

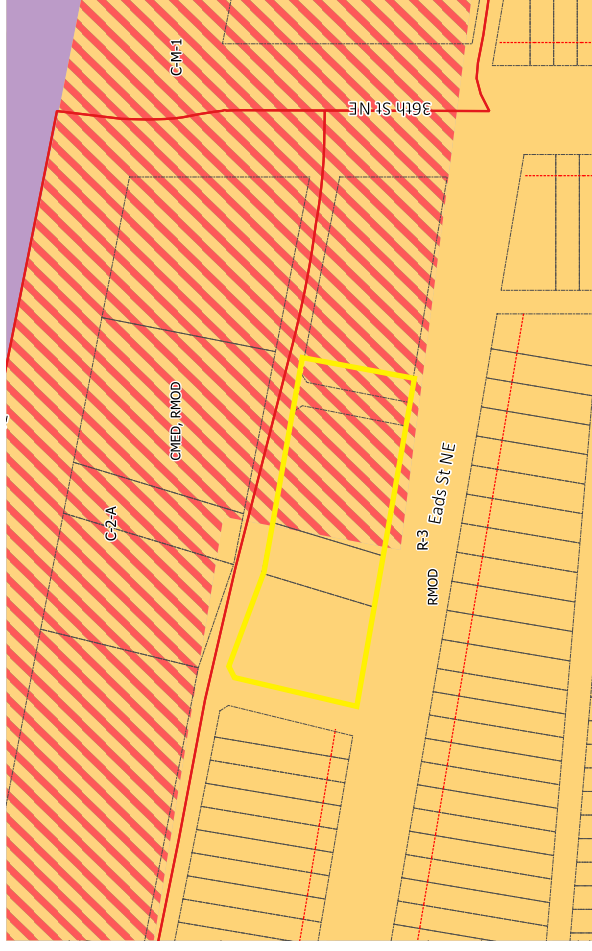
Attachment D

A. Property Location



- Located between 34th and 36th Street NE on Eads Street NE

B. Land Use Plan



- Comprehensive plan and Benning Road Corridor Redevelopment Framework facilitates proposed building plan



Neighborhood
Development
Company

3450 EADS ST NE PROJECT OVERVIEW

- 70 Units
- Underground Parking
- Secured Building
- Community Benefits Unresolved
- Planned Unit Development
 - Rear Yard
 - Building Area

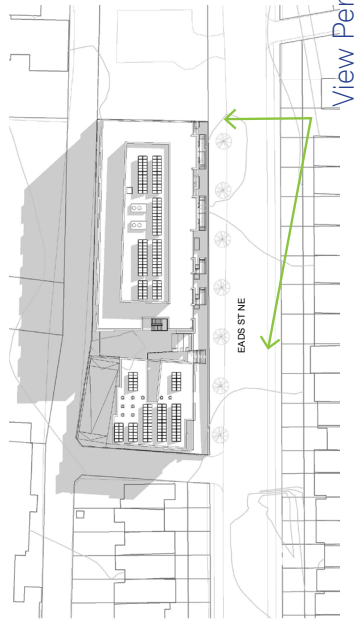
Target Income Examples

Unit Type	Income Range
1 Bedroom	\$24,435 to 40,725
2 Bedroom	\$29,322 to 48,870
3 Bedroom	\$33,883 to 56,472



