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May 29, 2007

DENNIS R. HUGHES
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VIA HAND DELIVERY

District of Columbia Zoning Commission
441 4th Street, N.W.
Suite 210S
Washington, D.C. 20001

2007 MAY 29 PM 4:25
DC COMMISSION
RECU

Re: Comstock East Capitol, L.L.C.
Zoning Commission Case No. 06-34

Dear Members of the Commission:

In advance of the public hearing scheduled for June 18, 2007, Comstock East Capitol, L.L.C., the Applicant in the above-referenced case, submits the following additional information pursuant to 11 DCMR §3013.8. These materials supplement the materials previously filed with the Zoning Commission by the Applicant, including its application filed with the Commission on June 23, 2006 and supplemental statements filed on October 31, 2006, and November 28, 2006.

Following the Zoning Commission's determination in November 2006 to set the PUD and Map amendment applications (the "Project") for hearing, the Applicant has continued to study and enhance the Project, both in terms of its design and its benefits provided to the community. To that end, the Applicant has held discussions on a number of occasions with its neighbors to the east, west and south of the site, the Advisory Neighborhood Commission (ANC 6B) in which the site is located as well as with representatives of the D.C. Office of Planning, D.C. Public Schools, the D.C. Department of Transportation, Eastern High School administrators and the Capitol Hill Restoration Society. In March of 2007, at the request of neighboring ANC 6A, the Applicant provided information about the Project and opened dialog with members of ANC 6A to address their comments and suggestions regarding the Project's potential impact upon ANC 6A. The supplemental architectural drawings enclosed as Exhibit A include several substantive revisions to reflect the suggestions received at those meetings, including numerous changes to the materials and color palate on the exterior of the building, especially on the northern elevation facing East Capitol Street. These revisions improve the overall cohesiveness of the design and contribute to the Project's streetscape appeal. The attached drawings reflect the most current design for the Project and supersede all prior versions submitted to the record in this case. For the Commission's reference, a detailed list of the revisions made by the Applicant to the original drawings also is provided at Exhibit A.

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District of Columbia
CASE NO. 06-34
EXHIBIT NO. 38
ZONING COMMISSION
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In addition to the numerous design refinements to the Project reflected in the revised plans, the Applicant also submits the following supplemental information regarding traffic circulation and alley improvements resulting from its further study and coordination with community stakeholders:

- The Applicant commits to include in its construction traffic plan (subject to DCDOT approval) a traffic routing that avoids: (1) the use of C St, NE, west of the 1800 block; and (2) the use of 17th St, NE, north of East Capitol Street during the construction of the Project. The Applicant further commits to make note of the construction traffic plan in its contract with sub-contractors and to work with the neighboring ANC 6A and 6B to create contact and enforcement provisions between the neighborhoods, the Applicant and its sub-contractors;
- The Applicant has further studied supplemental lighting for the public alley to enhance security in the alley. An example of contemplated lighting fixtures along the portion of the Project fronting the alley are attached as Exhibit B.

Community Support for Project

The community has been consistently receptive to the Applicant's proposal to replace the existing vacant and derelict apartment buildings on the Property with new multi-family residential use. The Applicant is pleased with the reception it has been shown and with the enhanced project that has resulted from its further study and coordination with community stakeholders. To that end, the Applicant encloses for the Zoning Commission's reference the following letters in support of the Project:

- Report to the Zoning Commission from D.C. Department of Transportation dated March 19, 2007, indicating no objections to the Project (Exhibit C);
- Letter to the Zoning Commission from ANC 6B dated February 21, 2007, confirming that the ANC considered the applications at its February 20, 2007 public meeting and, with a quorum present, voted unanimously to support the applications. (Exhibit D);
- Letters and petitions regarding the Project from more than 30 adjacent and nearby residents (more letters may be submitted at or prior to public hearing) (Exhibit E), including:
 - Petitions in support from residents of Drummond Condominium (#1 18th Street, SE)(Exh. E-1);
 - Petitions in support from residents of Farthing Condominium (#7 18th Street, SE) (Exh. E-2);
 - Correspondence from Stephanie Nixon, representative of ANC 6A, regarding progress of discussions among Applicant, ANC 6A reps and Office of Planning (Exh. E-3); and
 - Petitions in support from other neighboring residents (Exh. E-4).

