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BY HAND

Anthony Hood, Chair
Zoning Commission for the District of Columbia
441 Fourth Street NW, Suite 210 South
Washington DC 20001

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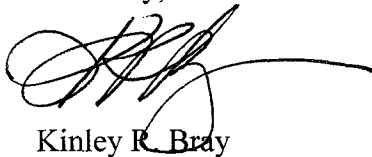
Re: Zoning Commission Case No. 09-15
Application for Consolidated PUD and Related Map Amendment, 1412 Chapin St. N.W.
Applicant's Supplemental Statement

Dear Chairman Hood and Members of the Commission:

On behalf of G.K.D. 1412 Chapin Street LLC, the Applicant in the above-referenced case, we are submitting herewith an original and twenty (20) copies of the Applicant's Supplemental Statement in support of the proposed Consolidated Planned Unit Development and Map Amendment at 1412 Chapin Street N.W.

Please let us know whether anything further is required to process this filing. We look forward to presenting this case to the Commission at the upcoming February 11, 2010 hearing.

Sincerely,



Kinley R. Bray

Enclosures

Cc: Carlos Perdomo (w/enclosures, via U.S. and electronic mail)
Buwa Binitie, Dantes Partners (w/ enclosures, via U.S. and electronic mail)
Jordan Bishop, Dantes Partners (w/ enclosures, via U.S. and electronic mail)
Joel Lawson, OP (w/enclosures, via U.S. and electronic mail)
Paul Goldstein, OP (w/enclosures, via U.S. and electronic mail)
Jeff Jennings, DDOT (w/enclosures, via U.S. and electronic mail)
Gabriela Vega, DDOT (w/enclosures, via U.S. and electronic mail)
Advisory Neighborhood Commission 1B (w/enclosures, via U.S. Mail)
Meghan Conklin, SMD Commissioner, 1B06 (w/enclosures, via U.S. Mail)

ZONING COMMISSION
District of Columbia

CASE NO. 09-15

EXHIBIT NO. 26A

GENBUS/718782.1

Arent Fox

Jeff Goins, PGN Architects (w/enclosures, via U.S. and electronic mail)
Nicole White, Symmetra Design (w/ enclosures, via U.S. and electronic mail)
Ellen McCarthy, Arent Fox (w/ enclosures, by hand)

1412 CHAPIN STREET, N.W.

**PUD AND ZONING MAP AMENDMENT
SUPPLEMENTAL PRE-HEARING SUBMISSION
ZONING COMMISSION CASE No. 09-15**

January 22, 2010

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DEVELOPMENT TEAM

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Washington D.C. 20001

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EXHIBITS

DESCRIPTION

EXHIBIT

Architectural Drawings, Elevations, and Photographs
Of the Subject Property

Separate Volume

Environmental Checklists

A

List of Witnesses and Outlines of Witness Testimony

B

Company Profile of Dantes Partners/ CV of Buwa Binitie

C

Company Profile of PGN Architects/ CV of Jeff Goins

D

CV of Ellen McCarthy, Arent Fox LLP

E

CV of Nicole White, P.E., Symmetra Design

F

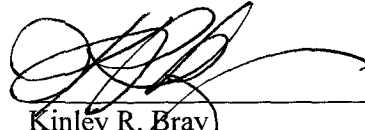
CERTIFICATION OF COMPLIANCE WITH SECTION 3013
OF THE ZONING REGULATIONS

G.K.D. 1412 Chapin Street LLC hereby certifies that this Pre-Hearing Submission, together with the Consolidated Planned Unit Development and Zoning Map Amendment Application filed on September 25, 2009, complies with the provisions of Chapter 24 and Section 3013 of the Zoning Regulations, and that the application is complete. Additional details on the project, the proposed materials and signage will be provided to the Commission in a supplemental filing not less than 20 days prior to the public hearing, as permitted under this section.

<u>Sub-section</u>		<u>Page</u>
3013.1(a)	Updated Materials Reflecting Changes Requested by the Commission	Statement & Plans
3013.1(b)	List of Witnesses	Exhibit B
3013.1(c)	Summary of Testimony and Expertise of Applicant's Expert Witnesses Representative of the Applicant, Buwa Binitie, Dantes Partners Project Architect, Jeff Goins, PGN Architects Traffic Engineer, Nicole White, Symmetra Design Planning and Zoning Expert, Ellen McCarthy, Arent Fox LLP	Exhibit B-F
3013.1(d)	Additional Information, Reports or Other Materials	Statement/Plans Exhibit A
3013.1(e)	Reduced Plans	Separate Volume
3013.1(g)	Estimated Time Required for Presentation of Applicant's Case	One Hour
3013.2	Two Sets of Full Size Plans	N/A
3013.4	First Source Employment Agreement	Previously submitted
3013.6(a)	List of Names and Addresses of All Property Owners within 200 Feet of the Subject Site	Previously submitted
3013.6(b)	List of Leaseholders	N/A

Respectfully submitted,

ARENT FOX LLP


Kinley R. Bray

I. **INTRODUCTION**

A. Summary of Requested Action

This document supports the application of G.K.D. 1412 Chapin Street, LLC and Dantes Partners, LLC to the Zoning Commission for the District of Columbia (“Commission”) for the consolidated review and one-step approval of a consolidated PUD and related Zoning Map amendment. The Subject Property is known of record as Lot 152 in Square 2661, and is located in the Columbia Heights neighborhood of Ward 1. The Subject Property comprises 9,000 square feet of land area and is currently vacant. The Applicant proposes to construct a new residential development with 100% of the units set aside for moderate-income, affordable housing. In total, the Project will contain up to 44 units of residential housing in approximately 48,258 square feet of gross floor area (the “Proposed Development” or “Project”).

The Subject Property has been vacant since a fire destroyed an apartment building on the site in 1996. The parcel immediately south of the Subject Property is also vacant. Immediately to the east, the former Nehemiah Shopping Center site awaits development through an approved PUD (Zoning Commission Case No. 06-24) (the “Level 2 PUD”) which will eventually bring approximately 225 units of market rate and affordable housing and approximately 16,000 square feet of retail to that site, which fronts on 14th Street.¹ The redevelopment of the Subject Property will transform this currently vacant corner and connect the residential developments along the western portion of Chapin Street to the 14th Street corridor. The Project will reinforce the existing character and scale of Chapin Street and provide a buffer between the high-density development of the PUD at 14th Street and Chapin and the lower-scale residential buildings on

¹ The Order approving the Level 2 PUD was recently extended for two years, through April 20, 2011, in Order No. 06-24B.
GENBUS/718464.1

the western portion of the block.

B. Community Outreach

The Applicant has met with the Meridian Hill Neighborhood Association and Advisory Neighborhood Commission (“ANC”) 1B, as well as with the Single Member District Advisory Neighborhood Commissioner for this area, Ms. Meghan Conklin, to introduce the project and to gather feedback from residents of the surrounding community. Additionally, the Applicant has met with the Ward 1 Councilmember, Jim Graham, to discuss the details of the project and to seek his support. ANC 1B voted unanimously to support the requested PUD at their regularly-scheduled public meeting on October 1, 2009. The Applicant will continue to meet and work in collaboration with residents and community groups between now and the public hearing date.

C. Collaboration with District Agencies

The Applicant has met with representatives from the District of Columbia Office of Planning (“OP”) and District of Columbia Department of Transportation (“DDOT”), as well as the District’s Fire and Emergency Medical Services Department (“FEMS”) to discuss the project. DC FEMS filed a memorandum with the Zoning Commission on December 2, 2009, expressing no objection to the Project.

**II.
FURTHER DEVELOPMENT OF PROJECT**

Since filing its Pre-hearing Statement on December 2, 2009, the Applicant has continued to refine its design and to continue discussions with the Office of Planning to address issues identified by OP and the Zoning Commission as requiring further detail or refinement at the set down hearing in this matter.

A. Clarification of Relief Requested

OP noted that the proposed development would not require relief from parking (pursuant to 11 DCMR § 2101) or loading (pursuant to 11 DCMR § 2201). As noted in our December 2, 2009 filing, the Applicant concurs; the proposed development meets the applicable parking requirement of one off-street space per three dwelling units, and no loading is required for apartment houses with less than 50 units.

As the Applicant also noted in our December 2, 2009 Pre-Hearing Statement, the proposed development does require special exception relief for multiple roof structures under 11 DCMR §§ 411.3 and 411.11, as the building requires two stair towers to provide adequate egress from the proposed rooftop terrace. Two stair towers are proposed to provide such egress. Pursuant to 11 DCMR § 411.3, all penthouses must be within a single enclosure. While separate enclosures are permitted for multiple elevator cores under 11 DCMR § 411.4, that section applies only to elevators.

Where “impracticable because of operating difficulties, the size of building lot, or other conditions relating to the building or surrounding area that would tend to make full compliance unduly restrictive...or unreasonable,” relief from the roof structure requirements contained within Section 411 of the Zoning Regulations is available as a special exception.² 11 DCMR § 411.11. The building code requires a second means of egress from a rooftop deck, thus two stair towers are required for this building. Strict compliance with 11 DCMR § 411.3 would require removal of the rooftop terrace--a significant building amenity--or adjacent stair towers, which

² 11 DCMR § 2405.7 authorizes the Zoning Commission, in the course of reviewing an application for Planned Unit Development, to approve any use permitted by special exception and that would otherwise require the approval of the Board of Zoning Adjustment.

would not meet building code requirements. Full compliance is therefore unduly restrictive and unreasonable for this project.

In summary, the Applicant only requests for relief are from the minimum area requirements for Planned Unit Developments, maximum percentage of lot occupancy, rear yard setback, and multiple roof structures.

B. Articulation of West Façade.

The Office of Planning and the Zoning Commission both expressed concern regarding the lack of windows on the western façade of the proposed building. OP requested that the Applicant provide greater articulation of the west wall to enliven its appearance. The Applicant has worked to refine the design to provide greater articulation and variance of materials along this façade. While no operable windows are proposed along this façade, with the exception of those located within the proposed courtyard, to prevent the introduction of at-risk windows, the Applicant has added several panels of glass block and increased the variation in materials along this façade, as shown on Page A 4.4 of the plans submitted with this Supplemental Statement

C. Details of Affordable Housing Component

Although the proposed development would be devoted entirely to “affordable housing”—reserved for households earning 60% of the AMI, which is defined as “moderate-income” under the Zoning Regulations³--OP’s setdown report notes that “the application does not include a mix or location of the IZ units as opposed to the term affordable units.” Indeed, the Applicant has proffered that the project would remain affordable for a minimum of 30 years, while acknowledging that the recently-effective Inclusionary Zoning requirements (11 DCMR, Chapter

³ 11 DCMR § 2601.1.

26) will require 8% of the gross floor area devoted to residential units⁴ to be reserved as “IZ units” so long as the development exists. 11 DCMR § 2602.4. The regulations further require that the units used to satisfy Inclusionary Zoning requirements must be equal in proportion to the number of various unit types within the development that are sold or leased at market rates, interior and exterior finishes must be comparable to that of the market rate units, and IZ units shall not be overly concentrated on any floor of a project. 11 DCMR § 2605.

The Applicant has identified four (4) units, two studios, one one-bedroom, and one two-bedroom unit, totaling 2,625 square feet to be reserved for IZ. The units are numbered 106, 202, 307, and 405 as shown on the Sheets A2.2 through A2.4.

