

**FRIENDS OF GOMPERS PARK**  
1117 10<sup>TH</sup> STREET NW, #105 | WASHINGTON, DC 20001

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March 27, 2015

Office of Zoning  
Government of the District of Columbia  
One Judiciary Square  
441 4th Street NW, Suite 200S  
Washington, DC 20001

**RE: Z.C. Case No. 14-09 Columbia Place (Sq 369) -  
Applicant's Proffer of Public Benefits and Amenities**

Dear Zoning Commission,

The Friends of Gompers Park (FoGP) is writing to express its gratitude to Quadrangle Development Corporation for its commitment to contribute \$20,000 that is enabling the restoration of the historic Gompers Park to move forward this spring.

As noted in the FoGP Certificate of Incorporate filed with the District of Columbia (Attachment 1), FoGP is comprised of local residents who, through a newly formed partnership with the National Park Service, are dedicated to preserving and enhancing Gompers Park for the enjoyment of all.

The FoGP/NPS partnership is generating positive attention. In fact, Quadrangle Development Corporation's generous commitment has already been noted by media as you can see in the February 25, 2015 issue of the *DuPont Current* (Attachment 2).

The FoGP/NPS partnership is eager to move forward. The sooner FoGC receives Quadrangle Development Corporation's contribution, the sooner the work to restore Gompers Park can begin.

As stated on Page 4 of the Applicant's Proffer of Public Benefits and Amenities for Z.C. Case No. 14-09 Columbia Place (Sq 369) dated March 16, 2015 (Attachment 3), the Applicant (Quadrangle Development Corporation) states the following condition:

*B.5. Prior to issuance of the building permit, the Applicant shall contribute funds to the following community organizations to support their efforts as described below. The Applicant shall provide proof to the Zoning Administrator that the items or services funded have been or are being provided in order to obtain the building permit.*

*a. Friends of Gompers Park – The Applicant shall contribute \$20,000 to this organization to help fund the following improvements to Gompers Park located at 10th and L Streets, N.W.: the refurbishment of the grass turf (removal of existing turf; regrading for property drainage; installation of new sod and maintenance), and refurbishment of the flower beds (recreate historic flower beds, amend soil, install metal bed edging, install annuals).*

Z.C. Case No. 14-09 Columbia Place - *Applicant's Proffer of Public Benefits and Amenities*  
Friends of Gompers Park  
Page 2 of 2

According to the Internal Revenue Act of 1993, FoGP will acknowledge receipt of the \$20,000 contribution as soon as it is received. Quadrangle Development Corporation's donation is tax deductible to the extent allowed by the Law, and the FoGP Federal Tax-Exemption number is 46-5680007. FoGP has been designated by the IRS as a 501(c)3 (Attachment 4).

FoGP and the National Park Service applaud the commitment and energy of local community leaders such as Quadrangle Development Corporation who are so willing to contribute resources to restore this neighborhood jewel. Thank you to Quadrangle for its commitment to our community.

Sincerely,



Brad Reichard  
Treasurer  
Friends of Gompers Park

Copies:

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
CORPORATIONS DIVISION



**C E R T I F I C A T E**

**THIS IS TO CERTIFY** that all applicable provisions of the District of Columbia Business Organizations Code have been complied with and accordingly, this ***CERTIFICATE OF INCORPORATION*** is hereby issued to:

Friends of Gompers Park

**Effective Date:** 5/12/2014

**IN WITNESS WHEREOF** I have hereunto set my hand and caused the seal of this office to be affixed as of 5/16/2014 10:31 AM



Business and Professional Licensing Administration

A handwritten signature in black ink that reads "Patricia E. Grays". The signature is fluid and cursive.

PATRICIA E. GRAYS  
Superintendent of Corporations  
Corporations Division

Vincent C. Gray  
Mayor

# THE DUPONT CURRENT

Text

## Grant to kick off Gompers Park upgrades

By DYLAN REFFE

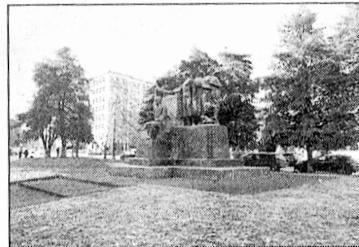
Current Correspondent

A little-known national memorial is poised to get a big makeover.

A new \$20,000 grant will help neighborhood residents in their push to restore and beautify Gompers Park, located at the intersection of Massachusetts Avenue and 10th and L streets.

The park is set to receive the donation from the Quadrangle Development Corp., pending approval of the firm's application for a planned-unit development just a block from the park.

