

Mathew Bader
1842 North Capitol Street NW
Washington, DC 20002

May 8, 2014

Anthony Hood
Chairman
DC Zoning Commission

Subject: Testimony in Opposition to Parcel 1 - Zoning Case 13-14: Vision McMillan Partners, LLC & DC Deputy Mayor for Planning & Economic Development

Dear Chairman Hood and Members of the Zoning Commission:

I currently serve both as Recording Secretary for the Bloomingdale Civic Association (BCA) and as one of two representatives on the McMillan Advisory Group (MAG) on behalf of the Bloomingdale Civic Association . I testify as a resident of the Bloomingdale community and ANC 5E.

I write to you in opposition to the proposed development of Parcel 1 as part of the Master Plan for redevelopment of the McMillan Sand Filtration Site and request that the Zoning Commission (Commission) reject this component of the planned unit development (PUD) application. I respectfully request that the Commission find Parcel 1 of the project to not be in compliance with the Comprehensive Plan on the basis that it does not meet the definition of a moderate density commercial space, is not offering appropriate uses for the existing site, and will eliminate several historic views. I further believe that the benefits that will result from Parcel 1, such as job creation and securing of development financing, are not sufficient to offset its deviation from the Comprehensive Plan.

Inclusion of a Medical Office Building Was Not a Part of the Original Plan

The Trammell Crow Company was not an original member of Vision McMillan Partners, LLC (VMP). The company was not associated with the original proposal submitted by EYA to serve as the District Land Development Partner for the site. The company was not a party to the original term sheet signed between VMP and the District in December 2007. The company was not a party to the revised term sheet signed between VMP and the District in February 2009.

Rather, Trammell Crow Company (along with the medical office building) joined VMP as a managing member between 2009 and 2010. At that time, VMP justified the inclusion of this group on the basis that [see attachments 1 and 2]:

“In order for the project to be economically viable in this challenging market...the unique medical office expertise that Trammell Crow has demonstrated is extremely important to creating the mix of uses necessary for the project to succeed.” – Aakash Thakkar of EYA

“As you know, in this great recession it is much more difficult to make new construction projects work. One new major ‘use’ that can definitely go forward today at McMillan is a large new medical office building serving the doctors at the Washington Hospital Center and Children Hospital Center...A 300,000 square foot medical office building at McMillan could...dramatically strengthen DC’s position [in] the regional healthcare market.” – Terry Eakin of EYA

And:

“The site has been designated by the District to support health care retention and job creation and because of demand, medical office buildings can likely move forward in these tough economic conditions.” – Aakash Thakkar of EYA

With the inclusion of the Trammell Crow Company came a tentative proposal for 300,000 square feet in medical office space. Since that time, and as captured in the application before the Zoning Commission, the medical office component being discussed today as part of Parcel 1 has ballooned to 875,000 square feet, with another 170,000 square feet proposed in Stage 2 development. In addition to the density of Parcel 1 dwarfing the surrounding landscape (with the exclusion of the Washington Hospital Center complex), the inclusion of this parcel drives most of the adverse traffic conditions on the site, a concern that many residents feel has still not been adequately addressed.

The ‘Tough Economic Conditions’ of 2009 Are No Longer Relevant

It is understandable that in 2009 the housing market was in flux and subsequently EYA may have required an additional partner in order to secure the necessary funding for this project. However, with the investment of over \$50 million in public financing by the District and a more robust housing market in the District, I cannot understand how the conditions of 2009 still apply.

During his testimony on May 5th, Mr. Aakash Thakkar of EYA speculated that the average sales price for a townhome on the site would be between \$400,000 and \$700,000. In fairness, the *McMillan Redevelopment Fiscal & Economic Impact Analysis: Revised Program* prepared by Green Door Advisors for VMP only projected an average sales price for a market rate townhome as \$483,000. In reality, the housing market is much more robust that Mr. Thakkar lets on. Specifically, at Chancellor’s Row in Brookland, developed by EYA, recent home sales [see attachment 3] are as follows:

Address	Sales Price	Sales Date	Land Area	Living Area	Bed	Bath	Stories	End Unit
2831 CHANCELLOR'S WAY	\$876,740.00	2/14/2014	978	1,582	3.0	3.5	3	Yes
2847 CHANCELLOR'S WAY	\$721,635.00	12/27/2013	776	1,398	3.0	3.5	3	No
2849 CHANCELLOR'S WAY	\$747,635.00	12/27/2013	776	1,398	3.0	3.5	3	No
2851 CHANCELLOR'S WAY	\$830,939.00	12/27/2013	973	1,582	3.0	3.5	3	Yes
2877 CHANCELLOR'S WAY	\$840,653.00	12/4/2013	978	1,582	3.0	3.5	3	Yes
2881 CHANCELLOR'S WAY	\$691,251.00	11/25/2013	776	1,398	3.0	3.5	3	No
2879 CHANCELLOR'S WAY	\$711,740.00	11/25/2013	776	1,398	3.0	3.5	3	No
2887 CHANCELLOR'S WAY	\$641,441.00	11/12/2013	679	1,308	3.0	2.5	3	No

Address	Sales Price	Sales Date	Land Area	Living Area	Bed	Bath	Stories	End Unit
2853 CHANCELLOR'S WAY	\$884,150.00	11/12/2013	1010	1,582	3.0	3.5	3	Yes
2855 CHANCELLOR'S WAY	\$740,991.00	11/5/2013	805	1,398	3.0	3.5	3	No
2889 CHANCELLOR'S WAY	\$800,276.00	11/5/2013	978	1,582	3.0	3.5	3	Yes

Both the sales prices and speed with which housing stock is currently being purchased would seem to support that we no longer face 'tough economic conditions' or a 'great recession.' Or at least the market which EYA is attempting to secure financing in does not face such adverse conditions.

Moreover, as captured in a recent Washington Post article [see attachment 4]:

"Robert D. Youngentob, a principal in the development company EYA, outlined the firm's concept for an approximately \$200 million project that he said will transform the 3.5-acre site from industrial to a modern residential-commercial mix." – Patricia Sullivan, Washington Post, March 17, 2014

How is it that a developer attached to this project, which requested both public financing and the inclusion of Trammell Crow Company on the basis of a poor economic environment, has recently proposed a \$200 million project?

Job Opportunities Generated by Parcel 1 Will Not Address the Needs of District Residents

As stated in Mr. Thakkar's remarks cited above and reiterated by others during the May 1st hearing, representatives from VMP legitimize the need for the scale of development on Parcel 1 by pointing out that the medical office buildings will generate the majority of the new job opportunities created by the Project. Specifically, according to the *McMillan Redevelopment Fiscal & Economic Impact Analysis: Revised Program* prepared by Green Door Advisors for VMP, the Project is projected to generate 3,271 permanent jobs and 3,034 temporary jobs. However, of those, only 1,239 permanent and 1,214 temporary jobs are anticipated to be set aside for District residents (2,453 total jobs for District residents). Specifically, according to the fiscal impact analysis [see attachment 6]:

- 161 jobs in retail/restaurant with a salary of, on average, \$30,000 a year
- 1,078 jobs in medical with a salary of, on average, \$76,000 a year
- 1,214 temporary jobs in construction with a salary of, on average, \$70,000 a year

Of the 1,078 jobs in the medical field, there is no discussion of the type of positions generated by this Project, which positions are likely to be filled by District residents, or how the analysis arrived at an average salary of \$76,000 per employee. Such planning is critical in justifying the need for the scale of development on this parcel, as a number of medical office positions carry salaries which **do not support living costs in the District**. For example, an earlier version of the fiscal impact analysis identified a series of medical office positions and their respective salaries, of which only one exceeded the 'average' salary cited in the report submitted to the Zoning Commission (included below and attachment 5):

Position	Education Level				Salary
	College	Community College	Vocational	High School	
Physician/Surgeon	X				\$163,705
Registered Nurse	X	X	X		\$64,748
Therapist	X	X			\$60,255
Radiologic Technologist/Technician	X	X	X		\$55,093
Medical & Clinical Laboratory Technician	X	X	X		\$53,700
Clinical Laboratory Technologist/Technician	X	X	X		\$41,654
Health Diagnosing & Treating Practitioner Support Tech	X	X	X	X	\$35,977
Pharmacy Technician	X	X	X	X	\$34,963
License Practical/Licensed Vocational Nurse				X	\$34,963
Diagnostic Related Technologist/Technician	X	X	X		\$34,557
Medical Assistant				X	\$30,879
Misc. Healthcare Support Occupations				X	\$30,345
Nursing Aide/Orderly/Attendant				X	\$24,960
Nursing/Psychiatric/Home Health Aide	X	X	X	X	\$24,648

I would ask the questions: If this Project generates 500 jobs that pay District residents \$30,000 a year and another 500 jobs that pay residents \$50,000 a year, how does this help to achieve the goals of the District? How would such job creation differentiate this project from any other development that might request permission to build upon this site?

For a stark comparison, I have compared the potential salaries against the expected annual salary necessary to support qualifying for one of the 'affordable' residences created by the Project. Projections in the same fiscal impact analysis for the affordable housing component [see attachment 7] were:

- Senior Apartments - ADU (for rent): salary of \$37,654 a year
- Townhomes - WDU (to purchase): salary of \$93,200 a year
- Condos - WDU (to purchase): salary of \$82,800 a year

While these projections are from an outdated cost model, recent projections still show the possible disparity between the income for District resident jobs generated by the Project and the relative cost of affordable housing for the Project. For example:

- Parcel 4 plans to set aside 80+ one bedroom senior housing units renting at 50-60% AMI. According to an October 2013 affordable housing package issued for CityCenter [see attachment 8], the projected monthly cost for a one-bedroom unit at 60% AMI is \$1,200 in rent with another \$175 in utilities. If we assume that any tenant should attempt to keep their monthly rent to a third

of their annual salary, this would mean a tenant of this space needs to earn approximately \$50,000 a year.

- Parcel 5 plans to set aside 18 townhome units as affordable, with 9 selling at 80% AMI and another 9 selling at 50% AMI. According to recent home sales at Chancellor's Row, a townhome selling at 80% AMI will cost approximately \$350,000 while a townhome selling at 50% AMI will cost approximately \$225,000. To afford a monthly mortgage for a townhome purchased at \$350,000, an individual or family, needs to earn around \$85,000 annually. To afford a monthly mortgage for a townhome purchase at \$225,000, an individual or family needs to earn around \$55,000 annually. This does not factor in the cost for homeowner association fees or utilities.

Many of the jobs created as part of this Project will likely neither support an individual wishing to purchase a townhome at 80% AMI nor one wishing to purchase at 50% AMI, an unplanned new amenity just offered by VMP, let alone allow someone to afford market rate housing in the city.

According to a bill proposed by the Councilmember for Ward 5, Kenyan McDuffie [see attachment 9], affordable housing standards need to be more rigorous when it involves the sale of District-owned land. His bill proposed that at least 20% of new units must be affordable if not near a Metro station, major bus route, or streetcar line (30% if one of these applies). For rental properties, the affordable units must accommodate two categories of residents: those earning up to 30% AMI and those earning up to 50% AMI. Ownership units are also divided to produce mixed income residences, with a set-aside for those earning up to 50% AMI and another set-aside for residents earning up to 80% AMI. The PUD application from VMP indicates that 10% of the townhomes (based on floor area ratio) will be set aside for residents earning up to 80% AMI. 20% of the multifamily units will be set aside for senior residents earning 50-60% AMI. There is no mention of accounting for non-senior residents or families earning 30% AMI or 50% AMI.

I would argue that the job creation resulting from this project is not a boon to District residents and the employment base and thus is not a benefit of the proposed Master Plan.

Parcel 1 Has Not Yet Committed to Supporting Health Care Retention

The job projections, rationale for Parcel 1 being necessary for this particular location, and economic projections are all predicated upon the fact that Parcel 1 will be used for medical office purposes. However, VMP still has yet to retain a commitment from any medical service provider, or at least has publicly stated as such.

Parcel 1 Does Not Comply with the Comprehensive Plan or Original Site Plans

The Office of Planning hearing report states that: "The proposed development would include many of these uses and would be consistent with objectives for the CR zone including...600.3 (a) Help create major new residential and mixed use areas in planned locations at appropriate densities, heights, and mixtures of uses." Conversely, the DC Comprehensive Plan, Policy MC-2.6.5: Scale and Mix of New Uses states that "development on portions of the McMillan Sand Filtration site may be necessary to stabilize the site and provide the desired open space and amenities. Where development takes place, it should consist of moderate- to medium-density housing, retail, and other compatible uses. Any development on the site should maintain viewsheds and vistas and be situated in a way that minimizes impacts on historic resources and adjacent development."

The Comprehensive Plan defines moderate density commercial areas as retail, office, and service uses generally three to five stories in height. Medium density commercial is defined as areas of midrise (typically 4-7 story) office and retail development.