It should also be noted that the proposed financing of the project will be made up of private financing and federal Nine Percent Low Income Housing Tax Credits (LIHTC). At this time, no District of Columbia government subsidy is anticipated. Therefore, the affordability covenant will be tailored to the requirements of the Internal Revenue Service for LIHTCs.

D. Environmental Benefits.

As noted in the Applicant’s Pre-Hearing Statement dated December 2, 2009, the Applicant has designed the project as a whole to achieve certification under the 2008 Enterprise Green Communities criteria. This framework was designed by Enterprise and a number of leading national environmental organizations to provide a clear, cost-effective system for all kinds of affordable housing. The criteria are aligned with the LEED (Leadership in Energy and Environmental Design) Green Building Rating System published by the U.S. Green Building Council. The preliminary Green Communities Criteria Checklist is attached to this Pre-Hearing

⁴ The total gross floor area devoted to residential units is 31,297 square feet. Pursuant to 11 DCMR § 2602.4, a minimum of 8% or 2,504 square feet must be set aside for IZ units.

Statement at Exhibit A. In addition to meeting all Mandatory Criteria, new construction projects must achieve a minimum of 35 points from the Optional Criteria in order to meet the Green Communities requirements. The Applicant submits that the Project will achieve a minimum of 41 points as shown on the preliminary Green Communities Criteria Checklist.

E. Loading Operations.

Pursuant to 11 DCMR § 2201, no loading facilities are required for apartment houses with less than 50 units. Nevertheless, the Applicant has included a 12.5' x 19' service/delivery space adjacent to the elevator in its below-grade garage to facilitate deliveries and move-ins from vans and light trucks. Given the size of the proposed units, the Applicant does not envision the need for loading from large trucks; rather, most tenants will likely move using cargo vans, light trucks, or single-unit trucks.

Included with the Plans filed with this Supplemental Statement, at Sheet T-1, is a circulation diagram showing movements into and out of the garage from the adjacent alley system and Chapin Street. Due to limited overhead clearance in the garage, move-in/move-out operations requiring a single unit truck (such as a U-Haul truck) will be conducted from Chapin Street, directly in front of the entrance to the main lobby. The property manager will coordinate in advance of tenant moving with DDOT to temporarily restrict parking at the curb in front of the building.⁵ The property manager will be responsible for restoring curb parking as soon as the loading operation is completed. Residential deliveries and tenant moves will be scheduled Monday through Sunday between the hours of 8:00 a.m. and 7:00 p.m. This loading management plan may be updated and improved by the property manager once the project is

⁵ Additionally, the Applicant will request that DDOT install a "No Parking—entrance" sign directly in front of the entrance to the building.

complete and the manager is able to regularly observe and monitor typical loading operations for the specific tenants of the building.

F. Materials.

In response to concerns regarding the large, uninterrupted western façade, as described above, the Applicant has chosen alternating colors of brick and stone veneer with panels of glass block to provide some articulation along this façade. But in addition to concerns over the western façade, at the setdown hearing in early November, several Commissioners expressed concern over the quality and combination of all of the proposed exterior finish materials. In response to these concerns, the Applicant has developed additional sheets detailing the proposed materials and has included examples of similar installations and combination of such finishes. As shown on Sheets A4.5 and A4.6 of the Plans, the building front will be clad in a combination of red and beige brick and buff stone veneers and composite aluminum paneling in grey and copper tones.⁶ This combination of materials complements both the older multi-family buildings to the west, many of which utilize limestone and red brick, and the modern design and materials, primarily in buff and beige tones, proposed in the Level 2 PUD on the east.

**III.
SUMMARY OF REQUESTED RELIEF**

A. Map Amendment

The Property is currently located within the R-5-B Zone District, and in the Medium Density Residential category on the Future Land Use Map. The site is designated as a neighborhood conservation area, where the guiding philosophy is to “conserve and enhance established neighborhoods.” The Applicant has requested a PUD-related map amendment to the

⁶ All “siding” materials previously proposed have been removed from the Plans.

C-2-B Zone District. The Comprehensive Plan Land Use Maps are intended to provide generalized guides for development, and should be interpreted broadly. The C-2-B Zone District is consistent with the densities recommended by the Future Land Use Map, and will facilitate the redevelopment of this vacant site consistent with the previous building on the site and with the size and scale of existing and proposed development in both the R-5-B and the C-2-B Zone Districts.

At the Zoning Commission setdown hearing, the Commission expressed concern regarding the intrusion of the commercial, C-2-B Zone into an existing residential area. It is important to note that PUD-related map amendments do not threaten the integrity of the residential area because the Commission is charged with balancing the affect of the map amendment against the merits of the PUD. A PUD-related zoning map amendment is a conditional, temporary change to existing zoning that does not begin until a PUD covenant is recorded, ceases if the PUD is not built, and ends once the PUD use terminates.

Moreover, the Commission is empowered to impose greater limitations on the permitted height, density, and uses than what is otherwise permitted in the requested zone category because the amendment is tied to the PUD. The Commission may condition the map amendment in a manner that furthers the purposes of the PUD, yet protects the features and character of the surrounding neighborhood. In this particular instance, the Commission's approval of the PUD would facilitate revitalization of a long vacant site at the higher density recommended by the Comprehensive Plan and Future Land Use Map, while "conserving and enhancing" the established surrounding neighborhood.

The proposed map amendment is not inconsistent with the Comprehensive Plan. As set

forth in the PUD Application filed September 25, 2009, the proposed C-2-B Zone District is consistent with the Property's Medium Density Residential designation on the Future Land Use Map.

B. Flexibility Under the PUD Guidelines

1. Waiver of Minimum Area Requirements.

The PUD process was created to allow greater flexibility in planning and design than is possible under conventional zoning procedures. The PUD Regulations specifically allow the Zoning Commission to approve any zoning relief that would otherwise require the approval of the BZA. Moreover, 11 DCMR § 2401.2(b) allows the Zoning Commission to waive up to 50% of the minimum area requirement (in this case, a minimum of 15,000 square feet) provided that the development is of exceptional merit, in the best interests of the City or country, and at least 80% of the gross floor area of the development will be used exclusively for dwelling units and uses accessory thereto. The Subject Property is just 9,000 square feet, requiring a waiver of 40% of the minimum area required for a PUD.

The Project is of exceptional merit and in the best interests of the City, in that it all of the proposed dwelling units will be set aside for moderate-income housing, as that term is defined in the Zoning Regulations. The Applicant plans to target households earning 60% of the AMI. In 2008, that figure was \$102,700; thus, the proposed development will target households earning approximately \$61,000 or less per year—a sector that is grossly underserved in this particular neighborhood. Columbia Heights has a large proportion of low-income housing and a large proportion of high-end market rate units, but few units devoted to workforce housing, which is so desperately needed in the District. The Project will provide units and amenities nearly comparable to market-rate units in the area, and will result in significant community benefits as

described further herein. Finally, the development meets the requirements of 11 DCMR § 2401.2(b) in that it is located outside of the Central Employment Area and 100% of the gross floor area of the building will be devoted to residential uses and uses accessory thereto, such as parking and common areas for residential recreation.

2. Relief from Lot Occupancy.

11 DCMR § 2405.4 allows the Commission to approve a lot occupancy that is greater than the maximum permitted in the underlying zone. Maximum lot occupancy for residential buildings in the C-2-B Zone District is 80%. Given the limited size of the Subject Property, without a waiver of the lot occupancy requirements to allow 100% lot occupancy on the ground floor, the Applicant cannot achieve the density recommended for the Property under the Comprehensive Plan. The large central courtyard proposed for the western side of the building will result in the average lot occupancy for a typical floor of 86.6%, just 6.6% more than what would be allowed as a matter of right; however, in order to accommodate that courtyard and maintain common facilities for residents of the building on the ground floor without losing a significant number of units in the building the ground-floor lot occupancy is proposed at 100%. The former Berkshire apartment building located on the Property was, according to assessment records, developed at nearly 100% lot occupancy. Under the C-2-B zoning which is being sought, the project could occupy 100% of the site on the ground floor, if there were commercial uses on that floor. Given the residential use immediately across Chapin Street and to the west, it would be inappropriate to develop the Property with ground-floor commercial uses, but clearly, 100% lot occupancy on the ground floor, which includes “non-residential” uses such as a lobby, front desk, laundry and community room, does not undermine the integrity of the zone

plan.

3. Relief from Rear Yard Setback.

The Zoning Commission has the authority, pursuant to 11 DCMR § 2405.5, to approve a yard or court which does not satisfy the minimum requirements of the underlying zone, “depending on the exact circumstances of the particular project.” Again, given the limited site area, relief from the rear yard setback is necessary to provide efficient development of the building in accordance with the recommendation of the Comprehensive Plan that this site be developed as medium-density residential. Complying with the minimum rear yard setback, which is to be measured from the center line of the alley below a horizontal plane 20 feet above the finished grade at the rear of the building and from the property line above that 20-foot plane (11 DCMR §§ 774.7(a), (b)), would result in a loss of ten (10) units in the building and at least four (4) parking spaces below the number proposed. Such a loss of density would make the project economically infeasible.

4. Relief from Roof Structure Requirements.

The proposed development requires special exception relief for multiple roof structures under 11 DCMR §§ 411.3 and 411.11, as the building requires two stair towers to provide adequate egress from the proposed rooftop terrace. As shown on Sheet A2.5, two stair towers are proposed to provide such egress. Pursuant to 11 DCMR § 411.3, all penthouses must be within a single enclosure. While separate enclosures are permitted for multiple elevator cores under 11 DCMR § 411.4, that section applies only to elevators.

Where “impracticable because of operating difficulties, the size of building lot, or other conditions relating to the building or surrounding area that would tend to make full compliance unduly restrictive...or unreasonable,” relief from the roof structure requirements contained

within Section 411 of the Zoning Regulations is available as a special exception. 11 DCMR § 411.11. The building code requires a second means of egress from a rooftop deck, thus two stair towers are required for this building. Strict compliance with 11 DCMR § 411.3 would require removal of the rooftop terrace--a significant building amenity--or adjacent stair towers, which would not meet building code requirements. Full compliance is therefore unduly restrictive and unreasonable for this project.

IV. **PUBLIC BENEFITS AND PROJECT AMENITIES**

A. PUD Requirements Under the D.C. Zoning Regulations

The Project has been evaluated relative to the PUD standards of Chapter 24 of the Zoning Regulations and the PUD guidelines for the C-2-B Zone District. The Property contains 9,000 square feet of land area, which is within 50% of the minimum area required for a PUD and therefore eligible for waiver subject to 11 DCMR § 2402.2. The Project meets the requirements for waiver of minimum area under that section. In accordance with the PUD guidelines, the project will not exceed 65 feet in height and will have an overall FAR of 5.36.

B. Public Benefits and Project Amenities

The PUD guidelines define public benefits as “superior features of a proposed planned unit development that benefit the surrounding neighborhood or the public in general to a significantly greater extent than would likely occur under the matter of right provisions.” 11 DCMR § 2403.6. A project amenity is further defined as “one type of public benefit, specifically a functional or aesthetic feature of the proposed development that adds to the attractiveness, convenience or comfort of the project for occupants and immediate neighbors.” 11 DCMR §

2403.7. In evaluating the merits of a PUD application, the Zoning Commission shall “judge, balance, and reconcile the relative value of the project amenities and public benefits offered, the degree of development incentives requested, and any potential adverse effects according to the specific circumstances of the case.” 11 DCMR § 2403.8.

