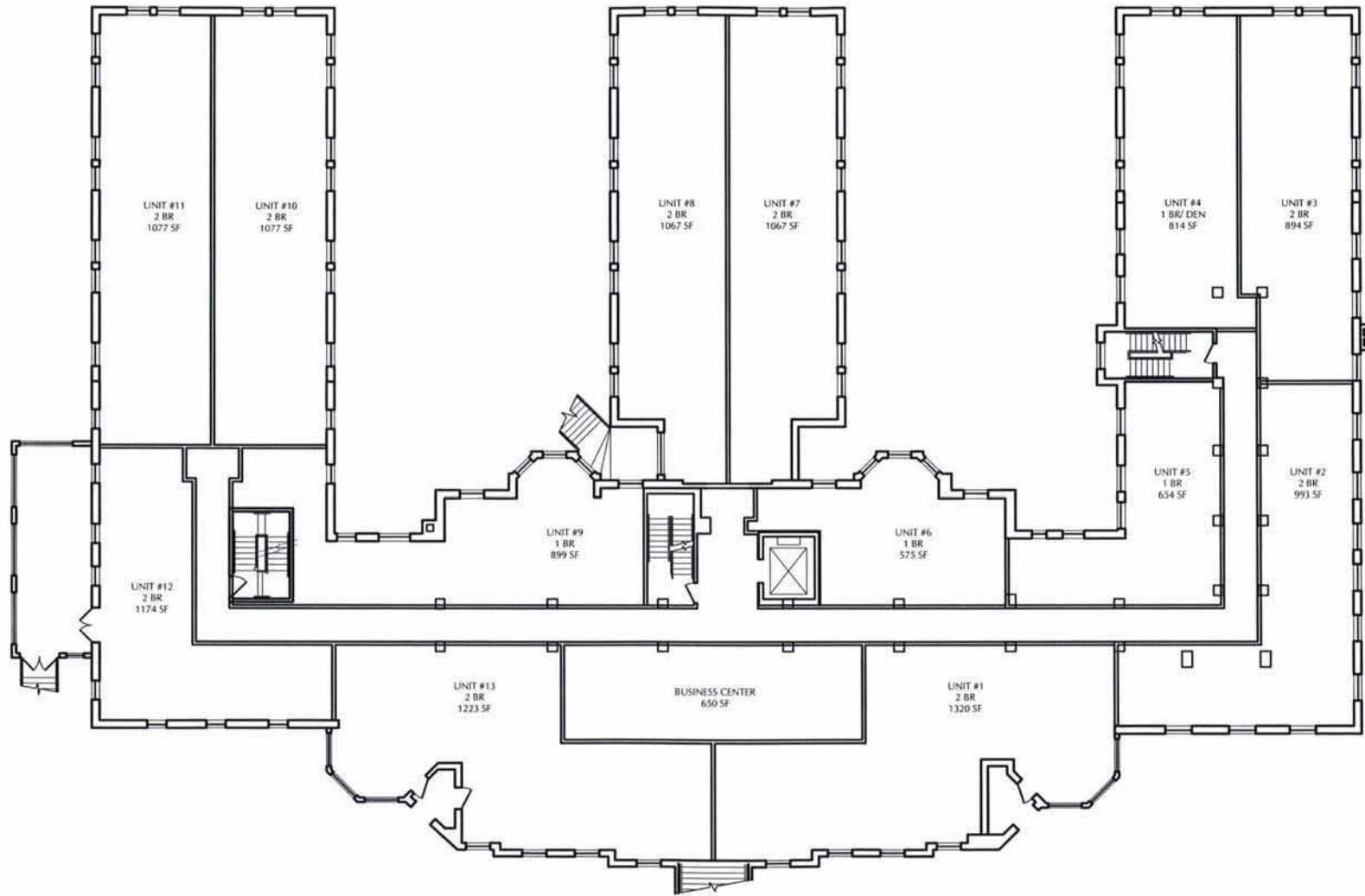
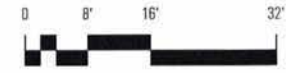
SITE SECTIONS