The Logan Circle advisory neighborhood commission unanimously backed Quadrangle's application to



Brian Kapur/The Current

### A local developer has agreed to fund improvements to the park.

build a hotel and apartment complex at 9th and L streets, after the two sides agreed that the developers would donate a total of \$45,000 to three neighborhood projects as part of a community benefits package.

The development application is

now pending city approval. If it's accepted, the park's restoration can begin immediately.

"Had it not been for the commitment made by the Quadrangle group, we would not even have been able to envision any of this," said Brad Reichard, treasurer of the Friends of Gompers Park. "They're providing the seed money, no pun intended, and the seed money will hopefully allow us to move forward." He said the "hopeful timeframe" is to start work in the spring.

The Friends group has already begun planning Phase I of the park's restoration, which will include removing old turf, installing new sod, refurbishing flower beds, prun-

See **Gompers**/Page 16

## GOMPERS: Improvements sought for Northwest park

From Page 1

ing trees and adding plants.

"The landscape architects have looked at what could we do to beautify the park that stays consistent with the original planting plan but also takes advantage of native species," said Robin Nixon of the National Park Service.

Longer-term work will involve addressing infrastructure issues including electricity and plumbing.

The park contains a bronze memorial dedicated to Samuel Gompers, founder of the American Federation of Labor and one of the most influential leaders in the American labor movement. President Franklin Delano Roosevelt unveiled that memorial in 1933, and President

Harry S. Truman dedicated the park to Gompers in 1951.

"This park is significant, and nobody even knows about it," said Reichard. "It's really an American cultural heritage site."

Like every other circle, triangle and square between the Mall and Dupont Circle, Gompers Park is owned and maintained by the National Park Service. So the Friends of Gompers Park group worked with Nixon of the Park Service, whose job is to facilitate community partnerships that help sustain stewardship for urban parks.

"As the Park Service moves into its second century, we want to really connect with the community and engage the people who live here as the stewards of their national parks,"

she said.

Sherri Kimbel, director of constituent services for Ward 2 D.C. Council member Jack Evans, has also taken a hands-on approach to the issue. She worked with former advisory neighborhood commissioner Greg Melcher and, recently, current commissioner Charlie Bengel to seek out funding for the park.

"We have all these parks in the city, but they're not owned by the city," she said. "They're National Park Service parks, and the NPS has their hands somewhat tied because they don't get much of a budget."

Along with the initial investment, the park's annual upkeep is estimated to cost around \$15,000, which the Friends of Gompers Park will work to raise.

## Attachment 3

<p>resident will be forced out of a unit if he or she desires to continue renting the apartment.</p>	
<p>56. By report dated January 20, 2015, DDOT stated it had no objection to the Applicant's request for a PUD and related map amendment provided the following conditions were met: (i) install a minimum of 67 long-term and 10 short-term bicycle spaces for the residential building; (ii) install a minimum of 15 long-term spaces and six short-term bicycle racks for the proposed hotel and retail uses; (iii) install a Transit Screen in each residential and hotel lobby; (iv) become a Hotel Partner or Corporate Member of Capital Bikeshare; (v) provide a one-time Capital Bikeshare membership or carshare membership at initial lease and/or sale of each residential unit; (vi) unbundle parking costs from the price of all commercial and residential leases; and (vii) provide shower and changing facilities for hotel staff. The Applicant agreed to these additional measures at the hearing.</p>	<p>B.3. <b>Transportation Demand Management ("TDM") Measures.</b> Prior to issuance of the certificate of occupancy for the hotel or residential building, the Applicant shall implement the following TDM measures at the PUD, as applicable to the separate uses:</p> <ol style="list-style-type: none"> <li>a. identify a TDM Leader, who will print materials related to local transportation alternatives available to residents and employees upon request and at move-in for new tenants;</li> <li>b. Install a minimum of 67 long-term and 10 short-term bicycle spaces for the residential building;</li> <li>c. Install a minimum of 15 long-term spaces and six short-term bicycle racks for the proposed hotel and retail uses;</li> <li>d. Install a transit screen in each residential and hotel lobby;</li> <li>e. Dedicate one space on site for a car-sharing services with right of first refusal;</li> <li>f. Become a Hotel Partner or Corporate Member of Capital Bikeshare;</li> <li>g. Provide a one-time Capital Bikeshare membership or carshare membership for the first lease and/or sale of each residential unit;</li> <li>h. Unbundle parking costs from the price of all commercial and residential leases; and</li> <li>i. provide shower and changing facilities for hotel staff.</li> </ol>
<p>27. The project shall be designed and constructed to meet a LEED-Silver rating, and the Applicant will register to obtain the certification from the United States Green Building Council.</p>	<p>B.4. <b>LEED Qualification:</b> The PUD shall be designed to meet a LEED-Silver rating, and the Applicant shall register to obtain the certification from the United States Green Building Council.</p>
<p>41. <b>Financial Contributions to Community Organizations.</b> The Applicant will make the following financial contributions to community organizations to support efforts to enhance the</p>	<p>B.5. <b>Contributions to Community Organizations:</b> Prior to issuance of the building permit, the Applicant shall contribute funds to the following community organizations to</p>