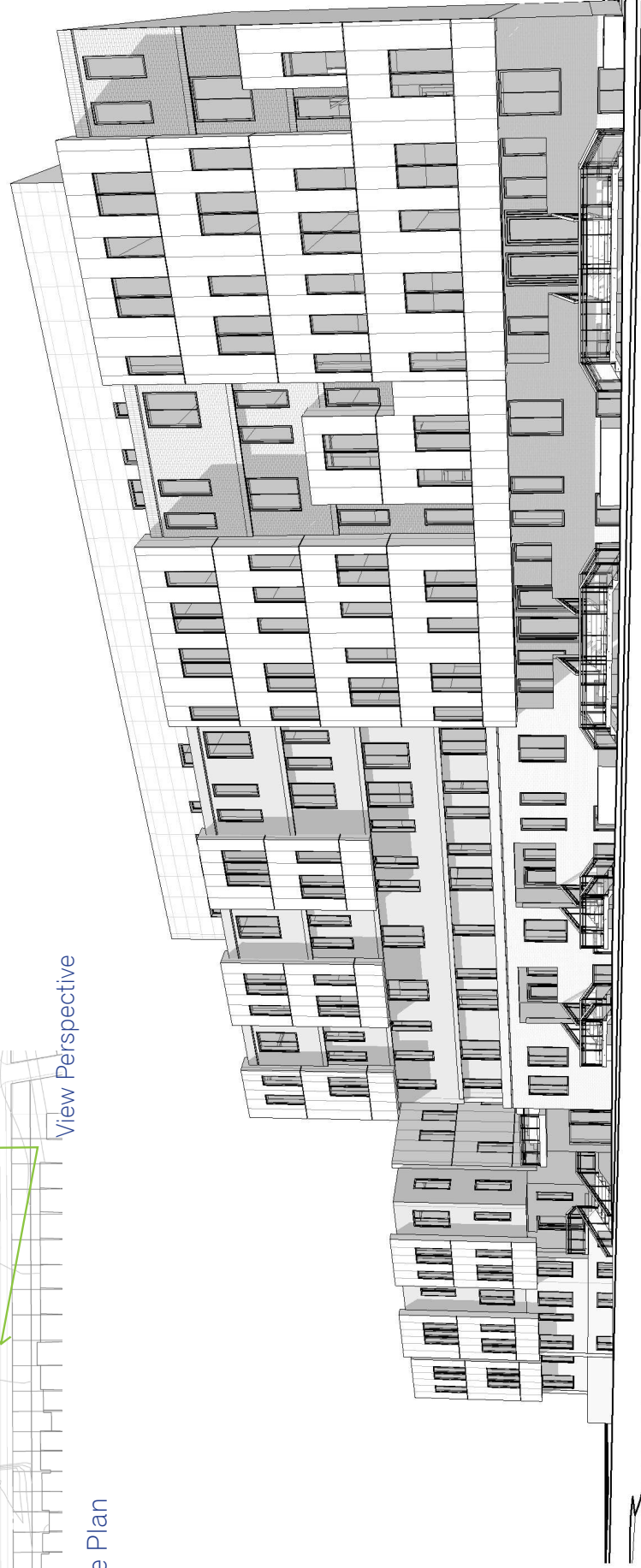
Neighborhood
Development
Company

3450 EADS ST NE PRELIMINARY DESIGN



View Perspective

Site Plan



View on Eads Looking North West

Attachment E



Michael Giulioni <mgiulioni@neighborhooddevelopment.com>

3450 Eads Street NE - Status Update

Michael Giulioni <mgiulioni@neighborhooddevelopment.com>
To: Cinque Culver <culver.ce@gmail.com>

Tue, Jun 21, 2016 at 11:42 AM

Hi Cinque,

Hopefully we'll get to chat today, but just in case we don't, I wanted to provide you an update on where we're at with respect to our plans for the 3450 Eads Street NE property.

We've moved a bit further forward on our design, and we think the project is a lot more commensurate with the surroundings. I've attached a package that I intend to present at tonight's ANC meeting. It's effectively the same information we covered at the RTCO with a new image of the building.

Regarding the ANC meeting, we're attending tonight's meeting to meet the new requirements for PUD processes, and simply to touch base before the summer break. We'll be providing a general overview of what's happened since the last ANC meeting, including our attendance at the RTCO meeting.

No request for action of any sort will be a part of our agenda. We simply need to communicate the project's status.

It would be great to provide and update from our coordination with RTCO about our next steps. So, if you do have some time to chat today about this, it would be helpful.

Please feel free to follow up to discuss.

Thank you,

Michael

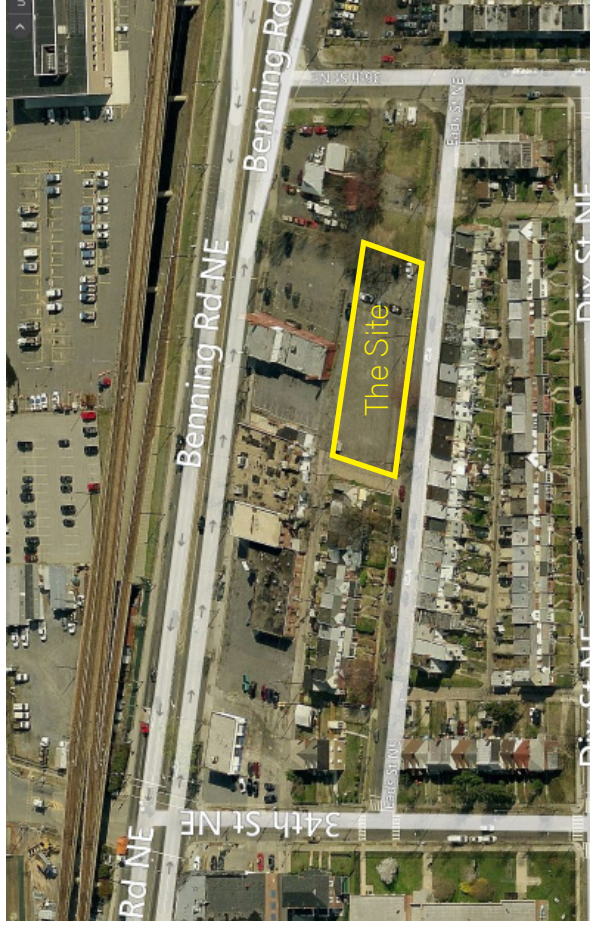
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Michael Giulioni
Project Manager, Pre-development | Neighborhood Development Company
o: (202) 567-3215 | m: (202) 352-2233
3232 Georgia Ave NW, Suite 100 | Washington, DC 20010