Refinement of Community Benefits Package

Over the past few months, the Applicant also has endeavored to finalize all formal aspects of the financial and in-kind arrangements it has proposed as part of its community benefits package. To that end, the Applicant submits the following supporting documents:

- Letter agreement with the adjacent Drummond Condominium detailing a financial contribution to directly fund exterior renovations to the Drummond building, located immediately east of the Project (Exhibit F);
- Letters from adjacent Drummond and Farthing condominium associations consenting to Applicant's proposed landscaping of the open space along the south side of the alley in Square 1096 (Exhibit G) (letters from other abutting property owners in process);
- Fully-executed letter agreement between the Applicant and the Super Leaders program confirming the use of a \$10,000 contribution from the Applicant explicitly for youth leadership programs at Eastern High School (Exhibit H);
- Fully-executed letter agreement between the Applicant and D.C. Public Schools authorizing the Applicant to repair the basketball courts at Eastern High School (Exhibit I);
- First Source Employment Agreement executed by the Applicant and submitted to the District of Columbia Department of Employment Services for approval (Exhibit J); and
- Memorandum of Understanding executed by the Applicant and submitted to District of Columbia Department of Small and Local Business Development (Exhibit K).

In addition to these already proffered benefits, and in response to comments received from community representatives, the Applicant is working with the Capitol Hill Community Foundation (CHCF) to finalize a contribution to that organization in the amount of \$25,000. CHCF shall administer and use these funds for grants to renovate exterior areas of Eastern High School and Eliot Junior High School. The Applicant plans to submit a formal agreement to this effect with CHCF at or before the public hearing.

Consistency with PUD Evaluation Standards

In sum, the Applicant offers the following updated summary of the Project's amenities and public benefits consistent with the standards established in §2403 of the Zoning Regulations.

§ 2403.9(a) - Urban Design, Architecture, Landscaping, or Creation or Preservation of Open Spaces

- A. Massing, design and materials of Project to be compatible with surrounding vernacular and minimize bulk of building.
- B. Primary architectural treatment/articulation and masonry materials to be employed along all four Project elevations.
- C. Mechanical penthouse structures that have been reduced in size and one elevator stop removed from rooftop to reduce perceived massing.
- D. Extensive formal landscaping along East Capitol Street, with coordinated plantings in front of adjacent buildings to east and west.
- E. Installation of cherry trees in the open space fronting the four multi-family buildings in Square 1096 along 17th and 18th streets.
- F. Replacement of missing street trees in the 1800 block of East Capitol Street.
- G. Landscape buffers along east and west property lines to maximize privacy to Project and neighboring properties.

- H. Focused plantings along rear/alley property line to screen and minimize impact of Project to neighboring property owners to south of Site.
- I. Installation of screening trees and evergreen plantings in a landscape island adjacent to Drummond parking spaces in the alley to screen the project from the rear yards of homes along A Street, SE.
- J. Removal of air conditioning machinery to roof of building to minimize visual and noise-related intrusion.

§ 2403.9(b) - Site Planning and Efficient Land Utilization

- A. Footprint of Project maximizes light and air to residential units.
- B. Site planning reflective of/responsive to prominent institutional use (Eastern High School) located immediately across East Capitol Street from Property.
- C. Project located to minimize impact to neighboring property owners to east and west (side yard setback far in excess of minimum required + landscape buffering)
- D. Project's impact on properties to south, across alley, also minimized/mitigated through landscape buffer, enhanced architectural treatment and materials.

§ 2403.9(c) - Effective and Safe Vehicular and Pedestrian Access, Transportation Management Measures, Connections to Public Transit Service, and Other Measures to Mitigate Adverse Traffic Impacts

- A. Project will provide significant off-street parking (.85 parking space per unit) where none currently exists.
- B. Close proximity of Project to Metrorail and Metrobus access.
- C. Project will have inconsequential impact on traffic.
- D. Project will involve significant enhancements (repaving, installation of building-mounted lighting) to public alley system in Square 1096.
- E. Replacement of concrete sidewalk along East Capitol Street in Square 1096.

§ 2403.9(d) - Historic Preservation of Private or Public Structures, Places, or Parks

Not Applicable

§ 2403.9(e) - Employment and Training Opportunities

- A. First Source Employment Agreement submitted to DOES for approval.
- B. Memorandum of Understanding submitted to DSLBD for approval.