Parcel 1 of the Master Plan for McMillan does not comply with the Comprehensive Plan definitions for a moderate to medium density commercial area and therefore is not planning a mixed use area at appropriate densities or heights as the Office of Planning states. Instead, the structure in Parcel 1 will be eight scaling to ten stories (excluding parking). It is tangentially in compliance with PUD standards for C-3-C as: "C-3-C Districts shall permit medium-high density development, including office, retail, housing, and mixed-use development. They shall be compact in area." I would contend that this particular proposal constitutes a high-density development.

Moreover, Parcel 1 of the Master Plan does not reflect an appropriate mixture of uses for the site. In a site engineering report prepared by Greenhorne and O'Mara for the Office of Planning and Department of Housing and Community Development [see attachment 10], a list of uses recommended as suitable or non-suitable was provided. Non-suitable uses for the site and community include high rise office, medical facilities, and uses that require large amounts of parking, among other things. Parcel 1 of the Master Plan inappropriately proposes to build not only high rise (defined in the Comprehensive Plan as a building eight stories or taller) office space but also medical facilities that will require a large amount of parking. Ultimately, if built, this structure will dwarf the surrounding landscape and is also projected to generate the majority of the vehicular traffic on the site. I recognize that the Washington Hospital Complex already exists; however, this development does not abut residential properties the way that this does and was set above the existing views and vistas that would be impeded.

With respect to viewsheds and vistas, the *Historic Preservation Report for the Proposed Redevelopment of the McMillan Slow Sand Filtration Plant* prepared by EHT Tracerics, Inc. for VMP identifies a series of historic resources on the site [see attachment 11], of which two are internal and external views. Parcel 1 would eliminate two historical internal views on the site, namely those listed as #1 and #3. This parcel would also eliminate external view #1.

I respectfully request that the Commission find this aspect of the project to not be in compliance with the Comprehensive Plan on the basis that it does not meet the definition of a moderate density commercial space, is not offering appropriate uses for the existing site, and will eliminate several historic views. A large medical office building was never initially a vision for this project, either when VMP was first selected to serve as Land Development partner or when VMP presented to the community in 2009 a proposal for a 300,000 foot office building on the site. It is instead the result of the inclusion of Trammell Crow Company as part of the VMP team, justified in part by a downturn in the economic market for financing townhomes. These economic conditions are no longer as relevant today as they were and the justification for inclusion of such a large medical office building has never been relevant.

I ask that you task VMP with revising its plans so that it provides a Parcel 1 that is appropriate both in height and in use for the site and deny its request to rezone this portion of the site C-3-C.

I thank you sincerely for your time,



Mathew Bader
BCA Recording Secretary
McMillan Advisory Group (MAG) BCA Representative

Attachment #1

From: Aakash Thakkar
To: Jannarone, David (EOM); Jackson, McClinton (EOM)
Cc: jkl@lairvnc.com; Terry Fakin; rmt@lairvnc.com; Bob Youngentob
Subject: McMillan Public Financing
Date: Thursday, March 12, 2009 11:51:43 AM

David,

Per our conversations and subsequent discussions with our team members, the following outlines Public Financing and related deal terms for McMillan. Given the current economic climate and the significant infrastructure costs associated with the development of McMillan, both Private Capital and Public Capital in the form of subsidies (CDBG, Stimulus funds, Capital Dollars) and/or tax abatements (PILOT) or tax increment financing (PILOT/TIF), are necessary to fund a portion of the infrastructure, affordable housing, preservation, open space and other objectives for the project. Our team would like to sit down with you and Clint to discuss further.

The Public Capital could solve two critical financing issues. First, it could close the gap between the value of the finished pads (Land Value) and the costs of land development and infrastructure (Land Development) (approximately \$55 million), which could be \$20 million+ as a result of the current land market and the public policy objectives, affordable housing, preservation, open space, etc. for the site. Second, the funding could provide construction financing for the infrastructure and land development of the parcels prior to closing.

Our suggested approach is to work together, utilizing the Appraisal to determine the Land Value and our Land Development Budget (reviewed by a 3rd party) to determine Land Development costs, to determine the amount of Public Capital necessary for the project. I am assuming, as we discussed, the Public Capital, depending on the need and what the project can support, can be up to \$27.5 million, half for the \$55 million Land Development Budget. The following is an outline of an approach, to get the ball rolling from our end.

Pre – Development Costs – VMP would fund the \$3.5 - \$4.5 million in predevelopment costs to entitle and permit the project for land development.

Public Capital – The Public Capital would be used in concert with the Private Capital, equity, debt, and parcels sales, to fund the Land Development. The Public funds would support the construction of the public infrastructure and fund preservation, open space, and affordable housing. If there are excess dollars after all Land Development Costs are funded, the District would retain those dollars. Our understand is that 100% of the Property, Sales, Entertainment, and Parking taxes at McMillan could be dedicated to repayment of bonds because the site had never been on the DC tax roll. This presents a unique opportunity to raise funds for the site. This approach could be carried out via a PILOT that supports bonds.

Phasing of Land Development and Vertical Development – The Land Development and Vertical Development would be completed in multiple phases, allowing those parcels that are immediately viable to be developed and phasing the expenditure of private and public capital based on the market for future phases and parcels. This is a revision from our earlier proposal, which included all the Land Development to be completed at once. The Land Development for the site can be done in multiple phases, using the Silo Corridors as natural dividers for the Phases.

Parcel Allocation – We understand the District expects “finished parcels” that could be sold to 3rd party developers in exchange for Public Capital invested in the project. We request that we walk through the current concept plan together and agree on which parcels would be purchased and developed by VMP and which parcels would be retained and sold by the District.

VMP Partners – The VMP team members that would be purchasing parcels include EYA and JAIR LYNCH Development Partners. As you are aware, we have had significant discussion with the Trammell Crow Company and request that they be approved to join our VMP team. In order for the project to be economically viable in this challenging market, our team believes that the unique medical office expertise that Trammell Crow has demonstrated is extremely important to creating the mix of uses necessary for the project to succeed. Further, the site has been designated by the District to support health care retention and job creation and because of demand, medical office buildings can likely move forward in these tough economic conditions. Trammell Crow would abide by current District LSDBE equity, management and construction requirements guidelines, with LSDBE equity at a minimum of 20%.

We are working on a revised timeline and would like to agree with both of you on your Office’s objectives for the site and gain a better understanding around the timing for commitment for Public Capital.

We look forward to meeting and can put forth more detailed plans based on our agreement. Thanks.

Aakash

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Attachment #2

From: [Terry Eakin](#)
To: [Albert Neil \(EOM\)](#); neilalbert@yahoo.com
Cc: [Jannarone, David \(EOM\)](#); jkl@jairlynch.com; [Jackson, McClinton \(EOM\)](#); [Bob Youngentob](#); [Aakash Thakkar](#)
Subject: EYA Update on McMillan
Date: Friday, March 20, 2009 10:36:42 AM

Neil,

It was good to see you recently at both the Shakespeare Theater and at the DCBIA meeting. Glad you are getting around town. Thanks for inviting us to join you and DCHA later today (Bob Youngentob will be there) to try to solve public right of way funding issues for our Capital Quarter townhomes on the old Capper Carrollsburg site. And thanks also for the support you indicated at the DCBIA meeting that you have for McMillan and for your Office's efforts to secure public funding for McMillan. In this tough economic environment McMillan will definitely now need public dollars for its public infrastructure in order for the project to move forward. As you know, the chief challenge at McMillan is the hefty price tag (\$50 million or so) to both entitle the site and prepare it for development. Aakash tells me that David Jannarone and Clint Jackson have been pushing hard to locate dollars to support the project. The purpose of this email is to again update you on our progress at McMillan.

As you well know, in this great recession it is much more difficult to make new construction projects work. One new major "use" that can definitely go forward today at McMillan is a large new medical office building serving the doctors at the Washington Hospital Center and Children Hospital Center. It is important for the City to strengthen the "life sciences" uses in this area and there is a major need for more medical related space. Both the Old Soldier's Home development and a planned new medical office building on the Veteran's Hospital property appear stalled. A 300,000 square foot medical office building at McMillan could bring DC over 300 permanent new jobs and over \$2 million in incremental property taxes, as well as dramatically strengthen DC's position the regional healthcare market. After many discussions, we now believe the Trammel Crow Company should be added to our development team to help us make this new medical office building a reality. Trammel Crow has the combination of deep experience in developing medical office buildings, strong relationships with the local hospital players, economic strength, good chemistry with us, and a willingness to invest capital now into this project. We have kept Clint and David aware of our progress with Trammel Crow. Trammel Crow would, of course, honor all District requirements regarding LSDBE/CBE participation, including the 20% equity

participation. As you are aware, part of the overall strategy for this project is to include additional LSDBE/CBE developers, beyond the already strong participation of Jair Lynch Development Partners, Smoot Construction, and Urban Service Systems Corporation. The addition of Trammell Crow will in no way hinder the addition of LSDBE/CBE developers for some of the interior sites, but would be very important to getting a critical mass now for Phase I. Our executed Summary Terms Sheet with you gives our team the ability to add team members with the consent of the District, and we would like to schedule a meeting with you as soon as possible to introduce you to Trammell Crow, so you can get as excited as we are about how a medical office building can both move forward in this tough environment and help the City. Bottom line, we need the City to approve of the addition of Trammell Crow to our team. Upon District Approval of Trammell Crow, both Trammell Crow and Smoot Construction/Urban Services Systems Corporation have pledged to invest major new dollars and effort to push McMillan forward. Aakash will call Clint to set up a time for you to meet with Trammell Crow, Jair Lynch and us so that we can hopefully soon receive your approval.

EYA remains confident in our ability to sell townhomes at McMillan, and Jair Lynch is bullish in his ability to go forward on residential, hotel, and retail. Interestingly EYA, Jair Lynch and Trammell Crow all now want to be able to unilaterally go forward with initial developments at McMillan, even if the economy were to torpedo some portions of the development. Aakash and Clint have discussed this and both parties believe that this strengthens the likelihood that we can soon break ground. We are working with him on the details of this “phasing” issue. We think we have made some good progress with the neighborhood on our plans (there is still more work to be done, and we’re doing it) and we have ordered an appraisal to start to firm up the final terms of the LDA.

Although changes in the economy have resulted in making McMillan more financially challenging, the addition of Trammell Crow will bring a critical use to site and should allow us to move forward more quickly. We remain excited about our opportunity and look forward to meeting you soon.

Terry

Terry Eakin | Chairman
TerryE@eya.com



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Attachment #3



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Square/Suffix/Lot	Premise Address	Owner Name	Neighborhood	Sub-Neighborhood	Use Code	Sale Price	Sale Date
3648 0911	583 REGENT PL	FRANCIS T COSTELLO	BROOKLAND	E	11	\$525,460.00	08/09/2011
3648 0912	585 REGENT PL	CHRISTOPHER S HARGIS	BROOKLAND	E	11	\$549,455.00	11/02/2011
3648 0913	587 REGENT PL	ANNE F MCGUINNESS	BROOKLAND	E	11	\$549,500.00	08/23/2011
3648 0915	3015 4TH ST	MISSIONARY SOCIETY OF ST PAUL TH EAPOSTLE IN THE STATE OF NY CHARLES MARTIN	BROOKLAND	E	83	\$.00	N/A
3648 0917	2875 CHANCELLOR'S WAY	MARTIN J LICKER TRUSTEE LTO BUSINESS MGT	BROOKLAND	E	11	\$840,802.00	08/21/2013
3648 0918	2873 CHANCELLOR'S WAY	MICHAEL MOLINEUX	BROOKLAND	E	11	\$759,500.00	09/03/2013
3648 0919	2871 CHANCELLOR'S WAY	ASHLEY T ATWATER	BROOKLAND	E	11	\$739,296.00	09/03/2013
3648 0920	2869 CHANCELLOR'S WAY	EMILIA ISTRATE	BROOKLAND	E	11	\$645,944.00	09/03/2013
3648 0921	2867 CHANCELLOR'S WAY	CONNIE GEIER	BROOKLAND	E	11	\$669,260.00	09/18/2013
3648 0922	2865 CHANCELLOR'S WAY	SP ASSOCIATES III LLC EYA	BROOKLAND	E	11	\$2,560,000.00	09/12/2012
3648 0923	2863 CHANCELLOR'S WAY	ESPERANZA E GUILLERMETY	BROOKLAND	E	11	\$823,740.00	10/08/2013
3648 0924	2861 CHANCELLOR'S WAY	BRETT M ZONGKER	BROOKLAND	E	11	\$660,288.00	10/25/2013
3648 0925	2859 CHANCELLOR'S WAY	CHRIS M FRONT	BROOKLAND	E	11	\$688,771.00	10/25/2013
3648 0926	2857 CHANCELLOR'S WAY	NABIL M BASHIRELAHI	BROOKLAND	E	11	\$708,685.00	10/25/2013
3648 0927	2855 CHANCELLOR'S WAY	PABLO C PONCE	BROOKLAND	E	11	\$740,991.00	11/05/2013
3648 0928	2853 CHANCELLOR'S WAY	FLAVIA TINGLING	BROOKLAND	E	11	\$884,150.00	11/12/2013
3648 0929	2851 CHANCELLOR'S WAY	ELIJAH J WATERMAN	BROOKLAND	E	11	\$830,939.00	12/27/2013