 **ANC Meeting Handout - 2016-06-21.pdf**
918K

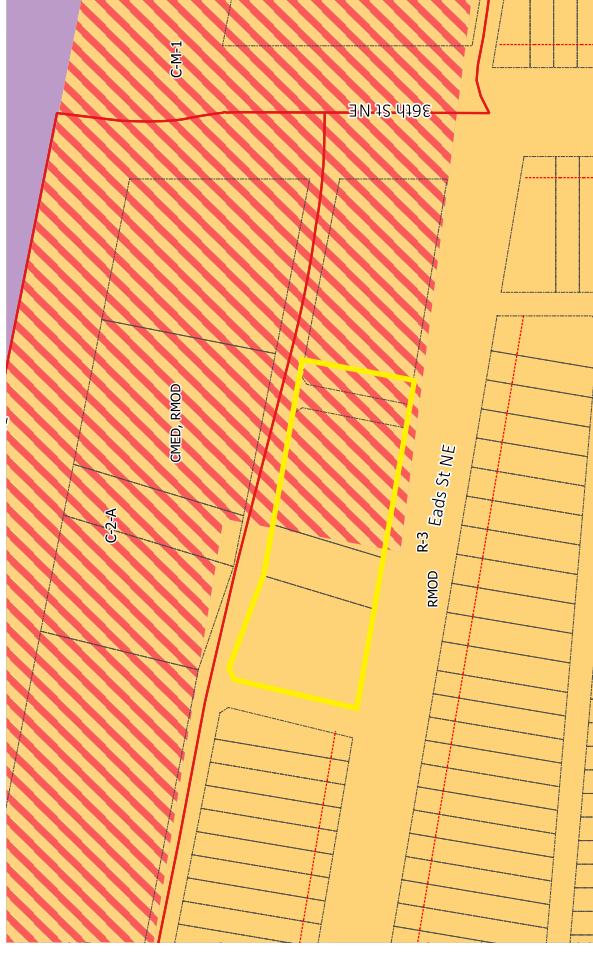
Attachment F

A. Property Location



- Located between 34th and 36th Street NE on Eads Street NE

B. Land Use Plan



- Comprehensive plan and Benning Road Corridor Redevelopment Framework facilitates proposed building plan

- ~70 Units
- Affordable project

• Underground Parking

• Secured Building

• Community Benefits
Unresolved

• Planned Unit Development

- Rear Yard
- Building Area

Target Income Examples

Unit Type	Income Range
1 Bedroom	\$24,435 to 40,725
2 Bedroom	\$29,322 to 48,870
3 Bedroom	\$33,883 to 56,472



View on Eads Looking North East

Attachment G

DRAFT OUTLINE

2016-07-11

Open Houses for 3450 Eads Street NE PUD Application

Outlined below are the current key parameters associated with the planning for the hosting of two open houses in relation to the PUD application for 3450 Eads Street NE, being pursued by 3443 Benning, LLC as subsidiary of the Neighborhood Development Company (NDC).

Dates and Times:

- Open House # 1 – August 17th 6:00 to 8:00 pm
- Open House # 2 – August 27th 9:00 am to 12:00 pm

Location:

River Terrace Education Campus, Multi-purpose Room, 420 34th St NE, Washington, DC 20019

Agenda and Format of Open Houses:

The agenda and format of both meetings will be the same, in order to facilitate flexibility of attendance by community members.