The minor flexibility requested in the instant PUD application will achieve the goals of the PUD process by providing an exceptional development of high-quality affordable housing to the surrounding area, designed for moderate-income families, which are underserved in this market, providing public benefits to both the surrounding area and the District as a whole. The provision of affordable housing, particularly high-quality, workforce housing, is precisely the type of public benefit the PUD process was designed to encourage. In fact, the Housing Element of the Comprehensive Plan specifically cites the provision of affordable housing as a “public benefit” which should be considered as such for the purposes of zoning incentives, such as PUDs. The proposed PUD will provide the following superior public benefits and amenities for the District:

1. Affordable Housing

The most significant feature of the Project is the introduction of 44 units of high-quality workforce housing into the City’s affordable housing stock. One hundred percent (100%) of the development will be set aside for households earning approximately 60% of the AMI. In addition to furthering the general housing objectives and policies of the Zoning Regulations and the Comprehensive Plan, the Project will help satisfy the growing demand for housing in this rapidly-changing neighborhood.

The affordable housing provided by the Project is nearly 20 times the gross floor area of affordable housing that would be required under the IZ provisions of Chapter 26 of the Zoning Regulations if the project were being developed as a matter-of-right under the current R-5-B zoning classification, and nearly 15 times the gross floor area of affordable housing that would be required under the requested C-2-B zoning if developed as a matter of right.

2. Environmental Benefits

11 DCMR § 2403.9(h) states that environmental benefits are considered to be public benefits and project amenities of a PUD. The Project will provide a number of environmental benefits that improve the sustainability of the site. The Project will be constructed in accordance with the 2008 Enterprise Green Criteria and will include a lushly landscaped roof garden, high-emissive roofing (reducing heat island effects), privately-metered electrical services, individually-controlled heating and air conditioning units, non-vinyl and non-carpet floor coverings for improved indoor air quality, and reduction in parking below the minimum required by zoning (if flexibility is approved by the Zoning Commission). The Project has been designed to utilize as much natural light as possible, reducing energy needs during daytime hours. Finally, as discussed below, the Applicant will provide residents with transit incentives and indoor bicycle racks to encourage alternatives to car ownership.

3. Transportation Management Measures

The Applicant proposes numerous Transportation Demand Management measures as suggested in informal meetings with the District Department of Transportation. For example, the Applicant proposes to provide a one-time, complimentary \$50.00 SmartTrip fare card for use on Metro, as well as a \$40 subsidy to be used on either a one-time membership fee in DC SmartBike for each unit or a one-time membership fee subsidy for participation in Zipcar for

each residential unit upon initial move-in. Additionally, the Project will have 34 indoor bicycle parking spaces.

4. First Source Employment Opportunities

In furtherance of Mayor's Order No. 83-265 and D.C. Law 5-93, the Applicant will work with the Department of Employment Services ("DOES") to execute a First Source Employment Agreement in order to achieve the goal of utilizing District residents for at least 51% of the jobs created by the PUD project. The Applicant will use DOES as its first source for recruitment, referral, and placement of new hires for employees whose jobs are created by the PUD. The proposed First Source Employment Agreement was submitted with the Applicant's Pre-Hearing Statement on December 2, 2009. It should also be noted that the development team, Dantes Partners and Keystone Plus Construction, are District of Columbia Certified Business Enterprises ("CBE")(formerly referred to as "LSDBE").

5. Local Business Opportunities

The Applicant will enter into a Memorandum of Understanding with the D.C. Department of Small and Local Development in order to achieve, at a minimum, the goal of 35% participation by small, local, and disadvantaged businesses in the contracted development costs for the design, development, construction, maintenance, and security for the project to be created as a result of the PUD. This memorandum contributes significantly to the District's goal of ensuring adequate opportunities for small and local businesses to participate in development projects throughout the City. It should be noted that both partners in the development are certified business enterprises.

6. Partnership with Mentoring Works2, Inc. ("MW2")

MW2 is a community-based non-profit 501(c)(3) organization dedicated to transforming

the lives of at-risk, inner-city youth through a mentoring program that matches vetted, trained adults with youth in need and offers a safe location for tutoring, mentoring, and social engagement. Through weekly community dialogue with parents, youth, local police, and community leaders, MW2 assesses the needs of the Shaw/Columbia Heights neighborhood and creates specific youth mentoring programs to address these needs. The Applicant proposes to partner with MW2 to provide an opportunity for youth participating in MW2's programs to follow the PUD process from design and development to completion of construction. This is similar to MW2's partnership with the D.C. Department of Parks and recreation, wherein MW2 youth participants, staff, mentors, community members and volunteers teamed up to transform the Parkview Recreation Center into a safe and inviting arena for youth to congregate and get much needed support. Through that project, MW2 mentored youth in several conceptual areas, including: (1) the care and sustenance of the environment, (2) program planning, (3) collaborative teamwork, and (4) pride in personal investment in community improvement. It is envisioned that the Applicant or its contractor will hire a minimum of five (5) participants directly from the MW2 program to assist in the construction of the Project. Upon completion of the Project, the Applicant will continue to work with MW2 and to provide a location for MW2 volunteers to provide regular after-school homework help and tutoring in the community space within the PUD.

V. **CONCLUSION**

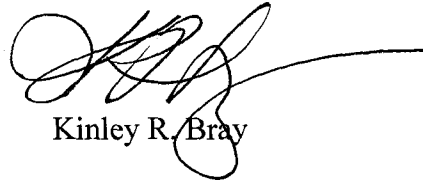
For the foregoing reasons and the reasons set forth in the Applicant's September 25, 2009 application package and December 2, 2009 Pre-Hearing Statement, the Applicant submits that the consolidated PUD application meets the standards of Chapter 24 of the Zoning Regulations;

is consistent with the purposes and intent of the Zoning Regulations and Map; will enhance the health, welfare, safety, and convenience of the citizens of the District of Columbia; satisfies the requirements for approval of a consolidated PUD; provides significant public benefits; and advances important goals and policies of the District of Columbia. Therefore, the consolidated PUD application should be approved and adopted by the Zoning Commission.

Accordingly, the Applicant respectfully requests that the Zoning Commission approve this application.

Respectfully submitted,

ARENT FOX LLP

A handwritten signature in black ink, appearing to read 'Kinley R. Bray', with a long horizontal flourish extending to the right.

Date: January 22, 2010

EXHIBIT A

Enterprise Community Partners Green Communities

EXHIBIT B: Intended Method of Satisfying 2008 Green Communities Criteria

Must include a **Site Plan** indicating distance of utilities and sidewalk connections as appropriate. Must include **Context Map** indicating locations of minimally required community facilities and their distances from project boundaries.

Mandatory

Optional

ALL "INTENDED METHOD" CELLS ARE DROP-DOWN LISTS - Click on cell to activate.

	Item	Intended Method of Satisfying Green Criteria	Yes, No or NA	Points	Champion (name and profession / role)	Additional Comments by Applicant
Section 1: Integrated Design						
1-1	Green Development Plan (Mandatory)	A Green Development Plan for the project has been developed per the criteria and is ready to submit	Yes			
Section 2: Site, Location and Neighborhood Fabric						
2-1a	Smart Site Location - Proximity to Existing Development (Mandatory except for infill sites or rehab) (Context map must demonstrate that project satisfies this item)	Site qualifies as an infill or rehab site	Yes			Infill location
2-1b	Smart Site Location - Protecting Environmental Resources (Mandatory except for infill sites or rehab) (Site and Context map must demonstrate that project satisfies this item)	Site qualifies as an infill or rehab site	Yes			Infill location
2-1c	Smart Site Location - Proximity to Services (Mandatory except for infill sites or rehab) (Context map must demonstrate that project satisfies this item)	Site qualifies as an infill or rehab site	Yes			Infill location
2-2	Compact Development (Mandatory except for rehab) (Site map and architect's density calculation must demonstrate that project satisfies this item)	Architect certifies that the net density of units per acre (see criteria) is at least 6 for single family and duplex, 10 for townhomes, or 15 for multifamily.	Yes			44 multifamily rental units total on 0.21 Acre site
2-3	Walkable Neighborhoods - Sidewalks and Pathways (Mandatory) (Site map must demonstrate that project satisfies this item)	Per the criteria, the project connects to the existing pedestrian grid	Yes			
2-4a	Smart Site Location - Passive Solar Heating / Cooling (Optional 2 or 4 points) (Site map must demonstrate that project satisfies this item)	Some, but not all, of the buildings are oriented per the criteria (2 points)	Yes	2		North/South orientation prohibits full points
2-4b	Smart Site Location - Grayfield, Brownfield or Adaptive Reuse Site (Optional 10 points)	Site is NOT located on a grayfield, brownfield or adaptive reuse site	NA			
2-5	Compact Development (Optional 5 points) (Site map and architect's density calculation must demonstrate that project satisfies this item)	Architect certifies that the net density of units per acre is at least 7 for single family and duplex, 12 for townhomes, or 20 for multifamily.	Yes	5		36 multifamily rental units total on 0.202 Acre site
2-6	Walkable Neighborhoods - Connections to Surrounding Neighborhood (Optional 5 points) (Site map must demonstrate that project satisfies this item)	Site has at least three separate connections (excluding entrances/exits from a single building) to existing sidewalks or all weather pathways in surrounding neighborhood (5 points)	Yes			
2-7	Transportation Choices (Optional 6 or 12 points) (Context map must demonstrate that project satisfies this item)	Site is within 1/4 mile of adequate bus service or 1/2 mile of adequate fixed rail or ferry service per the criteria (6 points)	Yes	12		St and U St provide for the required number of daily bus trips
Section 2 Subtotal				19		
Section 3: Site Improvements						
3-1	Environmental Remediation (Mandatory)	Site has passed Phase I Environmental Site Assessment	Yes			
3-2	Erosion and Sedimentation Control (Mandatory)	Site will implement EPA's BMP for erosion control at least including measures listed in the criteria	Yes			
3-3	Landscaping (Mandatory - if providing landscaping)	Architect or Landscape Architect will provide certified tree or plant list showing at least 50% native species and 100% appropriate species for the site.	Yes			
3-4	Surface Water Management (Optional 5 points)	Site will capture, retain, infiltrate or harvest the first 1/2 inch of rainfall in a 24 hour period (5 points)	Pending			currently being pursued
3-5	Storm Drain Labels (Optional 2 points)	Project plans and specs will call for labeling storm drains (2 points)	Yes	2		
Section 3 Subtotal				2		

