



Advisory Neighborhood Commission 1C

PO Box 21009, NW, Washington, DC 20009

www.anc1c.org

Representing Adams Morgan

Commissioners:

July 15, 2011

Stacey Moya (1C01)

Vice Chairperson

Anthony Hood, Chairperson

Office of Zoning

Marty Davis (1C02)

One Judiciary Square

441 4th St., NW, Suite 210S

Olivier Kamanda (1C03)

Washington D.C. 20001

Gabriela Mossi (1C04)

Adrian Miller (1C05)

Dear Chairperson Hood:

Steve Lanning (1C06)

At a duly-noticed public meeting of ANC 1C held on July 6, 2011, with a quorum of eight of eight Commissioners present, Advisory Neighborhood Commission 1C took action on ZC #11-08.

Wilson Reynolds (1C07)

Chairperson

Katherine Boettrich

(1C08) Treasurer

Passed by unanimous Roll Call Vote; **ANC 1C Recommendations Regarding PUD Application for 2700 16th St., NW, Il Palazzo LLC, ZC Case # 11-08.**

Resolution is attached. ANC 1C is pleased to support this application and does urge the Zoning Commission to so approve.

In addition, please note that ANC 1C will not reconvene until September 7, one day before the Zoning Commission considers this case. ANC 1C respectfully requests a waiver of the seven day notice requirement to be allowed an opportunity to communicate any further actions taken on this case at the September 7 meeting by ANC 1C to the Zoning Commission.

On behalf of ANC 1C, thank you.



Wilson Reynolds
Chair, Advisory Neighborhood Commission 1C

Attachments

Cc: ANC 1C, Will Lansing, Rebecca Steele, Allison Prince

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ZONING COMMISSION
District of Columbia

CASE NO.

EXHIBIT NO.

11-08
14

ANC 1C Recommendations Regarding PUD Application for 2700 16th St., NW, Il Palazzo LLC, ZC Case # 11-08.

Whereas the PZT Committee of ANC 1C has reviewed the applications for zoning relief for the construction of a 110 unit condominium building at the location of the former Italian Embassy at 2700 16th St., NW; and

Whereas the developer of this project has reduced the height, size and mass of the structure after consultation with the Historic Preservation Office of the District; and

Whereas ANC 1C has concludes the project acceptable given the quality of public benefits offered, as required in DCMR Title 11, Chapter 24, Section 2403.3 of the PUD EVALUATION STANDARDS; now

Therefore be it Resolved; ANC 1C does support PUD application for ZC Case # 11-08 as presented to ANC 1C; and

Further Resolved; this project does meet the standard for Public Benefits and Project Amenities as outline in DCMR Title 11, Chapter 24, Section 2403.9 as follows:

- (d) Preservation of the original historic structure known as the former Italian Embassy.
- (e) Employment and training opportunities by the acceptance of the developer to comply with:
 - 1. Submitted COMMUNITY EMPLOYMENT AGREEMENT (attached).
 - 2. Submitted FESTIVAL KITCHEN RENOVATION AGREEMENT (attached).

And;

Further Resolved; that these recommendations be transmitted to the District Zoning Commission as soon as possible following adoption; and

Finally Resolved; that these recommendations be accompanied by a request for a waiver of the seven day notice requirement of the Zoning Commission to allow ANC 1C to consider an addendum to these recommendations at the September 7 ANC 1C meeting including consideration of:

Support for Reed Cook Neighborhood Association concept for a request as a public benefit of decorative tree fences within the Reed Cooke neighborhood and request that RCNA work with the representatives of Il Palazzo to develop an agreement for a tree fence package prior to the August 1 PZT meeting.

Approved July 6, 2011 at a duly noticed meeting of ANC 1C with a quorum of eight of eight Commissioners present by Roll Call Vote: In favor 8; In opposition 0; In abstention 0.

Community Employment Agreement

This agreement was signed on July 12, 2011, in Washington, D.C., between IL Palazzo, LLC (the "Applicant"), and Advisory Neighborhood Commission ("ANC") 1C. This agreement concerns the Applicant's residential project involving the former Italian Embassy as defined below.

EMPLOYMENT, CONTRACTORS, AND VENDORS.

A. Construction: The Applicant is renovating and expanding the former Italian Embassy located along 16th Street, NW in Square 2578 ("Project"). In connection with this Project, the Applicant is pursuing Zoning Commission approval of a Planned Unit Development ("PUD"). As a PUD amenity, the Applicant (or its designee) and its general contractor will develop a program for their subcontractors that includes the following:

1. Require subcontractors to report their past performance in hiring D.C. residents and their future plans to do so, and provide a preference for those hiring and training D.C. residents and using D.C. Certified Business Enterprises;
2. Recruitment of qualified construction workers from ANC 1C *and nearby communities* by: purchasing ads in *English and Spanish language publications commonly available in Ward 1*; posting all job openings on at least one local website; and recruiting through *a wide range of community organizations*, for all construction positions created between breaking ground and issuance of the final certificate of occupancy.