Sheet A12

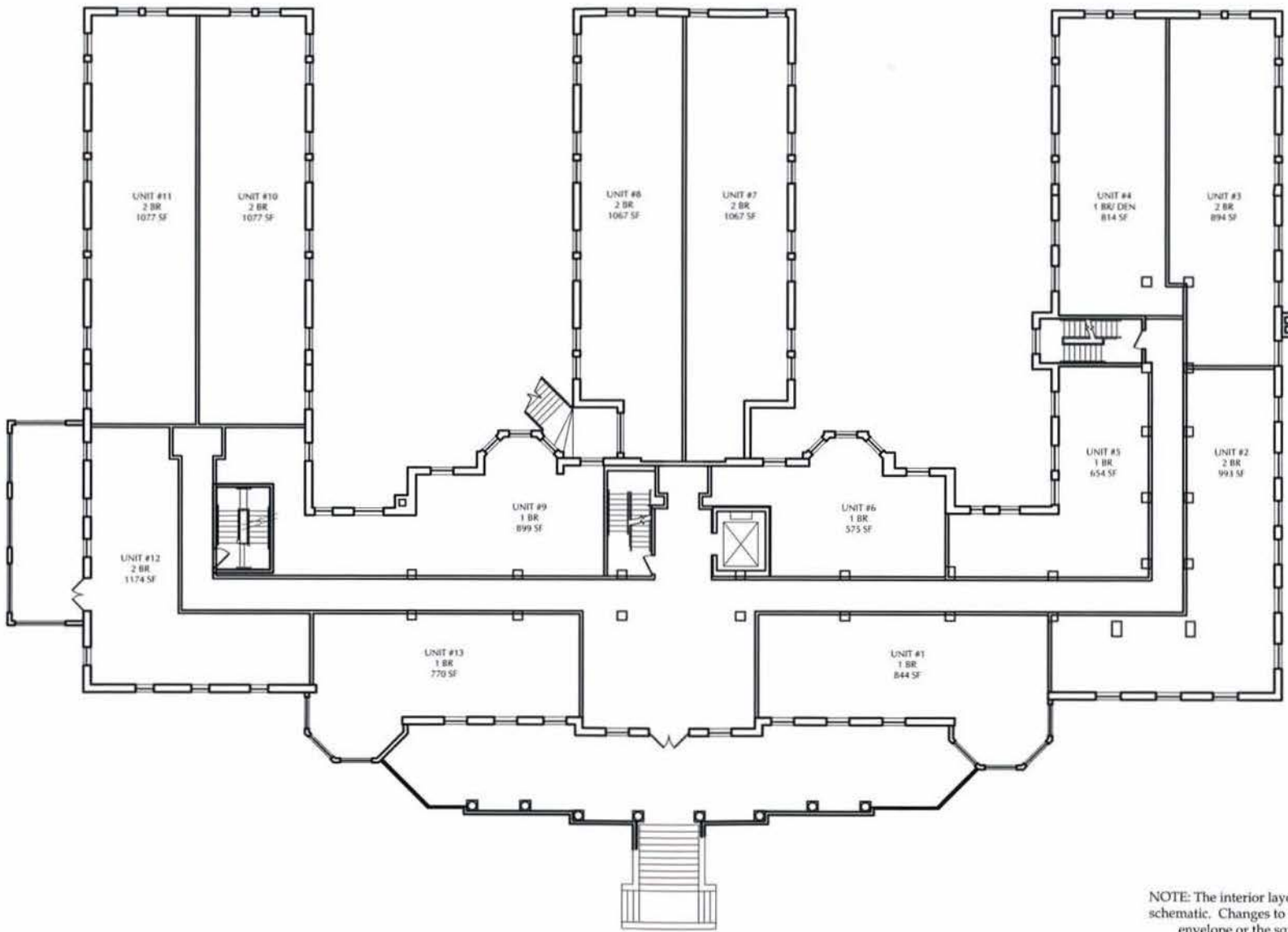




NOTE: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

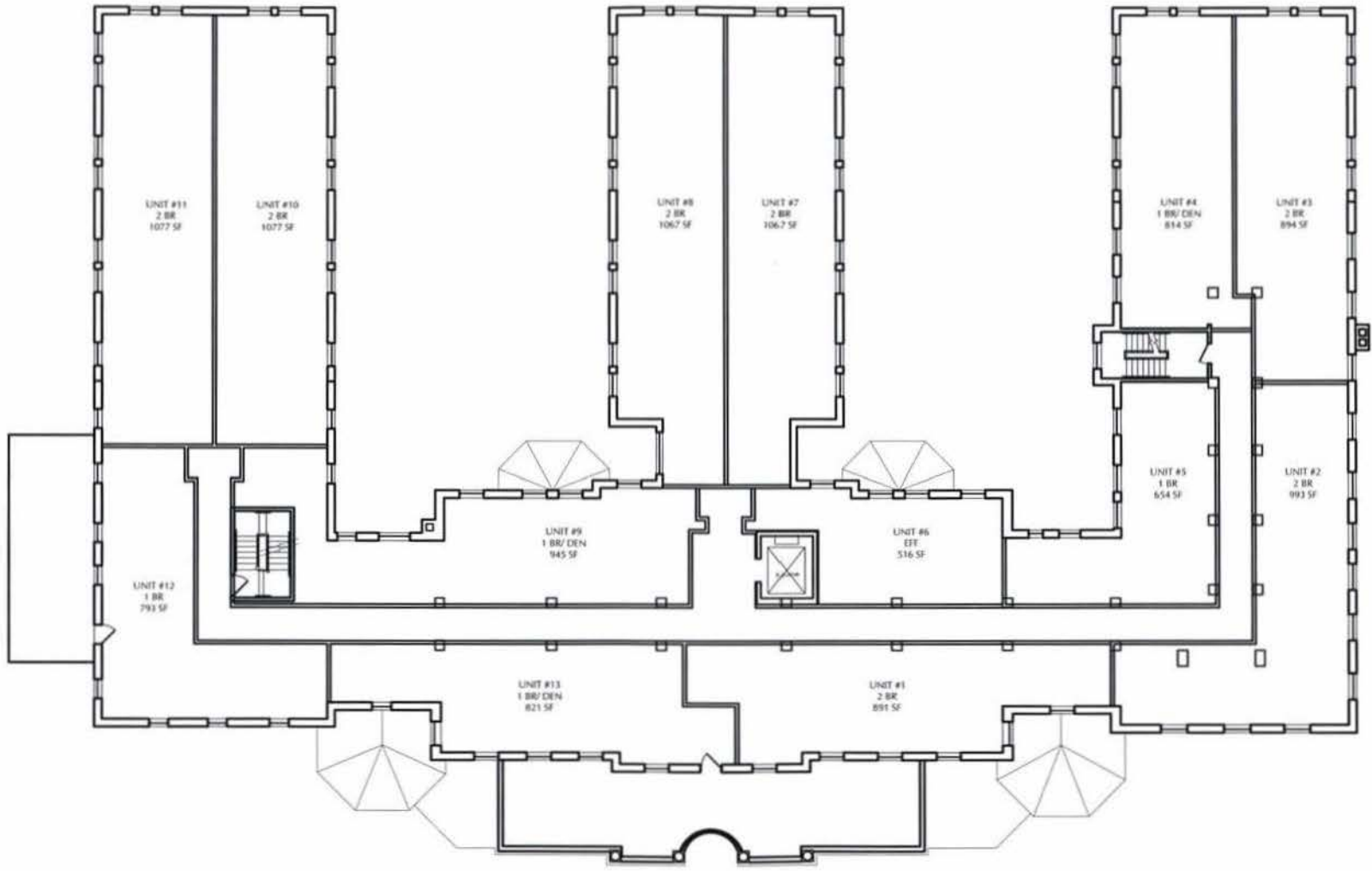


NOTE: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

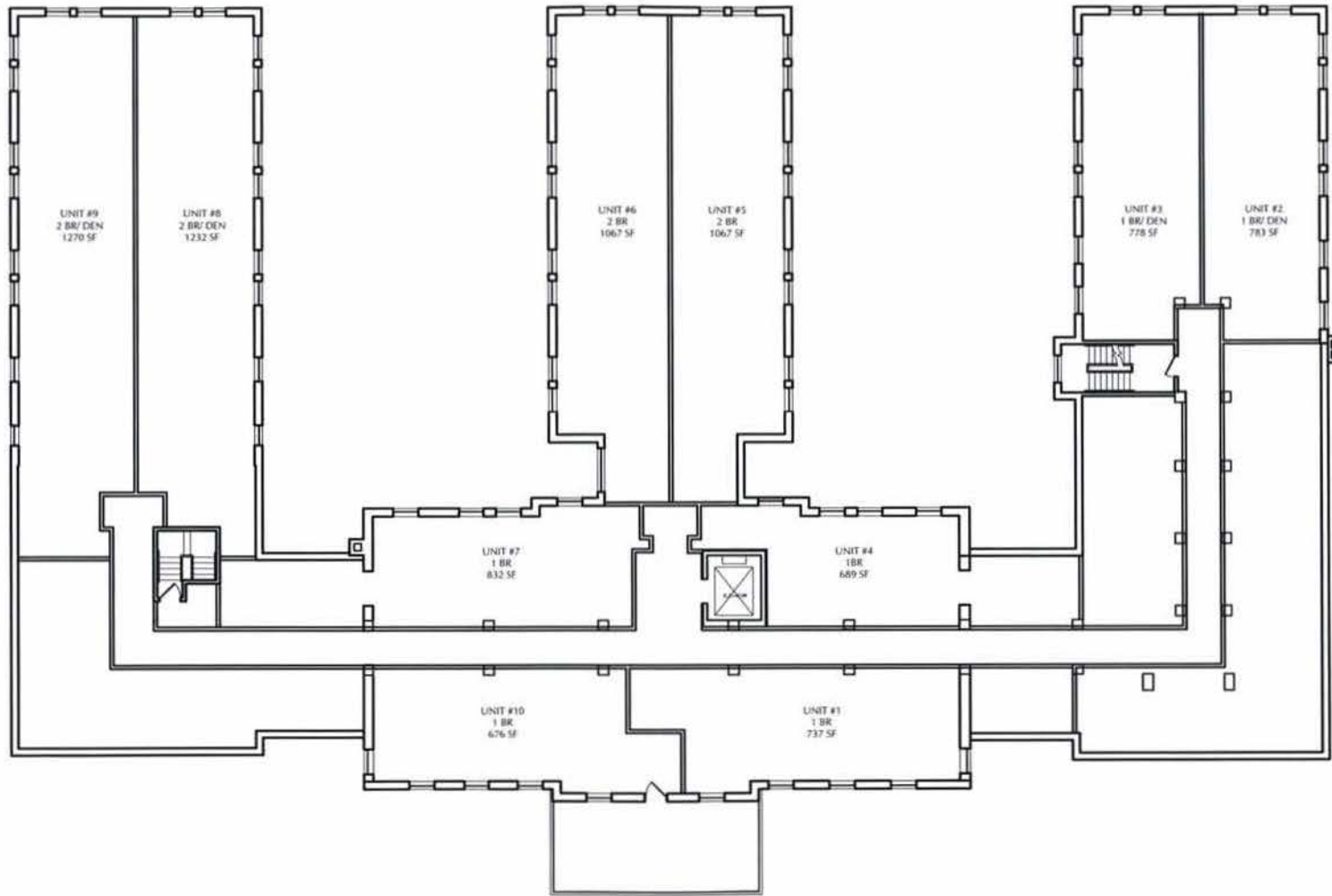


NOTE: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

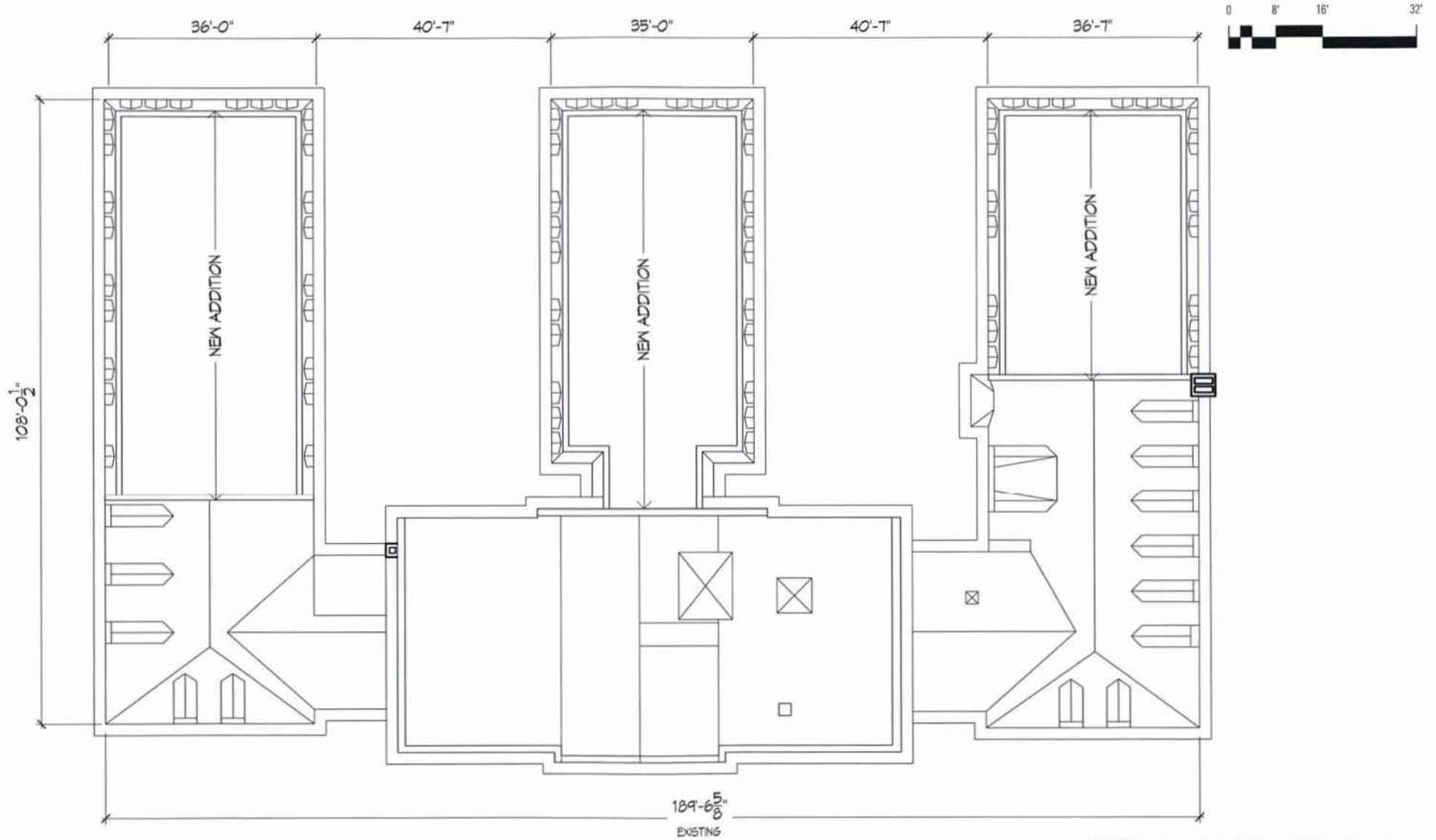




NOTE: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.



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NOTE: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.





SOUTH ELEVATION

EXISTING TO REMAIN



NORTH ELEVATION

PROPOSED ADDITION (EXISTING BEYOND)

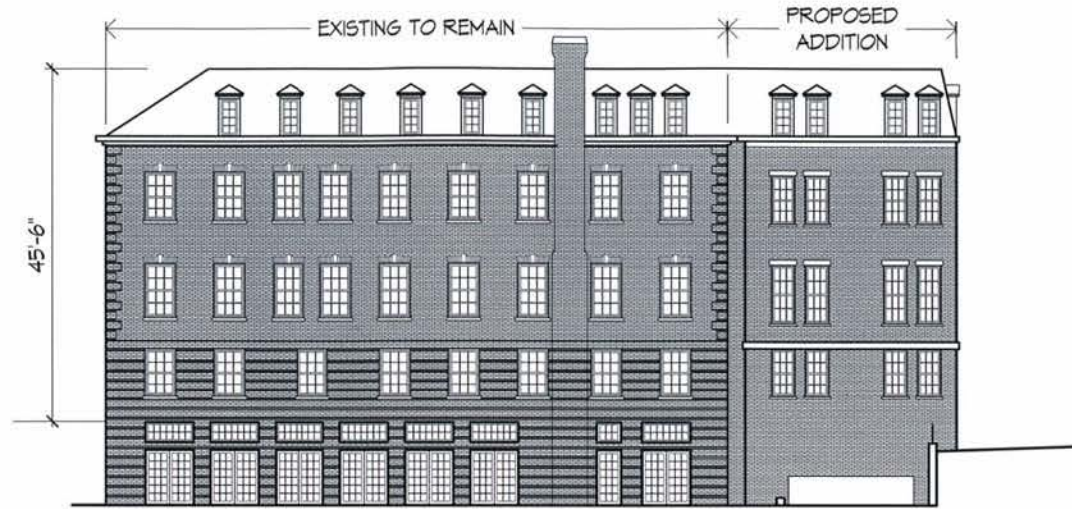
EXISTING TO REMAIN

PROPOSED ADDITION (EXISTING BEYOND)

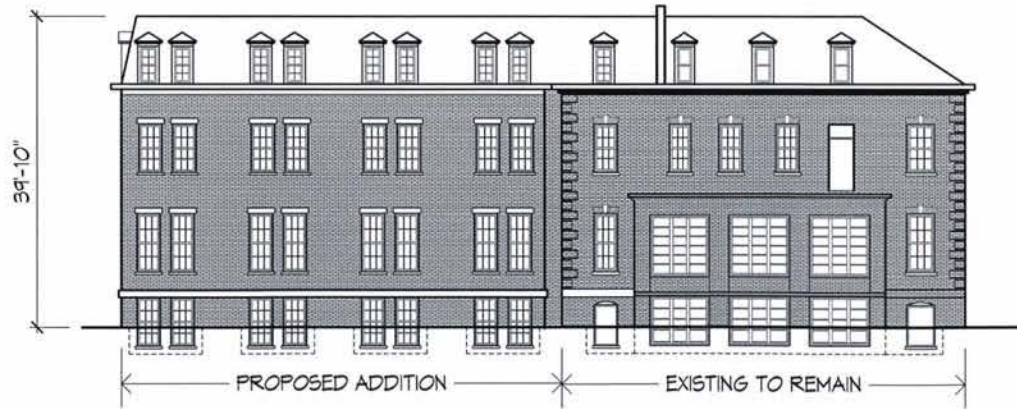
EXISTING TO REMAIN

PROPOSED ADDITION (EXISTING BEYOND)

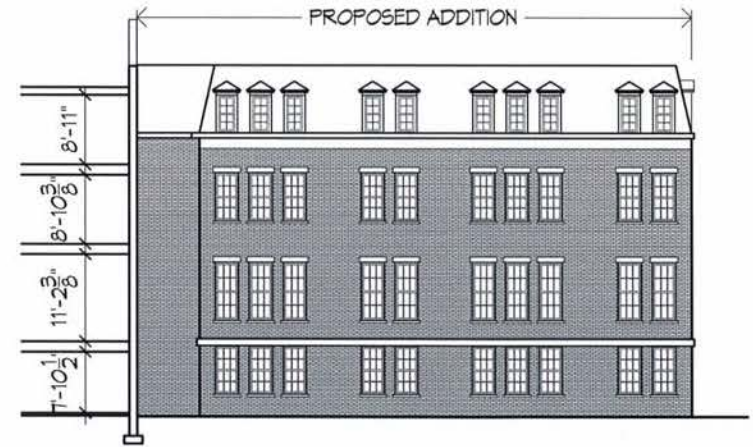
NOTE: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.



EAST ELEVATION



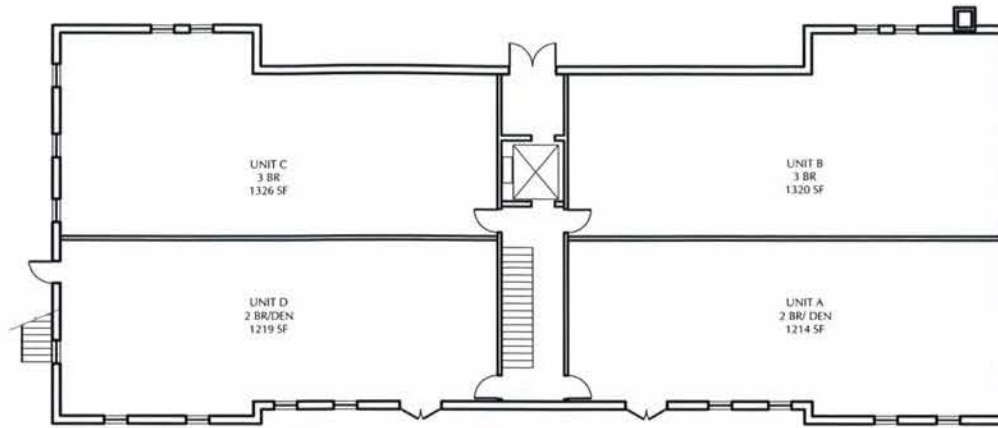
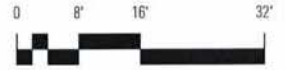
WEST ELEVATION



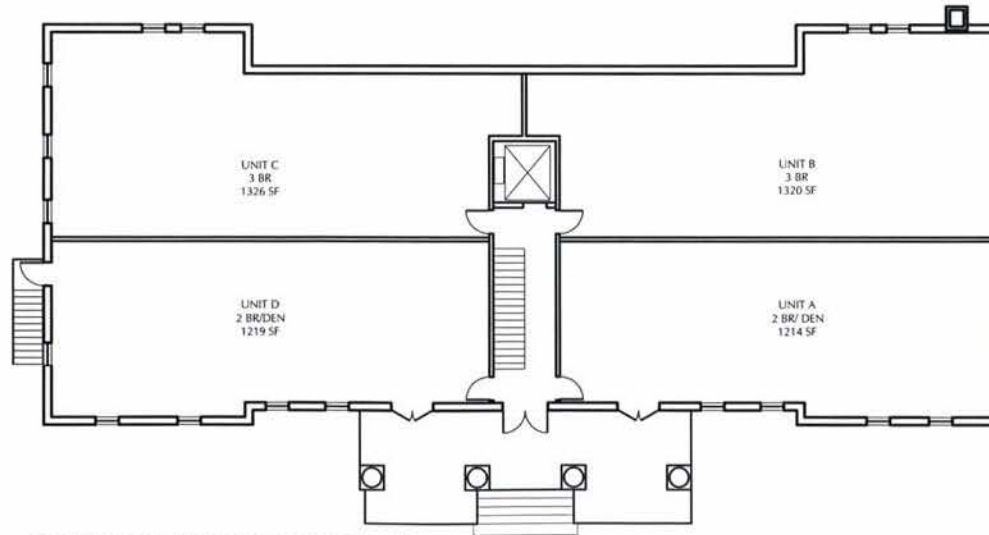
CENTRAL WING EAST ELEVATION

NOTE: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.