Enterprise Community Partners Green Communities

	Item	Intended Method of Satisfying Green Criteria	Yes, No or NA	Points	Champion (name and profession / role)	Additional Comments by Applicant
Section 4: Water Conservation						
4-1a	Water Conserving Appliances and Fixtures - New Construction and Substantial Rehab (Mandatory)	Project will specify toilets at 1.3 GPF, showerheads, bath and kitchen faucets at 2.0 GPM	Yes			
4-1b	Water Conserving Appliances and Fixtures - Moderate Rehab (Mandatory)	Project is not moderate rehab	NA			
4-1c	Water Conserving Appliances and Fixtures (Optional 5 points)	Project will install showerheads at 1.75 GPM, kitchen faucets at 2.0 GPM, and Bath faucets at 1.5 GPM, or better (5 points)	Yes	4		
4-2	Efficient Irrigation (Mandatory if irrigation is necessary)	Project will irrigate with recycled gray water or collected rain water or a high efficiency system per the criteria	Yes			
Section 4 Subtotal				4		
Section 5: Energy Efficiency						
5-1a	Efficient Energy Use (Mandatory for new construction)	Project is 4 stories or more and will exceed ASHRAE 90.1-2004 by 15 percent	Yes			
5-1b	Efficient Energy Use (Mandatory for moderate and substantial rehab)	Project is not rehab	NA			
5-2	Energy Star Appliances (Mandatory if providing appliances)	If installing, project will install Energy Star-rated clothes washers, dishwashers, and refrigerators	Yes			
5-3a	Efficient Lighting - Interior (Mandatory)	Project will install Energy Star Advanced Lighting Package in units and at least high efficiency commercial fixtures in common areas and outside	Yes			
5-3b	Efficient Lighting - Exterior (Mandatory)	Daylight sensors or timers will be installed on all outside lighting including porch lighting in single family homes	Yes			
5-4	Electricity Meter (Mandatory except for zero bedroom and designated Supportive Housing dwelling units)	Electric meters or submeters will be installed	Yes			
5-5	Additional Reductions in Energy (Optional 1 point for each additional point awarded by the HERS or for each 1 percent change in energy efficiency)		Pending			currently being pursued, economic viability uncertain
5-6a	Renewable Energy (Optional 5 points for first 10 percent, plus 5 points for each additional 10 percent increment, up to a maximum of 15 points)		Pending			currently being pursued, economic viability uncertain
5-6b	Photovoltaic (PV) Ready (Optional 2 points)		Pending			currently being pursued, economic viability uncertain
Section 5 Subtotal				0		
Section 6: Materials Beneficial to the Environment						
6-1	Construction Waste Management (Optional 5 points)	Project commits to a waste management plan that diverts at least 25 percent of debris from the landfill (5 points)	Yes	5		
6-2	Recycled Content Material (Optional 2 points for the first 5 percent, plus 2 points for each additional 5 percent increment, not to exceed 14 points)		Pending	2		5%, possible more
6-3	Certified, Salvaged and Engineered Wood (Optional 5 points)		Pending	2		
6-4a	Water-Permeable Walkways (Optional 5 points)		NA			no walkways other than public sidewalks
6-4b	Water-Permeable Parking Areas (Optional 5 points)	Project commits to using water-permeable materials in at least 50 percent of paved parking areas (10 points)	Yes			
6-5a	Reducing Heat-Island Effect – Roofing (Optional 5 points)	Project will install a combination of high-albedo and vegetated roof collectively covering 75 percent of the roof area (5 points)	Yes			
6-5b	Reducing Heat-Island Effect – Paving (Optional 5 points)	Project will use light colored, high-albedo and/or open grid material with a Reflective index of .6 or better over at least 30 percent of paving (5 points)	Yes			
6-5c	Reducing Heat-Island Effect –Plantings (Optional 5 points)		Pending			currently being pursued, economic viability uncertain
Section 6 Subtotal				9		

Enterprise Community Partners Green Communities

	Item	Intended Method of Satisfying Green Criteria	Yes, No or NA	Points	Champion (name and profession / role)	Additional Comments by Applicant
Section 7: Healthy Living Environment						
7-1	Low/No VOC Paints and Primers (Mandatory)	All interior paints and primers will meet Green Seal limits for VOCs	Yes			
7-2	Low/No VOC Adhesives and Sealants (Mandatory)	All adhesives, caulks and sealants will comply with VOC standards and limits listed in the criteria	Yes			
7-3	Urea Formaldehyde-free Composite Wood (Mandatory)	All particleboard and MDF will be certified compliant with ANSI A208.1 or A208.2	Yes			
7-4	Green Label Certified Floor Coverings (Mandatory - if providing carpeted floor coverings)	All carpet, pad and adhesive will be certified CRI Green Label and will not be installed below grade or in other areas listed in the criteria	Yes			
7-5a	Exhaust Fans - Bathroom (Mandatory)	All bathrooms will have Energy Star-labeled exhaust fans connected to the light switch and equipped with a humidistat sensor or timer	Yes			
7-5b	Exhaust Fans - Kitchen (Mandatory for new construction and substantial rehab)	All kitchens will be equipped with power vented fans or range hoods that exhaust to the exterior	Yes			
7-5c	Exhaust Fans - Kitchen: Moderate Rehab (Optional 5 points)	Project will not qualify for these points	NA			Project is not moderate rehab
7-6a	Ventilation (Mandatory for new construction and substantial rehab)	All dwelling units will include whole house ventilation systems providing fresh air per ASHRAE 62.1-2007 (above 3 stories) or 62.2-2007 (low-rise)	Yes			
7-6b	Ventilation: Moderate Rehab (Optional 10 points)	Project is not moderate rehab	NA			
7-7	HVAC Sizing (Mandatory)	Heating and cooling equipment will be sized in accordance with the ACCA manual, Parts J and S, ASHRAE handbooks, or equivalent software to insure adequate dehumidification	Yes			
7-8	Water Heaters - Mold Prevention (Mandatory)	Project will use conventional hot water heaters in rooms with drains or with catch pans with drains, piped to the exterior, and with non-water sensitive floor coverings	Yes			
7-9a	Materials in Wet Areas - Surfaces (Mandatory)	All wet areas will have smooth, durable and cleanable surfaces. Not vinyl wallpaper or unsealed grout will be used	Yes			
7-9b	Materials in Wet Areas - Tub and Shower Enclosures (Mandatory)	Tub and shower areas will have fiberglass or similar enclosures	Yes			
7-10a	Basements and Concrete Slabs - Vapor Barrier (Mandatory)	All new basement and concrete slabs will have a 6 mil poly vapor barrier over a capillary break of 4" of washed gravel per the criteria	Yes			
7-10b	Basements and Concrete Slabs - Radon (Mandatory for new construction and substantial rehab)	The project is new construction and is in an EPA zone 1 or 2 for radon and will install passive radon-resistant features below the slab along with a vertical vent pipe that can become active if necessary	Yes			
7-11	Water Drainage (Mandatory)	Project will provide drainage and water management for windows, walls, roofing, and foundations including all measures listed in the criteria.	Yes			
7-12	Garage Isolation (Mandatory)	Project does not include attached garages	NA			
7-13	Clothes Dryer Exhaust (Mandatory)	All clothes dryers will be exhausted to the outside	Yes			
7-14	Integrated Pest Management (Mandatory)	All wall, floor and joint penetrations will be sealed with a low VOC caulk along with rodent and corrosion proof screens for large openings	Yes			
7-15	Lead Safe Work Practices: Rehabilitation (Mandatory)	Building is either new or built since 1978	NA			
7-16	Healthy Flooring Materials - Alternative Sources (Optional 5 points)	No vinyl or carpet will be used on this project (5 points)	Yes	5		
7-17	Smoke-free Building (Optional 2 points)	Project will implement and enforce a "no-smoking" policy for all common and individual living areas per the criteria (2 points)	Yes	2		
7-18	Combustion Equipment - Space and Water-Heating Equipment (Mandatory)	All combustion equipment will be power vented or combustion sealed and hard-wired CO detectors will be installed per criteria				

Enterprise Community Partners Green Communities

	Item	Intended Method of Satisfying Green Criteria	Yes, No or NA	Points	Champion (name and profession / role)	Additional Comments by Applicant
Section 7 Subtotal				7		
Section 8: Operations and Maintenance						
8-1	Building Maintenance Manual (Mandatory)	The building maintenance manual will include instructions per the criteria to maintain the green features	Yes			
8-2	Occupant's Manual (Mandatory)	All rental residents will receive an Occupant's Manual explaining the green features of their unit along with other "green" information per the criteria	Yes			
8-3	Homeowner and New Resident Orientation (Mandatory)	All homeowners and rental residents will receive a comprehensive walk-through and orientation using the Occupant's Manual from 8-2	Yes			
Section 8 Subtotal				0		
GRAND TOTAL				41		

**OUTLINE OF TESTIMONY OF
BUWA BINITIE
DANTES PARTNERS**

- I. Introduction
- II. Background and History of Project
- III. Coordination with the City
- IV. Coordination with Community Groups
- V. Conclusion

EXHIBIT B

**OUTLINE OF TESTIMONY OF
JEFF GOINS
PGN ARCHITECTS**

- I. Introduction
- II. Site Location and Description
- III. Project Design
 - A. Design Considerations
 - B. Review of Building Mass and Height
 - C. Floor Plans
 - D. Access, Parking, and Loading
 - E. Final Development Data
- IV. Areas of Flexibility
- V. Conclusion

**OUTLINE OF TESTIMONY OF
NICOLE WHITE
SYMMETRA DESIGN
Traffic Consultant**

- I. Introduction
- II. Scope of Study
 - A. Existing parking conditions
 - B. Impact of project on existing traffic conditions
 - C. Pedestrian traffic volume
 - D. Distance to transit
- III. Methodology
 - A. Field Inspection
 - B. Trip Generation estimates
- IV. Findings
- V. Conclusions

**OUTLINE OF TESTIMONY OF
ELLEN McCARTHY
Director of Planning and Land Use
Arent Fox LLP**

- I. Introduction
- II. Site Location
- III. Site Description
- IV. Surrounding Zoning and Uses
 - A. Zoning History in Vicinity
 - B. R-5-B Zoning and Requirements
 - C. C-2-B Zoning and Requirements
- V. Description of the Proposed PUD
 - A. Residential Uses
 - B. Height, Density, Parking and Loading
- VI. Compliance with PUD Requirements
- VII. Consistency with Comprehensive Plan
- VIII. Conclusions

EXHIBIT C

DANTES PARTNERS LLC

DANTES PARTNERS LLC
Company Profile
Real Estate Advisory and Development Management Firm



PICTURED: Dantes Partners client Angel Luis Irene of the Educational Organization for United Latin Americans (EOFULA) along with Mayor Adrian Fenty and Councilmember Muriel Bowser at an award ceremony in Brightwood. Dantes Partners preparation and submission of the winning proposal will allow our client to construct approximately 50+ brand new units to house seniors.

DANTES PARTNERS LLC

Table of Contents

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II.	Previous Experience	Page 5
III.	Team Resumes	Page 13
IV.	Client Testimonials	Page 15

DANTES PARTNERS LLC

Dantes Partners LLC

Company Overview

Since its inception in 2003, the firm's principal, Buwa Binitie has consulted for a wide variety of clients to coordinate with parties from design and financial teams to program sites from vacant parcels to stabilized buildings.

Over the past four years, Dantes Partners has grown exponentially to provide consulting services in the areas of public/private deal structuring and negotiations, predevelopment planning and oversight, community outreach, market analysis, project and asset management, debt/equity underwriting, and portfolio due diligence. Our clients include corporations, government entities, churches, non-profit organizations and individual land-owners.