Recruitment will be through such organizations as the Latin American Youth Center and its YouthBuild program, Jubilee Jobs and Jubilee Housing, the Second Genesis rehabilitation center, *the Metropolitan Community Services Agency, the Development Corporation of Columbia Heights the DC Jobs Coalition, DC Office of Latino Affairs, the United Black Fund, Carlos Rosario School, the Latino Economic Development Corporation, the Greater Washington Hispanic Chamber, Hispanic Contractors Association of DC, Md. Washington Minority Contractors Association, Department of Small Local Business Development, and WPFW radio.*

3. An overall "first-source" employment commitment of filling 12 trainee positions with qualified D.C. residents. *The positions are to be filled for virtually the full length of the project.* The trainees will participate in multi-year apprenticeships and other training programs to prepare for high-skill construction jobs. The trainee positions will not be solely for the Project site but for construction sites throughout the city; and
4. Host job fairs for D.C. residents at least once every 90 days. Each of the Applicant's subcontractors will be required to participate in the job fairs and

advertisements for the job fairs will be posted on the ANC's website.

B. The Applicant will participate in good faith to provide job opportunities, job training, job placement and support for District residents and to fulfill its obligations outlined in paragraph A. The Applicant agrees to have DC DOES, the Mayor's Office of Economic Development or a recognized 3rd party compliance officer monitor and assist in the implementation and success of this program.

ANNUAL REPORT.

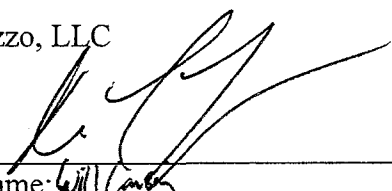
The Applicant will be required to make an annual report to ANC 1C regarding satisfaction of the benefits covered by this agreement, with the first report being made within one year of the execution of this agreement and the final report taking place upon securing a certificate of occupancy. The report shall be submitted to the ANC in writing.

In the event the Applicant is not in compliance with the terms of this Agreement, the ANC will notify the Applicant in writing of the Applicant's non-compliance and provide a period of at least thirty days to allow the Applicant to become compliant with the terms of this Agreement. If, upon the expiration of the thirty day period, the Applicant still does not comply with the terms of this Agreement, the Applicant shall pay a penalty of \$3,000 for each month of its noncompliance, up to a maximum fine of \$100,000. *The ANC and the Applicant will resolve any disagreements about the Applicant's compliance, through binding professional professional arbitration paid for by the Applicant.*

All monetary penalties shall be made to the District of Columbia Housing Production Trust Fund or a non-profit organization selected by ANC 1C.

Dated this 12th day of July, 2011.

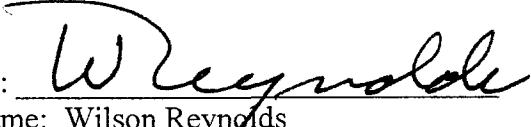
IL Palazzo, LLC

By: 

Print Name: Will Canby

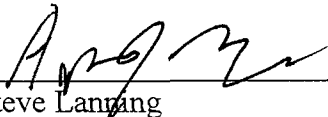
Print Title: Managing Partner

ADVISORY NEIGHBORHOOD COMMISSION 1C

By: 

Name: Wilson Reynolds

Title: Chairperson, Advisory Neighborhood Commission 1C

By: 

Name: Steve Lanang

Title: Commissioner, Representing Single Member District 06

Festival Center Kitchen Renovation Agreement

This agreement was signed on July 12 2011, in Washington, D.C., between IL Palazzo, LLC (the "Applicant"), and Advisory Neighborhood Commission ("ANC") 1C and The Festival Center ("FC"). This agreement concerns the Applicant's residential project involving the former Italian Embassy located at 2700 16th St NW Washington DC and the community benefit of renovation of the Festival Center kitchen as defined below.

KITCHEN RENOVATION PROJECT

A. The Applicant is renovating and expanding the former Italian Embassy located along 16th Street, NW in Square 2578 ("Project"). In connection with this Project, the Applicant is pursuing Zoning Commission approval of a Planned Unit Development ("PUD"). As a PUD amenity, the Applicant (or its designee) and its general contractor will renovate the commercial kitchen in the Festival Center at 1640 Columbia Rd NW Washington DC.