§ 2403.9(f) - Housing and Affordable Housing

- A. Replacing vacant, obsolete apartments with no off-street parking with new apartment building with ample structured parking.
- B. Project will contain 133 units of varying size and parking for 113 vehicles.
- C. Not less than 11 deed-restricted housing units containing not less than 9,300 Gross Square Feet (approx. 8 percent of total) provided (@ 80% Metro AMI).

§ 2403.9(g) – Proposed Social Services/Facilities

- A. \$10,000 contribution to Brig Owens "Super Leaders" mentoring and youth leadership program at neighboring Eastern High School.
- B. \$15,000 contribution toward exterior improvements to proposed seniors housing building adjacent to Property operated by Mt Moriah Baptist Church.

§ 2403.9(h) - Environmental Benefits

- A. Use of energy-efficient and environmentally-sustainable building materials and appliances in development and construction of Project.
- B. Installation of "cool roof" to reduce heat island effect.
- C. Installation of on-site filtration system for storm water before release.

§ 2403.9(i) - Uses of Special Value to the Neighborhood or the District of Columbia as a Whole

- A. New residential construction to replace obsolete, dilapidated and vacant use of Property.
- B. Resurfacing and repair or replacement of equipment for 2 community basketball courts at Eastern High School.
- C. Installation and perpetual trash maintenance of two trash receptacles along East Capitol frontage of Property.
- D. \$25,000 contribution to Capitol Hill Community Foundation.

§ 2403.9(j) - Other Public Benefits and Project Amenities

- A. \$15,000 contribution toward exterior improvements to Drummond Condominium building located adjacent to Property.

Testimony at the Public Hearing

In prior filings with the Zoning Commission, the Applicant set forth the Project's consistency with the elements of the then-existing Comprehensive Plan. Subsequent to the Application, the District of Columbia Council adopted a new Comprehensive Plan - the Comprehensive Plan Amendments Act of 2006, passed on December 19, 2006. As before, the Project is consistent with numerous policies of the recently-adopted Comprehensive Plan, both in terms of Citywide and Capitol Hill Area Elements. At the public hearing, the Applicant will present expert testimony to support the consistency of the Project with the current Comprehensive Plan.

Finally, for the Commission's reference, the Applicant is attaching the resume of Sean Pichon and Jeff Goins, partners with PGN Architects, architects for the Project. At the June 18 hearing, the Applicant intends to call these gentlemen as expert witnesses in architecture (Attachment L). In addition, the Applicant plans to call the witnesses noted in its November 28, 2006 filing, all of whom have previously been recognized by the Commission as experts in their respective fields.

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Thank you for your consideration of these items in anticipation of the public hearing scheduled for June 18, 2007. Please do not hesitate to contact the undersigned with any questions.

Respectfully submitted,

HOLLAND & KNIGHT LLP



Dennis R. Hughes

Enclosures

cc: Advisory Neighborhood Commission 6B,
Maxine Brown-Roberts, DC Office of Planning

Exhibits

Revised Architectural Plans	A
Proposed Exterior Lighting Details (alley)	B
March 19, 2007 DDOT Approval Letter	C
February 21, 2007 ANC 6B Unanimous Support Letter	D
Letters of support from area residents and adjacent property owners	E
Letter Agreement with the Drummond Condominium	F
Letter of Support re: Alley Plantings	G
Executed Letter from Super Leaders	H
Executed letter from DC Public Schools for basketball court improvements	I
DOES First Source Employment Agreement	J
Memorandum of Understanding with DSLBD	K
Resume – PGN Architects	L