Dantes Partners was recently selected through a competitive bidding process to serve as a technical real estate finance consultant to support the Deputy Mayor and his staff. Under this contract we will be responsible for analyzing the feasibility and an economic impact of various District financing vehicles including Conduit Revenue Bonds, Tax-Increment Financing (TIF), Tax Abatements, Special Assessment Financing and Payments in Lieu of Taxes (PILOT).

Dantes Partners is also a certified minority-owned Local Small Disadvantage Business Enterprise (LSDBE) in the District of Columbia. As one of the few LSDBE's listed on the Deputy Mayor's economic advisory team, Dantes Partners is poised to serve as a key advisor on District sponsored related transactions.

Products and Services

Advisory Services: Dantes Partners provides consulting services in the following areas:

- Affordable Housing Financing – Our team has extensive experience in analyzing and structuring financing for mixed income residential projects with significant affordable housing requirements. We have found creative financing solutions for projects in the form of historic preservation tax credits, low-income housing tax credits, creation of joint public-private joint ventures, and other approaches. Similarly, our team will exhaust all efforts to identify alternative financing sources and will aim to minimize financing costs and risks to our clients.
- Charter School Facility Financing – We add value by identifying, tailoring and implementing solutions that align real estate with the schools missions. By dedicating considerable time and resources to this market, we have the unique insight and institutional knowledge to advice and support Charter Schools with their real estate financial needs. By dealing directly with the tax credit equity investors, lenders and other financiers and their complex terms and regulations that affect the real estate transaction, we assist the school along with its boards to achieve operational objectives, increase efficiencies as well as identify and mitigate risks.
- Charter School Underwriting - With a clear understanding of any financier's goals, our team is adept at reviewing historical data and making reliable projections to ensure that the school meets and exceeds any and all credit standards set by the Financer. Our hands on, transparent approach ensures that our partners expeditiously secure the capital they require at attractive terms. All parties benefit significantly from our team's familiarity with assisting other charter schools in similar efforts.
- Pro Forma Analyses and Modeling – In analyzing project financial feasibility, our team will measure the viability of the development options proposed. Our team has

DANTES PARTNERS LLC

developed many dynamic, adaptable models in the past and maintains the capability to prepare our own customized models as a basis for negotiations. We will consider multiple financing, ownership and transaction structures to determine the scenarios that are most advantageous given the existing market conditions.

- Transaction Services – Our team has substantial experience representing the interests of landlords/tenants, buyers/sellers, borrowers/lenders and we seek to leverage our past experience in these areas for the benefit of our clients.

Real Estate Development Management The Company's development services include determining highest and best use for a site, reposition and rehabilitation, and infill development. The Company pursues housing, retail and mixed use projects in emerging or transitional neighborhoods with favorable economic and demographic trends. The Company embarks on real estate projects individually or through joint ventures. In all cases, the Company looks to maximize utilization and maximize profitability. Typical development activities include, but are not limited to the following:

- Generating strategic plans for development projects including design, feasibility, marketing and operational decisions/strategies
- Assisting clients in selecting and organizing project teams (architects, engineers, sales agents and other consultants)
- Management of the project team
- Implementation of design development activities
- Development of overall project budget
- Negotiation of all ancillary contracts and agreements
- Management of the zoning and entitlement process
- Working with the general contractor to develop a construction schedule and budget
- Working with various elected officials and other community organizations to inform as well as gain support for proposed project

Past Performance/Previous Experience

Development Management Experience

New Communities Initiative



The New Communities Initiative is a billion dollar comprehensive partnership designed to improve the quality of life for families and individuals living in distressed neighborhoods in Washington, DC. The New Communities Initiative will fight these conditions by transforming highly concentrated low-income neighborhoods into healthy mixed-income neighborhoods.

Mr. Binitie was primarily responsible for leading the implementation of the New Communities Initiative to redevelop four (4) distressed public housing communities (**Barry Farm, Park Morton, Northwest One and Lincoln Heights**) in the District of Columbia. The Initiative introduced developments focused on creating and preserving affordable housing units within a mixed-income context introducing a total of 1500+ units in Northwest One, 1600+ units in Lincoln Heights, 1300+ units in Barry Farm and 500+ units in Park Morton.

DANTES PARTNERS LLC

New Communities Highlights:

- Managed and leveraged **\$200M** in public funds to further subsidize these developments
- Issued and reviewed request for proposals and responses from development teams to redevelop 365 existing units in Northwest One into a vibrant **\$700M** mixed-use, mixed-income community
- Created development plans for each “new community”, taking into consideration existing tenant needs, market trends, environmental concerns and economic growth goals
- Negotiated with private developers with a view to bolster the District’s tax base, limit risk/exposure and generate incentives and/or penalties to protect the District’s investments
- Negotiated various legislation with District Council to dispose of public land, issue tax-exempt bonds and provide budgetary support for New Communities programs
- Collaborated with District Housing Authority, Department of Human Services, Office of Property Management and District Housing Finance Agency to pool resources and refine plans for the New Communities Initiatives
- Worked with various non-profit groups to establish self-sufficiency plans for low-income housing families, including, adult education programs, youth education, drug and alcoholism prevention as well as public safety issues
- Engaged various community groups and stakeholders in monthly meetings to seek advice and keep them abreast of new developments

Morris Park School



Address: 3810 56th Street East
Minneapolis, Minnesota 55417
Neighborhood: Morris Park
Total Square Feet: 38,726
Status: Successfully Awarded 2008

Morris Park is a surplus elementary school in Minneapolis that was put up for bid in 2008 along with several other surplus schools. Our team was the only successful 'school' bidder to acquire one of the vacant school buildings. In February 2009, our client successfully purchased the property and entered into a lease with option-to-purchase with Hiawatha Leadership Academy (HLA), a young Charter School currently in its third year of operation. Dantes Partners worked around the clock managing the development team over a six week time frame in order to complete and submit the winning proposal. U+B Architecture and Design, Inc. is the project architect and Building Assets is the General Contractor. Our due diligence and underwriting allowed us to identify and mitigate all potential risks to our clients while securing very attractive financing terms. By engaging in a strategic yet transparent negotiation, our team was able to secure a mutually beneficial outcome for all parties involved. The local community stands to benefit greatly when the newly renovated facility becomes home to the successful and growing charter school in August 2009.

DANTES PARTNERS LLC

The Residences at Georgia Ave



Perspective from Georgia Avenue

Address: 4100 Georgia Avenue, NW
Neighborhood: Petworth
Number of Units: 72
Status: Under Construction

The Residences at Georgia Avenue is currently being developed as a seven-story building consisting of 6 stories of Workforce apartments, a ground floor neighborhood grocery and both at grade and below grade parking. As development manager Mr. Binitie worked to identify and secure the acquisition financing as well as structure and secure a wide array of financing such as predevelopment, low income housing tax credits, soft debt from Department of Housing and Community Development, and Tax Exempt Bonds from DC Housing Finance Agency. In addition, Mr. Binitie selected and managed the various consultants to perform tasks on budget and on schedule.

The proposed 72 unit concrete development will comprise of 36 two-bedroom apartments and 36 one-bedroom apartments averaging approximately 780 and 600 square feet respectively.

Lamont Street Lofts



Address: 701 Lamont Street, NW
Neighborhood: Columbia Heights
Number of Units: 38
Status: Completed November 2005

Initially constructed in 1950 as the Acadia Sunshine Company laundry plant, The Neighborhood Development Company (NDC) was awarded the 2007 residential architect Design Award for converting a building that was an eyesore to the community into a true luxurious loft style condo. Servicing as development manager to NDC, Mr. Binitie was responsible for assisting the owners/developer to secure capital sources as well as the design team to ensure timely delivery of this award winning building. The scope comprised of Gut Renovation and adaptive reuse of industrial building into a true loft building with a mix of one and two bedroom configurations. The units contain raw cement flooring, exposed beams, spacious layouts, gourmet kitchens and designer bathrooms.

Novo Vitalis Condominiums



Address: 1106-1108 Columbia Road, NW
Neighborhood: Columbia Heights
Number of Units: 40
Status: Completed 3rd Quarter, 2007

Nova Vitalis, a tenant-led condominium conversion, consisted of two, 20-unit buildings located at 1106 and 1108 Columbia Road in Columbia Heights. Mr. Binitie worked as the development manager with the owner, the elected cooperative board, to successfully convert a failing deteriorating cooperative apartment building to condominiums. The development team worked with 17 members to acquire their units as insiders and disposed of the balance units as market rate units – a difference of approximately \$80,000. Wiencek & Associates was the project architect and Continental Construction was the General Contractor.

The agreed upon scope of work featured newly renovated kitchens with stainless steel appliances, granite countertops, natural wood cabinets, hardwood floors in the living areas and berber carpet in the bedrooms.

New Plaza Condominiums

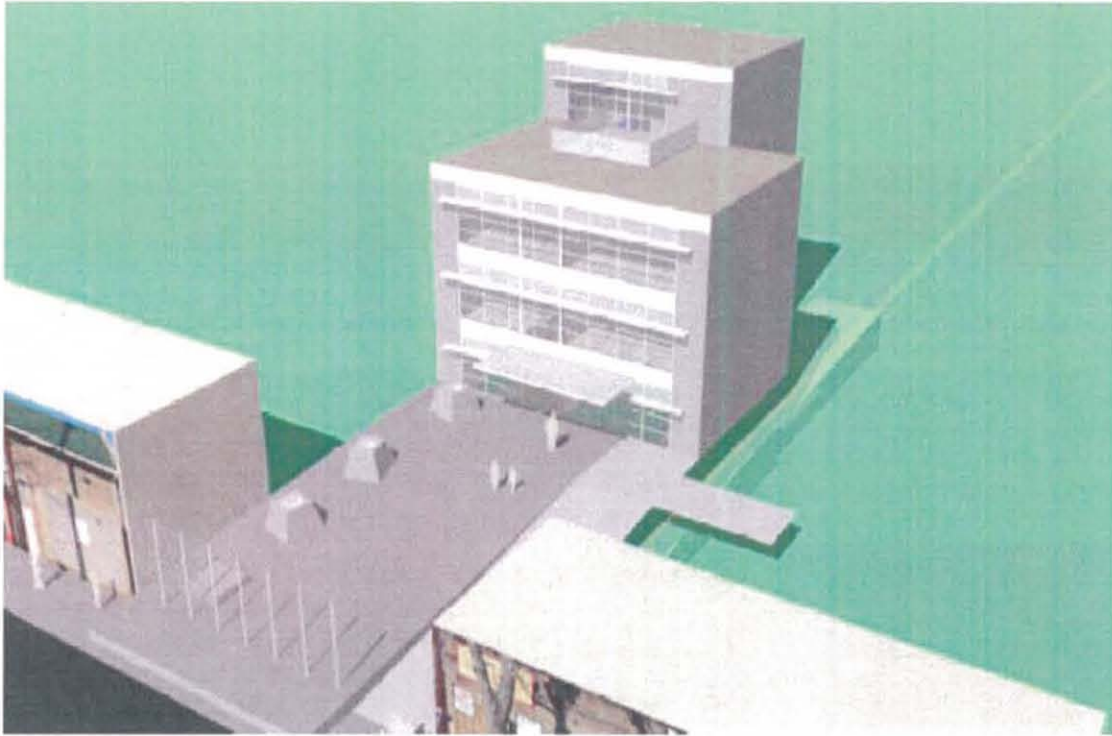


Address: 1115 12th, NW
Neighborhood: Mount Vernon
Number of Units: 37
Status: Completed 4th Quarter 2007

New Plaza was a tenant-led purchase of an existing condominium rental building located on the corner of 12th Street and Massachusetts Avenue. The building consisted of 37 one and two bedroom units. In his role as development manager Mr. Binitie assisted the tenant association to purchase, redevelop and sell the condominium units. Homeowners were offered a choice of moving into an original vintage residence with substantial savings or purchasing a fully renovated and updated luxury residence. Residents were also offered a cash buy out as an alternative. The units feature maple cabinets, maple wood floors, travertine marble baths & separate kitchens with stove and stainless steel appliances.