B. Scope and Cost of Work to Be Completed: IL Palazzo will complete the following scope of work for Festival Center. All work to be performed per specs and plans generated by architect. All work to pass all local and federal health code and building requirements and inspections

1. Project Design, Engineering, and Permitting Provided Already

Necessary completion of all architectural and engineering drawings by selected architect Jamie Solomon and required mechanical, electrical, plumbing, structural engineers TBD. Submission of plan sets to acquire proper building permits for the job.

2. Demolition and Movement of Existing Men's Restroom \$45,000

Per plans. Demolish and relocate existing mens restroom to open additional new kitchen space. Move bathroom to other side of library per architectural drawings. Work includes complete demolition and new install of associated rough in and finish construction work for completed functioning mens restroom per ADA standards and city inspections.

3. Demolition and Build Out of New Kitchen Space \$72,000

Per plans. Demolish existing kitchen interior. Relocate and upgrade all mechanical/electrical services to kitchen relocate. Build out new and extended spaces per plans. All new floor coverings, wall coverings, plumbing, electrical, and mechanical fixtures installed.

4. Installation of New Kitchen Equipment Package \$132,000

Per equipment list. Purchase and Install the following new equipment in locations per plans:

Walk in Refrigerator and Freezer

6 Range Burner

Double Stack Convection Oven

Washing Machine, garbage disposal, spray sink, associated counters

Grease Inceptor

3 Compartment Sink

Prep Tables and Pot Racks

Storage Racks

Total Budget of Scope to be provided \$ 249,000

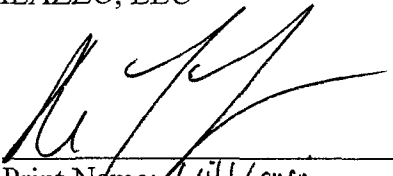
- C. Timing. All design work and permitting work will need to be completed before construction work can commence. It is anticipated that construction work on the kitchen will begin in the 1st quarter of 2012, no later than 60 days after IL Palazzo closes on construction financing and begins construction on the Embassy site. Construction work will take 3-4 months to complete.
- D. General Contractor. The work on the Festival Center shall be managed by a Licensed General Contractor selected by IL Palazzo, LLC management and completed according to all local and federal health code and building code standards.
- E. Survivability. This agreement survives any ownership transfer of the project.
- F. Continued Support. IL Palazzo LLC management will continue to offer support from an advisory role to the Festival Center on it's board of advisors or any other reasonable capacity that would be acceptable. Management would like to continue to offer direction and ideas to continue to enhance the programs run through the kitchen, and ultimately the community.

SIGNATURE PAGE TO FOLLOW

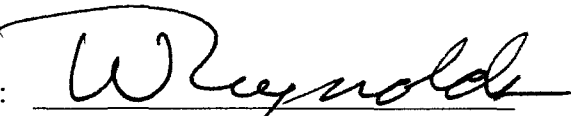
The undersigned agree to the above terms.

Dated this 12th day of *July*, 2011.

IL PALAZZO, LLC

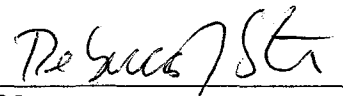
By: 
Print Name: Will Lonsky
Print Title: Managing Member

ADVISORY NEIGHBORHOOD COMMISSION 1C

By: 
Name: Wilson Reynolds
Title: Chair, Advisory Neighborhood Commission 1C

By: 
Name: Steve Lanning
Title: Commissioner, Representing Single Member District 06

THE FESTIVAL CENTER

By: 
Name: Rebecca Stelle
Title: President, Festival Center Board of Directors

Certificate of Service

I hereby certify that on July 15, 2011 a copy of the following.

-ANC 1C Recommendations Regarding PUD Application for 2700 16th St., NW, II Palazzo LLC, ZC Case # 11-08.

-Community Employment Agreement.

-Festival Center Kitchen Renovation Agreement.

Was served to the following:

Advisory Neighborhood Commission 1C – retained copy.

Commissioner Steve Lanning – by hand

Will Lansing - by first class mail
Valor Development, LLC
5110 Ridgefield Rd Suite 413
Bethesda, MD 20816

Rebecca Steele - by first class mail
Becoming Church, Inc.
1656 Columbia Road NW
Washington, DC 20009

Allison Prince -by first class mail
Goulston & Storrs
1999 K St., NW, Suite 500
Washington, DC 20006

Anthony J. Hood - by first class mail
Office of Zoning
One Judiciary Square
441 4th Street NW, Suite 210S
Washington, DC 20001

A handwritten signature in black ink, appearing to read 'Wilson Reynolds', written over a horizontal line.

Wilson Reynolds