BASEMENT FLOOR PLAN



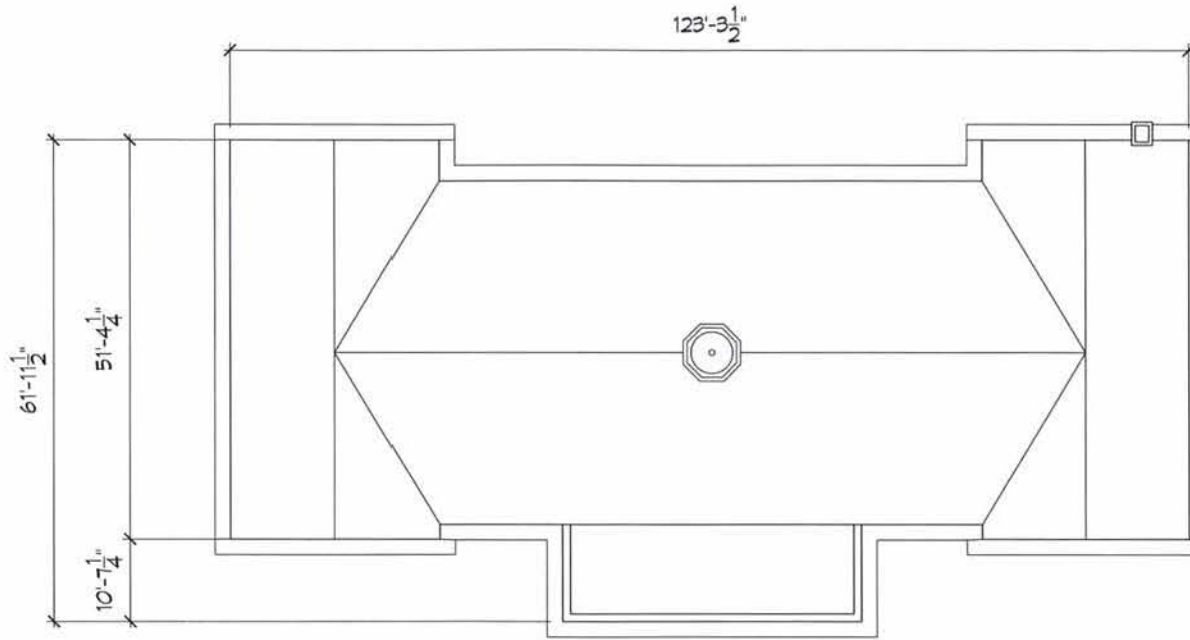
FIRST AND TYPICAL FLOOR PLANS

(EXISTING TO REMAIN)

6000 New Hampshire Avenue

Prehearing Submission: March 29, 2006

NOTE: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

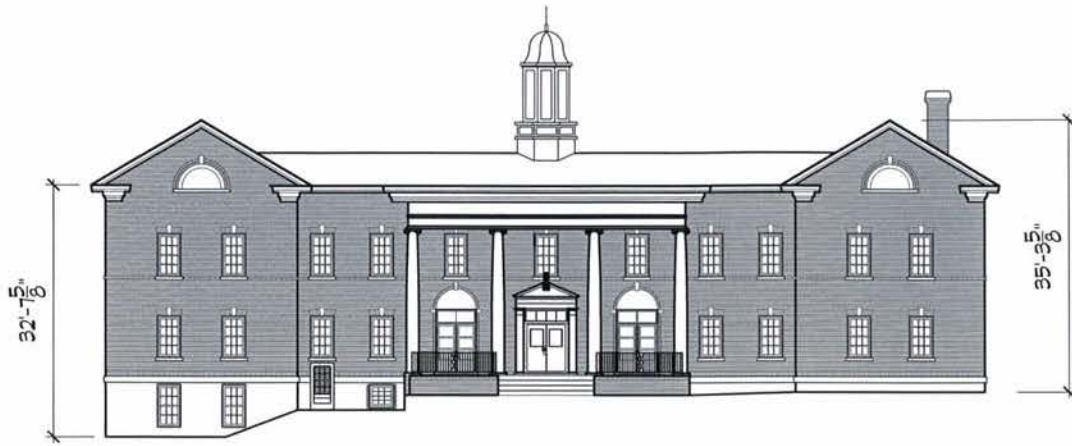
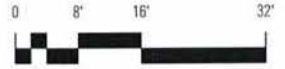


ROOF PLAN

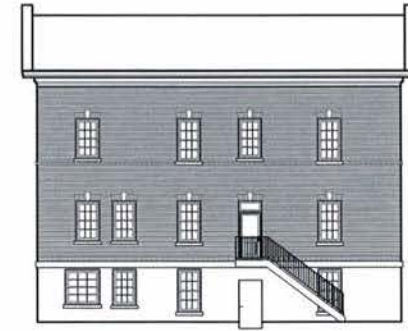
(EXISTING TO REMAIN)

NOTE: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

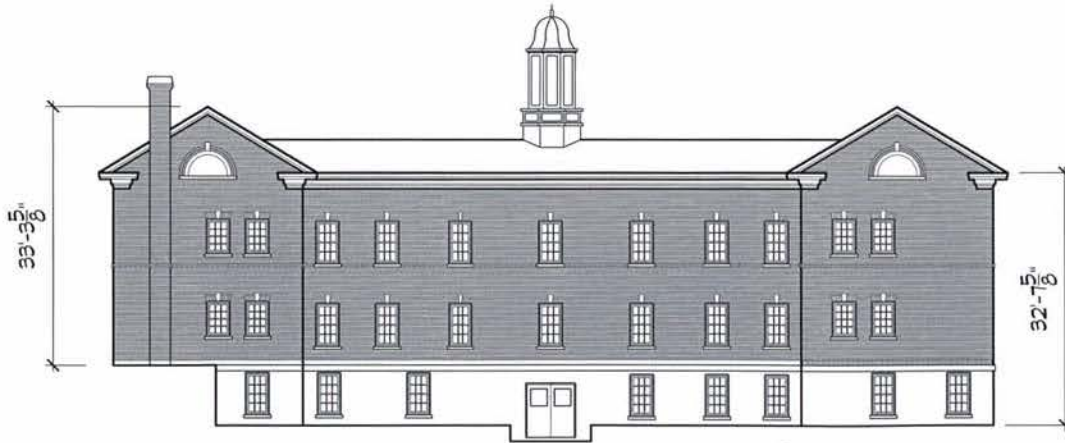




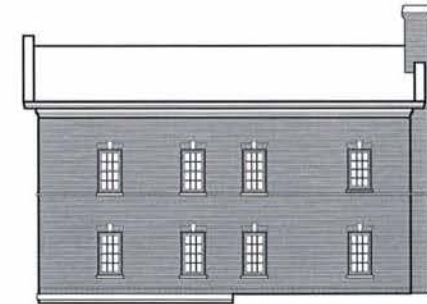
FRONT- EAST ELEVATION



SOUTH ELEVATION



REAR - WEST ELEVATION



NORTH ELEVATION

(ALL EXISTING TO REMAIN)

NOTE: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.



*Memorandum*

■  
Suite 400  
13221 Woodland Park Road  
Herndon, Virginia  
20171

To: District of Columbia, Department of Transportation

From: Ed Papazian, PE, Kimley-Horn and Associates, Inc.

Date: March 24, 2006

Subject: 6000 New Hampshire Ave. – TIA Supplement #1

This memorandum serves as supplement #1 to the August, 2005 traffic impact study for the proposed 6000 New Hampshire Avenue development in northeast Washington, D.C. This memorandum responds to requests for additional information from the District of Columbia Department of Transportation (DDOT). The development site is primarily located along the west side of New Hampshire Avenue between Peabody Street and Rittenhouse Street. It is bordered by New Hampshire Avenue to the east, Sligo Mill Road to the west, Peabody Street to the south, and Rittenhouse Street to the north. Included in this development site is a parcel located between New Hampshire Avenue and First Street, south of Peabody Street. The site currently contains offices for Medstar Health and a vacant nursing home facility. The proposed development includes 188 residential units, involving a mix of single family detached houses, townhouses, and condominiums. The August 2005 traffic study evaluated 199 residential units. Since the time the traffic study was prepared, refinements have been made to the plan including a reduction in the number of proposed residential units.

The DDOT staff requested additional information concerning traffic circulation patterns, pedestrian access and safety, local area transit, and vehicle queuing on Rittenhouse Street near the future Rittenhouse Place intersection. The following sections describe these analyses.

#### VEHICLE CIRCULATION AND FORECAST TRAFFIC VOLUMES

The vehicle circulation for the proposed 6000 New Hampshire Avenue development is well planned with multiple access points into the site. Vehicle access is planned along New Hampshire Avenue opposite Quackenbos Street, at three locations along Peabody Street including the existing driveway opposite First Street, at three driveways along Sligo Mill Road, and one driveway along Rittenhouse Street. The presence of eight access points to serve 6000 New Hampshire Avenue will result in an effective dispersal of site traffic. The



multiple access points give the driver many options to enter and exit the site. The multiple access points also help to facilitate a distribution of traffic among the clusters of residential units. Figure S09 attached is the site circulation plan for the 6000 New Hampshire Avenue development. This figure is also included in the revised PUD application for presentation to the Zoning Commission. Among the items shown in this figure is the distribution of traffic generated by clusters of residential units. The clusters of units are color coded, which helps to identify the assignments of trips for the different clusters to the vehicle access drives.

The trip assignments at the driveways differ slightly from those in the traffic study. This is due to reduction in the number of residential units and refinements in the trip assignment process. The differences from the volumes shown in the August 2005 traffic study are small and result in no change in the findings contained in the study. As a result, the area intersections will continue to operate at levels of service A and B and the site access drives will operate at level of service A.

Also shown on Figure S09 are peak hour volumes along sections of the streets within 6000 New Hampshire Avenue. These figures show the low volumes of traffic along these streets. This is a further indication of the benefits of multiple access drives and the resulting dispersal of site generated traffic.

The design of the streets within 6000 New Hampshire Avenue incorporate elements of traffic calming in order to encourage low travel speeds. These elements include on-street parking, 20-foot wide pavement for two-way traffic, and bulb-outs at intersections.

Figure S10 attached is the turning movement plan for the 6000 New Hampshire Avenue development. This figure is also included in the revised PUD application for presentation to the Zoning Commission. In order to illustrate the ability of vehicles to circulate through the site, Figure S10 shows vehicle tracking diagrams of fire, delivery, and refuse trucks at key locations.

#### PEDESTRIAN ENHANCEMENTS

There are existing sidewalks along 6000 New Hampshire Avenue at its intersection with Peabody Street and Rittenhouse Street. The proposed 6000 New Hampshire Avenue development will provide sidewalk connections to all other adjacent streets. Existing crosswalks and sidewalks have been examined. The sidewalks appear to be relatively new and are in good condition. Some crosswalks are clearly marked. Others are faded and need improvement. In order to enhance safety for pedestrians, it is recommended that several crosswalks be upgraded with reflective striping. Locations for immediate improvement are:



- Intersection of Sligo Mill Road and Rittenhouse Street NE – south leg and west leg (in order to be consistent, all legs will be improved)
- Intersection of Sligo Mill Road and Chillum Place NE - all legs
- New crosswalks at New Hampshire Avenue and Quackenbos Street/Place – east leg and west leg. These crosswalk enhancements will be performed in accordance with DDOT standards.