209 Upshur Street NW

Address: 209 Upshur St, NW
Neighborhood: Petworth
Status: Under Construction



Dantes Partners was the Development Manager in constructing 209 Upshur into a 15,150 square foot charter school building for the Academia Bilingue de la Comunidad Public Charter School (ABC) of Washington D.C. The building has a total of 8 class rooms, a large multi-purpose room of approximately 3,000 square feet, administrative offices, a roof deck, and approximately 2,500 square feet of outdoor recreational space.

The facility has been leased by ABC for a 5 year term with two 5-year options to renew its lease and an option to purchase. The purchase price for the building will be set at total development cost for 209 Upshur, LLC, plus 10% during the first year with 5% increases for each additional year (Estimated at \$3,080,078 at completion and \$3,395,786 in year three).

Team Resumes

Buwa Binitie - Principal

Mr. Binitie has more than 7 years of experience in real estate development and advisory services. He is instrumental in assessing development opportunities, managing the development team, as well as planning and underwriting the budget for development projects. Mr. Binitie's development experience also extends towards creating and preserving affordable housing. His most recent experience had him providing real estate advisory services regarding the implementation of the New Communities Initiative for the Mayor of the District of Columbia.

The New Communities Initiative is a billion dollar comprehensive partnership designed to improve the quality of life for families and individuals living in distressed neighborhoods in Washington, DC. The New Communities Initiative will fight these conditions by transforming highly concentrated low-income neighborhoods into healthy mixed-income neighborhoods.

To further the Mayor's vision in producing workforce housing, Mr. Binitie was recently appointed by the DC Mayor to the Board of Directors of the DC Housing Finance Agency (DCHFA). As one of four board members of DCHFA, Mr. Binitie is responsible for approving the issuance of tax-exempt and taxable mortgage revenue bonds for both single family and multi-family transactions.

Prior to serving the District, Mr. Binitie consulted with The Neighborhood Development Company to build a \$30MM, 72 unit 100% affordable apartment building along Georgia Ave, NW. Mr. Binitie has also been engaged by owners and tenant associations alike to guide them through the D.C Tenant's right act which enables renters to acquire their units at below market rates. His experience to date has shepherded 3 tenant conversions or a total of 129+ affordable units. Mr. Binitie's passion and niche is affordable/workforce housing and welcomes the opportunity to provide housing for those who want to live in the city they work in.

Mr. Binitie has significant experience working with District of Columbia housing officials and community leaders in securing necessary entitlements to move projects forward. He also has experience negotiating consultant agreements and forming development teams (architects, general contractors, environmental firms, civil engineers, etc.). Mr. Binitie previously served as the Director of Quality Control and Client Relations at Real Estate Resource Group ("RRG") where he realized over \$5 million in savings for Fortune 1000 clients during his first two years. At RRG, he was primarily responsible for managing the strategic and logistic aspect of every lease audit campaign.

In addition to the above Mr. Binitie happily serves on the Board of Capital City Charter School and is a former board member of the Washington Area Community Investment Fund (WACIF).

DANTES PARTNERS LLC

Jordan Bishop – Associate

Prior to joining Dantes in 2008, Mr. Bishop served as a commercial mortgage credit analyst at Wells Fargo Multifamily Capital. While at Wells Fargo, Mr. Bishop underwrote and sized over \$1,000,000,000 of multifamily loans for submission to Fannie Mae, Freddie Mac and the Wells Fargo Conduit. He was responsible for creatively structuring conventional financings (market rate) for acquisitions and refinances of both stabilized assets and repositioned properties as both permanent debt and forward commitments. In addition to conventional debt, Mr. Bishop also financed tax exempt bond credit enhancements (affordable) and Low Income Housing Tax Credit transactions for both stabilized assets, substantial rehabilitation and new construction (forward commitments). He worked directly with the underwriting staff on property inspections and required due diligence including reviews of third party reports. In addition to these functions, Mr. Bishop also assisted in the review and submission of loan applications, rate locks and commitments.

Prior to joining Wells Fargo, Mr. Bishop served as a debt production analyst at Walker & Dunlop where he assisted in closing over \$400,000,000 of commercial real estate debt financing in the Washington, D.C. metropolitan area. Mr. Bishop prepared cash flow models using Argus and MS Excel in addition to reviewing/preparing rent rolls and historical/proforma operating statements for all property types. He performed market research using CoStar, RealCapital, REIS, Delta Reports, etc. and abstracted leases while assisting with financial due diligence. Mr. Bishop assisted in the review and analysis of financing proposals and commitments as well as assembled loan packages and marketing materials.

After earning his Bachelor of Science in Finance from the A.B. Freeman School of Business at Tulane University in 2005, Mr. Bishop served as a Program Analyst at CHF International. Here he evaluated funding requests for 50+ field programs to ensure fiscal control while served as liaison between Program Officers and the Finance Department. Mr. Bishop was responsible for auditing financial statements from field offices in 35 countries for accuracy in addition to analyzing monthly profit and loss reports to detect anomalies.

DANTES PARTNERS LLC

Client Testimonials

Morris Park School

"Charter Schools Development Corporation was extremely pleased with the work that Dantes Partners has performed on our behalf. Their work ethic and work product was exceptional and they played a key role in managing all aspects related to the \$4,000,000 acquisition and renovation."

*-Michelle Liberati
Executive Vice President
Charter Schools Development Corporation*

New Communities

"Jones Lang LaSalle is a strong advocate of the work that Dantes Partners has performed on our behalf. In their work on The New Communities developments, they were instrumental in leading efforts to redevelop four (4) distressed public housing communities (Barry Farm, Park Morton, Northwest One and Lincoln Heights) in the District of Columbia. The Initiative introduced developments focused on creating and preserving affordable housing units within a mixed-income context introducing a total of 1500+ units in Northwest One, 1600+ units in Lincoln Height, 1300+ units in Barry Farm and 500+ units in Park Morton."

*-Gavin Bloch
Vice President
Jones Lang LaSalle*

The Residences at Georgia Avenue and Nova Vitalis

"In their work on The Residences at Georgia Avenue, and Nova Vitalis, they were instrumental in the execution of the project by working with the various capital sources as well as the design team to ensure timely delivery of these buildings. Dantes Partners assisted in all phases of the developments . . . their ability to execute in all phases of the transaction enabled us to proceed to closing without unnecessary delays or costs."

*-Adrian Washington
Principal
Neighborhood Development Company*

The Warrenton Group

"By providing our team with the high quality, actionable consultation, they have allowed us to focus on our core competencies and trust that they will execute any and all tasks to which they have committed. Dantes Partners has assisted our firm in all phases of development management including but not limited to underwriting, budget preparation, structuring financing, preparing the Letters of Intent, and drafting and reviewing lease documents. They have assisted in engaging and managing the third party consultants in order to ensure that reports were delivered on time and within budget."

*-Warren Williams
Principal
The Warrenton Group*

EXHIBIT D



P G N A R C H I T E C T S P L L C
210 7TH STREET, SE SUITE 20
WASHINGTON, DC 20003

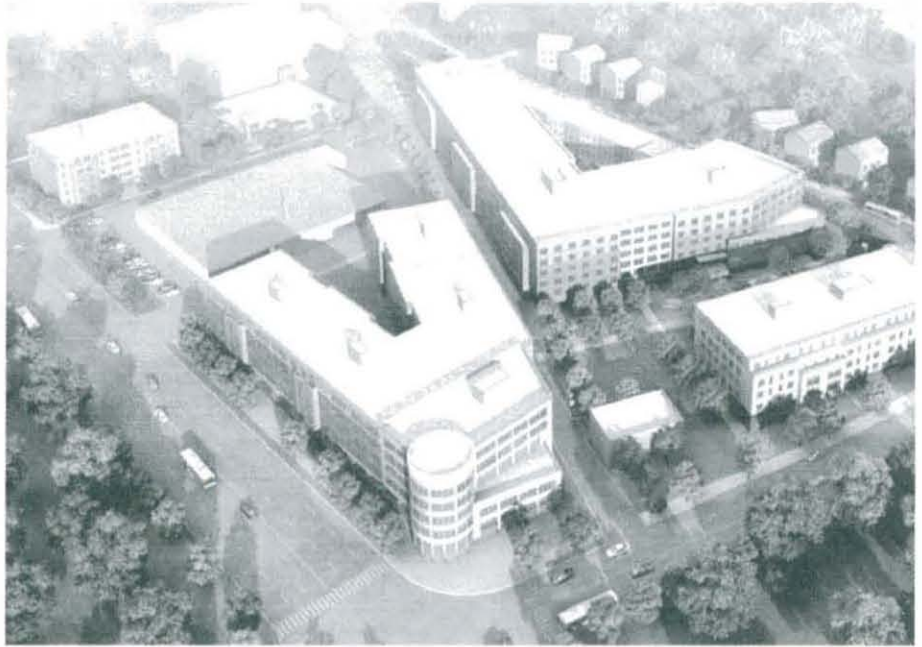


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e: pgn@pgnarchitects.com

PGN Architects, PLLC

AIA Registered

Washington, DC
Virginia
Maryland
Deleware



- Architecture
- Planning
- Interiors

PGN Architects, PLLC is a minority owned company. PGN has grown forming a diverse organization with vast experience.

PGN is a full service architectural firm with experience in commercial and residential architecture. Our services include Predesign, Programming, Planning, Architectural Design, Interior Design, Contract Administration and Computer Graphics.

The PGN approach to design is based on vision, integrity and excellence attained through teamwork and the belief in technology. Our firm emphasizes innovative design, attention to detail, and design quality to create distinctive architectural plans for both our commercial and residential clients. Each project is assigned a team of experts who work together with our clients to form a true partnership in order to offer the most efficient and economical design solutions.

PGN has successfully navigated over 40 projects through DC regulatory processes including 6 major PUD cases and 4 New Community Master Planning initiatives receiving city council approval. Our experience ranges from 250 unit residential mixed-use projects to 275 acre Master Planning projects.

PGN's commitment to improving the communities of DC is evident in the Park Morton Redevelopment Initiative where an implementation plan was formulated to transform a critical community asset into a vibrant and safe community. Our work continues to provide solutions that benefit our clients, government agencies and the community at large.

■ **Partner**

Sean M. Pichon, AIA NCARB
Partner



Sean has over 14 years experience in the DC metro area. Before joining PGN, Sean worked with two of the DC's leading firms. Sean compliments PGN with a career crafted to refine his understanding of the architectural process. He was a vital team member on the award winning Pepco Headquarters Building in downtown DC and served as the on site architect for the United States Patent and Trademark Complex in Alexandria, Virginia. Sean has worked on many prominent projects in Washington. He is an exceptional designer who has substantial technical and construction experience.