EXHIBIT A

ARCHITECTURAL DRAWINGS ATTACHED SEPARATELY

Summary of Changes Follows

**Zoning Commission Application No. 06-34
Comstock East Capitol, L.L.C.**

Summary of Revisions to Architectural Drawings

May 29, 2007

- Gross Floor Area
 - Revised to include 630 square feet on the cellar level - **Sheet A9**
- Garage parking space dimensions added - **Sheets A13 and A19**
- Detail added to identify window wells that require railing - **Sheet C-1.0**
- Detail drawings of penthouses
 - Lowered penthouses by 4 feet with the exception of elevator shaft so that the penthouses at either end are now only 10'10" - **Sheets A18 and A25**
 - Reduced bulk of the elevator penthouse by ½ by stopping one elevator at 4th floor - **Sheets A22 and A18**
 - Ensured penthouses over residential units are sized only for mechanical closets and walkway to rooftop balcony door - **Sheets A18 and A25**
- Rooftop Plans
 - Added dimensions of setbacks from edge of roof and heights of penthouses to ensure 1:1 setback is met - **Sheets A18 and A25**
 - Added details of location of common area rooftop hvac units (RTU) and residential hvac units on roof - **Sheet A18**
 - Removed residential hvac units from penthouse roofs to lower the penthouse heights - **Sheets A18 and A25**
 - Added detail to section drawings to show height of roof parapet and rooftop railings - **Sheets A25 and A22**
- Design of top Floor
 - Revised color scheme (requested and approved of by ANC6A) - **Sheet A2**
 - Additional trim and shadow box details - **Sheet A2**
 - Revised cornice line at division of 3rd/4th floor - **Sheet A2**
- Rear Façade.
 - Added Brick - **A5 and A22**
 - Added Cornice and shadow box trim elements - **Sheet A5**
 - Revised color scheme - **Sheet A5**
- Exterior Windows.
 - Windows shifted slightly for unit layouts - **Sheet A3, A4 and A5**
 - Revised color scheme - **Sheet A2-A5**
- Landscape
 - Creation of a block landscape identity to complement the front of the subject building with additional offsite landscaping of cherry trees for the front of the two multifamily buildings on 17th Street and the two multifamily buildings on 18th Street - **Sheet A1, A1A, L-1.0**
 - Addition of two offsite Elm street trees on the 1800 block of East Capitol Street to fill in where trees are currently missing - **Sheet A1, A1A, L-1.0**
 - Additional planting across alley in planting strip adjacent to Drummond condominium parking spaces **Sheet A1, A1A, L-1.0**

EXHIBIT B

Proposed Exterior Lighting Details (Alley)

DESCRIPTION

682-WP "Floating" Wedge Wall Sconce features bronze construction and is available in two sizes.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Material

Painted aluminum or solid bronze. 1/8" white acrylic diffuser for CFL/Incandescent and clear tempered refractive glass for MH. Optional clear tempered glass for full cut-off.

Finish

Premium TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard: Natural Bronze (NBZ) [Sustainable Design]. Note: Bronze will weather to a dark bronze patina. Premium: Black (BK), Grey (GY), White (WH), Dark Platinum (DP), Graphite Metallic (GRM), Silver Metallic (SM), Gold Metallic (GM), Bronze Metallic (BM), Verdigris (VG), Lacquered Satin Chrome (SCL), Lacquered Satin Nickel (SNL) or Custom Color (CC).

Optics

Refer to www.shaperlighting.com for complete photometrics.

Ballast

Integral electronic HPF multi-volt 120/277V (347V Canada), thermally protected with end-of-life circuitry to accommodate 28W, 32W or 42W lamps. Metal halide ballasts are HPF open core & coil type, multi-volt 120/277V for the specified lamp wattage. Contact the factory for 347V.

Lamp/Socket

8": One (1) or two (2) 28W or 32W (GX24q-3) triple CFL lamp(s), one (1) 42W (GX24q-4) triple CFL lamp, or one (1) 75W A-19 lamp. 11": Two (2) 28W, 32W (GX24q-3) or 42W (GX24q-4) triple CFL lamps, one (1) 50W, 70W or 100W ED-17 Metal halide lamp or one (1) 100W A-19 lamp. CFL socket injection molded plastic. INC socket fired ceramic rated for 680W-250V. MH socket ceramic pulse-rated, 4KV. INC socket fired ceramic rated for 680W/250V. Lamps furnished by others.

Installation

Supplied with a mounting back for a standard 4" J-box or stucco ring. Optional rear (through wall) feed conduit mounting. Surface mount conduit power feed - Contact factory.

Options

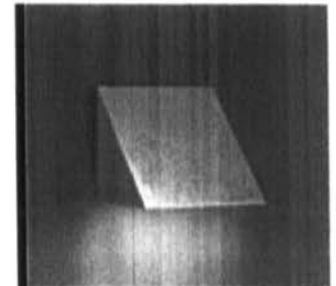
Rear (through wall) Feed Conduit Mounting (C), Blunt Nose (BN), Photocell with 1 1/2" deep back support (PH), Quartz Restrike - MH 11" only (QR), Clear Tempered Glass Lense for full cut-off (TGL) [Dark Sky Compliant]. Energy Star Rating - Consult factory.

Labels

U.L. and C.U.L. approved for wet location.

Modifications

Contact the factory regarding scale options, unique finishes, mounting, additional materials/colors, or decorative detailing.