#### TRANSIT SERVICE

Existing transit service in the study area includes the nearby Fort Totten Metrorail station on the Red Line and Green Line, as well as Metrobus service. Metrobus service in the vicinity of the study area is provided along New Hampshire Avenue by the New Hampshire Avenue-Maryland Line (Route K6). The New Hampshire Avenue-Maryland Line serves the White Oak, Northwest Park, Langley Park, Chillum, and Fort Totten Metrorail station areas. The buses on this route travel north and south along New Hampshire Avenue on weekdays, weekends, and holidays.

There are six bus stops along New Hampshire Avenue in the study area, with three each on the northbound and southbound sides. Two of the southbound bus stops have bus shelters. One shelter is located near the intersection of New Hampshire Avenue and Rittenhouse Street, and the other is located near the intersection of New Hampshire Avenue and Peabody Street. The bus stop locations and the locations of bus shelters are depicted on Figure S09. Access to these bus stops by residents of 6000 New Hampshire Avenue will be facilitated by the sidewalk connections to New Hampshire Avenue.

If additional bus stops are requested in the immediate area, the applicant will support efforts by the community to work with Metrobus to add new stops.

#### PARKING AND CAR SHARING

The on-site parking for 6000 New Hampshire Avenue will be more than sufficient to satisfy the parking needs for the 188 residential units with no resulting spillover of parking into the surrounding community. The on-site parking includes off-street spaces and on-street spaces. The applicant will also provide additional parking spaces on the private streets for the convenience of the community which are not evaluated against the required parking. The locations of these reserved spaces will be chosen by the providers with input from the community.





## TRAFFIC FLOW AND VEHICLE QUEUING

Staff at DDOT discussed the need to examine vehicle queuing along eastbound Rittenhouse Street approaching New Hampshire Avenue during the AM and PM peak hours. Observations indicate that during the AM peak hour, queuing on the eastbound approach is minimal, since the approach volume is low. Traffic volumes during the PM peak hour are somewhat higher. As a result, there were occasional instances (approximately twice during the PM peak hour) when the vehicle queue along Rittenhouse Street was as much as seven vehicles. This means that there are occasional instances when vehicle queues will extend past the proposed driveway for 6000 New Hampshire Avenue. This driveway is called Rittenhouse Place. Signs will be installed to remind drivers along Rittenhouse Street to not block Rittenhouse Place in order to allow westbound drivers to turn left onto Rittenhouse Place. Trip assignments for the 6000 New Hampshire Avenue indicate that only a small number of westbound left turns will occur onto Rittenhouse Place. The presence of multiple driveways to serve 6000 New Hampshire Avenue will provide drivers alternate locations to enter the site if Rittenhouse Place is blocked.

## CONCLUSIONS

As a result of this study, it is concluded that the area intersections will all operate at acceptable conditions with the 6000 New Hampshire Avenue residential development in place. The proposed development will have no effect on the intersection levels of service and they will continue to operate at levels of service A and B.

The site access drives will operate at levels of service A. The multiple driveways will provide the opportunity for the dispersal of site traffic. The design of the internal streets will accommodate large vehicles including fire trucks along designated fire lanes. As a result, the site access drives and vehicle circulation system will operate in a safe and efficient manner.

Traffic calming elements will be incorporated into the design of the streets within 6000 New Hampshire Avenue. The private streets will be constructed per DDOT materials specifications.

A multi-modal environment will be established on the site, with appropriate connections and improvements to existing pedestrian amenities will be implemented to enhance convenience and safety, as well as the addition of bike racks.



**The area is well served by transit including Metrorail and Metrobus. Pedestrian connections to bus stops will be enhanced by this development. The applicant will support efforts by the community to add bus stops in the immediate area.**

**Sufficient on-site parking will be provided to support the proposed development. There will be no spillover of parking into the surrounding community. The applicant will provide reserved on-street parking spaces for car share providers.**

CIRCULATION PLAN NOTES

1. TYPICAL 90° PARKING ST ALL DIMENSION: 9 FT X 19 FT
2. TYPICAL PARALLEL PARKING ST ALL DIMENSION: 7 FT X 22 FT
3. TYPICAL PRIVATE DRIVE WIDTH: 20 FT (F-F)
4. TYPICAL PRIVATE ALLEY WIDTH: 16 FT
5. TYPICAL INTERIOR SITE SIDEWALK WIDTH: 5 FT

CIRCULATION PLAN NOTES

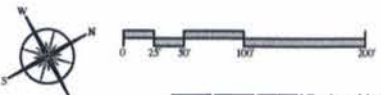
- CLUSTER I
- CLUSTER II
- CLUSTER III
- CLUSTER IV
- CLUSTER V
- CLUSTER VI
- CLUSTER VII
- CLUSTER VIII
- CLUSTER IX
- CLUSTER X
- CLUSTER XI
- CLUSTER XII

		TRIP GENERATION VOLUMES (Peak Hour (AM/PM) Trips)									TOTAL
		DRIVEWAY									
		A	B	C	D	E	F	G	H	I	
CLUSTER I	IN	0/0	0/0	0/0	0/0	0/0	0/0	1/0	1/0	0/0	2/0
	OUT	0/0	0/0	0/0	0/0	0/0	0/0	0/0	1/1	2/2	4/3
CLUSTER II	IN	0/0	1/1	0/0	0/0	0/0	0/0	0/0	0/1	0/0	1/2
	OUT	0/0	0/0	0/0	0/0	0/0	0/0	0/0	0/2	0/0	2/2
CLUSTER III	IN	0/0	1/1	0/0	0/0	0/0	0/0	0/0	0/1	0/0	1/2
	OUT	0/0	0/0	0/0	0/0	0/0	0/0	0/0	1/0	1/1	2/1
CLUSTER IV	IN	0/0	0/0	1/1	0/0	0/0	0/0	0/0	0/1	1/1	3/2
	OUT	0/0	1/1	0/0	0/0	0/0	0/0	0/0	0/1	1/1	3/2
CLUSTER V	IN	0/0	1/0	0/0	0/0	0/0	0/0	0/1	0/0	0/2	1/4
	OUT	0/0	0/0	0/0	0/0	0/0	0/0	1/0	3/1	0/0	4/2
CLUSTER VI	IN	0/0	0/0	0/0	1/0	0/0	0/0	0/0	0/1	0/2	1/4
	OUT	0/0	0/0	0/0	0/0	0/0	0/0	0/0	0/1	0/0	1/1
CLUSTER VII	IN	0/0	0/0	1/0	0/0	0/0	0/0	0/0	0/1	0/0	1/1
	OUT	0/0	1/1	0/0	0/0	0/0	0/0	0/0	0/0	0/0	1/1
CLUSTER VIII	IN	0/0	0/0	0/0	0/0	2/0	0/0	0/0	0/0	0/0	2/0
	OUT	0/0	0/0	0/0	0/0	0/0	0/0	0/0	0/0	0/0	0/0
CLUSTER IX	IN	0/0	1/2	0/1	0/0	0/0	0/0	0/0	0/0	0/4	1/7
	OUT	0/0	0/2	0/1	0/0	0/0	0/0	1/0	0/0	0/0	3/3
CLUSTER X	IN	0/0	0/0	0/0	0/0	0/0	0/0	0/0	0/0	0/0	0/0
	OUT	0/0	0/0	0/0	0/0	0/0	0/0	0/0	0/0	0/0	0/0
CLUSTER XI	IN	0/0	0/0	0/0	0/0	0/0	0/0	0/0	0/1	1/3	2/1
	OUT	0/0	0/0	0/0	0/0	0/0	0/0	0/0	0/0	0/0	0/0
CLUSTER XII	IN	1/3	0/0	0/0	0/0	0/0	0/0	0/0	0/0	0/0	1/3
	OUT	0/1	0/0	0/0	0/0	0/0	0/0	0/0	0/0	0/0	0/1
TOTAL	IN	1/3	0/0	1/1	2/0	0/0	0/0	0/0	0/1	0/2	20/9
	OUT	0/1	0/0	0/0	0/0	0/0	0/0	0/0	0/0	0/0	44/42

\* 0/0 - AM/PM

LEGEND

- ▲ BICYCLE RACK LOCATION  
FOUR BIKES PER RACK
- TRAFFIC MOVEMENT OPTIONS
- ⊞ EXISTING SIGNAL
- ⊞ DRIVEWAY
- ⊞ DO NOT BLOCK INTERSECTION SIGN



Scale: 1"=100'

**Kimley-Horn and Associates, Inc.**

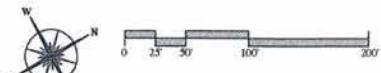
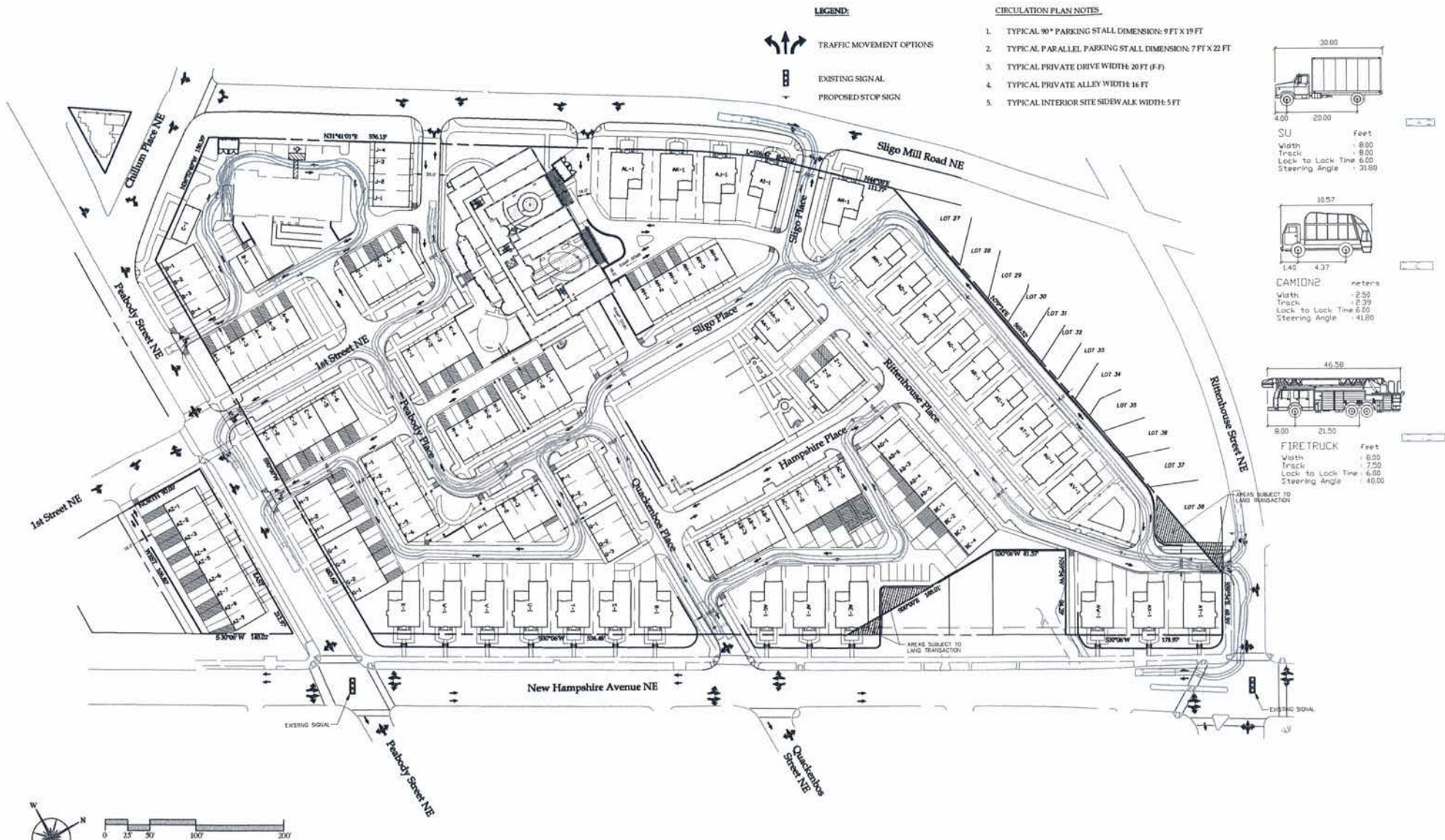
SEAL RELEASED BY: **Kimley-Horn and Associates, Inc.**

# 6000 New Hampshire Avenue

March 29, 2006

Proposed Trip Generation Plan





Scale: 1"=100'

**Kimley-Horn and Associates, Inc.**

**SPRAN SECURITY GROUP**

# 6000 New Hampshire Avenue

March 29, 2006

Proposed Turning Movement Plan



**LCAG**  
**LAMOND COMMUNITY ACTION GROUP**  
Post Office Box 60404  
Washington, DC 20039  
LCAGLCAG@aol.com

June 1, 2005

Judy Jones  
Area Neighborhood Commission 4B  
6856 Eastern Ave, NW, #314  
Washington, DC 20011

Dear Commissioner Jones:

The Lamond Community Action Group (LCAG) is in general support of the West Group's current residential development proposal of the property at 6000 New Hampshire Avenue, NE. Our decision is based upon a community survey, conversations with the West Group, and debates among LCAG members. We have spent a lot of time conversing and surveying ourselves to determine what we would like to see in the development and how it will affect our neighborhood. Many concerns were raised and submitted to the West Group for implementation into their design of the property and they have responded to our recommendations.