<u>3648 0930</u>	2849 CHANCELLOR'S WAY	ROBERT A LOPATA	BROOKLAND	E	11	\$747,635.00	12/27/2013
<u>3648 0931</u>	2847 CHANCELLOR'S WAY	JOSE ERNESTO YITANI RIOS EYA	BROOKLAND	E	11	\$721,635.00	12/27/2013
<u>3648 0932</u>	2845 CHANCELLOR'S WAY	NANCY P DUVAL	BROOKLAND	E	11	\$357,905.00	12/27/2013
<u>3648 0933</u>	2843 CHANCELLOR'S WAY	GORDON C BOURNE	BROOKLAND	E	11	\$361,995.00	01/14/2014
<u>3648 0934</u>	2841 CHANCELLOR'S WAY	SP ASSOCIATES III LLC EYA	BROOKLAND	E	11	\$2,560,000.00	09/12/2012
<u>3648 0935</u>	2839 CHANCELLOR'S WAY	CECIBEL C HENRIQUEZ	BROOKLAND	E	11	\$780,915.00	03/13/2014
<u>3648 0936</u>	2837 CHANCELLOR'S WAY	BRANDON PATERSON	BROOKLAND	E	11	\$210,990.00	02/25/2014
<u>3648 0937</u>	2835 CHANCELLOR'S WAY	SP ASSOCIATES III LLC	BROOKLAND	E	11	\$2,560,000.00	09/12/2012
<u>3648 0938</u>	2833 CHANCELLOR'S WAY	SP ASSOCIATES III LLC EYA	BROOKLAND	E	11	\$2,560,000.00	09/12/2012
<u>3648 0939</u>	2831 CHANCELLOR'S WAY	CHARLES G STALEY	BROOKLAND	E	11	\$876,740.00	02/14/2014
<u>3648 0940</u>	2877 CHANCELLOR'S WAY	KEITH J KOWALCZYK	BROOKLAND	E	11	\$840,653.00	12/04/2013
<u>3648 0941</u>	2879 CHANCELLOR'S WAY	MICHAEL LENART	BROOKLAND	E	11	\$711,740.00	11/25/2013
<u>3648 0942</u>	2881 CHANCELLOR'S WAY	DAVID J WOODHOUSE	BROOKLAND	E	11	\$691,251.00	11/25/2013
<u>3648 0943</u>	2883 CHANCELLOR'S WAY	ADDISALEM WOLDHANNA	BROOKLAND	E	11	\$362,240.00	03/13/2014
<u>3648 0944</u>	2885 CHANCELLOR'S WAY	HAILU N GELETU	BROOKLAND	E	11	\$223,190.00	11/12/2013
<u>3648 0945</u>	2887 CHANCELLOR'S WAY	BRIAN WRENN	BROOKLAND	E	11	\$641,441.00	11/12/2013
<u>3648 0946</u>	2889 CHANCELLOR'S WAY	DIRK P BLUM	BROOKLAND	E	11	\$800,276.00	11/05/2013
<u>3648 0947</u>	2891 CHANCELLOR'S WAY	ANDREW H SALZMAN	BROOKLAND	E	11	\$802,245.00	09/30/2013
<u>3648 0948</u>	2939 CHANCELLOR'S WAY	BRANDON BOXLER	BROOKLAND	E	11	\$696,035.00	09/18/2013
<u>3648 0949</u>	2895 CHANCELLOR'S WAY	WILLIAM FENN	BROOKLAND	E	11	\$356,965.00	11/05/2013
<u>3648 0950</u>	2897 CHANCELLOR'S WAY	MILES B ANDERSON	BROOKLAND	E	11	\$359,404.00	09/30/2013
<u>3648 0951</u>	2899 CHANCELLOR'S WAY	G AND M FAMILY LIMITED PARTNERSHIP	BROOKLAND	E	11	\$674,755.00	09/18/2013
<u>3648 0952</u>	2899 CHANCELLOR'S WAY	CARL K ANKU	BROOKLAND	E	11	\$745,546.00	09/18/2013
<u>3648 0954</u>	2822 CHANCELLOR'S WAY	SP ASSOCIATES III LLC EYA	BROOKLAND	E	91	\$2,560,000.00	09/12/2012

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Developer proposing upscale housing, restaurant on Alexandria warehouse site

By [Patricia Sullivan](#), Published: March 17 | Updated: Tuesday, March 18, 3:21 PM

A massive warehouse that for 70 years has perched at Duke Street on the Alexandria waterfront would be replaced with high-end residences, retail and a restaurant with views of the Potomac River, according to plans presented to the city's Waterfront Commission on Tuesday.

Robert D. Youngtob, a principal in the development company EYA, outlined the firm's concept for an approximately \$200 million project that he said will transform the 3.5-acre site from industrial to a modern residential-commercial mix.

The presentation was the first public glimpse of what would replace the building known as Robinson Terminal South, which Graham Holdings — the former owner of The Washington Post — [agreed to sell to EYA last year](#).

In addition to about 100 condominium units and townhouses, the project includes a public promenade and an upgraded pier that would allow boats and yachts to tie up for daytime visits. It is a key part of the Alexandria waterfront plan, which was the subject of a pitched two-year battle over the eight blocks of Old Town that border the Potomac. Opponents objected to the traffic and congestion that more development could bring.

“We know there is a lot of controversy and history with the city's waterfront plan, and we want to balance, not overwhelm, the area,” Youngtob said in an interview.

Lawsuits by opponents have failed to stop the waterfront plan, [twice endorsed by the Alexandria City Council](#). It allows two boutique hotels, new residences and expanded parks along the river. Traffic, landscape design and flood mitigation studies are underway.

The Waterfront Commission, an advisory group appointed by the City Council, received the proposal with little discussion early Tuesday at its meeting.

“People were in general pretty pleased,” said council member Paul Smedberg (D), who serves on the commission. “There were some questions about environmental issues, the piers, how people would get in and out.”

The next significant step will be when the developers turn the concept into an actual plan. EYA officials said they expect to stay within the city's 50-foot height limit for the site, with condominium buildings of four or five stories.

The land will be raised, an effort to prevent flooding. The waterfront street, called the Strand, will be extended through the old warehouse property, then connected with Union Street.

The Robinson Terminal South warehouse is one of two along the waterfront that were owned by Graham Holdings and sold last year. The northern warehouse, at Oronoco and Union streets, was sold to City Interests and Armada Hoffer, which plan a boutique hotel, condominium units and retail space.

A building at 2 Duke St., which Robinson Terminal Warehouse Co. used as its headquarters, probably will be converted to an architect's office, an art gallery or other low-intensity commercial use, Youngentob said.

EYA officials said they intend to spend "multiple millions" on their part of the project before the sale closes, which will happen when they have all the needed approvals for the development.

Other development along the waterfront is also moving forward. The council in January approved the construction of a 120-room hotel by Carr Hospitality adjacent to the EYA property.

Blackwall Hitch, a large restaurant intended to replace the former Torpedo Factory Food Pavilion, was approved in December. The city is negotiating with the Old Dominion Boat Club over replacing its parking lot, and possibly its clubhouse, at the foot of King Street with new parking spaces and a park and public plaza.

If all goes well, Youngentob said, EYA hopes to break ground on the warehouse project in the summer of 2015. The plans must be approved by the Waterfront Commission, the local board of architectural review, the Planning Commission and the City Council.

EYA is familiar with the planning gantlet in Alexandria because it has built more than 10 residential projects there over the past 21 years. The firm's work includes the Oronoco, a waterfront property that Youngentob said is similar to the condominium units planned for the Robinson property. EYA also built Fords Landing and Old Town Commons.

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The redevelopment of the McMillan Reservoir will also have a positive economic impact in the form of new job creation in the District of Columbia. GDA estimates that at project build-out, approximately 1,584 new permanent jobs will be created as a consequence of the on-site commercial development. Of the 1,584 total new employees, 69 are hotel employees, 195 are retail, restaurant and grocery employees, and 1,320 are medical office employees. In addition to these new full-time jobs, the project development will also create 1,812 construction jobs created during the construction phase of the project. The following chart shows the estimated average income of future McMillan employees, based on the Bureau of Labor Statistics average annual industry-specific wages for employees in the District.

Land Use	Number of Jobs	Estimated Avg. Income	% DC Residents (estimated)
Retail & Restaurant	195	\$30,000	85%
Medical Office	1,320	76,000	35%
Hotel	69	43,000	75%
Construction	1,812	70,000	40%
TOTAL DIRECT JOBS	3,396		
Indirect Jobs	520		
TOTAL DIRECT & INDIRECT	3,916		

The largest category of permanent jobs will likely be generated by the healthcare uses envisioned for the site. While the specific type and nature of these jobs will not be known until later in the development process, the development team's current vision for the medical uses on the site include a medical campus that could incorporate ambulatory, clinical, research, medical office, educational, and ancillary uses.

These varying types of medical uses would generate employment opportunities that cover a broad range of educational requirements from entry-level aides and assistants requiring only a high school diploma or vocational certifications to physicians requiring a degree from medical school. Some of the potential jobs that could be generated by the medical developments on the site include (but are not limited to):

Position	Education Level				Average Salary
	College / University	Community / Jr. College	Vocational / Certification	High School Diploma	
Physician/Surgeon	X				\$163,705
Registered Nurse	X	X	X		64,748
Therapist	X	X			60,255
Clinical Laboratory Technologist/Technician	X	X	X		41,654
Medical & Clinical Laboratory Technologist	X	X	X		53,700
Medical & Clinical Laboratory Technician	X	X	X		34,557
Diagnostic Related Technologist/Technician	X	X	X		55,093
Radiologic Technologist/Technician	X	X	X		51,780
Health Diagnosing & Treating Practitioner Support Tech	X	X	X	X	35,977
Pharmacy Technician	X	X	X	X	34,963
Licensed Practical/Licensed Vocational Nurse				X	34,963

VISION MCMILLAN PARTNERS

Nursing/Psychiatric/Home Health Aide	X	X	X	X	24,648
Nursing Aide/Orderly/Attendant				X	24,960
Misc. Healthcare Support Occupations				X	30,345
Medical Assistant				X	30,879

Attachments #6 and #7

**McMillan Redevelopment
Fiscal & Economic Impact Analysis:
Revised Program**



Vision McMillan Partners | June 2011



induced economic activity is projected to create \$145.2 million in additional income tax revenues for the District. These indirect and induced benefits demonstrate the significant positive indirect and induced impacts of the proposed McMillan redevelopment to the District.

Job Creation

The redevelopment of the McMillan Reservoir will also have a positive economic impact in the form of new job creation in the District of Columbia. GDA estimates that at project build-out, approximately 3,270 new permanent jobs will be created as a consequence of the on-site commercial development. Of the 3,270 total new employees, 190 are retail, restaurant and grocery employees, and 3,081 are medical office employees. In addition to these new full-time jobs, the project development will also create 3,034 construction jobs created during the construction phase of the project. The following chart shows the estimated average income of future McMillan employees, based on the Bureau of Labor Statistics average annual industry-specific wages for employees in the District.