The meeting will be set up in an information station format. After an initial introduction to the Open House, participants will be invited to learn more about each of the different aspects of the project by visiting different information stations related to different elements of the project. Based on preliminary development work completed by NDC the following information stations are proposed:

- 1. Building Design:** participants will be able to learn more about the architecture of building proposed. Presentation boards providing information on the building's exterior and interior will be provided. Material samples will also be shared for review by participants. The architects of the project from Grimm + Parker will be on hand to answer questions about the specifics of the building.
- 2. Low Income Housing Tax Credit (LITHC) Project / Affordability:** participants will be able to learn more about the proposed affordable nature of the project from information boards and handouts. Specific information will be provided related the levels of affordability of the project, based on the overall number of units and unit mix.
- 3. Property Management/Security:** Staff from Equity Management, who manage other NDC LITHC projects, will be on hand to provide information about NDC's other LITHC properties and their general operations practices in terms of tenant selection, building management, and security.

- 4. Land-use, Project Schedule and Community Benefits:** Participants will be provided information related to the land-use policies associated with the project site, as well as background information regarding the, tentative project schedule, and proposed preliminary list of community benefits. Information will also be provided associated with the procedural requirements which the NDC must adhere to with respect to the provision of community benefits. This information will be provided on presentation boards and handouts.

Participants will be able to provide their feedback on the preliminary list of community benefits as currently proposed by the developer. Feedback on preliminary list of benefits and ideas regarding benefit options not yet identified will be solicited.

NDC is willing to provide light food and refreshments for both events.

Notification Approach:

The primary means of notification will be flyers delivered to area residents, based on a geographic area defined in partnership with the ANC SMD commissioner, and members of the River Terrace Community Organization (RTCO).

Additional notification will occur via a list of contacts that has been developed by NDC through preliminary discussions with the ANC and community. Additional notification will also occur in partnership with the RTCO Editorial Committee, via a web-based platform dedicated to informing River Terrace residents.

A particular element that NDC proposes be included in the notice will be an overview of the issue of community benefits, and the intent of the meeting to deal with this issues. Residents will be encouraged to contact NDC, in advance of the open houses, to identify any ideas for community benefits that should be considered.

Attachment H



Michael Giuliani <mgiulioni@neighborhooddevelopment.com>

3450 Eads Street NE - Open Houses - Save the Date Notice Text

Michael Giuliani <mgiulioni@neighborhooddevelopment.com>

Wed, Jul 20, 2016 at 5:47 PM

To: malissfree@aol.com, Editorial Committee <rtconewsletter@gmail.com>

Cc: "McKay, Claude B. (SMD 7D04)" <7D04@anc.dc.gov>, Juan Powell <jpowell@neighborhooddevelopment.com>

Malissa, as discussed, I've prepared the text below for circulation regarding the Open Houses for NDC's proposed project at 3450 Eads Street NE.

If you could circulate notice through the different digital mediums we discussed, it would be appreciated. If you could provide me some means of confirmation of receipt (e.g., link to web-page) it would also be appreciated.

Thank you for your help in this matter.

Save the Date: Neighborhood Development Company Planned Unit Development Open Houses: 3450 Eads Street NE

Dear Neighbor, the Neighborhood Development Company will be hosting two open houses in the August to share information about their proposed Planned Unit Development affordable residential apartment building to be located on the north side of Eads Street NE, on the vacant parking lot between 34th and 36th Streets NE.

The open houses are tentatively to be held on the following days and times, if you would like to reserve one of the times in your calendar.

- Open House # 1 – August 17th 6:00 to 8:00 pm
- Open House # 2 – August 27th 9:00 am to 12:00 pm

Both open houses will provide the same information for River Terrace residents interested in learning more about the building proposed for the site. Two events are being scheduled to allow for residents to attend that event which is most convenient for their schedule.

If you would like to receive an updated notice regarding the open houses, with more details as they are made available. Please e-mail or call the project manager, Michael Giuliani, to be added to the information notification list for the project: mgiulioni@neighborhooddevelopment.com or call [202-567-3215](tel:202-567-3215).

End of text.