<p>neighborhood and residential activities:</p> <ul style="list-style-type: none"> <li>a. <i>Friends of Gompers Park</i> – The Applicant will contribute \$20,000 to this organization to help fund the following improvements to Gompers Park located at 10<sup>th</sup> and L Streets, N.W.: the refurbishment of the grass turf (removal of existing turf; regrading for property drainage; installation of new sod and maintenance), and refurbishment of the flower beds (recreate historic flower beds, amend soil, install metal bed edging, install annuals).</li> <li>b. <i>Friends of 10<sup>th</sup> Street Park</i> – The Applicant will contribute \$20,000 to this organization, to help fund the following improvements 10<sup>th</sup> Street Park located in Square 369: park maintenance and new plantings, community bulletin board, additional seating, repair/replacement of light bollard, additional seating, and improvements to soft-play surface.</li> <li>c. <i>Thomson Elementary Parent-Teacher Association</i> – The Applicant will contribute \$5,000 to this organization for the purchase of Imagination Playground Blocks, a nationally recognized educational tool for igniting cognitive development through unstructured play, for use by students at Thomson Elementary School, 1200 L Street, N.W.</li> </ul>	<p>support their efforts as described below. The Applicant shall provide proof to the Zoning Administrator that the items or services funded have been or are being provided in order to obtain the building permit.</p> <ul style="list-style-type: none"> <li>a. <i>Friends of Gompers Park</i> – The Applicant shall contribute \$20,000 to this organization to help fund the following improvements to Gompers Park located at 10<sup>th</sup> and L Streets, N.W.: the refurbishment of the grass turf (removal of existing turf; regrading for property drainage; installation of new sod and maintenance), and refurbishment of the flower beds (recreate historic flower beds, amend soil, install metal bed edging, install annuals).</li> <li>b. <i>Friends of 10<sup>th</sup> Street Park</i> – The Applicant shall contribute \$20,000 to this organization, to help fund the following improvements 10<sup>th</sup> Street Park located in Square 369: park maintenance and new plantings, community bulletin board, additional seating, repair/replacement of light bollard, additional seating, and improvements to soft-play surface.</li> <li>c. <i>Thomson Elementary Parent-Teacher Association</i> – The Applicant shall contribute \$5,000 to this organization for the purchase of Imagination Playground <sup>Blocks</sup>, a nationally recognized educational tool for igniting cognitive development through unstructured play, for use by students at Thomson Elementary School, 1200 L Street, N.W.</li> </ul>
<p>39. <u>Employment and Training Opportunities</u>. The project is expected to create 170 full time permanent jobs and 450 full-time temporary construction jobs. (See Exhibit 50E). The Applicant will use the Department of</p>	<p>B.6. <u>Employment for District Residents</u>. The Applicant will use the Department of Employment Services (“DOES”) for the recruitment, referral, and placement of new hires or employees for new construction jobs</p>

## Attachment 4

INTERNAL REVENUE SERVICE  
P. O. BOX 2508  
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **FEB 19 2015**

FRIENDS OF GOMPERS PARK  
1117 10TH STREET NW 105  
WASHINGTON, DC 20001-0000

Employer Identification Number:  
46-5680007  
DLN:  
26053448001315  
Contact Person:  
CUSTOMER SERVICE ID# 31954  
Contact Telephone Number:  
(877) 829-5500  
Accounting Period Ending:  
December 31  
Public Charity Status:  
170(b) (1) (A) (vi)  
Form 990/990-EZ/990-N Required:  
Yes  
Effective Date of Exemption:  
May 12, 2014  
Contribution Deductibility:  
Yes  
Addendum Applies:  
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to [www.irs.gov/charities](http://www.irs.gov/charities). Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

FRIENDS OF GOMPERS PARK

Sincerely,

A handwritten signature in black ink, appearing to read "Tamara Rippendaal". The signature is fluid and cursive, with a large, stylized "T" at the beginning.

Director, Exempt Organizations