In addition to the work Sean has performed in Washington DC, Sean has brought energy to the planning ideas of New Communities within the office of Economic Development in Washington DC. He has managed several large community efforts including the masterplan of Georgia Ave, NW. This included over 600 thousand square feet of development. He was instrumental in the community charette and collaborating with the DC agencies, developers and residents. His well thought out approach to projects ensures success at every phase of architecture.

Significant Project list:

Park Morton Master Plan, Washington, DC 600,000 square feet 477 unit planning project. Sean led a rewarding community design charrette and coordination with DC agencies.

Martin Luther King Latino Cooperative, Washington, DC: 40,000 square foot 74 unit Historic Renovation, Sean was the partner in charge and managed the project through design and construction.

Mathews Memorial, Washington DC 100,000 square feet PUD containing 99 unit residential with 3 story commercial building adjacent. Sean provided Quality Control for the project.

Pepco Headquarters, Washington, DC: 400,000 square feet Class A Office Building, Responsibilities included Design, Structural Coordination and Technical Documentation.

United States Patent and Trademark Office Complex, Alexandria, VA: 2.5 million square foot Government Office Building, Responsibilities included Technical Documentation, Civil, MEP and Structural Coordination, and Construction Administration

Washington Convention Center, Washington, DC: 2.3 million square foot Convention Center, Responsibilities included Design and Design Development for obtaining Design Board approval.

Bachelors of Architecture from Howard University School of Architecture in 1995

Jeff Goins
■ Partner

PGN Architects, PLLC



Jeff's diverse background includes commercial architectural projects, and numerous competitions from 900 square feet to 3,000,000 square feet. He is an accomplished designer with an understanding of what it takes to create successful projects. Jeff brings a working knowledge of projects like the Southwest DC Waterfront Competition complimented by his work as a designer on the AIA award winning 6th and I Synagogue. He believes in the use of technology as well as traditional media to convey ideas to clients. It is his understanding of graphics and imagery that significantly aids the design phase of a project.

Mr Goins work at PGN includes many significant projects within the Washington DC metro region. The multifamily project sited and adjacent to RFK stadium located on Capitol Hill required community, Office of planning and local ANC's support. the project is a contextual example of the sensitivity to the historical context Jeff used in the design process, all with overwhelming support. His other work includes the modern interpretation of Terrangi Villa in the Parcel 42 competition which PGN was part of the winning team.

Significant Project list:

Matthews Memorial PUD, Washington, DC 130,000 square feet 99 unit PUD. The project also consisted of a 14,000 square feet Community Building. The project is set for construction in first quarter of 2010.

W St, SE- BZA/ HPRB, Washington, DC the project is 45,000 square feet. It consists of 24 Townhome developments and required BZA and HPRB approvals.

2321 High St, HPRB Washington DC the project is a Historical Renovation of one of the original Home in Anacostia. PGN was recognized by the board for renovation and attention to Detail.

East Capitol PUD, Washington DC 180,000 square feet 140 unit condo building. Jeff was the partner in charge through design and the PUD process.

Park Morton Master Plan, Washington, DC 600,000 square feet 477 unit planning project. Jeff played an integral role in the community design charrette and coordination with DC agencies.

Dunbar Towers, Washington DC 30,000 square feet 28 unit residential with ground floor retail. Jeff was the partner in charge through design development.

Meridian II, Washington, DC 20,000 square feet 16 unit condo building. Jeff was the partner in charge through construction documents.

United States Treasury, Washington DC. Responsibilities included construction documents, on site coordination, and historic documentation.

Pentagon, Washington DC. Responsibilities included design and design development of the renovation.

Sixth and I Synagogue, Washington DC, Responsible for Design which received a AIA Historical Renovation Award.

Bachelors of Architecture from the University of Tennessee School of Architecture in 1996

CIDD- (Computer Integrated Drafting and Design) -Pellissippi State Community College- 1992

■ Martin Luther King Latino Cooperative



1 1 t h s t r e e t , n w & m s t r e e t , n w

- Owner: MLK Latino Coop
- Construction Cost: \$4,600,000
- Square Footage: 40,000

The project consists of 40,000 SF and 74 units of affordable housing. The project is a Historic Renovation involving in-place tenant rehab. PGN worked with the tenant association to plan, design and renovate while continuously occupying their property. The project was designed to meet DHCD standards and maintain affordable housing. Estimated project budget totals \$4.6 million.

m u l t i f a m i l y / p u d



PGN Architects, PLLC

■ Matthews Memorial Church



- Owner: Matthews Memorial
- Construction Cost: \$25,000,000
- Square Footage: 130,000



2616 Martin Luther King Jr Ave, SE

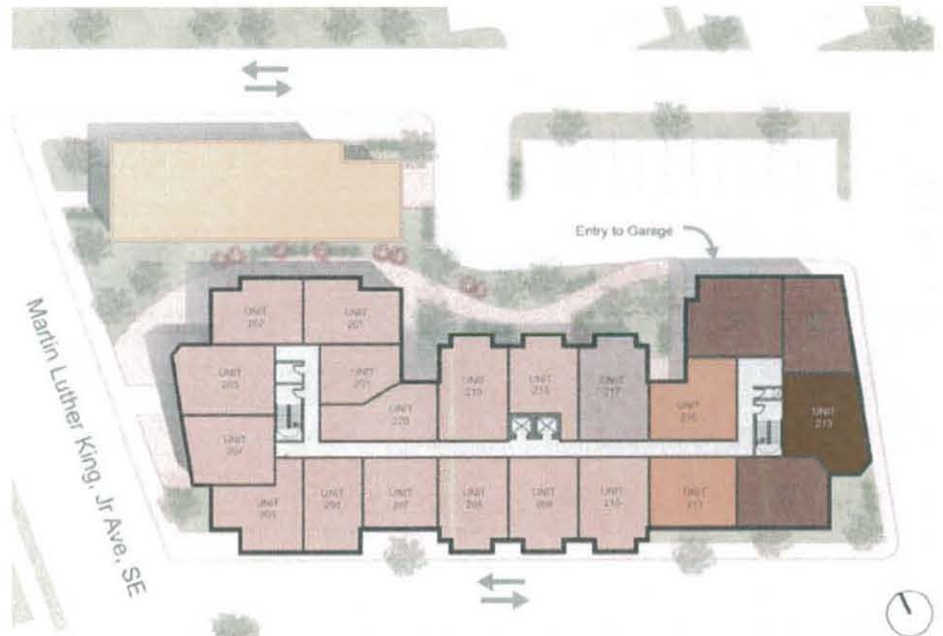
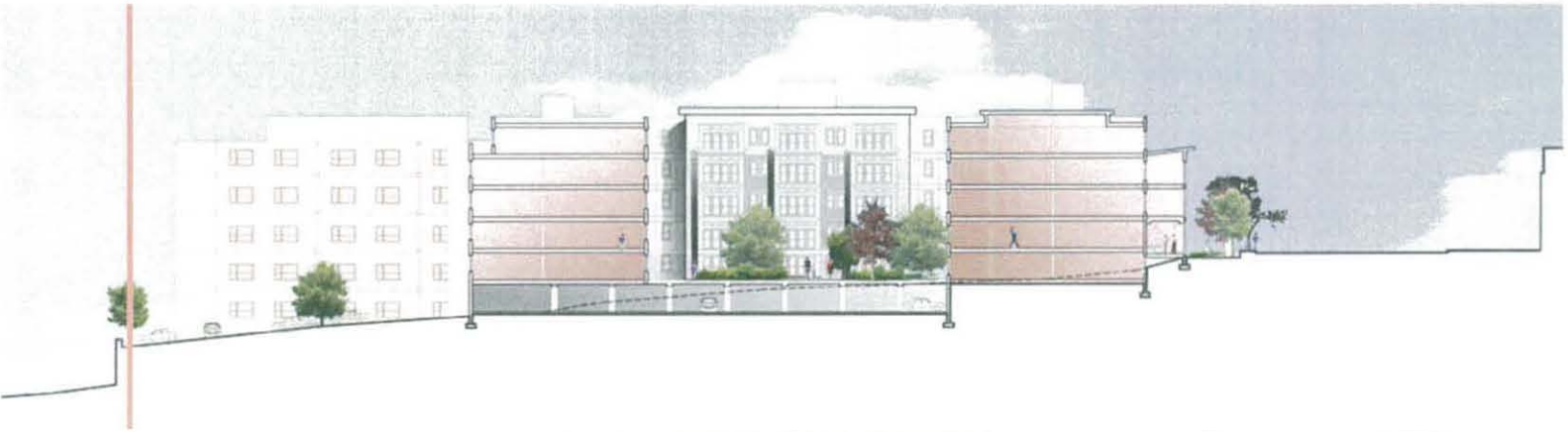
■ affordable/ market rate housing ■

washington, dc

m u l t i f a m i l y / p u d

PGN Architects, PLLC

■ Matthews Memorial Church



- Owner: Matthews Memorial
- Construction Cost: \$25,000,000
- Square Footage: 130,000



2616 Martin Luther King Jr Ave, SE

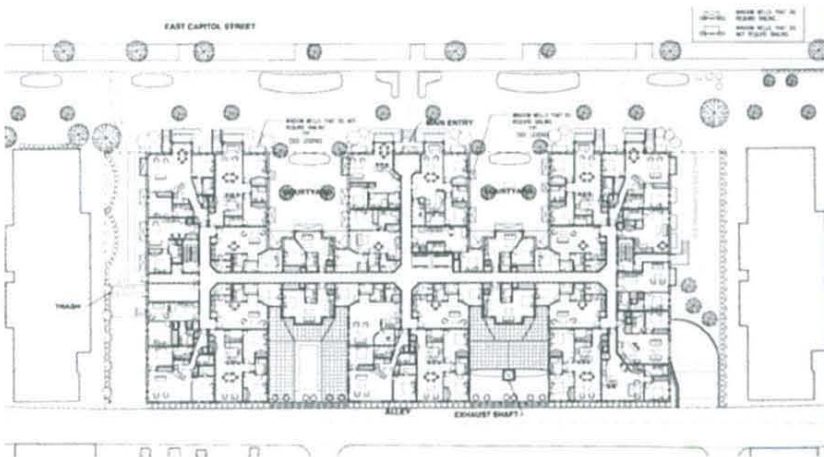
■ affordable/ market rate housing ■

washington, dc

m u l t i f a m i l y / p u d

PGN Architects, PLLC

■ East Capitol Street



- Owner: The Merion Group
- Construction Cost: \$30,000,000
- Square Footage: 180,000



1 7 0 0 e a s t c a p i t o l s t r e e t , s e

■ affordable/ market rate housing ■

washington, dc

■ Emory United Methodist Church

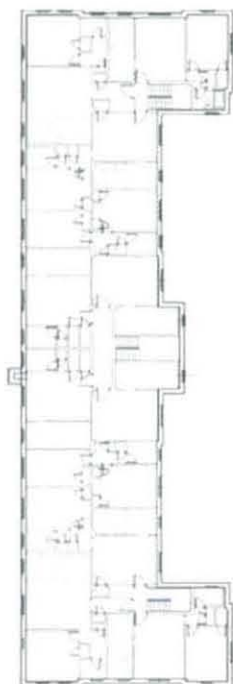


g e o r g i a a v e & q u a c k e n b o s s t , n w

- Owner: EBOL, Pastor Daniels
- Construction Cost: \$30,000,000
- Square Footage: 180,000

Emory United Methodist Church is a free-standing structure currently located on a prominent hillside at the intersection of Georgia Ave and Quackenbos Street, NW. PGN has helped the church and it's development arm Emory Beacon of Light realize it's vision to revitalize the Brightwood neighborhood where it currently exist. The project will expand the existing church to 500 seats, add new offices, classrooms and other church related uses, create new gymnasium space and various housing components including senior housing. This mix-used gem will be a catalyst for reinvigorating the Brightwood community.