The concerns raised were density, appearance of the homes, costs of the homes, road infrastructure, traffic capacity, green space, and commercial or retail components in the development. They reduced the overall housing stock from 226 units down to 174 units. Ideally we would have liked to have seen a better mix of single-family and town houses, but with the green space issues there is a trade-off. They deleted the park at the corner of Rittenhouse Street and New Hampshire Avenue and replaced it with three single-family homes on lots of 5000 square feet as the LCAG requested. We also recommended that all of the homes should be brick with the townhouses having some green space. The West Group complied with it as well as ensured that each house will have at least one dedicated parking space on the property of the home. Finally, the commercial or retail components were removed from the project as we requested.

The LCAG will continue to work with the West Group and their team to ensure that further developments in the project will reflect the surrounding community and a positive impact on us. If you have any questions, concerns, or comments please contact James Gaston III, president or me.

Thank you,



Keith White  
Vice President  
Lamond Community Action Group

CC: CM Adrian Fenty  
Stan Voudrie  
Cherita Whiting  
James Gaston III, President

**Lamond Riggs Community Meeting on  
West Group Redevelopment of MedStar Property**

**Monday, July 18, 6:30 p.m.  
Christian Reformed Church**

*Sponsored and Chaired by Cherita Whiting, ANC 4B Vice Chair/ANC 4B08  
Commissioner*

**Whiting gave opening remarks**

Her remarks included some history of the project. For example, the West Group (WG) was informed that having the new development mirror the existing community was important. Specifically, this meant fewer townhomes (TH), more single family homes (SFHs) and few or no condos.

As of July 11, the WG plan was for 127 THs, 50-60 condos and 17 SFHs. The community's desire for more SFHs was expressed to WG.

At a recent meeting of Judi Jones' ANC (4B07), community members further shared desire for more SFHs, and well as a desire for senior housing.

The WG newest proposal is as follows: 110 THs, 27 SFHs, and 62 condos (one building will be senior-only (age 65 and older)).

The ANC vote is coming up in September, which is when the WG request to approve this proposal will be made.

We want to hear from the community to gain closure.

Other representatives in attendance included Judi Jones, Ron Austin and Blondie Hughes (who is also an ANC commissioner) from Fenty's office, Mr. Taylor from Councilmember Kwame Brown's office, Sgt. Williams from 4D, Lillian Huff, president of the Lamond-Riggs Citizens Association, from the Lamond Riggs Action Group President James Gaston and Vice President Keith White, and several block captains.

**Ernie Jarvis' (and other WG members') remarks**

WG held 6-8 meetings with community, which were good working meetings. WG came to take recommendations and put them into its plan. The last plan had a great deal of community input.

Attended the ANC 4807 meeting last week and heard several things:

(1) Seniors in the area wanted exclusive senior housing in light of their expectation of downsizing but wanting to stay in community. WG pleased to note one building will be for seniors only, with: (a) reserved parking for medical providers and residents; (b) adequate lighting, (c) keycard access; and (d) ADA compliance.

(2) Loss of green space versus SFHs. At meeting, request was for 25 SFHs; WG added 10 more SFHs for a total of 27.

Noted that they received Citizens' Aware position statement. Goal was to have a community where families have affordable housing and nothing that would increase property taxes. Building 80 SFHs would result in pricing at the level of an exclusive, gated community — WG didn't want to do that and respectfully believed the community doesn't want that either. Exact price point not established but likely would be \$500-\$600K. Gave example of how Bill Jarvis was raised in community and his family could not have afforded to live in such an exclusive community in today's dollars.

Also wanted to respond to the Lamond Riggs Action Group questionnaire: (1) no commercial space; (2) reduce density (successful at this); and (3) more infrastructure—added more curbing, green space, off-street parking.

### **Questions and Answers**

*Q. Clarify # of senior units*

WG: will be about 15-25 senior units depending on layout.

*Q: (Whiting) What is the percentage of affordable housing?*

WG: The issue of affordable housing was discussed at the April 25 meeting sponsored by Councilmember Fenty. While people wanted workforce housing, there were concerns about too much affordable housing. Much discussion and dialogue about that issue. Agreement for 10 "affordable" houses disperses among development for those of lower income. Whole plan is workforce housing. About 30-40% workforce housing was requested at ANC 4B07 meeting — WG can meet that goal.

*Q (Judi Jones) What is workforce housing? She was told it was about 60% of D.C.'s average median income (AMI).*

WG: Goal of workforce housing—we should do 25 % of units for affordable housing—80%-120% of AMI, plus 10 units for lower income.

Discussion ensued about whether the figure was 25% or 30%, based on discussions at July 11 meeting. WG clarified apologetically that it was 30%. Jones noted that the AMI about \$50K, and questioned whether D.C. has redefined it. WG understood it was \$85K. Jones was concerned that she and WG were told different things and therefore more negotiation was in order. She also noted that the D.C.'s AMI was different than how HUD defines AMI.

Pastor Hagler of Plymouth United Church of Christ (built the senior housing on Riggs and N. Capitol) noted the need for a clearer definition based on dollar figures. Suggested forgetting about D.C.'s figures, which aren't really affordable.

WG (E. Jarvis) noted that WG would be glad to negotiate further. WG also noted that they need to define the source of the # and that since housing will be sold over time, that also must be taken into consideration.

*Q. (Jones) Was lot size of SFHs reduced?*

WG: Believes lot sizes range from 4,300 to 5,600 Ft—but don't quote them on that.

Lawrence Martin: Current zoning allows for maximum of 5,000 SF. He measured out the area and figured out that decreasing the lot size would allow for 10 more SFHs (replacing 16 THs with SFHs), thus maintaining the character of the community. No scale available on new WG plan for measurement purposes.

WG: We were able to get 27 SFHs as opposed to 23-24 by decreasing space between houses from 12 to 10 feet.

*Q. Re: Senior interest in purchasing condos. Can those in Ward 4 be given first preference?*

WG: Have to investigate due to fair housing laws.

Whiting: Developers do have option to focus on who has first choice.

WG: Can let ANC know early when the pre-sale will start and forget to announce at the same time to general public.

WG (E. Jarvis): We will be in constant communication with ANC.

*Q. # of bedrooms (BRs) in SFHs?*

WG: All 4 BRs but an extra one could be an option, will have basement. THs will have 3 BRs with the option for a 4th (lower level).

Hagler: Population density is an issue. Infrastructure support—need to think about community impact. Senior condos versus apartment rental clarity needed—



some downsizing seniors may want to rent and use \$ from sale of their existing home to defray living expenses

WG: Concerns expressed about rental condos, so they will be for sale only, agreed with the community to do this.

WG: Regarding density:

1. Commissioned traffic study based on max BR
2. Stormwater, sewer, water, traffic, etc. to be included in proposal
3. Already adequate stormwater, sewer, water based on current studies, so nothing extra is needed but still will be adding extra storage tanks.
4. Traffic study to be done shortly.
5. ANC will have entire proposal prior to September meeting.

*Q. When will you break ground?*

WG: 9-10 months—late spring/early summer 06. Construction should take 18 months, can go faster or slower depending on sales.

Whiting noted agreement on a 7-4:30 construction time and no Saturdays.

WG: Clarified that they asked for an occasional Saturday.

*Q. Construction style?*

WG: Wood frame, brick veneer; look will be much like current community.

*Q. Income tiers of residents? (Secretary note: I think this was for workforce housing.)*

WG: Two tiers. The lower-income units will be split 5 in THs and 5 in condos—not isolated or obvious.

Taylor (Secretary note: I think): The boundaries for construction don't have to be all or nothing, but can set limits on when noisy construction occurs.

*Q. How many residents in new community?*

WG: 500 residents; traffic study will layout impact, but don't anticipate large one.

Hagler: Estimates 600 residents, excluding condos.

WG: 500 more accurate—marketing studies suggest properties will be made up of singles, small families and empty nesters—not large families.

Community member: D.C. is changing; WG development is a positive one, just need to work out rough edges.

*Q. Sale company been selected; how much minority input?*

WG: WG not minority owned; one of the partners (Jarvis Company) is minority owned. Construction company has reputation for hiring minority workers and has done several projects in region.

*Q. What about overpopulation in BRs?*

WG: Two persons per BR is D.C. law.

*Q. What are the Section 8 allowances:*

WG: None, Section 8 is only for rental properties.

*Q. How will property be managed?*

WG: WG will control until 95% of the units are sold, then property will be turned over to condo and homeowners' associations—which will have a board of directors and legal documents). Assns usually ask for ANC input.

*Q. What makes the one building senior only?*

WG: Reiterated some of the amenities and noted that the architects are familiar with geriatric issues. Is not an assisted living facility. No plans for front desk yet.

*Q. What side of street will construction begin?*

WG: Ten months of site work—road, sewer, cable, demo work on condo, curbing, sidewalks laid out. Right now, plan to work from Peabody to Rittenhouse, but that could change.

Huff: Commended WG for considering community concerns, and noted we should encourage families to live in D.C.

Willard Johnson noted landscaping problems the property is currently experiencing and he's complained to service WG contracts with. WG knows of the problem and plans to resolve.

*Q. Will homeowners' assn charge fee?*

WG: Yes, an estimate will be provided when units go on sale. Fee shouldn't be large.

**Q. # of assns**

**WG:** Possibly a separate one for seniors, one for condos and one for the homes. Assn will be responsible for things such as street and sidewalk maintenance, trash and snow removal (via private contractors)

**Q. (Jones) Why can't we hold the city accountable for providing those services rather than the assns?**

**WG:** We have found that owners want to have control over their community; better to guarantee service than to depend on city.

**Jones:** Concerned about having to go back to the drawing board due to this matter—has a problem with homeowners' assn; believes that we pay property taxes, so city should be responsible. This will be part of further negotiation.

**WG:** Assns are nonnegotiable. Assns will contract out for a number of services but will not be an additional burden.

**Q. Difference between condo and SFH assn?**

**WG:** Condo assn owns outside, residents own what's within walls. Homes—residents own home and land will pay nominal fee for maintenance services.

**Q. Could assns make service changes?**

**WG:** Homeowners assn can decide what services it wants to do.

**Q. Any change in city services?**

**WG:** Assns pay fee for additional services; no city services will change for current homeowners.

**Huff:** Overall, liked the idea of a homeowners assn, but was concerned that additional fee makes it sound like a gated community, and noted that residents need to generally hold city accountable for services.

**Q. How will this development improve our community?**

**WG:** 2,500 SF community center that will be open to everyone, as well as the amount of workforce housing.

**Q. Shouldn't the community center be exclusive for those who pay assn fees?**

**WG:** The PUD will specify that the center will be open to all early on. Will work with ANC to figure out good neighbor strategy.

**Closing remarks**

Whiting thanked all who attended, and others commended Whiting, WG and the community.

**Consensus vote**

Martin suggested that while the tangential issues can be worked out later, the group take a consensus vote on the current WG proposal. The vote was unanimous in favor of that proposal.

**Meeting adjourned**



## FIRST SOURCE EMPLOYMENT AGREEMENT

Contract Number: \_\_\_\_\_

Contract Amount: \_\_\_\_\_

Project Name: 6000 NEW HAMPSHIRE AVENUE PUD

Project Address: 6000 New Hampshire Avenue, NW Ward: 4

Nonprofit Organization with 50 Employees or Less: (Yes) \_\_\_\_\_ (No) X

This First Source Employment Agreement, in accordance with D.C. Law 14-24, D.C. Law 5-93, and Mayor's Order 83-265 for recruitment, referral, and placement of District of Columbia residents, is between the District of Columbia Department of Employment Services, hereinafter referred to as DOES, and 6000 New Hampshire Avenue, LLC, hereinafter referred to as EMPLOYER. Under this Employment Agreement, the EMPLOYER will use DOES as its first source for recruitment, referral, and placement of new hires or employees for the new jobs created by construction of this project and will hire 51% District of Columbia residents for all new jobs created in connection with the project's construction.