Estimated Jobs Created through McMillan Redevelopment

Land Use	Number of Jobs	Estimated Average Income	% DC Residents
Retail & Restaurant	190	\$30,000	85%
Medical Office	3,081	\$76,000	35%
Construction	3,034	\$70,000	40%

Exhibit 7

FISCAL IMPACT MODEL ASSUMPTIONS
WASHINGTON, D.C.
2011

Category	REVENUE ASSUMPTIONS			EXPENDITURE ASSUMPTIONS			NETS, REVENUE, AND OTHER ASSUMPTIONS		
	Rate	Value	Assessment	Rate	Value	Assessment	Rate	Value	Assessment
Revenues	3.0% per yr								
Expenditures	3.0% per yr								
Interest Rate on 20-yr Bond	5.0% per yr								
VALUE BY LAND USE									
	Land Area (Acres)	Value (\$/Sq. Ft.)	Construction Value (\$/Sq. Ft.)	Assessed Value (\$/Sq. Ft.)	Assessed Rate (%)	Estimated GSP per Unit (\$/Sq. Ft.)	Cap. Rate (%)	Assessed Value per Acre (\$/Acre)	Assessed Rate (%)
Unimproved Land	11.1	N/A	N/A	N/A	N/A	\$1,654,238 per Acre	N/A	N/A	N/A
Residential									
Apartments - Market Rate	N/A	\$78,016	\$229,934 /Unit	N/A	N/A	\$17,893 /Unit	7.5%	\$238,444 /Unit	95%
Senior Apartments - ADU	N/A	\$37,654	\$262,840 /Unit	N/A	N/A	\$9,407 /Unit	7.5%	\$125,431 /Unit	95%
Townhomes - Market Rate	N/A	\$128,625	\$269,219 /Unit	\$483,333 /Unit	N/A	\$483,333 /Unit	N/A	\$483,333 /Unit	N/A
Townhomes - WDU	N/A	\$93,200	\$223,718 /Unit	\$346,957 /Unit	N/A	\$346,957 /Unit	N/A	\$346,957 /Unit	N/A
Condo - WDU	N/A	\$82,800	\$266,360 /Unit	\$308,241 /Unit	N/A	\$308,241 /Unit	N/A	\$308,241 /Unit	N/A
Commercial									
Office	N/A	\$76,100	\$348 /GSF	N/A	N/A	\$34 /GSF	8.5%	\$400 per GSF	90%
Retail [In-Line]	N/A	\$26,400	\$270 /GSF	N/A	N/A	\$32 /GSF	9.0%	\$356 per GSF	90%
Restaurants	N/A	\$22,800	\$270 /GSF	N/A	N/A	\$32 /GSF	9.0%	\$400 /GSF	100%
Retail [Grocery]	N/A	\$30,800	\$270 /GSF	N/A	N/A	\$20 /GSF	9.0%	\$500 /GSF	100%
Other Assumptions									
Population	596,300	FY 2010 Budget							
Household Size Avg.	2.30	FY 2010 Budget							
Condominiums	1.90	US Census							
Rental Apartments	1.90	US Census							
Townhome	2.64	US Census							
Active Adult	1.50	US Census							
All-Piece Employment	702,500	FY 2010 Budget							
Owner Turnover - ADU	7%	Turnover/yr							
Owner Turnover - ADU	3%	Turnover/yr							
Total Relevant School Expenditures	\$563,538,346	GDA							
Total Students	62,413	DC Public Schools FY 2011 Budget							
School expenditures per pupil	\$10,752	DC Public Schools FY 2011 Budget							
Pupil Generation Rates per Household ⁴									
Apartments - Market Rate	0.24	Urban Institute							
Apartments - ADU	0.24	Urban Institute							
Senior Apartments - ADU	0.00	Urban Institute							
Senior Apartments - Market Rate	0.00	Urban Institute							
Townhomes - Market Rate	0.35	Urban Institute, VMP							
Townhomes - WDU	0.35	Urban Institute, VMP							
Condo - Market Rate	0.07	Urban Institute							
Condo - WDU	0.07	Urban Institute							

¹ The construction costs per SF include the construction costs for vertical development and the appropriate share of land development costs
² The sales price for condo units includes the cost of a parking space
³ The NOI calculations for all rental apartments includes the value of residential parking
⁴ Based on the Urban Institute Study Housing in the Nation's Capital (2006) and VMP assumptions
 SOURCE: FY 2010 Budget for Washington D.C.; Census; U.S. Census; Bureau of Labor Statistics; Green Door Advisors; Washington, DC Public Schools; Urban Institute



10/22/13

Affordable Housing Information Package

The Apartments at CityCenter Washington DC

This package contains specific information on the affordable housing program and application process for the affordable rental units being offered at the 825 and 875 10th Street NW, Washington DC 20001.

CCDC Residential Rental LLC and the District of Columbia invite you to read this information and submit an application if you think that you meet all eligibility requirements.

Please hold on to this packet until you have leased a unit as it will be a useful guide throughout the entire process.

The first units will be ready for occupancy in December, 2013.

We are pledged to the letter and spirit of U.S. policy and District of Columbia Human Rights Act for the achievement of equal housing opportunity. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status, national origin, or place of residence. This housing is available to all persons without regard to race, color, religion, sex, handicap, familial status, national origin, or place of residence. We are pleased to make reasonable accommodations and modifications for the disabled upon request in accordance with all applicable accessibility laws.

**Additional Applications and Affordable Unit information
available on www.CityCenterDC.com
or by calling or emailing the Leasing Center at
888-481-7392
TheApartmentsatCityCenter@bozzuto.com**

**The Apartments at
CityCenter
Developed by Hines
Property Management by Bozzuto**

Information Package and Application format by SEB, LLC

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For questions, call



FREQUENTLY ASKED QUESTIONS

- Q: How many affordable apartments are there and what do I need to do to apply?**A: There are a total of 92 affordable apartments – 46 available for households making less than 60% of Area Median Income and the other 46 for those making less than 80% of Area Median Income. The apartments are further broken down by unit type (studio, 1 bedroom and 2 bedroom) and by whether they are disabled adapted (a total of 9). Many of the apartments will initially be filled from participants in the Lottery that was held on October 1, 2013 but it is likely that there will be some unit types available once that process is complete and, at a later time, through move-outs. Right now we are asking interested parties to fill out a short initial application form containing some basic information so we can contact you as apartments become available.
- Q: What are the income requirements that I must meet?**
- A: There is both a maximum and a minimum income threshold that must be met in order to qualify for an affordable unit? Your annual income must be in the range above the minimum income and below the maximum income. DC Housing Choice Vouchers will count as a reduction in housing burden for purposes of calculating required minimum income. *(see Eligibility Requirements section)*
- Q: My son/daughter is a full-time student over the age of 18 and works. Does his/her income count toward the annual household income calculation?**
- A: A household member that is a full-time student and not the head-of-household or the spouse needs to include only the first \$480 in earnings. *(see Eligibility Requirements section)*
- Q: Will the affordable unit residents have the same access to and use of the amenities such as the pool, fitness area and yoga room?**
- A: Yes, the affordable unit residents have the same use of all the amenities.

GENERAL OVERVIEW AND

RENTS

The Apartments at CityCenter is a 458-unit apartment community of which 92 apartments are designated as affordable dwelling units. Forty-six (46) units will be reserved for individuals and families earning 60% or less of the area median income (AMI) and forty-six (46) units will be reserved for individuals and families earning 80% or less of AMI.

For a description of the units and the development please read page 10 or go to www.CityCenterDC.com/affordable-apartments.

AMI	Unit Type	# of Bathrooms	Approximate Size	Rent* (does not include any utilities)	Estimated Monthly Utilities**	Disabled-Accessible Features?	Parking Included?
60%	Studio	1	461-486 sq. ft.	\$1,075	\$125	Yes	No
60%	1	1	572-860 sq. ft.	\$1,200	\$175	Yes	No
60%	2	2	984-1,138 sq. ft.	\$1,325	\$225	Yes	No
80%	Studio	1	461-486 sq. ft.	\$1,375	\$125	Yes	No
80%	1	1	572-860 sq. ft.	\$1,700	\$175	Yes	No
80%	2	2	984-1,138 sq. ft.	\$1,875	\$225	Yes	No

***RENTS DO NOT CHANGE BASED ON INCOME. Tenants are responsible for paying the full amount of rent each month. Initial rents shown above are slightly below the maximum allowable.**

****The Utilities that tenants will pay are: Water and Sewer, Trash and Electricity. There are no parking spaces included in the rent. If a tenant needs a parking space, they will be charged the then-current rate being charged all residents of the building which is expected to be approximately \$225/month with pricing subject to change.**

The rents are set annually using a calculation that determines the “affordable” rent based on the Area Median Income for the Washington DC-Maryland-Virginia MSA.

Q: Will the rent payments ever change?

A: Maximum Allowable Rents change yearly based on changes in the Area Median Income (“AMI”) and local utility allowances. However, once you move into your apartment your rent will only change at the time of your lease renewal. If the AMI decreases or the total utility allowance increases, rents will drop. If the AMI increases or the utility allowances decrease, the rent will increase a few percentage points. Additionally, rents have been initially set below the Maximum Allowable Rents and therefore could increase as a result of market conditions to the Maximum Allowable Rent.

ELIGIBILITY REQUIREMENTS

Q: Who is eligible to apply for the affordable units in The Apartments at CityCenter?

A: In order to qualify for an affordable unit, households must meet the following criteria:

1. Households must have income that is less than the maximum income and

- more than the minimum income as outlined in this section.
2. Households must also be between 1 and 5 persons, but priority is given for each specific unit type based on household size. For questions on household size, please read the **"Household Size"** section.
 3. Households must use the premises as their full time residence and cannot own or lease another home upon move-in. All homes must be sold (or leases terminated) before leasing a unit at The Apartments at CityCenter.

Additionally, some of the units will be disabled-accessible. All households may apply for the disabled-accessible units but households in need of an accessible unit will get top priority. For questions on priority by need of a disabled accessible unit, please read the **"Disabled-Accessible Unit Information"** section.

Q: Can I apply if I currently own or lease a home or am losing a home through foreclosure or divorce?

A: Yes but you will not be eligible to move in until the home is no longer in your name. Therefore, the home must be sold or your name must be removed from the deed (or lease) prior to your move-in date. If you are going through a divorce, your divorce decree or separation papers must state that you will no longer be on the deed, mortgage or lease of the home. If your house is going through foreclosure, you must prove that it will be foreclosed on prior to your move-in date. All this must be documented prior to the issuance of your Certificate of Tenant Eligibility.

Q: Are there disabled-accessible units?

A: There are disabled adapted units where all of the accessible changes have already been made and disabled adaptable units where changes can be made to meet the accessibility requirements. Households in need of an accessible unit have a priority and separate pool for tenant eligibility. For questions on priority by need of a disabled accessible unit, please read the "Disabled Accessible Unit Information" section.

Q: Do I have to be a resident of The District of Columbia to apply?

A: No. All households that meet the income guidelines specified above may apply for an affordable unit.

Q: What are the income eligibility requirements?

A: To be eligible to lease an affordable unit, annual household income must be within a particular range, set by maximum and minimum income levels as follows:

Maximum Income (2013 Data)

Household Size	Maximum Income Limit for 60% AMI	Maximum Income Limit for 80% AMI
1	\$ 45,066	\$60,088
2	\$ 51,504	\$68,672
3	\$ 57,942	\$77,256
4	\$ 64,380	\$85,840

5	\$70,818	\$94,424
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To be eligible to apply to lease an affordable unit, the combined annual income for all income sources of all income-earning members in the household must be at or below 60 percent (60%) or 80 percent (80)% of median income for Washington DC-Maryland-Virginia MSA. **All regular sources of income are counted.** This includes, but is not limited to, Social Security, alimony, child support, overtime pay, bonuses, unemployment, and part-time employment . **It will be assumed that all applicants will continue to receive any monies they have received over the past 12 months unless supporting documentation proves otherwise.**

Minimum Income

The Property Manager will determine if an applicant has enough monthly income to cover the rent using the same methodology for applicants applying to their market rate units. The required rent to income ratio is approximately 40%. The approximate minimum incomes are shown in the below table. Note that DC Housing Choice Vouchers will count as a reduction in housing burden (i.e. an applicant will only have to demonstrate that the rent they are paying plus utilities does not exceed 40% of their total income).

Unit Type	Minimum Income Limit for 60% AMI	Minimum Income Limit for 80% AMI
Studio	\$36,000	\$45,000
One Bedroom	\$41,250	\$56,250
Two Bedroom	\$46,500	\$63,000

Q: How is a household’s income determined?

A: The Property Manager will **project a household’s gross annual income** based on their current income and assets. In an effort to provide as accurate an income estimation as possible, the Property Manager will also review historical income data to provide a basis for future income estimates.

ALL REGULAR SOURCES OF INCOME ARE COUNTED. Any monies you anticipate receiving in the next 12 months will be counted as income. Income received year-to-date and in the previous year will be analyzed to help estimate future income. This includes, but is not limited to, Social Security, alimony, child support, overtime pay, bonuses, unemployment, part-time employment and imputed interest and dividends on bank accounts and other assets.

As an example, if a household applies on August 15, 2013, the total anticipated amount of money received by all members of the household from January 1, 2013 thru August 15, 2013 will be counted as income, divided by 7 ½ months and then multiplied by 12 to create annualized income. Self-employed income relies on a year-to-date profit and loss statement for a similar calculation. There are some exceptions that will not be counted, most notably income from employment of children under the age of 18 years and the earnings of a full-time student if the student is not the head-of-household or spouse.

If a household claims that certain income will stop in the near future, all claims must be supported with documentation. It is also not up to the household to determine what monies received over the past year should and should not be counted as their calculated income. Therefore, all monies should be listed on

the application and the inclusion of these monies in determining a household's eligibility will be based on affordable housing guidelines.

Q: What other fees are required, if any?

A: There is a \$75 application fee to be paid when it is determined there is an apartment available and the final application is submitted. A security deposit of up to one month's rent may be required if dictated by the credit check.

HOUSEHOLD SIZE AND COMPOSITION

Q: How is appropriate household size determined?