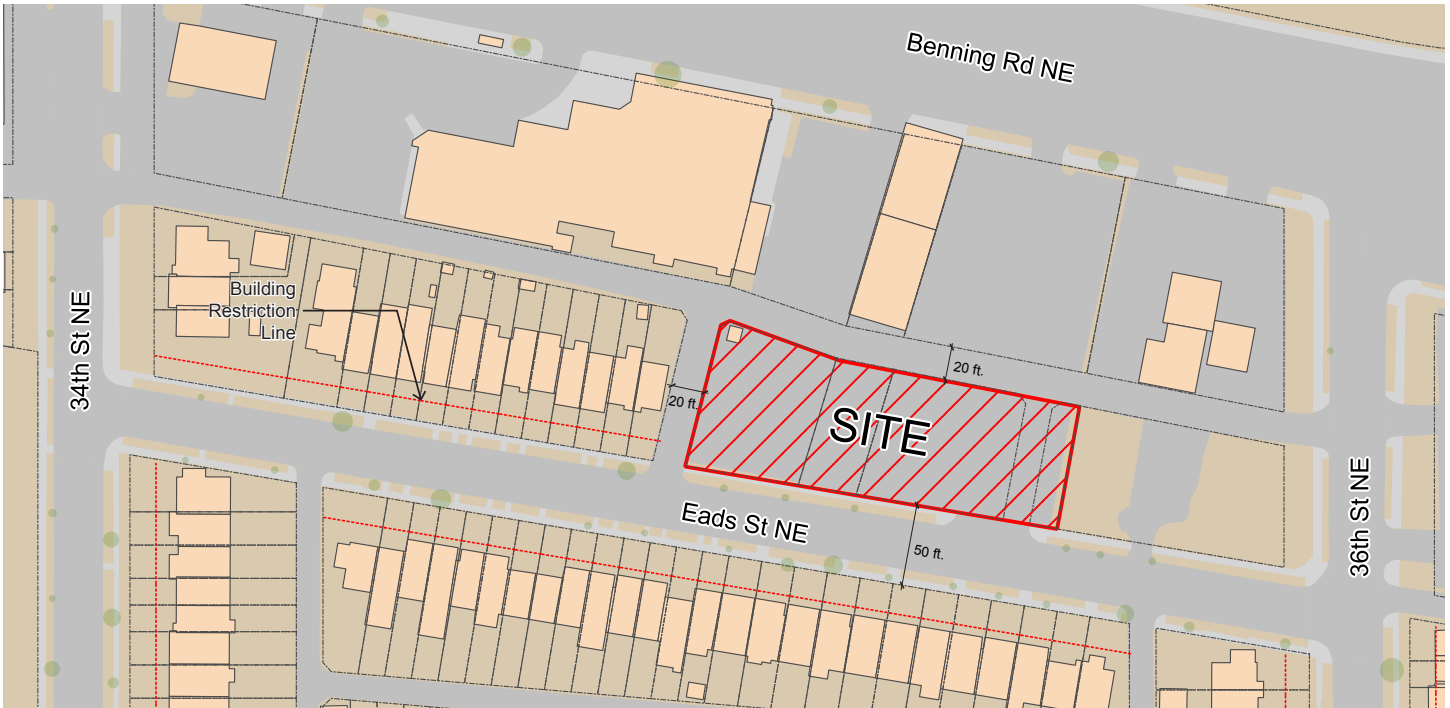
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Michael Giuliani
Project Manager, Pre-development | Neighborhood Development Company
o: (202) 567-3215 | m: (202) 352-2233
3232 Georgia Ave NW, Suite 100 | Washington, DC 20010

Local
Postal Customer

Notice of Public Open Houses for Planned Unit Development Proposal in River Terrace

Location of Planned Unit Development Proposal:



Additional Details on Other Side

Public Open House Details



The Neighborhood Development Company (NDC) will be hosting two open houses in August to share information about their proposed Planned Unit Development (PUD) affordable residential apartment building to be located on the north side of Eads Street NE, on the vacant parking lot between 34th and 36th Streets NE. (See map on opposite side of this notice which identifies the PUD site.)

When will the Open Houses Occur?

The open houses will be held on the following days and times, if you would like to reserve one of the times in your calendar:

Open House # 1 – August 17th 6:00 to 8:00 pm

Open House # 2 – August 27th 9:00 am to 12:00 pm

Both open houses will provide the same information for River Terrace residents interested in learning more about the building proposed for the site. Two events are being scheduled to allow for residents to attend that event which is most convenient for their schedule. Participants may show up at any time during the identified time slots.

Where will the Open Houses Occur?

*River Terrace Education Campus, 420 34th St NE, Washington, DC 20019
Multi-purpose Room*

What is the Purpose of the Open Houses?

Open House attendees will be able to

- Learn more about the project, including details about the proposed building design, development schedule, management framework, and security plans
- Provide feedback on NDC's proposed list of community benefits and provide input regarding potential alternate community benefits

RSVP Details

Please e-mail or call the project manager, Michael Giulioni, if you plan to attend: **mgiulioni@neighborhooddevelopment.com** or call **202-567-3215**. RSVP is not required, but would be appreciated, so appropriate arrangements can be made based on the total number of participants.