### I. GENERAL TERMS

- A. The EMPLOYER will use DOES as its first source for the recruitment, referral and placement of employees.
- B. The EMPLOYER shall require all contractors and subcontractors, with contracts totaling \$100,000 or more, to enter into a First Source Employment Agreement with DOES.
- C. DOES will provide recruitment, referral and placement services to the EMPLOYER subject to the limitations set out in this Agreement.
- D. DOES participation in this Agreement will be carried out by the Office of the Director, with the Office of Employer Services, which is responsible for referral and placement of employees, or such other offices or divisions designated by DOES.

- E. This Agreement shall take effect when signed by the parties below and shall be fully effective for the duration of the project construction.
- F. This Agreement shall not be construed as an approval of the EMPLOYER'S bid package, bond application, lease agreement, zoning application, loan, or contract/subcontract.
- G. DOES and the EMPLOYER agree that for purposes of this Agreement, new hires and jobs created (both union and nonunion) include all EMPLOYER'S job openings and vacancies in the Washington Standard Metropolitan Statistical Area created as a result of internal promotions, terminations, and expansions of the EMPLOYER'S workforce, as a result of this project, including loans, lease agreements, zoning applications, bonds, bids, and contracts.
- H. The term "project" refers to the Planned Unit Development in Zoning Commission Case No. 05-30, if approved by the Zoning Commission.

## II. RECRUITMENT

- A. The EMPLOYER will complete the attached Employment Plan, which will indicate the number of new jobs projected, salary range, hiring dates, and union requirements. The EMPLOYER will notify DOES of its specific need for new employees as soon as that need is identified.
- B. Notification of specific needs, as set forth in Section II.A. must be given to DOES at least five (5) business days (Monday – Friday) before using any other referral source, and shall include, at a minimum, the number of employees needed by job title, qualification, hiring date, rate of pay, hours of work, duration of employment, and work to be performed.
- C. Job openings to be filled by internal promotion from the EMPLOYER'S current workforce need not be referred to DOES for placement and referral.
- D. The EMPLOYER will submit to DOES, prior to starting work on the project, the names, and social security numbers of all current employees, including trainees, and laid-off workers who will be employed on the project.

## III. REFERRAL

DOES will screen and refer applicants according to the qualifications supplied by the EMPLOYER.

## IV. PLACEMENT

- A. DOES will notify the EMPLOYER, prior to the anticipated hiring dates, of the number of applicants DOES will refer. DOES will make every reasonable effort to refer at least two qualified applicants for each job opening.

- B. The EMPLOYER will make all decisions on hiring new employees but will in good faith use reasonable efforts to select its new hires or employees from among the qualified persons referred by DOES.
- C. In the event DOES is unable to refer the qualified personnel requested, within five (5) business days (Monday – Friday) from the date of notification, the EMPLOYER will be free to directly fill remaining positions for which no qualified applicants have been referred. Notwithstanding, the EMPLOYER will still be required to hire 51% District residents for the new jobs created by the project.
- D. After the EMPLOYER has selected its employees, DOES will not be responsible for the employees' actions and the EMPLOYER hereby releases DOES, and the Government of the District of Columbia, the District of Columbia Municipal Corporation, and the officers and employees of the District of Columbia from any liability for employees' actions.

#### V. CONTROLLING REGULATIONS AND LAWS

- A. To the extent this Agreement is in conflict with any labor laws or governmental regulations, the laws or regulations shall prevail.
- B. DOES will make every effort to work within the terms of all collective bargaining agreements to which the EMPLOYER is a party.
- C. The EMPLOYER will provide DOES with written documentation that the EMPLOYER has provided the representative of any involved collective bargaining unit with a copy of this Agreement and has requested comments or objections. If the representative has any comments or objections, the EMPLOYER will promptly provide them to DOES.

#### VI. EXEMPTIONS

- A. Contracts, subcontracts or other forms of government-assistance less than \$100,000.
- B. Employment openings the contractor will fill with individuals already employed by the company.
- C. Job openings to be filled by laid-off workers according to formally established recall procedures and rosters.
- D. Suppliers located outside of the Washington Standard Metropolitan Statistical Area and who will perform no work in the Washington Standard Metropolitan Statistical Area.

**VII. AGREEMENT MODIFICATIONS, RENEWAL, MONITORING AND PENALTIES**

- A.** If, during the term of this Agreement, the EMPLOYER should transfer possession of all or a portion of its business concerns affected by this Agreement to any other party by lease, sale, assignment, merger, or otherwise, the EMPLOYER as a condition of transfer shall:
- 1.** Notify the party taking possession of the existence of the EMPLOYER'S Agreement.
  - 2.** Notify the party taking possession that full compliance with this Agreement is required in order to avoid termination of the project.
  - 3.** EMPLOYER shall, additionally, advise DOES within seven (7) business/calendar days of the transfer. This advice will include the name of the party taking possession and the name and telephone of that party's representative.
- B.** DOES shall monitor EMPLOYER'S performance under this Agreement. The EMPLOYER will cooperate in DOES' monitoring effort and will submit a Contract Compliance Form to DOES monthly.
- C.** To assist DOES in the conduct of the monitoring review, the EMPLOYER will make available payroll and employment records for the review period indicated.
- D.** If additional information is needed during the review, the EMPLOYER will provide the requested information to DOES.
- E.** With the submission of the final request for payment from the District, the EMPLOYER shall:
- 1.** Document in a report to the Contracting Officer its compliance with the requirement that 51% of the new employees hired by the project be District residents; or
  - 2.** Submit a request to the Contracting Officer for a waiver of compliance with the requirement that 51% of the new employees hired by the project be District residents and include the following documentations:
    - a.** Material supporting a good faith effort to comply;
    - b.** Referrals provided by DOES and other referral sources; and
    - c.** Advertisement of job openings listed with DOES and other referral sources.
- F.** The Contracting Officer may waive the requirement that 51% of the new employees hired by the project be District residents, if the Contracting Officer finds that:
- 1.** A good faith effort to comply is demonstrated by the contractor;



2. The EMPLOYER is located outside the Washington Standard Metropolitan Statistical Area and none of the contract work is performed inside the Washington Standard Metropolitan Statistical Area;

The Washington Standard Metropolitan Statistical Area includes the District of Columbia, the Virginia Cities of Alexandria, Falls Church, Manassas, Manassas Park, Fairfax, and Fredericksburg; the Virginia Counties of Fairfax, Arlington, Prince William, Loudon, Stafford, Clarke, Warren, Fauquier, Culpeper, Spotsylvania, and King George; the Maryland Counties of Montgomery, Prince Georges, Charles, Frederick, and Calvert; and the West Virginia Counties of Berkeley and Jefferson.

3. The EMPLOYER enters into a special workforce development training or placement arrangement with DOES; or
4. DOES certifies that insufficient numbers of District residents in the labor market possess the skills required by the positions created as a result of the project.

G. Willful breach of the First Source Employment Agreement by the EMPLOYER, or failure to submit the Contract Compliance Report, or deliberate submission of falsified data, may be enforced by the Contracting Officer through imposition of penalties, including monetary fines of 5% of the total amount of the direct and indirect labor costs of the project.

- H. Nonprofit organizations are exempted from the requirement that 51% of the new employees hired on the project be District residents.
- I. The EMPLOYER and DOES, or such other agent as DOES may designate, may mutually agree to modify this Agreement.

J. The project may be terminated because of the EMPLOYER'S non-compliance with the provisions of this Agreement.

VIII. TERMINATION.

This Agreement shall terminate upon completion of construction for the entire project, as evidence by a final Certificate of Occupancy issued for the project.

IX. Is your firm a certified Local, Small, Disadvantaged Business Enterprise (LSDBE)?

YES  NO

If yes, certification number: \_\_\_\_\_

X. Do you have a registered Apprentice program with the D.C. Apprenticeship Council?

YES  NO

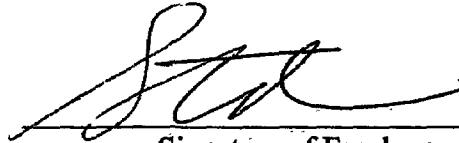
If yes, D.C. Apprenticeship Council Registration Number: \_\_\_\_\_

XI. Indicate whether your firm is a subcontractor on this project: YES  NO

If yes, name of prime contractor: \_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_

\_\_\_\_\_  
Signature Dept. of Employment Services

  
\_\_\_\_\_  
Signature of Employer

6000 New Hampshire Ave., LLC  
Name of Company

1600 Anderson Rd., McLean, VA  
Address

(703) 714-2107  
Telephone

\_\_\_\_\_  
E-mail

**EMPLOYMENT PLAN**NAME OF FIRM 6000 New Hampshire Avenue, LLCADDRESS 1600 Anderson Road, McLean, Virginia 22102TELEPHONE NUMBER (703) 714-2107 FEDERAL IDENTIFICATION NO. \_\_\_\_\_CONTACT PERSON Stan Voudrie TITLE \_\_\_\_\_E-mail: svoudrie@west-group.com TYPE OF BUSINESS: Development

ORIGINATING DISTRICT AGENCY \_\_\_\_\_

CONTRACTING OFFICER: \_\_\_\_\_ TELEPHONE NUMBER: \_\_\_\_\_

TYPE OF PROJECT \_\_\_\_\_ FUNDING AMOUNT \_\_\_\_\_

PROJECTED START DATE \_\_\_\_\_ PROJECT DURATION \_\_\_\_\_

NEW JOB CREATION PROJECTIONS (Attach additional sheets, as needed.) Please indicate the new position(s) your firm will create as a result of this project.

TO BE COMPLETED

	JOB TITLE	# OF JOBS F/T P/T	SALARY - RANGE	UNION MEMBERSHIP REQUIRED NAME LOCAL#	PROJECTED HIRE DATE
A					
B					
C					
D					
E					
F					
G					
H					
I					
J					
K					





## **MEMORANDUM OF UNDERSTANDING**

**6000 NEW HAMPSHIRE AVENUE LLC**, (hereinafter, the "Corporation"), in accordance with D.C. Law 1-95, D.C. Code Section 1-1-1141 *et seq.* (1987 Ed. as amended), and in consideration of the District of Columbia Government in granting the Corporation's request to approve the planned unit development ("PUD") known as D.C. Zoning Commission Case No. 05-30, which includes property identified as Parcel 126/74, Lots 69, 70, 71, 72, 73, 801, 824 and 826 in Square 3714, and Lot 858 in Square 3719, and is generally bounded by Rittenhouse Street, New Hampshire Avenue, Peabody Street, Chillum Place and Sligo Mill Road, commits to make a bona fide effort to utilize local, small or disadvantaged business enterprises ("LSDBEs") certified by the D.C. Local Business Opportunity Commission in order to achieve, at a minimum, the goal of thirty-five percent (35%) participation (the "35% Goal") in the contracted development costs in connection with the design, development, construction (including, but not limited to, pre-construction activities), maintenance and security for the project to be created as result of the PUD (the "Project"), including janitorial, refuse collection, provision of supplies and other similar post-construction activities relating to the Project, in accordance with the following provisions.

- A. The Corporation shall utilize the resources of the Department of Small and Local Business Development ("DSLBD"), including the Local Business Opportunity Commission's Directory of Certified Local Small and Disadvantaged Business Enterprises, and periodic updates, as the primary referral sources for LSDBEs. The primary contact for such referrals shall be the Director of the Office of Local Business Development (the "Director").
- B. The appropriate representatives of the Corporation who negotiate, sign and are responsible for the implementation of the Memorandum of Understanding with the DSLBD agree to meet with the Corporation's procurement and project officers to explore and develop ways for achieving the 35% Goal.
- C. The Corporation agrees to make a continuing bona fide effort to utilize LSDBEs for certain goods and services as may be required by the Corporation to conduct its daily operations and understands that such efforts will accrue toward the 35% Goal.
- D. Not later than (60) days following award of a contract of the first phase and each subsequent phase of the Project, the Corporation agrees to submit a minority business plan to DSLBD for approval, which plan shall be incorporated in and made a part of this Agreement.