A: Within an applicant pool, first priority shall be given to households requiring the total number of bedrooms in the unit based on the following **criteria**:

Unit Type	Maximum Household Size	Household Appropriate Size
Studio	2 Persons	1 to 2 Persons
One Bedroom	3 Persons	1 to 3 Persons
Two Bedroom	5 Persons	2 to 5 Persons

Q: Does the unborn child of a currently pregnant household member count toward the household size?

A: Yes. A household will count an unborn child as a household member. Additionally, the following persons will also count as household members:

1. children away at school but live with the family at least 50% of the year;
2. children who are subject to a joint custody agreement, but live in the unit at least 50% of the time;
3. foster children who will reside in the unit;
4. live-in attendants;
5. children who are temporarily in foster care and are expected to return to the family.

Q: If I am currently going through a divorce/separation or planning on being divorced / separated soon, can I still apply?

A: For non-homeowners, you will need to provide proof that the separation or divorce process has begun or has already been finalized. Legally married couples shall both be considered part of the household, even if separated, and children shall be considered part of the household if they spend more than 50% of the year (183 days, including partial days) in the residence. A copy of your divorce decree AND the divorce agreement to verify your household size claims are required documentation and must be submitted. If no legal action has been taken for filing for divorce or separation, your partner's income must be included in your application. If you have only begun considering a divorce or separation, and no legal action has been taken, you can apply as a single head-of-household and your application will be reviewed as if your current spouse will be moving into the affordable unit with you. **For homeowners going through a divorce**, the home must be sold or the divorce must be finalized (as you must be off the deed) before you move-in.

Yearly Eligibility and Rent Review

Approximately 75 days before lease renewal, the current resident will need to submit updated income and asset documentation to the Property Manager so they can ensure that the maximum income guidelines are still being met. The tenant will not be able to renew their Lease until they have submitted all required documentation. The tenant should maintain records of their taxes, pay-stubs, bank statements and asset statements while living in the affordable unit. Maintaining records makes this yearly review very simple.

Q: How long can I lease my affordable unit?

A: As a **current resident only**, you are considered income eligible for an affordable unit as long as your household earns an income that does not exceed **140% of the then-current applicable (60% or 80%) Area Median Income (AMI)** for a household of your size. Total Income for all *new* applying households must still always be below the applicable (60% or 80%) AMI.

Using the 2013 80% AMI Income Limits as an example:

Household Size	2013 Income Limit	2014 Income Limit for Current Tenants*
1	\$60,088	\$84,123
2	\$68,672	\$96,141
3	\$77,256	\$108,158
4	\$85,840	\$120,176
5	\$94,424	\$132,194

*Above example assumes no change in AMI from 2013 to 2014.

According to the table above for the years shown, if a household's income exceeds the 2014 Income Limit for Current Tenants at the time of their renewal, they shall be required to vacate their unit at the end of the lease term. They will be notified that they may apply for a market rate unit subject to availability.

Q: Will my rent increase each year, and if so, by how much?

A: Rents may increase if the Area Median Income increases or the cost of utilities decreases. Likewise, if the Area Median Income decreases and the costs of utilities increase, rents will decrease.

DISABLED-ADAPTED UNIT INFORMATION

Q: Who qualifies for a disabled-adapted (DA) unit.

A: A disabled adapted unit is generally described as "a unit that is barrier-free is accessible to people with disabilities that are wheelchair users, but could also be used by people of different types of disabilities. For example, a person of very short stature, a person with a brain injury or stroke, severe cardiac or respiratory problems, or a person with limited standing, walking, or reaching ability, may use the design features of a wheelchair accessible unit." Verification of need of a DA unit must follow the guidelines as set out in the Fair Housing Act.

Q: How many affordable DA units are there and how are they awarded?A: There are a total of 9 units of this type. Some of them may be awarded from the Lottery that was held on October 1, 2013. The remaining apartments will be awarded on a first com-first serve basis to qualified applicants.

Q: Who is entitled to request a reasonable accommodation?

A: Disabled persons providing verification of disability are entitled to request a reasonable accommodation of rules, policies, practices, or services, or to request a reasonable modification of the housing, when such accommodations or modifications are necessary to afford the disabled person equal opportunity to use and enjoy the housing.

THE APARTMENTS AT CITYCENTER

DESCRIPTION

DEVELOPMENT DESCRIPTION

The Apartments at CityCenter is a 458 unit apartment community. Forty-six (46) units will be reserved for individuals and families earning 60% or less of the area median income (AMI) and forty-six (46) units will be reserved for individuals and families earning 80% or less of the area median income. For more details on the development, please visit www.CityCenterDC.com.

DEVELOPMENT LOCATION


The Apartments at CityCenter is situated at 825 and 875 10th Street NW in downtown Washington DC. There are two Metro subway stops in close proximity (Metro Center located at the corner of G and 12th Street NW and Gallery Place located at H and 7th Street NW) as well as numerous bus lines.

UNIT AMENITIES

The affordable units feature open floor plans; granite kitchen countertops and wood cabinets; in-unit washer and dryer; individual HVAC systems for total control; GE Energy Star appliances, including refrigerator, range, dishwasher, microwave, and garbage disposal; laminate wood floors in living areas and some bedrooms; carpet in bedrooms; private balconies (select units); walk-in closets (select units); elevator building; fitness center; community room. For more details on the development, please visit www.CityCenterDC.com.

PARKING

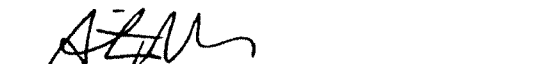
The proximity to public transportation affords easy travel without needing a car. Therefore, no reserved parking spaces are included in the cost of the rent. Tenants wanting a reserved parking space will need to pay a separate parking fee to be established by the parking garage operator for all residents of the apartments. Initially, the parking fee is expected to be approximately \$225 / month.




Councilmember Muriel Bowser



Councilmember Kenyan R. McDuffie



Councilmember Anita Bonds



Councilmember Jim Graham

A BILL

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

Councilmember Kenyan McDuffie introduced the following bill, which was referred to the Committee on _____.

To amend An Act Authorizing the sale of certain real estate in the District of Columbia no longer required for public purposes to establish affordable housing set-aside requirements and to require that specific documents accompany a proposed resolution for land disposition when transmitted to the Council.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the "Disposition of District Land for Affordable Housing Amendment Act of 2013".

Sec. 2. Section 1 of An Act Authorizing the sale of certain real estate in the District of Columbia no longer required for public purposes, approved August 5, 1939 (53 Stat. 1211; D.C. Official Code § 10-801), is amended as follows:

(a) A new subsection (a-3) is added to read as follows:

"(a-3)(1) For the purposes of this subsection, the term:

"(A) "Affordable" means:

1 “(i) In the case of rental units, 25% of such units shall
2 consist of housing for which a very low-income household will pay no more than 30% of its
3 income toward housing costs, and 75% of such units shall consist of housing for which a low-
4 income household will pay no more than 30% of its income toward housing costs.

5 “(ii) In the case of ownership units:

6 “(a) 50% of such units shall consist of housing for
7 which a low-income household will pay no more than 30% of its income toward housing costs,
8 and 50% of such units shall consist of housing for which a moderate-income household will pay
9 no more than 30% of its income toward housing costs.

10 “(B) “Area median income” means:

11 “(i) For a household of 4 persons, the area median income
12 for a household of 4 persons in the Washington Metropolitan Statistical Area as set forth in the
13 periodic calculation provided by the United States Department of Housing and Urban
14 Development;

15 “(ii) For a household of 3 persons, 90% of the area median
16 income for a household of 4 persons;

17 “(iii) For a household of 2 persons, 80% of the area median
18 income for a household of 4 persons;

19 “(iv) For a household of one person, 70% of the area
20 median income for a household of 4 persons; and

1 “(v) For a household of more than 4 persons, the area
2 median income for a household of 4 persons, increased by 10% of the area median income for a
3 household of 4 persons for each household member exceeding 4 persons.

4 “(C) “Housing costs” means:

5 “(i) In the case of rental units, rent and utilities.

6 “(ii) In the case of ownership units, mortgage payments,
7 including principal, interest, and property insurance and taxes; homeowner association or
8 condominium or cooperative fees, and utilities.

9 “(D) “Low-income household” means a household consisting of
10 one or more persons with total household income more than 30% and equal to or less than 50%
11 of the area median income.

12 “(E) “Moderate-income household” means a household consisting
13 of one or more persons with total household income more than 50% and equal to or less than
14 80% of the area median income.

15 “(F) “Very low-income household” means a household consisting
16 of one or more persons with total household income equal to or less than 30% of the area median
17 income.

18 “(2) If the proposed disposition of real property will result in the
19 development of multifamily residential real estate consisting of 10 or more units, the following
20 affordable housing requirements shall apply:

21 “(A) At least 30% of residential units shall be affordable for a unit
22 of real property located in any of the following areas:

1 “(i) Within 1/2 mile of a Metrorail station that is currently
2 in operation or for which a construction contract has been awarded;

3 “(ii) Within 1/4 mile of a streetcar line that is currently in
4 operation or for which a construction contract has been awarded; or

5 “(iii) Within 1/4 mile of a Priority Corridor Network
6 Metrobus Route as designated by the Washington Area Metropolitan Transit Authority, located
7 entirely or partially within the District of Columbia.

8 “(B) At least 20% of residential units shall be affordable for all
9 units of real property located outside the areas described in subparagraph (A) of this subsection..

10 “(C) Residential units shall remain affordable for the life of the
11 building.

12 “(D) The purchase price for the second and all subsequent sales of
13 affordable units shall be determined by a formula established by the Mayor.

14 “(3) The Mayor shall take into account the affordable housing
15 requirements of this subsection when establishing the terms and conditions under which real
16 property is to be disposed. The Mayor may transfer real property at less than its appraised value,
17 as necessary, to ensure that the affordable housing requirements imposed by this subsection are
18 met.

19 “(4) The Mayor may waive the affordable housing requirements of this
20 subsection, provided that the Chief Financial Officer certifies that:

21 “(A) The appraised value of the property to be disposed is
22 insufficient to support the affordable housing requirements, taking into account all other

1 available sources of public funding for affordable housing (whether provided by the District of
2 Columbia or the federal government); and

3 “(B) The terms and conditions under which the real property is to
4 be disposed maximize the extent to which the affordable housing requirements can be realized.”.

5 “(5) This subsection shall not apply to the disposition of the building and
6 property owned by the District located at 425 2nd Street, N.W., unless the District commits to
7 using all of the proceeds from the disposition for the construction of new shelter space and
8 affordable housing to serve homeless populations.”.

9 (b) Paragraph (b)(5) is amended to read as follows:

10 “(5) If applicable, a finding that the Developer will achieve the affordable housing
11 requirements established by subsection (a-3) of this section or, if those requirements will not be
12 achieved, a written certification by the Chief Financial Officer under paragraph (a-3)(4);”.

13 Sec. 3. Fiscal impact statement.

14 The Council adopts the fiscal impact statement in the committee report as the fiscal
15 impact statement required by section 602(c)(3) of the District of Columbia Home Rule Act,
16 approved December 24, 1974 (87 Stat. 813; D.C. Official Code § 1-206.02(c)(3)).

17 Sec. 4 Effective date.

18 This act shall take effect following approval by the Mayor (or in event of a veto by the
19 Mayor, action by the Council to override the veto), a 30-day period of Congressional review as
20 provided in section 602(c)(1) of the District of Columbia Home Rule Act, approved December
21 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02(c)(1)), and publication in the District of
22 Columbia Register.

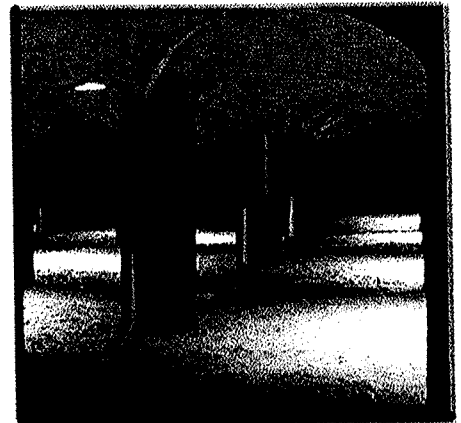
Final Report and Recommendations

**McMillan Reservoir Sand Filtration Site
Washington, DC**

Submitted to:

District of Columbia Office of Planning

801 North Capitol Street, NE
Suite 400
Washington, DC 20002



Prepared by:

Greenhorne & O'Mara, Inc.

9001 Edmonston Road
Greenbelt, Maryland 20770



January 2001

Final Report and Recommendations
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301-982-2800

January 2001

exclusively, an additional \$6-12 million would likely be needed to pay for park facilities and preservation of the other site features. (For a summary of the public investment required under various alternatives, see Section 5.)