Attachment I



2016-08-15

3450 Eads Street NE Review of Current List of Proposed Public Benefits

Outlined below is the current list of proposed Public Benefits of the Planned Unit Development proposed at 3450 Eads Street NE, by 3443 Benning LLC, as subsidiary of the Neighborhood Development Company (NDC).

This list has been prepared in relation to the list identified in Subtitle X, Chapter 3, § 305.5 of the District of Columbia Zoning Regulations, adopted and to be enforced as of 2016-09-16. The list has been development to reflect public benefits commensurate with the degree of development incentives requested, and the potential adverse effects according to the specific circumstances of the proposed project, in accordance with Subtitle X, Chapter 2, § 305.5.

The list provided is preliminary in nature. It is intended to facilitate discussions with the community surrounding the project, the applicable Advisory Neighborhood Commission, and relevant District of Columbia agencies. The list does not preclude the potential for alternative public benefit options resulting from discussions with any of the previously identified project influencers.

The list is intended to present a list of possible options. Until vetted financially and in relation to varying community objectives, the list should not be construed as being resolved. In other words, there may be public benefits which are not yet on the list, which may be resolved to supplant the existing ideas and/or there may be benefits which may not ultimately be provided from the existing list due to financial considerations associated with the project's viability or due to their inconsistency with community objectives.

3450 Eads Street NE - Public Benefits Table

Benefit, based on Subtitle X, Chapter 3, § 305.5	NDC ideas/current position
a) Superior urban design and architecture	The project will provide superior urban design and architecture. NDC's intent is to develop a project that is context sensitive in terms of building materials and proposed building type.
b) Superior landscaping, or creation or preservation of open spaces	The project is currently proposing a front yard setback along Eads Street NE to enable landscape improvements consistent with the District Department of Transportation's Public Realm Design Standards.

Benefit, based on Subtitle X, Chapter 3, § 305-5	NDC ideas/current position
c) Site planning and efficient and economical land utilization	<p>The project will be influenced by the existing context transitioning from the existing row homes to the west. The building’s western most portions will be similar in scale to the existing row homes to the west of the project site. The building will “step-up” as it moves to the east.</p> <p>The project reflects an optimal use of land consistent with general and area specific land use guidance for the site. The project is located in proximity to a series of public assets (e.g., public transit, public parks) whose value would be realized by the level of development proposed on the site.</p>
d) Commemorative works or public art;	This benefit has not been considered at this time.
e) Historic preservation of private or public structures, places, or parks	This benefit has not been considered at this time.
<p>f) Housing that:</p> <p>(1) Exceeds the amount that would have been required through matter of-right development under existing zoning;</p> <p>(2) Includes senior housing; or</p> <p>(3) Provides units with three or more bedrooms</p>	<p>The project will exceed the amount of housing required/permitted through matter of right zoning. NDC has considered the option of Senior Housing and would be open to exploring this as a part of our development program. The preliminary unit program anticipates providing units with three or more bedrooms.</p>
<p>g) Affordable housing; except that affordable housing provided in compliance with the Inclusionary Zoning requirements of Subtitle C, Chapter 22, shall not be considered a public benefit except to the extent it exceeds what would have been required through matter-of-right development under existing zoning. In determining whether this standard has been met, the Zoning Commission shall balance any net gain in gross floor area against any loss of gross floor area that would have been set aside for “low-income households” as defined in the Inclusionary Zoning requirements of Subtitle C, Chapter 10</p>	<p>NDC is proposing to deliver an affordable housing project on the site in partnership with the District Department of Housing and Community Development.</p> <p>As such, the project will serve Area Median Income ranges at deeper levels of affordability and at higher overall concentration rates. The entire project will be affordable for residents making less than 50% of the Area Median Income (AMI) for the Washington Metropolitan Statistical Area. However, a proportion of all proposed units will serve individuals with incomes as low as 30% AMI.</p>
h) Employment and training opportunities	This benefit has not been considered at this time.
<p>i) Social services and facilities for the duration of the PUD, including, but not limited to, space dedicated for a day care or elderly care facility, for the duration of the PUD. The day care must be available to the general public and open during normal business hours at least five (5) days each week and fifty (50) weeks each calendar year. The space for each child shall be based on the requirement outlined in the Child Development Facilities Regulations.</p>	This benefit has not been considered at this time.