- E. Not later than thirty (30) days following the filing of an application for a building permit pursuant to the approved PUD, the Corporation will submit to DSLBD a more extensive plan listing all of the projected procurement items, quantities and estimated costs, bid opening and closing dates, and start-up and completion dates. This plan should indicate whether any items will be bid without restriction in the open market, or limited to LSDBEs certified by the Local Business Opportunity Commission.
- F. The parties hereto understand and agree that the means of achieving the 35% Goal may vary according to the types of goods and services contracted for and the current availability of Certified LSDBEs. However, the Corporation agrees to make a bona fide effort to achieve, at a minimum, the 35% Goal over the life of the Project.
- G. The Corporation further agrees to submit quarterly contracting and subcontracting reports to DSLBD no later than thirty (15) days after the end of each calendar quarter; the quarterly report periods shall begin on January 1, April 1, July 1, and October 1. The quarterly report shall be submitted on a form provided by DSLBD. These reports should include detailed documentation of outreach efforts to LSDBEs in order to determine bona fide efforts.
- H. The Corporation agrees to meet quarterly with DSLBD staff on a mutually agreeable schedule to discuss LSDBE's participation on the Project.
- I. In the event that there are no LSDBEs in the District of Columbia that manufacture, construct, distribute, install, or otherwise supply the goods and services required to develop, construct, renovate and/or maintain the Project, the Corporation agrees to make bona fide efforts to achieve the 35% Goal through a broad scale approach to contracts with other local business enterprises certified by the District.
- J. The Corporation further agrees to include in the terms of its contractual agreements with the general/prime contractor and/or construction manager (in any of such events, the "Contractor"), language that puts the Contractor on notice that the Contractor is expected to make a bona fide effort to achieve the 35% Goal in (1) its own contracting with respect to the Project and (2) engaging subcontractors to perform work on the Project.
- K. The Corporation will publish, in a timely manner, a public notice in a newspaper of general circulation in the District of Columbia and in one or more other newspapers serving the District of Columbia local

business community, to inform the business community as a whole of the overall project, including a general description of projected phases and anticipated time tables.

- L. For purposes of this Agreement, it is agreed that "bona fide effort" means that the Corporation will obtain the following commitments from its General Contractor ("GC"):
1. The GC will publish a public notice in a newspaper of general circulation in the District of Columbia and in one or more other newspapers serving the District of Columbia local business community, designed to inform the business community, as a whole, of specific contracting and subcontracting procurement opportunities.
  2. The GC will publish notices in a newspaper of general circulation in the District of Columbia and in one or more other newspapers serving the District of Columbia local business community, soliciting bids for products or services being sought, and will allow a reasonable time for all bidders to respond to invitations/requests for bids.
  3. The GC will contact DSLBD to obtain a current listing of all LSDBEs qualified to bid on major procurement as they arise.
  4. The GC will negotiate with all bidders pre-qualified by the Corporation and the GC, including LSDBEs, to obtain each pre-qualified bidder's best and final price as understood in the marketplace.
  5. The GC will not require that the LSDBEs provide bonding on contracts with a dollar value less than \$100,000, provided that, in lieu of bonding, the GC may accept a job specific certificate of insurance.
  6. The GC will design and include in all contracts and subcontracts a process for dispute settlement. This process shall incorporate an opportunity for the presentation of documentation involving the work performed and invoices regarding requests for payments. Included in the contract shall be a mutually agreed upon mediator and provisions for arbitration in accordance with the rules of the American Arbitration Association.
  7. The GC and subcontractors shall strictly adhere to their contractual obligations to pay all subcontractors in accordance with the contractually agreed upon schedule for payments. In

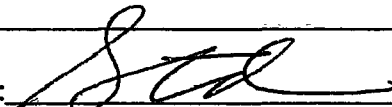
the event that there is a delay in payment to the GC, the GC is to immediately notify the subcontractor and advise as to the date on which payment can be expected.

- 8. The GC commits to pay all subcontractors, including LSDBEs, within fifteen (15) days following the GC's receipt of a payment, which includes funds for such subcontractors, from the Corporation. The Corporation agrees to require the project manager to establish a procedure for giving notice to the subcontractors of the Corporation payments to the GC.
  
- M. In order to encourage the Corporation to develop creative, cost competitive ways in which to meet its 35% Goal, DSLBD will give credit negotiated by the parties for the opening up of opportunities in areas not traditionally provided to LSDBEs and/or expansion of opportunities in existing areas.
  
- N. If, at the end of the first calendar quarter following the issuance of a building permit, the Corporation is unable to comply with the proposed utilization plan for the Project, representatives of the Corporation and the Director of DSLBD shall confer with a view toward adjusting goals and strategies to extend the time of performance based on facts and circumstances.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006.

DEPARTMENT OF SMALL AND  
LOCAL BUSINESS DEVELOPMENT

6000 NEW HAMPSHIRE AVENUE LLC

By:   
Stanley H. Voudrie



**List of Witnesses**

**Stan Voudrie, WEST\*GROUP Development Company LLC**

**William Jarvis, The Jarvis Company, LLC**

**Geoffrey Ferrell, Ferrell Madden Associates**

**Art Lohsen, Frank Lohsen McCrery Architects**

**Eric Colbert, Eric Colbert & Associates**

**Robert Jeter, Kimley-Horn and Associates, Inc.**

**Ed Papazian, Kimley-Horn and Associates, Inc.**

**M. Scott Mingonet, Urban Resource Group**

**Steven E. Sher, Director of Zoning and Land Use Services, Holland & Knight  
LLP**

**Estimated time required for presentation of applicant's Case: 90 minutes**

**OUTLINE OF TESTIMONY**  
**STAN VOUDRIE**  
**WEST\*GROUP DEVELOPMENT COMPANY LLC**

- I. Introduction
- II. Existing conditions of site
- III. Concept of proposed project
- IV. Process of community participation, including residents and ANC
- V. Conclusions

**OUTLINE OF TESTIMONY**  
**WILLIAM JARVIS**  
**THE JARVIS COMPANY, LLC**

- I. Introduction and experience
- II. Proposed development and use
- III. Role in development process
- IV. Public benefits and project amenities
- V. Conclusions

**OUTLINE OF TESTIMONY**  
**GEOFFREY FERRELL**  
**FERRELL MADDEN ASSOCIATES**

- I. Introduction and experience**
  
- II. Site location and description**
  
- III. Overall site planning considerations**
  
- IV. Project Description**
  
- V. Conclusions**



**OUTLINE OF TESTIMONY**  
**ART LOHSEN**  
**FRANK LOHSEN MCCRERY ARCHITECTS**

- I. Introduction and experience
- II. Site location and description
- III. Project Description
  - A. Overview of site
  - B. Design considerations
  - C. Access and parking
  - D. Exterior elevations
- IV. Conclusions

**OUTLINE OF TESTIMONY**  
**ERIC COLBERT**  
**ERIC COLBERT & ASSOCIATES**

- I. Introduction and experience
- II. Site location and description
- III. Project Description
  - A. Overview of site
  - B. Design considerations
  - C. Exterior elevations
- IV. Conclusions

**OUTLINE OF TESTIMONY**  
**ROB JETER**  
**KIMLEY-HORN AND ASSOCIATES, INC.**

- I. Introduction and experience
- II. Existing Site Conditions
- III. Engineering considerations
- IV. Summary and conclusions

**OUTLINE OF TESTIMONY**  
**ED PAPA ZIAN**  
**KIMLEY-HORN AND ASSOCIATES, INC.**

- I. Introduction and experience
- II. Project background
- III. Assessment and Evaluation
- IV. Summary and conclusions

**OUTLINE OF TESTIMONY**  
**M. SCOTT MINGONET**  
**URBAN RESOURCE GROUP**

- I. Introduction and experience
- II. Existing Site Conditions
- III. Landscaping and Urban Design
- IV. Summary and conclusions



**OUTLINE OF TESTIMONY**  
**STEVE N. SHER**  
**DIRECTOR OF ZONING AND LAND USE SERVICES**  
**HOLLAND & KNIGHT LLP**

- I. Introduction
- II. Experience and expertise
- III. Site location and description
- IV. Description of surrounding area
- V. Zoning
- VI. Proposed development
- VII. Analysis of requested flexibility
- VIII. Conclusions

**LIST OF MAPS, PLANS, OR OTHER DOCUMENTS READILY  
AVAILABLE WHICH MAY BE OFFERED INTO EVIDENCE**

1. Exhibits Herein
2. Zoning Regulations and Map of the District of Columbia
3. Generalized Land Use Map of the District of Columbia
4. District of Columbia Comprehensive Plan ("Comprehensive Plan")
5. Ward 4 Element of the Comprehensive Plan
6. Metrobus and Metrorail Route Maps and related WMATA Materials
7. Orders of the D.C. Zoning Commission and Board of Zoning Adjustment
8. Orders and Reports of District and Federal Agencies
9. Publicly Available Information from District of Columbia

**Updated Roster of Owners within 200 Feet of Site on Square 3719 and Beyond**

3379 0017	5998 Chillum Pl., NW	Riggs Park Baptist Church 5998 Chillum Pl., NE Washington, DC 20011-1540
3379 0821	6000 Chillum Pl., NW	Martin Wiegand Inc. 6000 Chillum Pl., NE Washington, DC 20011-1502
3714 0055	0210 Oneida St., NE	Isaac Harris Sarah Harris 210 Oneida St., NE Washington, DC 20011-1616
3714 0068	0100 Oneida St., NE	Cary Hughes Pob 4068 Langley Park, MD 20785
3714 0069 3714 0070 3714 0071 3714 0072 3714 0073 3714 0801 3714 0824 3714 0826	Peabody St., NE	6000 New Hamp Ave., LLC 1600 Anderson Rd. Mc Lean, VA 22102-1607
3719 0858	6141 Sligo Mill, Rd.	6000 New Hampshire Ave., LLC 1600 Anderson Rd. Mc Lean, VA 22102-1607
Par 01260024	Chillum Pl., NE	6000 New Hamp Ave., LLC 1600 Anderson Rd. Mc Lean, VA 22102-1607
3714 0117	5900 New Hampshire Ave., NE	Sidney Kelly Avis Kelly 5900 New Hampshire Ave., NE Washington, DC 20011-1534
3714 0119	0205 Oneida St., NE	Church Christian Reformed Washington 207 Oneida St., NE Washington, DC 20011-1615
3714 0121	5931 New Hampshire Ave., NE	William E. Butler, Jr. Janie C. Butler 5931 New Hampshire Ave., NE Washington, DC 20011-1562
3714 0122	0227 Peabody St., NE	Everett S. Marshall Cornelia K. Marshall 227 Peabody St., NE Washington, DC 20011-1641

3714 0839	0203 Peabody St., NE	James H. Jones G. Jones 203 Peabody St., NE Washington, DC 20011-1641
3714 0841	0207 Peabody St., NE	Janet L. Mcgriff 207 Peabody St., NE Washington, DC 20011-1641
3714 0843	Peabody St., NE	Harold W. Johnson c/o Trustbank Fsb 7799 Leesburg Pike # 650 Falls Church, VA 22043-2413
3714 0852	0208 Oneida St., NE	Calvin Thompson Helen H. West 208 Oneida St., NE Washington, DC 20011-1616
3714 0868	NE	District Of Columbia
3714 0873	5925 New Hampshire Ave., NE	Luther L. Perkins 5925 New Hampshire Ave., NE Washington, DC 20011-1562
3715 0023 3715 0815 3715 0817 3715 0818	Chillum Pl., NE	Washington Metropolitan Area Transit Authority (WMATA) 600 5th St., NW Washington, DC 20001-2610
3715 0816	Chillum Pl., NE	Washington Metropolitan Area Transit Authority (WMATA) 950 Lenfant Plz., SW Washington, DC 20024-2123
3715 0027	5930 Chillum Pl., NE	Emily A. Leaphart 5930 Chillum Pl., NE Washington, DC 20011-1540
3715 0028	Chillum Pl., NE	SM Realty LLC 5022 Warren St., NW Washington, DC 20016-4370
3715 0030	5900 Chillum Pl., NE	Mt Calvary Holy Church Of Deliverence c/o E. L. Brockington 5900 Chillum Pl., NE Washington, DC 20011-1540
3715 0808	5920 Chillum Pl., NE	Ray Robinson Robinson Diane 5920 Chillum Pl., NE Washington, DC 20011-1540

3716 0011	5910 1st St., NE	Marjorie B. Stewart James S. Bowman 5813 35th Pl Hyattsville, MD 20782-3221
3716 0023	5920 1st St., NE	Albert H. Coleman, Jr. Norma F. Coleman 5920 1st St., NE Washington, DC 20011-1538
3716 0026 3716 0027	Peabody St., NE	Encore Four LLC c/o Epstein & Assoc Realty Inc. 962 Wayne Ave., Ste. 901 Silver Spring, MD 20910-4480
3716 0800	0051 Peabody St., NE	Floyd A. Smith, Sr. Josephine W. Smith 51 Peabody St., NE Washington, DC 20011-1546
3716 0801	0047 Peabody St., NE	Mike A. Adisa 47 Peabody St., NE Washington, DC 20011-1546
3718 0012	0231 Quackenbos St., NE	Frank B. Ahrens 231 Quackenbos St., NE Washington, DC 20011-1651
3718 0013	NE	Frank Washington P. M. Washington 231 Quackenbos St., NE Washington, DC 20011-1651
3718 0026	0223 Quackenbos St., NE	Sherman Briscoe R. C. Briscoe 223 Quackenbos St., NE Washington, DC 20011-1651
3718 0027	0202 Peabody St., NE	Benjamin F. Gadsden, Jr. Lucy M. Gadsden 202 Peabody St., NE Washington, DC 20011-1642
3718 0806	6001 New Hampshire Ave., NE	Angel Stanback Laruth Stanback 6001 New Hampshire Ave., NE Washington, DC 20011-1535
3718 0808	6009 New Hampshire Ave., NE	Gary Jefferson Yvonne Jefferson 6009 New Hampshire Ave., NE Washington, DC 20011-1535