682-WP SERIES

Exterior Wall Luminaire
"Floating" Wedge



ORDERING INFORMATION

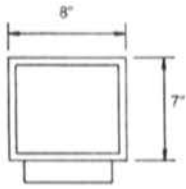
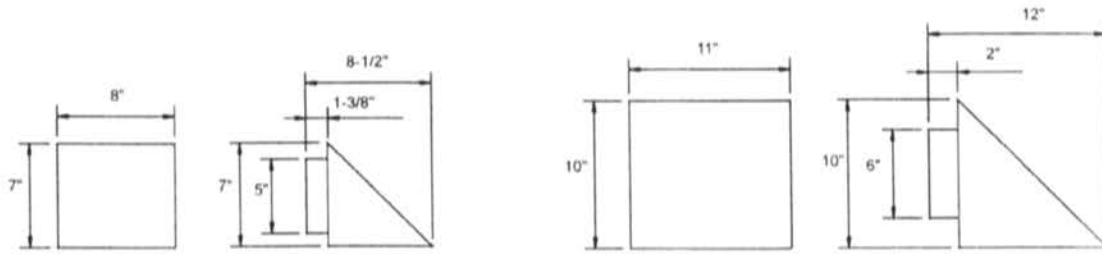
Sample Number: 682-WP-11-MH/1/70-277V-BK

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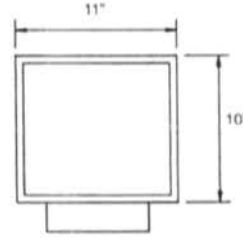
Series	Size	Lamp	Voltage	Finish * *	Options
682-WP ¹ Floating Wedge Wall Sconce	8" 11"	CFL/1 (26/32/42W-Triple) ¹ CFL/2 (26/32/42W-Triple) ² CFL/2/32 ¹ INC/1/75 ¹ INC/1/100 ² MH/1/50 ³ MH/1/70 ³ MH/1/100 ³	120V 277V ³ 347V ⁴	Standard NBZ ⁵ Natural Bronze Premium BK ⁶ Black BM ⁶ Bronze Metallic CC ⁶ Custom Color DP ⁶ Dark Platinum GM ⁶ Gold Metallic GRM ⁶ Graphite Metallic GY ⁶ Grey SCL ⁶ Lacquered Satin Chrome SM ⁶ Silver Metallic SNL ⁶ Lacquered Satin Nickel VG ⁶ Verdigris WH ⁶ White	BN ⁷ Blunt Nose C ⁷ Rear (through wall) Feed Conduit Mounting PH ⁷ Photocell QR ⁷ Quartz Restrike ⁷ TGL ⁷ Sandblasted Tempered Glass Lense ⁷

- Notes: 1 Available in 8".
2 Available in 11".
3 CFL and MH only.
4 Available with CFL only.
5 Premium TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear.
6 Bronze will weather to a dark bronze patina.
7 MH only.

Dimensions

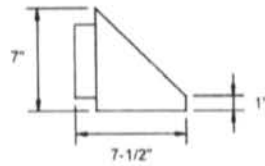


8" STANDARD

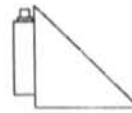


11" STANDARD

OPTIONS

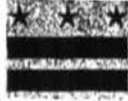


BLUNT NOSE (BN)



PHOTOCELL (PH)

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION



Transportation Policy and Planning Administration

DC
MAR 21 11 09 AM '07

To: Sharon S. Schellin, Secretary
Zoning Commission

From: Kenneth G. Laden *KG Laden*
Associate Director for Transportation Planning

Date: March 19, 2007

Subject: ZC 06-34 – Planned Unit Development (PUD) Application and Related Zoning Map Amendment from R-4 District to an R-5-B District for a New Residential Development Located at 1705-1729 East Capitol Street, SE, Square 1096, Lots 51-55

The District of Columbia Department of Transportation (DDOT) has reviewed the application and other materials for the subject site. DDOT has no objections to the project.

Project Description

The applicant, Comstock East Capitol, L.L.C., seeks consolidated PUD approval and a Zoning Map amendment to change the proposed classification of the site from R-4 to R-5-B in order to develop a four-story residential building with a building height of 60 ft., the maximum building height allowed in an R-4 district is 40 ft. The site is located on East Capitol Street, SE between Seventeenth Street, SE and Eighteenth Street, SE and borders a twenty-foot wide public alley to the rear and apartment buildings to the east and west. The proposed new building will contain approximately 115,000 ft² of gross floor area, 136 dwelling units and 117 garage parking spaces.