Benefit, based on Subtitle X, Chapter 3, § 305-5	NDC ideas/current position
<p>j) Building space for special uses including, but not limited to, community educational or social development, promotion of the arts or similar programs and not otherwise required by the zone district, a grocery store larger than fifteen thousand square feet (15,000 sq. ft.) in areas where a grocery store does not exist within a three mile (3 mi.) radius, or incubation space for small or local businesses</p>	<p>NDC has incorporated into preliminary plans a potential community serving space, that could be programed in accordance with the special uses outlined. However, there has been no discussions to date about the programming of this space.</p>
<p>k) Environmental and sustainable benefits to the extent they exceed the standards required by zoning or other regulations including, but not limited to:</p> <ul style="list-style-type: none"> (1) Storm water runoff controls in excess of those required by Stormwater Management Regulations; (2) Use of natural design techniques that store, infiltrate, evaporate, treat, and detain runoff in close proximity to where the runoff is generated; (3) Garden(s) or on-site food production through permanent and viable growing space and/or facilities such as a greenhouse or a garden conservatory which provide fencing, watering systems, soil, secured storage space for tools, solar access, and pedestrian access as applicable. The facility shall be designed to be architecturally compatible with the development and to minimize the visibility of mechanical equipment; (4) Total green area ratio scores that exceed requirements by at least one-tenth (0.1); and (5) Meeting the minimum standards for Leadership in Energy and Environmental Design (LEED) Gold certification. The project does not have to achieve actual LEED certification; however, the developer must include the LEED checklist and documentation in the application, approved by a LEED Accredited Professional (LEED-AP) that shows that the project will comply with LEED requirements. 	<p>NDC is anticipating incorporating sustainable design tactics into the project, including a superior building envelope and other tactical approaches that will enable the project to secure Enterprise Green Communities certification.</p>
<p>l) Streetscape plans, subject to approval by the Department of Transportation Public Space Committee including implementation and maintenance of the streetscape for the duration of the project for areas where there are no design standards.</p>	<p>As previously indicated, the project is currently proposing a front yard setback along Eads Street NE to enable landscape improvements consistent with the District Department of Transportation's Public Realm Design Standards.</p>

Benefit, based on Subtitle X, Chapter 3, § 305-5	NDC ideas/current position
m) Outdoor children's play area: a public, active, outdoor children's play area that shall be secure, separated from parking and maneuvering areas, and designed to facilitate adult supervision. The play area shall include play equipment, installed to the manufacturer's specifications, or natural features suitable for children in both preschool and elementary school. The play area shall be a minimum of five hundred square feet (500 sq. ft.)	This benefit has not been considered at this time.
n) Park maintenance or participation in the Department of Park and Recreation (DPR) "Adopt-a-Park Program" for the life of the development.	This benefit has not been considered at this time.
o) Transportation infrastructure beyond that needed to mitigate any potential adverse impacts of the application including, but not limited to, dedication and/or construction of a public street or alley; maintenance of a street median; or provision of a public easement for a pedestrian walkway that would not otherwise be required.	This benefit has not been considered at this time.
p) Mass transit improvements, including, but not limited to, location and funding of a shared bike station; accommodation, and/or construction of a Metro station entrance; or donation of space for a transit store or other similar space to provide services such as the sale of transit cards, Metro passes, bus and train schedules, and information on bike and car sharing programs, etc..	This benefit has not been considered at this time.
q) Uses of special value to the neighborhood or the District of Columbia as a whole.	This benefit has not been considered at this time.
r) Other public benefits and project amenities and other ways in which the proposed PUD substantially advances the major themes and other policies and objectives of any of the elements of the Comprehensive Plan.	As previously highlighted, NDC has incorporated into preliminary plans a potential community serving space. Currently this space has been sized at ~1,200 sq. ft. This space has been proposed as it is consistent with direction provided in the Benning Corridor Redevelopment Framework Plan which calls for an intergenerational community space; however, no specific considerations have been made to how it would be programmed other than that it would be available to both the future building occupants as well as the surrounding neighborhood.

3450 Eads Street NE

Property Management Overview

Tenant Selection

- Positive Credit History
- Positive Rental History
- Successful Criminal Background Check
- Qualifying Household Income (Generally a 35%-40% Rent to Income Ratio)
- ResidentialOne observes is an Equal Housing Opportunity provider and strictly adheres to all Federal and DC statutes regarding Fair Housing and non-discrimination.