■ Fort Stevens Place Apartments



f o r t s t e v e n s d r , n w & 1 3 t h p l , n w

- Owner: THC Inc.
- Construction Cost: \$4,000,000
- Square Footage: 35,000

The project consists of 30,000 SF and 32 units of affordable housing. The project was design to meet DHCD standards and Green Communities design standards. Estimated project budget totals \$4.5 million.

Community - Single Family



PGN Architects, PLLC

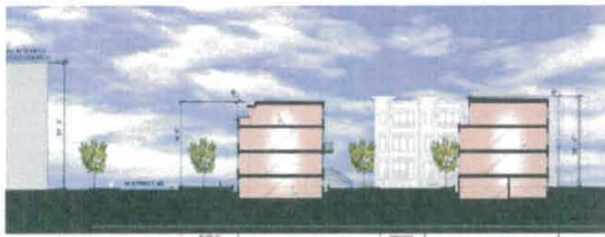
■ W Street, SE



w s t r e e t , s e

- Owner: Four Points, LLC
- Construction Cost: \$6,500,000
- Square Footage: 46,000

The project consists of 23 new Townhomes and 1 historical house to be rebuilt. There is 4 types of units and homes; Single family, Duplex units, flats and a historical reconstruction. The project required both historical Preservation approvals and Zoning approvals. PGN successfully navigated both agencies as well as gaining community support. The project also introduces a new element to the Anacostia Historical District with Mews dwellings along the private road. the project will be a signature project in the revitalization of Anacotia and the community.



■ community- single family

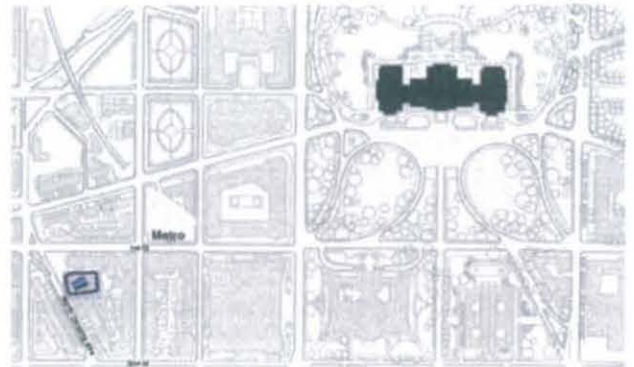


washington, dc

m u l t i f a m i l y

PGN Architects, PLLC

■ North Carolina- Capitol Hill



N o r t h C a r o l i n a , s e

- Owner: Melton Development
- Construction Cost: \$2,000,000
- Square Footage: 8,000

The project was a high renovation of a Historical building located within blocks of the US Capitol and prominent congressional office buildings. The units were small and ideas such as Mechanical lofts were used to utilize the space and create a unique high end product in the Historical Capitol Hill area. The design incorporated custom designed entry doors and counter depth 24inch refrigerators.



■ market rate housing

■ washington, dc

■ 4010 3rd Street SE



a t l a n t i c a v e & 3 r d s t r e e t s e

- Owner: MED Developers
- Construction Cost: \$2,500,000
- Square Footage: 28,000

The project consists of 30,000 SF and 26 units of affordable housing. The project is a gut renovation involving complete rehab including internal structure. PGN worked with the developer and city agencies to plan, design and renovate the property. The project was designed to revitalize an abandoned property and maintain affordable housing. Estimated project budget totals \$2.5 million.

R e f e r e n c e s

PGN Architects, PLLC

- Business Name: **ONE DC**
Contact Name: **Martha Davis**
Address: 614 S Street NW, Rear Carriage House
Washington, DC 20001
Phone: 202-232-2915
Type of Business: Development - Design Build type (Contractor Pre-con)
Project: Affordable Rental Housing, DHCD Funding Requirements
Area: 40,000 SF
Cost: \$4,600,000
Type: Historic Renovation, Base building architecture
Contractor: Hamel Builders, Mike Nemo, 410 379 6700
- Business Name: **Transitional Housing Corporation**
Contact Name: **Suzanne Welch**
Address: 5101 16th Street, NW
Washington, DC 20011
Phone: 202-291-5535
Type of Business: Development - Design Build type (Contractor Pre-con)
Project: Affordable Rental Housing, DHCD Funding Requirements
Area: 35,000 SF
Cost: \$4,000,000
Type: Base building architecture
Contractor: Hamel Builders, Tom Wahl, 410 379 6700
- Business Name: **Adfero Group**
Contact Name: **Jeff Revis**
Address: 1666 K Street, NW
Washington, DC 20006
Phone: 202-333-4444
Type of Business: Corporate Interiors Design Build type (Contractor Pre-con)
Project: Interiors
Area: 5,000 SF
Cost: \$250,000
Type: Interior Architecture
Contractor: Capitol Construction Group, Reggie Herdon, 202 409 8602
- Business Name: **Four Points**
Contact Name: **Stan Voudrie**
Address: 1225 19th Street, NW
Washington, DC 20036
Phone: 202-536-5369
Type of Business: Development
Project: Affordable Housing Town House Development
Area: 40,000 SF
Cost: \$11,000,000
Type: Historic Renovation, BZA and HPRB Approval Base building architecture



EXHIBIT E

Ellen M. McCarthy*

Director of Planning and Land Use
Washington
202-857-6455
mccarthy.ellen@arentfox.com

Smart in your world
Arent Fox



Practice Teams

Real Estate

Areas of Focus

Zoning
Land Use
Historic Preservation

Practice Areas

Ellen McCarthy is the director of planning and land use for the firm. She has more than 30 years of experience in the planning field, with a focus on zoning, neighborhood planning and historic preservation.

*Ellen is not a member of the legal profession.

Previous Work

Prior to joining Arent Fox, Ellen was the director of planning and land use for a large US law firm. She advises clients in all aspects of zoning and development review before the Zoning Commission and Board of Zoning Adjustment including planned unit developments, rezonings, variances, and special exceptions. She also assists clients with land use entitlements such as street closings, alley closings, antennas, roof structure reviews, downtown development district compliance and transfers of development rights.

Previously, Ellen was the director of the District of Columbia Office of Planning, where she managed a 60-person team to provide a wide range of services for District of Columbia citizens. While there, her projects included getting city council adoption of a new Comprehensive Plan, the re-engineering of the development review function, and the crafting of a strategy to revitalize dilapidated affordable housing projects into lively, mixed-use, mixed-income neighborhoods while retaining existing low-income residents. She also directed the integration of the Historic Preservation Office into the Office of Planning from the permitting department, revamping its financial accountability system, and oversaw planning efforts for the Anacostia Transit Station Area, Northeast Gateway, Shaw/Convention Center Area, NoMA and Georgia Avenue, along with completion of new zoning for waterfront districts and numerous large development projects.

Professional Activities

Ellen has been involved in several civic and professional organizations. She currently serves on the Advisory Council of the Washington office of the Local Initiatives Support Corporation and on the Housing Council of Catholic Charities of the Archdiocese of Washington, DC. In addition, she co-chairs the Task Force on Public Policy and Regulatory Reform for the Washington effort of the Urban Land Institute's Terwilliger Workforce Housing Initiative. Ellen served on the boards of directors of the Washington Area Community Investment Fund (low-income housing finance organization) and DC Preservation League as well as on Board of Trustees of the Committee of 100 on the Federal City, and she was active in the Citizens Planning Coalition. She was elected president of the National Capital Area Chapter, American Planning Association, and co-chair of the Coalition for a Living Downtown.

Publications/Presentations/Recognitions

Ellen has been recognized with an Outstanding Performance Award by the US Department of Transportation, a Chapter Service Award from the National Capital Area Chapter of the American Planning Association and a Fannie Mae Housing Fellowship.

For the Real Estate Review:

"Revitalizing Downtown DC", *Real Estate Review*, forthcoming issue, 2008

For the Urban Land Institute:

- "Center Cities," *Land Use in Transition*, co-authored with Richard H. Bradley and Gayle L. Berens,
- "The Management and Organization of Ridesharing Programs," *Transportation Research Board Special Report*, co-authored with Richard Bradley, 1985

For the Transit Cooperative Research Program:

- Subcontractor to Project for Public Spaces for *The Role of Transit in Creating Livable Metropolitan Communities*, National Academy Press, 1997

For the US Department of Transportation:

- Integration of Paratransit with Conventional Transit Systems, Information Bulletin, The Urban Consortium, Public Technology Inc.
- Institutional Framework for Integrated Transportation Planning, Information Bulletin, The Urban Consortium, Public Technology, Inc.
- Transportation Planning and Impact Forecasting Tools, Information Bulletin, The Urban Consortium, Public Technology, Inc.
- *Manual for Planning and Implementing Priority Treatments for High-Occupancy Vehicles*, co-authored with Gary Hebert, Urban Consortium, Public Technology, Inc.

For the American Public Transit Association:

- "An Analysis of the US Department of Transportation's National Transportation Policy," 1975

For the World Congress on Transport Research for Social and Economic Progress

- A New Role of Transportation System Managers: Public Entrepreneurs," Proceedings, World Congress on Transport Research for Social and Economic Progress, 1980

Education

Harvard University, Department of City and Regional Planning, MCP, 1974

University of Maryland, BA (Phi Beta Kappa, *with high honors*), 1972

Life Beyond the Law

Ellen is an active volunteer in community efforts, and enjoys biking with her husband, reading, gardening and knitting. She especially enjoys visiting her two children at college.

EXHIBIT F



symmetra design

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ABOUT

Principal

Nicole A. White, P.E., PTOE
Principal

Nicole A. White leads the organization's strategic direction with close to 10 years of experience in transportation planning and traffic engineering projects. Prior to starting Symmetra Design, Ms. White held a senior position with a leading consulting firm in Washington, DC and supported a multitude of clients. She brings extensive management skills and expertise ranging from intersection safety and operational studies to parking studies and Transportation Management Plans. She has worked on and directed a variety of project-types including Transit-Oriented Development, medical and educational facilities and major tourist destinations. Ms. White specializes in master planning for Federal Campuses and Universities, as well as revitalization and redevelopment studies for corridors and small areas. Ms. White has significant experience coordinating with community groups and local officials and providing expert testimony before zoning boards and commissions.

Ms. White has a Bachelor of Science in Civil Engineering and a Master of Engineering degree (with a Transportation Engineering emphasis), both from the University of Maryland College Park. She is registered as a Professional Engineer in Maryland and as a Professional Traffic Operations Engineer through the Institute of Transportation Engineers.