The applicant retained a traffic consultant firm to prepare a traffic impact and parking study, analyzing existing traffic conditions and the proposed future impacts caused by the development. The project is projected to generate approximately 33 AM peak-hour trips, 39 PM peak-hour trips and a total of 412 average daily trips. DDOT supports the findings of the study that the observed intersections in the study area currently operate at an acceptable Level-of-Service C (LOS-C) or better during the AM and PM peak hour; and are projected to operate at LOS-C or better after project completion, and the project will have a negligible impact on traffic conditions on nearby streets.

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EXHIBIT NO. *34*

The applicant proposes to use the existing public alley for access to the parking garage and loading facilities. The applicant exceeds the minimum number of parking spaces required if the R-4 District of the R-5-B District standards were applied. Zoning Regulations require the applicant provide a minimum of 68 parking spaces using the R-5-B zoning district standards of providing one space per every two dwelling units; the minimum requirement using the R-4 standard of one parking space per three dwelling units is 45 parking spaces.

Zoning Regulations requires a loading berth depth of 55 ft. and a 20 ft. deep service delivery space for an apartment building that exceeds fifty dwelling units. The project proposal calls for a combined loading and delivery berth of 45 ft., able to accommodate two delivery vans or one single-unit 30 ft. truck and a 34 ft. garbage truck. The loading berth entrance will be located at the southwestern corner of the site accessed by the public alley. The traffic consultant does not anticipate a demand for tractor trailer deliveries for a project of this size, in the rare event a resident uses a tractor trailer for moving activities, a temporary "no parking" permit adjacent to the site along East Capitol Street, SE can be obtained from DDOT.

The applicant presented the development plan to local residents and received positive feedback regarding proposed improvements to the public alley at the rear of the site. The public alley serves as a drive aisle for surface parking spaces for the residential properties located south of the alley, as well as providing to a private drive aisle that accesses the residential properties. The applicant seeks to change the circulation patterns of the east-west running alley from two-way traffic to one-way traffic heading westbound. This change allows for the parking garage to have right-in and right-out turning movements and reduces potential conflict with the surface parking lot located just south of the alley, as all vehicle movements will be westbound. Proposed improvements to the alley include repaving the entire alley, installing walking path abutting the alley with a low masonry wall with landscaping to provide a buffer between the alley and the new building.

The DDOT supports the conclusion of the traffic impact analysis that the project will have a negligible impact on traffic conditions on nearby streets and the proposed alley improvements are likely to improve the overall traffic operations near the subject site. Accordingly, DDOT has no objections to the project provided the applicant continues to work with DDOT staff and the immediate community to coordinate proposed circulation changes for the public alley.



ANC 6B
Capitol Hill / Southeast

921 Pennsylvania Ave SE
Washington, DC 20003
202.543.3344
FAX 202.543.3507

February 21, 2007

OFFICERS

- Chairperson
Julie Olson
- Vice Chairperson
Antonette Russell
- Secretary
David Garrison
- Treasurer
Kenan Jarboe
- Parliamentarian
Neil Glick

Office of Zoning Commission
441 4th Street, NW
Suite 210-S
Washington, DC 20001

**Re: ZC Case No. 06-34
Comstock East Capitol, L.L.C., Consolidated PUD
and Related Map Amendments @ Square 1096,
Lots 51, 52, 53, 54, and 55**

Dear Board Members,

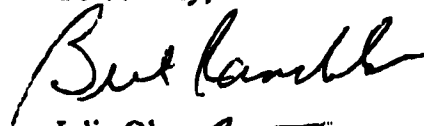
COMMISSIONERS

- SMD 1 *David Garrison*
- SMD 2 *Mary Wright*
- SMD 3 *Julie Olson*
- SMD 4 *Daniel Ostergaard*
- SMD 5 *Kenan Jarboe*
- SMD 6 *Will Hill*
- SMD 7 *Carol Green*
- SMD 8 *Neil Glick*
- SMD 9 *Antonette Russell*
- SMD 10 *Francis Campbell*
- SMD 11 *Vacant*

At its regularly scheduled and properly noticed meeting on February 20, 2007, with a quorum present, ANC 6B voted unanimously (8-0) to support the project as presented.