If selective private development is incorporated into a portion of the revitalization for the site, the financial liability of site stabilization can be mitigated to some extent. Income from property value can be used to offset stabilization and preservation expenses, and the demolition of unstable cells would be possible where new development is programmed. In general, stabilization will be the liability of the owner if selective re-development is permitted at the site. Either the District (or some combination of agencies and foundations) would have to fund the stabilization, or the cost of site-work would have to be deducted from the value of the property to make it competitive with more development-ready sites in the area.

However, demolition costs of the filter cells (\$480,000 each), may be less expensive if the new user plans to include a basement as a part of the construction. Typical basement excavation would be approximately half of the cell demolition cost and could reduce the stabilization costs of filter cells to be demolished for new construction (+-\$240K). Pursuing this scenario, demolition of 8 filter cells for new construction, preservation of two, and stabilization of the balance yields the lowest cost of all at \$10.4 million (8 x \$240K + 2 x \$2.02M + 10 x 440K). This would have to be adjusted somewhat to offset the additional expense of any new construction at the least stable Type-III cells where special footings will be required on poor soils.

If selective development is permitted at McMillan, residential land uses appear to be the most suited to the constraints and opportunities of the site. Small amounts of neighborhood-serving retail (and other uses), combined with a predominantly residential scheme, clearly has a favorable traffic impact compared to other uses considered. Residences would be compatible with the surrounding neighborhood, and they would take advantage of the open space qualities of preservation areas. Additionally, development of owner occupied dwelling units has less investment risk than other uses since it does not depend upon annual operating income to amortize the purchase of property. Residential units can be sold soon after construction. Therefore, residential development, although it does not bring the highest price, is more of a secure investment.

Conversely, the recent survey of workshop participants revealed little support for residential development at the site. It is presumed that local residents feel that new residential development would introduce gentrification into the neighborhood while providing few additional community facilities. There is also the concern that existing housing should be renovated before new housing is brought into the area. Therefore, rather than identify a particular mix of site-specific uses as a recommendation (or prescription) to address the above often conflicting issues, a list of uses recommended as suitable or non-suitable is provided. This list is not intended to be all-inclusive; it attempts only to offer examples of use types:

USES – SUITABLE

USES – NOT SUITABLE

Park / Open Space

Big-box Retail

Historic Preservation	High Rise Office
Recreation Facilities	High Rise Hotel
Federal / Nat'l Monuments	High Rise Residential
Public Facilities	Fast Food Restaurants
Residential Condominiums	Hospital / Medical Facilities
Apartments	Vehicle Service Facilities
Townhouses	Liquor Stores
Low Rise Office	Department Stores
Restaurants	Warehouses
Neighborhood Retail	Uses that require large amounts of parking
Church	
Cultural Facilities	
Conference Center	

Some locations on the site are more appropriate for selective private development than others. The existing site is already divided into several logical parcels based on the location of the two service courts that span the site in an east-west direction. These features create a northern parcel along Michigan Avenue, a large central portion, and a southern parcel adjacent to Channing Street. Maintaining this structure has the benefit of focusing any new development on the primary historic features of the service courts, and encourages preservation of these important site elements. Assuming this approach, neighborhood compatibility begins to identify where more intense uses are appropriate and where they are not.

SELECTIVE DEVELOPMENT

Land Use Suitability

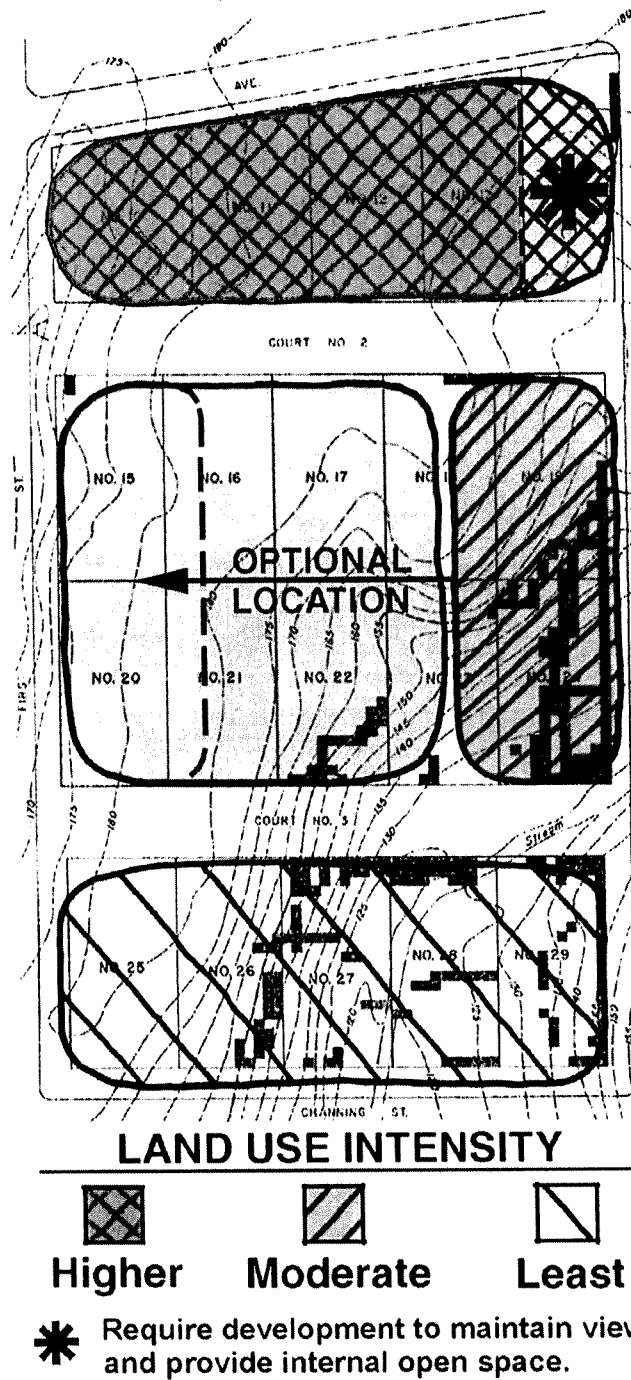


Figure 6.1 Land Use Intensity Recommendations

SELECTIVE DEVELOPMENT

Land Use Suitability

* Require development to retain views and provide an internal open space amenity here.

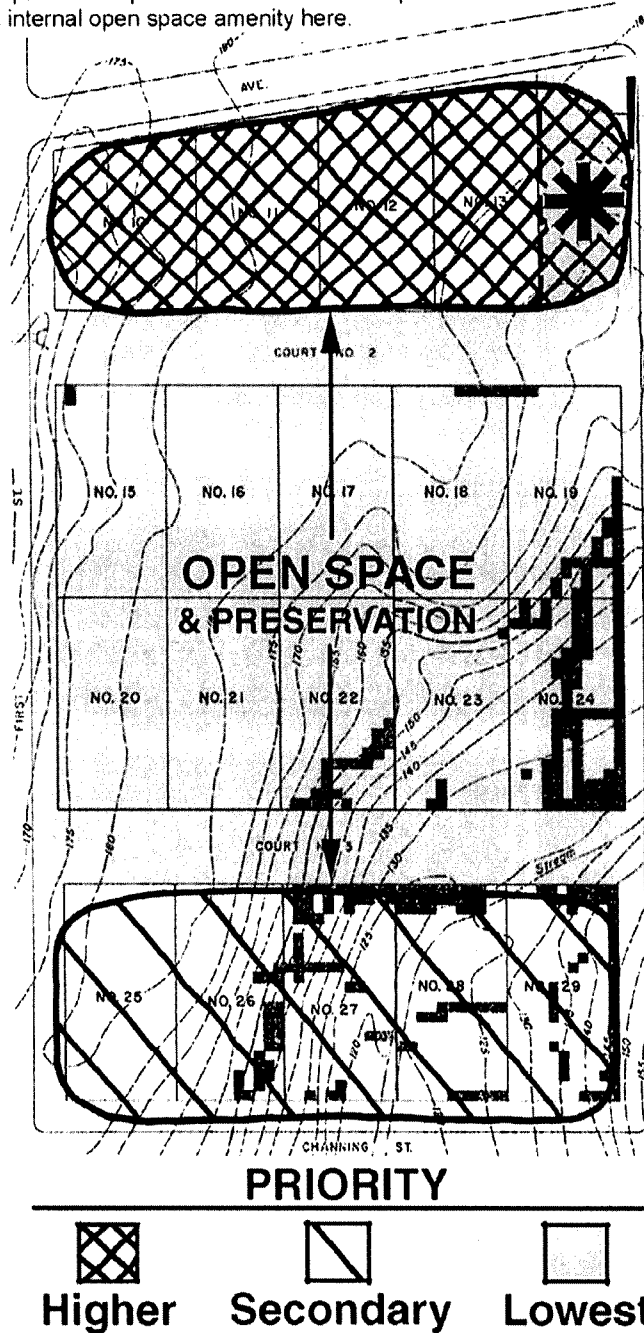


Figure 6.2 – Land Use Priority and Location Recommendations

The northern parcel of approximately 5.4 +/- acres is the most suitable area for the more intense uses being considered for selective private development. Traffic considerations, access, and the adjacent uses--hospital and public utility--along Michigan Avenue, make this the most likely location for any office, apartments, or large-scale cultural uses. Lower intensity uses such as townhouses, and/or any of the park uses, would be more appropriate located in the southern portion (6.4+- acres) of the site adjacent to the existing townhouses along Channing Street. The 10-11 acre central portion of the site best functions as a transitional element between the above land use intensities, and is also a good location for primary open space preservation due to its size. The North Capitol Street frontage of this central parcel would be desirable for some moderate intensity development since this location has some of the worst filter cell deterioration. Uses such as restaurants and small-scale retail here would benefit from the visibility of this location. An optional location, the First Street frontage of the central parcel, is not as well suited for non-residential transitional development because of traffic concerns and the good filter cell conditions in this area. However, low to moderate intensity residential uses along First Street would be compatible with the neighborhood.

Depending on the program of uses for any particular proposal, some of the above parcels also have a higher priority for selective development than others. This is true particularly when considering the need to identify an appropriate level of historic preservation for the site. In general, the northern quadrant has the highest priority for new development, the southern parcel ranks second in priority, and the central portion should be given the lowest priority. Open space preservation is the most significant variable in making this recommendation. Neighborhood compatibility, traffic, and access also impact the issue of priority as well. Open space preservation will need to maintain as many of its existing site characteristics as possible to satisfy historic considerations: the filter plane elevations, location, configuration, and amounts. In appearance, the existing open space is historically a simple, flat, contiguous, rectangular area. The more open space that is preserved in this configuration, the more historically correct it will appear. Therefore, open space preservation at the site should maintain the existing 170' elevation wherever possible, and be placed in a large consolidated area. The retention of several scattered open space areas would not do much to maintain the historic site character, and this approach should be avoided. The central portion of the site has the most potential for meeting these open space goals; therefore development in this area has the lowest priority.

Views and open space connections should also influence decisions about open space preservation locations. The relationship between the McMillan Reservoir open space and the filtration plant open space is a historic one and it should be maintained to the extent possible. This connection is most dramatic from an aerial view when one sees that the service courts on both sites are in alignment and the open space makes direct connections across First Street. Therefore, locating a large area of open space in the central portion of the site adjacent to First Street is desirable from a historic preservation perspective. Some of the most stable filter cells are located in this area as well.

