

January 2, 2015

VIA ELECTRONIC SUBMISSION

Mr. Anthony J. Hood  
Chairman  
D.C. Zoning Commission  
441 4<sup>th</sup> Street NW  
Suite 210S  
Washington, DC 20001

Re: **Zoning Commission Case No. 13-08 – Consolidated PUD and Zoning Map Amendment Application- Supplemental Materials from the Applicant**

Dear Chairman Hood and Members of the Zoning Commission:

Square 5914, LLC (the “**Applicant**”) hereby submits supplemental information in preparation for the Zoning Commission’s public hearing on January 22, 2015.

**Outlines of Witness Testimony and Resumes of Expert Witnesses**

The Applicant anticipates having three witnesses present testimony at the public hearing on January 22, 2015, they are:

- 1) Geoffrey Griffis - Representative of the Applicant;
- 2) Maurice Walters – Project Architect (proposed as an expert witness in architecture – resume attached); and
- 3) Jami Milanovich - Project Transportation Consultant (proposed as an expert witness in transportation engineering – resume attached).

Outlines of the testimony of these witnesses are attached as Exhibit A.

**Final Community Benefits Agreement**

Since the Applicant’s September 12, 2014 submission of its pre-hearing statement and draft Community Benefits Agreement, the Applicant has engaged in significant negotiations with representatives of ANC 8E, the Congress Heights Community Association, the Congress Heights Community Training and Development Corporation, Lead the Way Foundation and Higher Hopes, Inc., and the Ward Eight Council Against Domestic Violence. The Applicant and ANC

8E have agreed upon the final language of the Community Benefits Agreement (as evidenced by the signature of ANC 8E Chairperson, Anthony Muhammad), which is attached as Exhibit B. The only significant change to the Community Benefits Agreement that has occurred since the submission of the draft agreement on September 12, 2014 is that the amount of the financial contributions have been tripled, as the terms of the financial commitments have been increased from 5 to 15 years.

The Community Benefits Agreement includes the following components:

- Creation of job training, employment and internship programs specifically tailored to Ward 8 residents.
- Creation of a revolving working capital fund, in an amount no less than \$200,000, for contracts directly with the Applicant. This fund will allow smaller contractors access to funds to pay employees.
- The Applicant will provide approximately 500 square feet of office space for ANC 8E for a term of at least five years, with possible extensions, at a cost of \$12 per year.
- The ability of all existing residential tenants to return to the completed project, within eight months of the issuance of a certificate of occupancy for the residential building, with initial rents that are equal to their current rent and future rent increases limited to no more than a 4% annual increase.
- The Applicant will provide the Lead the Way Foundation and Higher Hopes, Inc. (LTWFHHI) with a payment of two thousand five hundred dollars (\$2,500.00) annually for a period of **fifteen (15)** years. These funds shall be used for facilitation of comprehensive, social reconstruction programs for the residents of the Ward Eight Community. These programs will include comprehensive resident and youth case management, engagement and outreach services featuring an adolescent clubhouse and including, but not limited to the, arts and cultural services, health fitness and nutrition, financial management, annual community social events, as well as development opportunities for the neighboring community.
- The Applicant will help the Congress Heights Community Association (CHCA) fund the Annual Congress Heights Health and Community Day by providing a payment in the amount of five thousand dollars (\$5,000) annually for a period of **fifteen (15)** years.
- The Applicant will provide the Ward Eight Council Against Domestic Violence (WECADV) with a payment of five thousand dollars (\$5,000.00) annually for a period of **fifteen (15)** years. The Applicant and WECADV are continuing to discuss the appropriate use of these funds.

- The Applicant will provide the Congress Heights Community Training and Development Corporation (CHCTDC) with a payment of two thousand five hundred dollars (\$2,500.00) annually for a period of **fifteen (15)** years. These funds shall be used solely to pay for the costs of: (a) conducting training for targeted businesses in Ward 8, to develop management and business capability to perform contracts for the Applicant, its General Contractor, and Subcontractors.

**Additional Rendering of the Project as Seen From Savannah Street, SE**

In a meeting with representatives of the Office of Planning on December 15, 2014, the Applicant was asked to prepare an additional image that depicts the visual appearance of the project from Savannah Street, SE. That image is provided in the attached Exhibit C.

**Exhibits**

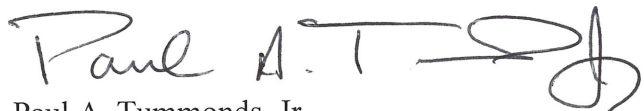
The following exhibits are attached to this pre-hearing statement:

Exhibit A – Outlines of Witness Testimony and Resumes of Proposed Expert Witnesses

Exhibit B – Final Community Benefits Agreement

Exhibit C – Additional Rendering of Project as Seen from Savannah Street, SE

Sincerely,



Paul A. Tummonds, Jr.

Enclosures

**CERTIFICATE OF SERVICE**

I hereby certify that I sent a copy of the foregoing document to the following addresses on January 2, 2015 by E-Mail and First Class Mail:

Maxine Brown-Roberts  
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1100 4<sup>th</sup> Street, SW  
Suite E650  
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Paul Tummonds