3718 0837 3718 0817	New Hampshire Ave., NE	Frank Shephard Grace Shephard 6013 New Hampshire Ave., NE Washington, DC 20011-1535
3718 0810	6013 New Hampshire Ave., NE	Frank Shephard Grace Shephard 6013 New Hampshire Ave., NE Washington, DC 20011-1535
3718 0811	6005 New Hampshire Ave., NE	Christine Robinzine 6005 New Hampshire Ave., NE Washington, DC 20011-1535
3718 0815	0227 Quackenbos St., NE	R. H. Mitchell Josephine Mitchell 227 Quackenbos St., NE Washington, DC 20011-1651
3718 0827	Peabody St., NE	Melvin R. Gaitwood 206 Peabody St., NE Washington, DC 20011-1642
3718 0830	0206 Peabody St., NE	Melvin R. Gaitwood 206 Peabody St., NE Washington, DC 20011-1642
3718 0832	6017 New Hampshire Ave., NE	Velma E. Long Harold G. Long 6017 New Hampshire Ave., NE Washington, DC 20011-1535
3718 0836 3718 0838	New Hampshire Ave., NE	Velma E. Long Harold G. Long 6017 New Hampshire Ave., NE Washington, DC 20011-1535
3718 0842	0210 Peabody St., NE	Vanessa Cox Trustee 14205 Castle Blvd Silver Spring, MD 20904-4760
3719 0022	6124 New Hampshire Ave., NE	Jean J. E. Gore 6124 New Hampshire Ave., NE Washington, DC 20011-1543
3719 0023	6120 New Hampshire Ave., NE	Andrew Knight Mattie L. Knight 6120 New Hampshire Ave., NE Washington, DC 20011-1543
3719 0024	0240 Quackenbos St., NE	Albert Brewton A. V. Brewton 240 Quackenbos St., NE Washington, DC 20011-1652



3719 0025	0236 Quackenbos St., NE	Patrice A. Richardson Lester H. Richardson, Sr. 236 Quackenbos St., NE Washington, DC 20011-1652
3719 0026	0232 Quackenbos St., NE	Archie Pritchett M. J. Pritchett 232 Quackenbos St., NE Washington, DC 20011-1652
3719 0027	6151 Sligo Mill Rd., NE	William K. Roberts H. P. Roberts 6151 Sligo Mill Rd., NE Washington, DC 20011-1525
3719 0028	6155 Sligo Mill Rd., NE	Tamerat Teklewold Engidawork Abebe 6155 Sligo Mill Rd., NE Washington, DC 20011-1525
3719 0029	6159 Sligo Mill Rd., NE	Laura B. Long 6159 Sligo Mill Rd., NE Washington, DC 20011-1525
3719 0030	6163 Sligo Mill Rd., NE	Renee Stevens 6163 Sligo Mill Rd., NE Washington, DC 20011-1525
3719 0031	6167 Sligo Mill Rd., NE	Thomas M. Blanton Marsha L. Blanton 6167 Sligo Mill Rd., NE Washington, DC 20011-1525
3719 0032	0201 Rittenhouse St., NE	Johnie D. Wilson V. S. Wilson 201 Rittenhouse St., NE Washington, DC 20011-1550
3719 0033	0205 Rittenhouse St., NE	Warren I. Johnson, Jr. 205 Rittenhouse St., NE Washington, DC 20011-1550
3719 0034	0209 Rittenhouse St., NE	Wilma H. Norfleet 209 Rittenhouse St., NE Washington, DC 20011-1550
3719 0035	0213 Rittenhouse St., NE	Sharon K. Pickens 213 Rittenhouse St., NE Washington, DC 20011-1550
3719 0036	0217 Rittenhouse St., NE	Alma W. Barber Richard L. Barber 217 Rittenhouse St., NE Washington, DC 20011-1550

3719 0037	0221 Rittenhouse St., NE	Walter Howze-Bey Claudeilia Howze 221 Rittenhouse St., NE Washington, DC 20011-1550
3719 0038	0225 Rittenhouse St., NE	Charles F. Taylor 225 Rittenhouse St., NE Washington, DC 20011-1550
3719 0039	6128 New Hampshire Ave., NE	Willard L. Johnson J. W. Johnson 6128 New Hampshire Ave., NE Washington, DC 20011-1543
3719 0803	6101 New Hampshire Ave., NE	Oracle Religious Association 6101 New Hampshire Ave., NE Washington, DC 20011-1542
3719 0801 3719 0805 3719 0808	Quackenbos St., NE	Oracle Religious Association 6101 New Hampshire Ave., NE Washington, DC 20011-1542
3719 0833	NE	District Of Columbia
3719 0845	6115 New Hampshire Ave., NE	Winston Thompson Maureen U. Thompson 6115 New Hampshire Ave., NE Washington, DC 20421-0001
3719 0847	New Hampshire Ave., NE	Natco Developers Inc. Suite 214 1701 Pennsylvania Ave., Nw Washington, DC 20006-5805
3719 0857	6119 New Hampshire Ave., NE	Pamela L. Robinson Ronald L. Griffin 6119 New Hampshire Ave., NE Washington, DC 20011-1542
3720 0001	6142 Sligo Mill Rd., NE	Keith V. White Camille M. White 6142 Sligo Mill Rd., NE Washington, DC 20011-1526
3720 0002	6138 Sligo Mill Rd., NE	Horace Taylor Tessie M. Taylor 6138 Sligo Mill Rd., NE Washington, DC 20011-1526
3720 0003	6134 Sligo Mill Rd., NE	Elizabeth King 6134 Sligo Mill Rd., NE Washington, DC 20011-1526
3720 0004	6130 Sligo Mill Rd., NE	Linda Jackson Charles Jackson 6130 Sligo Mill Rd., NE Washington, DC 20011-1526

3720 0005	6126 Sligo Mill Rd., NE	John W. Martin, Jr. D. E. Martin 6126 Sligo Mill Rd., NE Washington, DC 20011-1526
3720 0006	6122 Sligo Mill Rd., NE	David Thompson Turkessa R. Thompson 6122 Sligo Mill Rd., NE Washington, DC 20011-1526
3720 0007	6118 Sligo Mill Rd., NE	Creda P. Parham Creda J. Parham 1253 Cobble Pond Way Vienna, VA 22182-6605
3720 0008	6114 Sligo Mill Rd., NE	Pablo E. Silva 6114 Sligo Mill Rd., NE Washington, DC 20011-1526
3720 0009	6110 Sligo Mill Rd., NE	Earnest A. Jackson 6110 Sligo Mill Rd., NE Washington, DC 20011-1526
3720 0010	NE	A. L. Argo Virginia E. Argo Unknown Washington, DC 20001
3720 0011	0129 Rittenhouse St., NE	Edwin W. Green Sadie C. Green 129 Rittenhouse St., NE Washington, DC 20011-1515
3720 0015	0103 Rittenhouse St., NE	Grace B. Jackson Sidney Jackson, Jr. 103 Rittenhouse St., NE Washington, DC 20011-1515
3720 0016	0105 Rittenhouse St., NE	James M. Lucas 105 Rittenhouse St., NE Washington, DC 20011-1515
3720 0031	6038 Sligo Mill Rd., NE	Gregory M. Johnson 6038 Sligo Mill Rd., NE Washington, DC 20011-1564
3720 0032	6036 Sligo Mill Rd., NE	M. Bell S. A. Cross 4909 Wolf Run Shoals Rd. Woodbridge, VA 22192-5761
3720 0033	6032 Sligo Mill Rd., NE	Rose M. Thomas 6032 Sligo Mill Rd., NE Washington, DC 20011-1564

3720 0034	6030 Sligo Mill Rd., NE	G. I. Mobley Izetta K. Mobley 6030 Sligo Mill Rd., NE Washington, DC 20011-1564
3720 0035	6026 Sligo Mill Rd., NE	Valerie J. Hamilton 6026 Sligo Mill Rd., NE Washington, DC 20011-1564
3720 0036	6024 Sligo Mill Rd., NE	Herbert Inabinet Mary L. Inabinet 6024 Sligo Mill Rd., NE Washington, DC 20011-1564
3720 0037	6020 Sligo Mill Rd., NE	James S. Harris M. Harris 5466 Wisconsin Av Suite 507 Chevy Chase, MD 20815
3720 0038	6018 Sligo Mill Rd., NE	Alvin D. Barry Eloise E. Barry 6018 Sligo Mill Rd., NE Washington, DC 20011-1564
3720 0039	6014 Sligo Mill Rd., NE	Samuel H. Johnson Ernestine G. Johnson 8211 Joselle Ct. Fort Washington, MD 20744-1800
3720 0040	6012 Sligo Mill Rd., NE	Dorothy A. Lee 6012 Sligo Mill Rd., NE Washington, DC 20011-1564
3720 0041	6008 Sligo Mill Rd., NE	Cynthia A. Taylor 6008 Sligo Mill Rd., NE Washington, DC 20011-1564
3720 0042	6006 Sligo Mill Rd., NE	Anthony E. Evans 6006 Sligo Mill Rd., NE Washington, DC 20011-1564
3720 0043	6001 Chillum Pl., NE	Andrew Wilson Everlee Wilson 6001 Chillum Pl., NE Washington, DC 20011-1501
3720 0044	6003 Chillum Pl., NE	Adrienne B. Davis 6003 Chillum Pl., NE Washington, DC 20011-1501
3720 0045	6007 Chillum Pl., NE	Beverly A. Shorter 6007 Chillum Pl., NE Washington, DC 20011-1501
3720 0046	6009 Chillum Pl., NE	Theresa R. Desjardin 6009 Chillum Pl., NE Washington, DC 20011-1501

3720 0805	6015 - 6017 Chillum Pl., NE	Young America Works Public Charter School 6015 Chillum Pl., NE Washington, DC 20011-1501
3723 0005	6232 Eastern Ave., NE	Larry Barnes, Jr. Therese Phillips 6232 Eastern Ave., NE Washington, DC 20011-1667
3723 0006	6228 Eastern Ave., NE	Aurelio Bello 6228 Eastern Ave., NE Washington, DC 20011-1667
3723 0008	6212 New Hampshire Ave., NE	A. B. Doss P. C. Doss 6212 New Hampshire Ave., NE Washington, DC 20011-1545
3723 0009	6208 New Hampshire Ave., NE	L. E. Jenkins Edward Jenkins 6208 New Hampshire Ave., NE Washington, DC 20011-1545
3723 0010	6204 New Hampshire Ave., NE	C. D. Williams Roy T. Williams 6204 New Hampshire Ave., NE Washington, DC 20011-1545
3723 0011	6200 New Hampshire Ave., NE	Winston J. Yallery-Arthur Inez C. Yallery-Arthur 6200 New Hampshire Ave., NE Washington, DC 20011-1545
3723 0012	0226 Rittenhouse St., NE	Willie T. Comer L. B. Comer 226 Rittenhouse St., NE Washington, DC 20011-1551
3723 0013	0222 Rittenhouse St., NE	Ralph Silver Elnora B. Silver 222 Rittenhouse St., NE Washington, DC 20011-1551
3723 0016	0218 Rittenhouse St., NE	Kelly E. White 218 Rittenhouse St., NE Washington, DC 20011-1551
3723 0017	0214 Rittenhouse St., NE	Thomas E. Williams M. A. Williams 214 Rittenhouse St., NE Washington, DC 20011-1551
3730 0001	6201 New Hampshire Ave., NE	Dag Realty LLC c/o Dag Realty LLC 6820b Commercial Dr. Springfield, VA 22151-4201

3731 0067	6119 3rd St., NE	Victor A. Smith 1441 Pennsylvania Ave., SE Washington, DC 20003-3030
3731 0813	3rd St., NE	District Of Columbia
Par 01140083	Chillum Pl., NE	Potomac Electric Power Company 701 9th St., NW Washington, DC 20068-0001
Par 01260033	6200 Eastern Ave., NE	Sam C. Manee Wachara C. Manee 5941 Fairview Woods Dr. Fairfax Sta, VA 22039-1426
Par 01260068	6000 Sligo Mill Rd., NE	Antony Ganassa Vera Ganassa 24520 Halterman Rd. Gaithersburg, MD 20882-3112
Par 01260074	6000 New Hampshire Av	Medstar Long Term Care Corporation Executive Director 6000 New Hampshire Ave., NE Washington, DC 20011-1568
Par 01270069	6215 Sligo Mill Rd	Badiya H. Sudah-Murphy William Murphy 6515 Sligo Mill Rd., NE Washington, DC 20011
Par 01270078	Sligo Mill Rd., NE	Lamond Community Action Group 201 Rittenhouse St., NE Washington, DC 20011-1550

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