MCMILLAN SLOW SAND FILTRATION PLANT

Historic Preservation Report for the Proposed Redevelopment of the McMillan Slow Sand Filtration Plant

FINAL DRAFT
JULY 28, 2010



Prepared by: EHT Tracerics, Inc.
Prepared for: Vision McMillan Partners

II. INVENTORY OF HISTORIC RESOURCES AT THE McMILLAN SITE

The following inventory provides a catalogue of types of historic resources found at the McMillan Site. This inventory is intended to provide a general background for the recommendations section of this report.¹⁵ The resource types are grouped into the following categories:

- Built Resources
- Landscape Resources
- Site Resources

Each resource type is provided with a description, a site key showing the locations of the individual resources, and historic and current drawings and photographs. The following resource types were identified at the McMillan Site:

BUILT RESOURCES

- Service Courts
- Service Court Walls
- Regulator Houses
- Sand Storage Bins
- Stationary Sand Washers
- Filter Beds
- Filter Bed Portals
- Filter Bed Ramps
- Filter Bed Sand
- Manholes and Manhole Covers
- Perimeter Pedestrian Path
- Corner Stairs
- Service Ramps and Stairs
- Tunnel

LANDSCAPE RESOURCES

- Perimeter Plantings
- Service Court Plantings

SITE RESOURCES

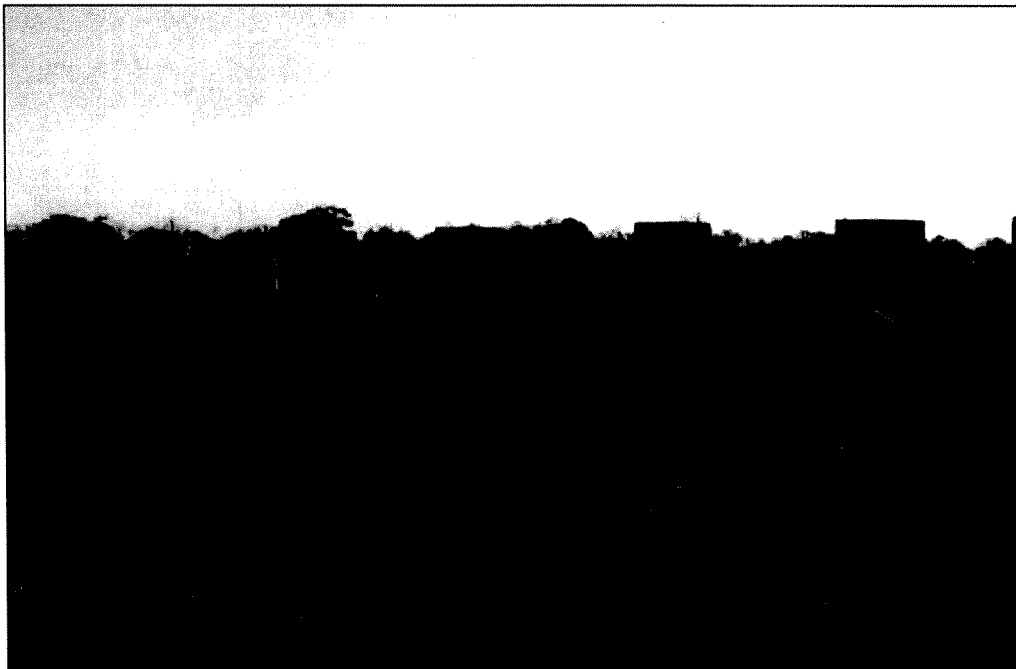
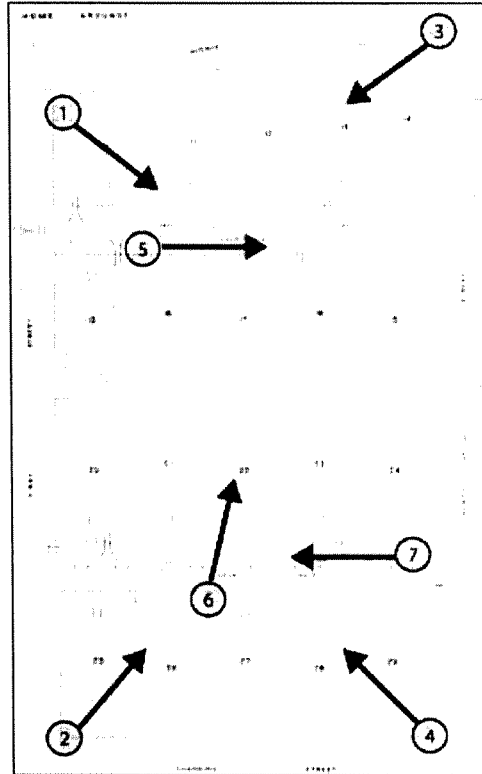
- Site Boundaries
- Site Plan and Spatial Organization
- Topography
- Internal Views
- External Views

¹⁵ The "Architectural and Archaeological Survey of the Easter Portion of McMillan Water Treatment Plant," completed by Engineering Science, Inc. in 1990 to comply with Section 106 of the NHPA, provides a detailed record of each of 56 historic resources identified on the property referred to in this report as the McMillan Site. The data is recorded on standard survey forms specifically adapted for DCHPO and the McMillan property, and the full inventory of resources is kept as a public record at DCHPO.

INTERNAL VIEWS

Views within the McMillan Site are both afforded and defined by the concentration of built resources in the service courts and the open spaces of the plains above the belowground filter beds. When the facility was first constructed, expansive view sheds existed within the Site, from one side of the filtration plant to the other. Olmsted's landscape design specifically mentions these view sheds and his intention not to "cut off...the interesting and remarkable effect of the filter bed plain." To feature these views as part of the park experience, Olmsted designed a "double row of small growing trees...beneath the foliage of which the view could pass and between which a border path could be provided when the plain could be overlooked. Today, the internal views are intact, and the lack of perimeter plantings has re-opened the expansive views across the site.

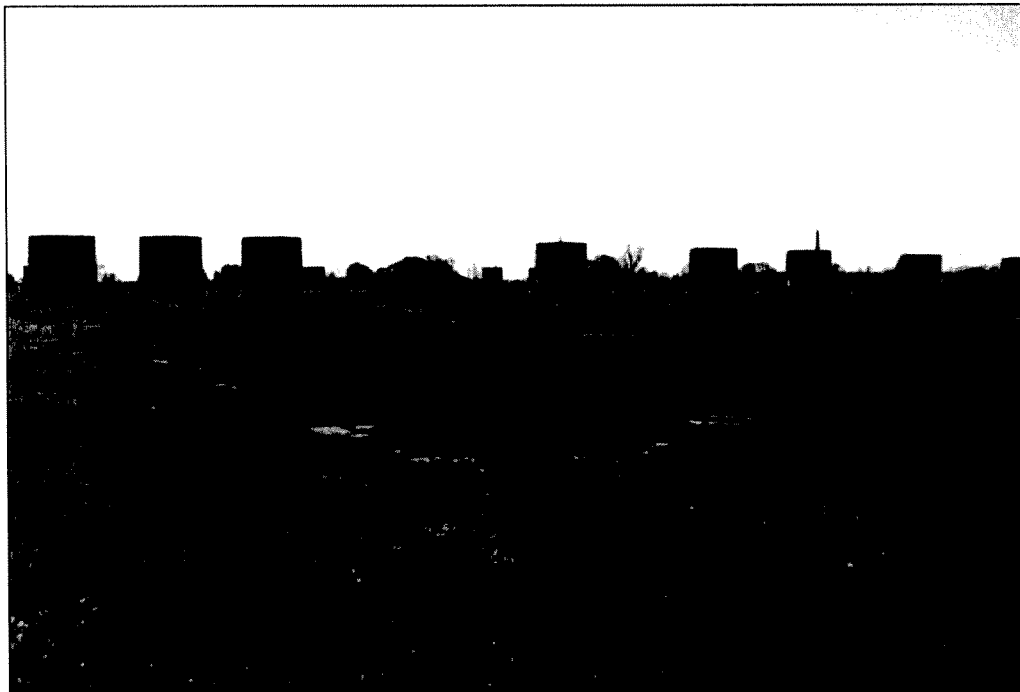
(This site plan is keyed to the following photographs of existing conditions of views. All photographs were taken by EHT Tracerics, Inc., in 2008.



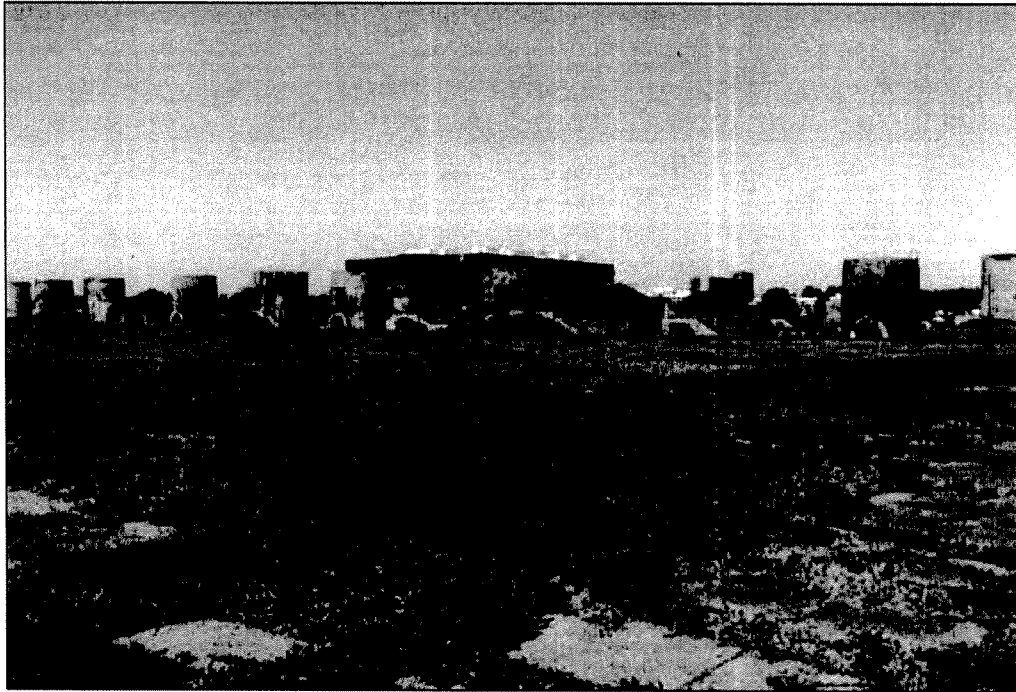
1. View looking southeast from northwest corner of site (intersection of Michigan Avenue and First Street),



2. View looking northeast from southwest corner of site (intersection of Channing Street and First Street)



3. View looking southwest from northeast corner of site (intersection of Michigan Avenue and North Capitol Street).



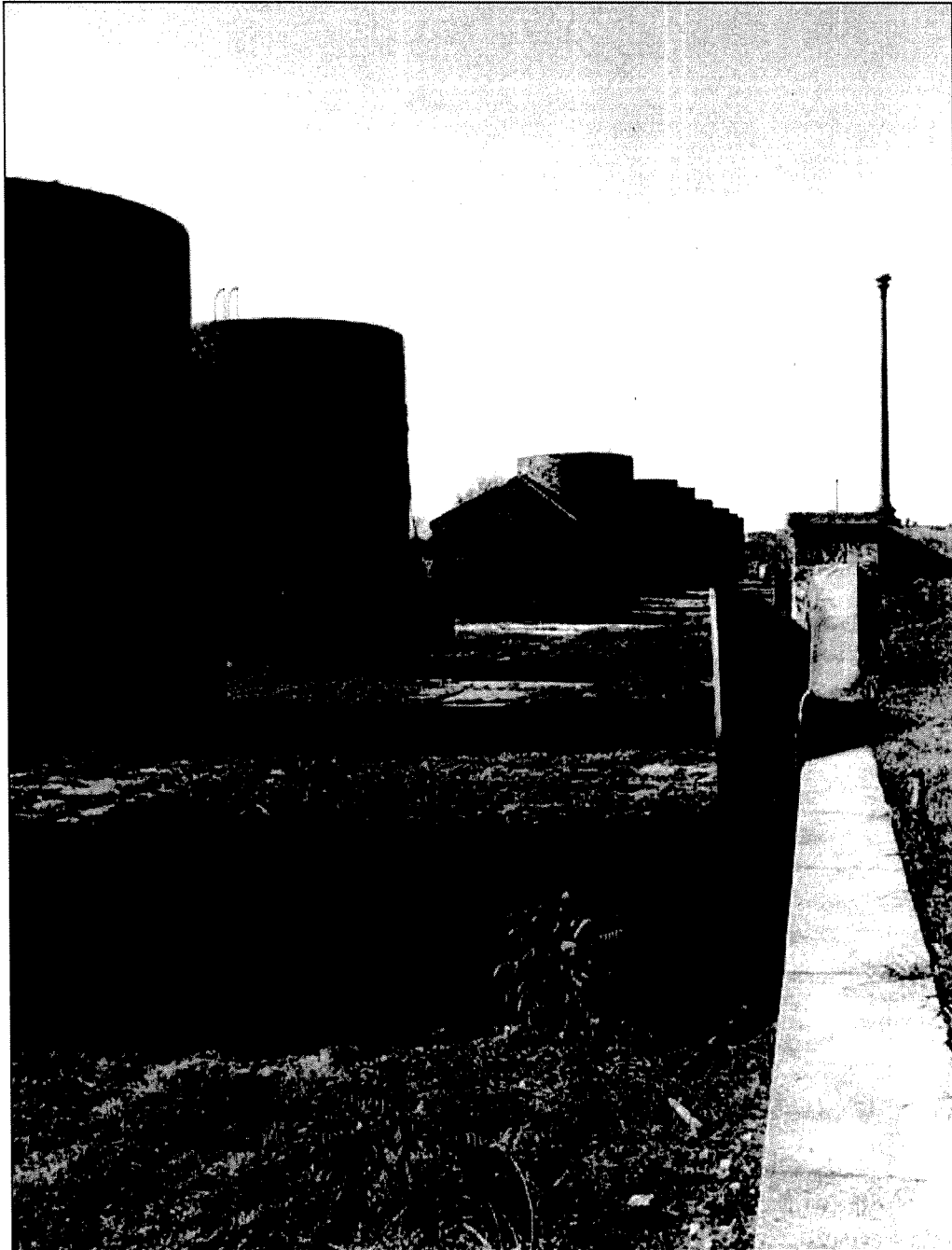
4. View looking northwest from southeast corner of site (intersection of Channing Street and North Capitol Street).