General Operating Practices

- Hire and Train Quality Personnel at Every Level
- Maintain an On-Site Management Presence
- Provide Exemplary Customer Service
- Maintain Clean, Quality Housing for Our Residents
- Implement and Maintain Appropriate Security Measures, Including Controlled Access Buildings, Video Camera Systems, Personnel as Needed, etc.
- 24/365 Emergency Maintenance Service
- Initiate Resident Services Programs
- Contribute to and Become Part of the Greater Community
- Maintain Positive and Cooperative Community and Governmental Relationships

ResidentialOne's Residents in Washington, DC

- Typically Earn Between \$33,000 and \$65,000 per Year (Household Income based on 1-4 persons)
- Move-Out at a Rate of 20% or Less Per Year (DC Average is 45%) – This Equates to Greater Neighborhood Stability and Sense of Community
- Buy Homes and/or Move Out of the Area Post-Residency

Attachment J

Architecture

Building Perspectives and Elevation



Front Perspective - Looking North-East



Front Perspective - Looking North-West



Rear Perspective - Looking South East



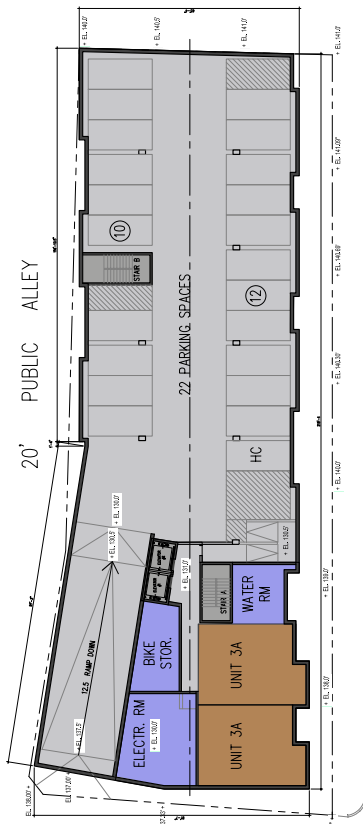
Front Elevation

3450 Eads Street NE

August 2016

Architecture

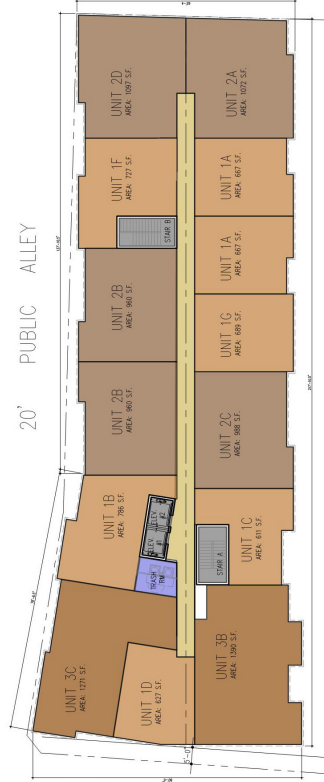
Floor Plans and Site Plan



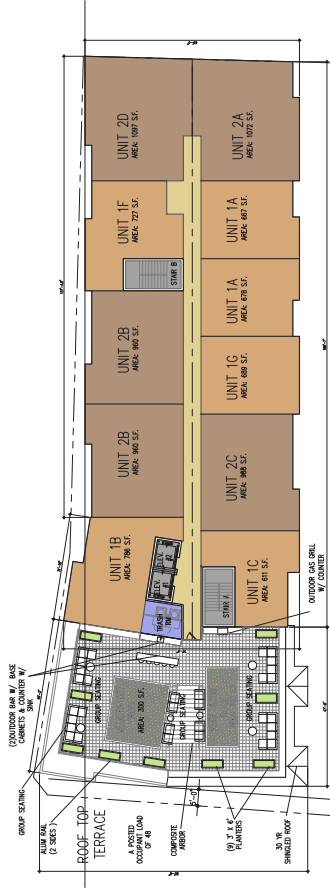
Below Grade



First Floor/Site Plan



Second and Third Floor



Fourth and Fifth Floor

3450 Eads Street NE

August 2016

Unit Mix and Affordability Levels

Total Estimate Units: 59



		30 % AMI	50 % AMI
1 Bedroom	Units	7	27
	Monthly Rent	\$655	\$1,092
	Annual Income	\$26,208	\$43,680
2 Bedroom	Units	3	11
	Monthly Rent	\$737	\$1,229
	Annual Income	\$29,484	\$49,140
3 Bedroom	Units	3	8
	Monthly Rent	\$885	\$1,474
	Annual Income	\$35,381	\$58,968
Total Units		13	46

Unit mix is subject to change as a result of feedback from DHCD. Final rents are subject to size of household.

3450 Eads Street NE

August 2016