5. View looking east from west side of northern service court



6. View from southern service court looking north to the northern service court

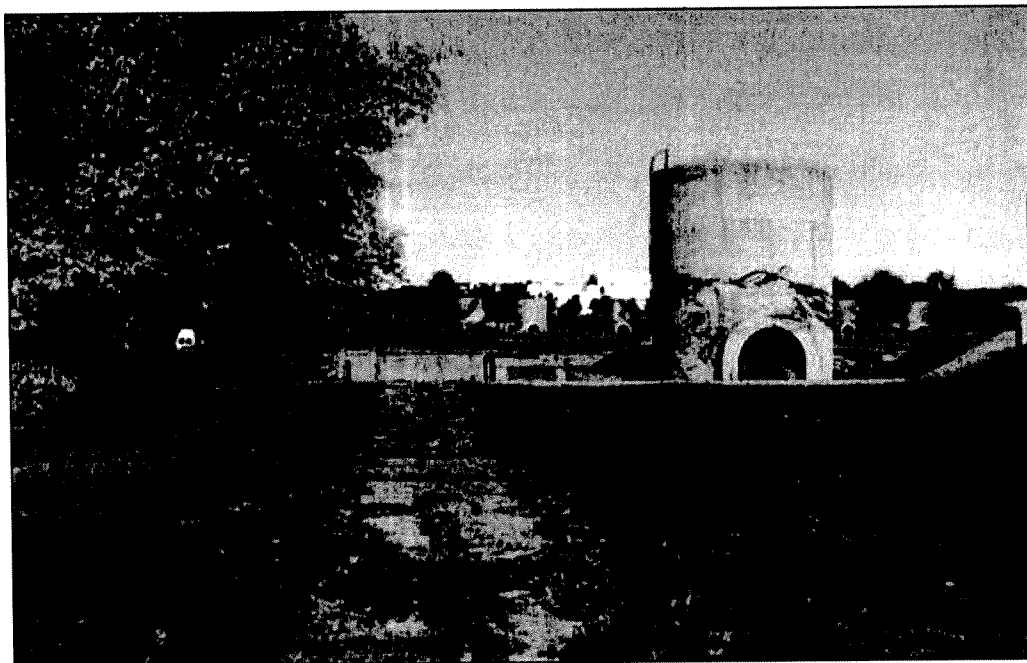
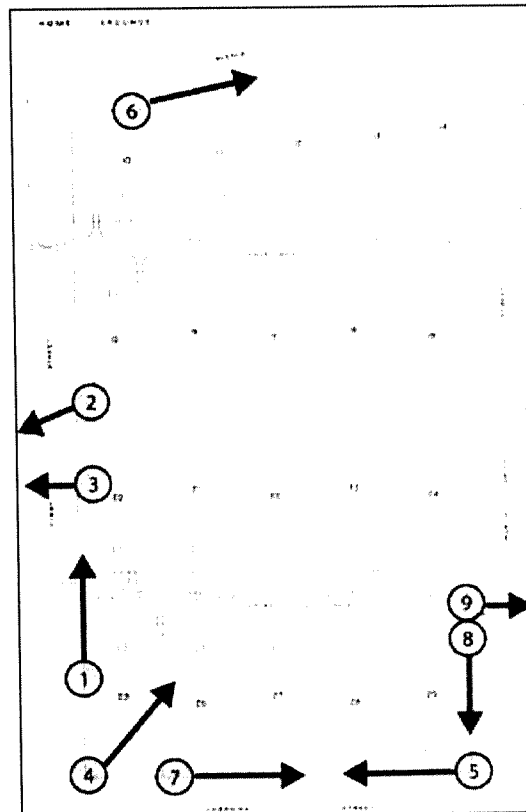


7. View looking west from east side of southern service court

EXTERNAL VIEWS

The McMillan Site has several significant views to landmarks outside its boundaries. The location for the slow sand filtration plant was chosen because of its adjacency to the Washington City Reservoir and because of its central location in the city. Because of this centrality, the Site is surrounded by several landmarks, which are visible outside its boundaries. Some of these view unintended benefits of the site's artificial topography and the raised elevation at the site's southern end. Today, most of the historic external views are still intact. The original northward view to the United States Soldiers' Home (now AFRH-W) has been partially obscured by the development of the hospital complex to the north, but the tower of the Forwood Building at AFRH-W is still visible in an axial view form the pedestrian path.

(This site plan is keyed to the following photographs of existing conditions of views. All photographs were taken by EHT Tracerics, Inc., in 2008.



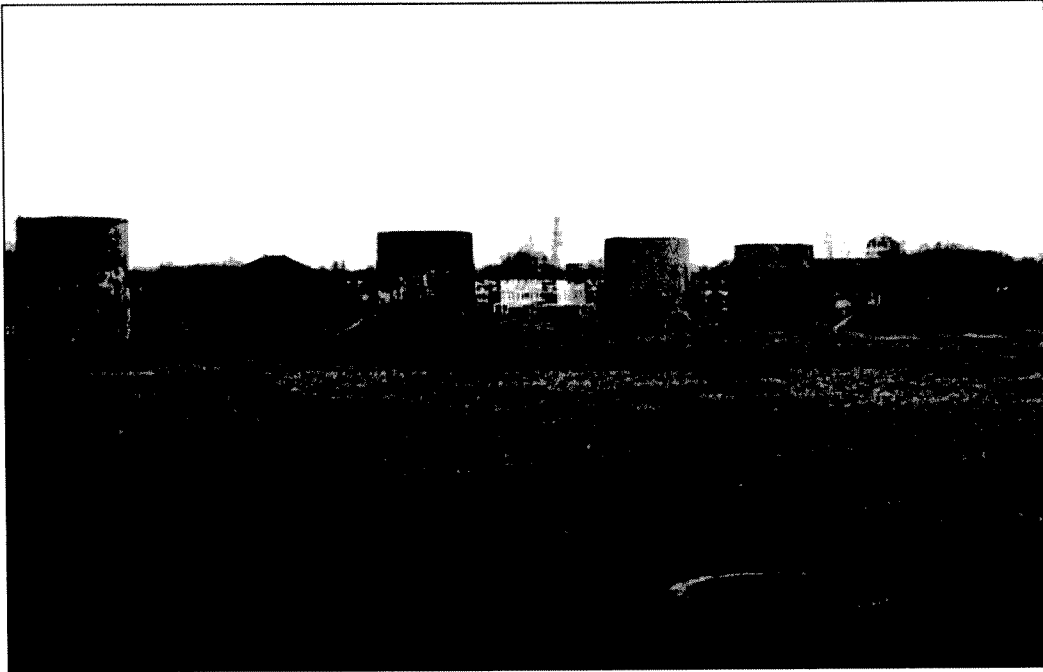
1. View looking north from the western leg of the path, views north point to the tower of the historic Forwood Building. (1906), which contributes to the Armed Forces Retirement Home-Washington Historic District, which is listed in the National Register of Historic Places and in the DC Inventory of Historic Sites.



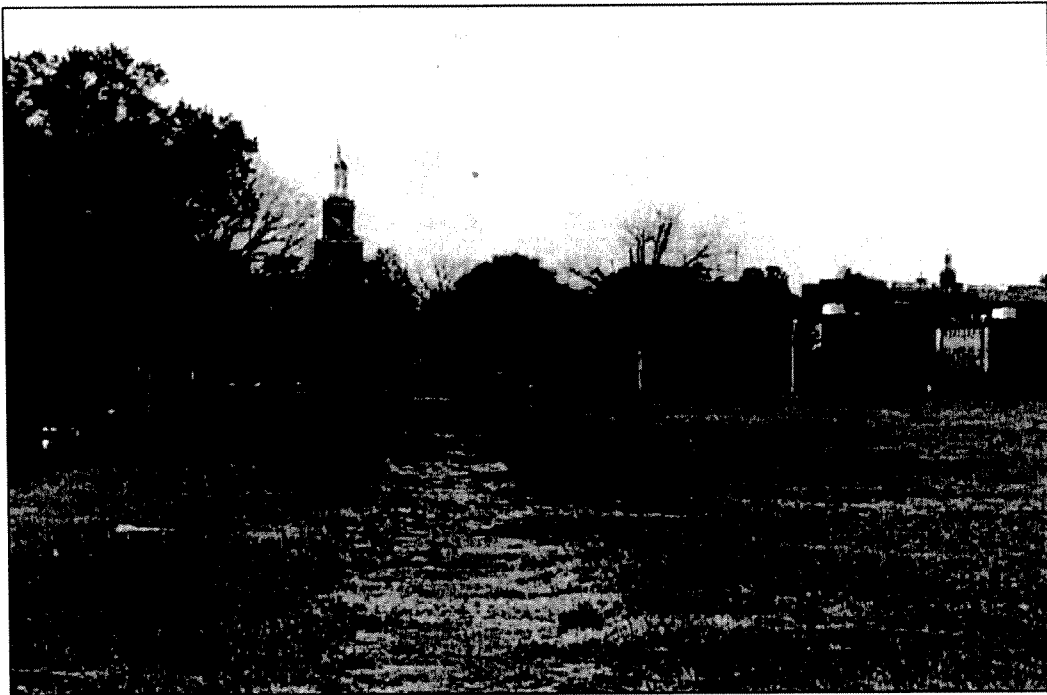
2. View looking southwest from the western leg of the site to the Washington Monument and the western side of the sand filtration plant and reservoir.



3. View looking west from the western leg of the path to the McMillan Reservoir.



4. View from the western leg of the path, views northeast point to the tower and dome of the Basilica of the Shrine of the Immaculate Conception (completed in the 1950s) on the campus of The Catholic University of America.



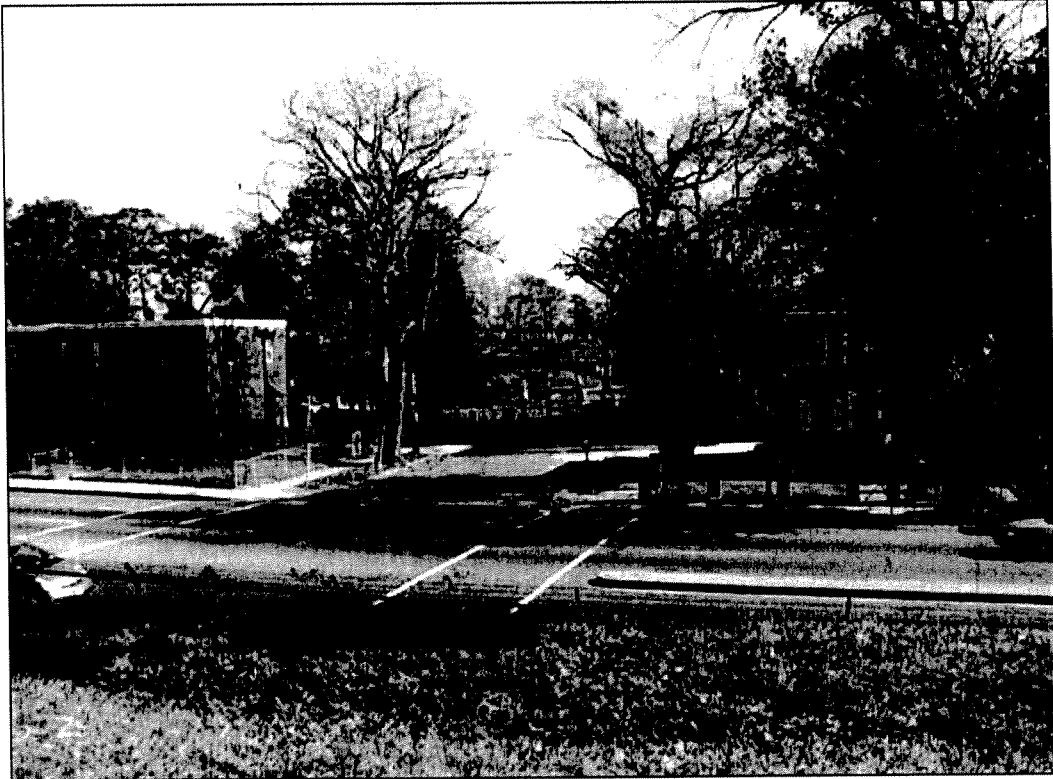
5. View looking west from the southern leg of the path to the tower of the Main Building (also known as the Founders Library, 1939) of Howard University, which is a National Historic Landmark.



7. View looking east from the northern leg of the path, to the dome of the Main Hall of Trinity University (c. 1897) and to the rowhouses on North Capitol Street.



8. View looking east from the southern and western legs of the path to the rowhouses on North Capitol Street.



9. View looking east from the eastern leg of the path to the Glenwood Cemetery (chartered 1854).