Please notify the Commission if you have any questions or comments.

Yours truly,



Julie Olson
Chairperson

ZONING COMMISSION
District of Columbia

CASE NO. 06-34
EXHIBIT NO. 26

February 21, 2007

Ms. Maxine Brown-Roberts, AICP
D.C. Office of Planning
801 North Capitol Street, N.E.
Suite 400
Washington, D.C. 20002

**RE: Z.C. Case Nol 06-34 (Comstock East Capitol, LLC)
Consolidate PUD and Related Map Amendment
Square 1096, Lots 51-55, 1705-1729 East Capitol Street, SE**

Ms. Brown-Roberts:

Attached please find letters of support for the above referenced project from the residents of the Drummond Condominium (#1 18th Street, SE) which is directly adjacent to the proposed project. Please forward these letters to the Zoning Commission and any other parties who are reviewing this matter.

If you should have any questions regarding these letters, you may contact me at 202-694-5013 or via email at bucholt2@hotmail.com. Thank you.

Sincerely,



Shawn Bucholtz
President, The Drummond Homeowners Association
1 18th Street, S.E.
#102
Washington, D.C. 20003

Attachments

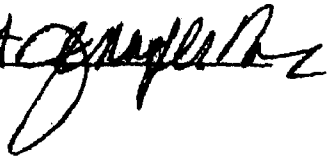
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DOJ

ZONING COMMISSION
District of Columbia

CASE NO. 06-34
EXHIBIT NO. 28


LETTER OF SUPPORT FOR
THE PUD APPLICATION #06-34
(Comstock East Capitol, LLC)

The undersigned support the approval of the PUD and the proposed four story residential building with below grade parking. This support is based on the proposed amenities that include, but are not limited to providing brick on the three rear façades along the alley, plantings in the area of the alley, and patching and asphalt topping of the existing alley which is currently in disrepair.

DATE	NAME (print)	ADDRESS	SIGNATURE
2/14/07	Jennifer Nyergo	4 18 th St, SE #104	



LETTER OF SUPPORT FOR
THE PUD APPLICATION #06-34
(Comstock East Capitol, LLC)

The undersigned support the approval of the PUD and the proposed four story residential building with below grade parking. This support is based on the proposed amenities that include, but are not limited to providing brick on the three rear façades along the alley, plantings in the area of the alley, and patching and asphalt topping of the existing alley which is currently in disrepair.

DATE	NAME (print)	ADDRESS	SIGNATURE
2/13/17	Stephen J Marshall	1 18 th St SE	


LETTER OF SUPPORT FOR
THE PUD APPLICATION #06-34
(Comstock East Capitol, LLC)

The undersigned support the approval of the PUD and the proposed four story residential building with below grade parking. This support is based on the proposed amenities that include, but are not limited to providing brick on the three rear façades along the alley, plantings in the area of the alley, and patching and asphalt topping of the existing alley which is currently in disrepair.

DATE	NAME (print)	ADDRESS	SIGNATURE
2/13/07	GENE SMITH	118 th St, SE #103	
2/13/07	SUZAN KUMAR SMITH	1-18 TH ST, SE #103	

LETTER OF SUPPORT FOR
THE PUD APPLICATION #06-34
(Comstock East Capitol, LLC)

The undersigned support the approval of the PUD and the proposed four story residential building with below grade parking. This support is based on the proposed amenities that include, but are not limited to providing brick on the three rear façades along the alley, plantings in the area of the alley, and patching and asphalt topping of the existing alley which is currently in disrepair.

DATE	NAME (print)	ADDRESS	SIGNATURE
2-12-07	Gregory E O'Donnell	115 th St SE #203 Wash, DC 20003	


LETTER OF SUPPORT FOR
THE PUD APPLICATION #06-34
(Comstock East Capitol, LLC)

The undersigned support the approval of the PUD and the proposed four story residential building with below grade parking. This support is based on the proposed amenities that include, but are not limited to providing brick on the three rear façades along the alley, plantings in the area of the alley, and patching and asphalt topping of the existing alley which is currently in disrepair.

DATE	NAME (print)	ADDRESS	SIGNATURE
2/11/07	Matthew Ottava	1 18th St SE #101 Washington, DC 20003	M. Ottava

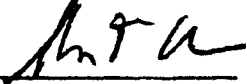
LETTER OF SUPPORT FOR
THE PUD APPLICATION #06-34
(Comstock East Capitol, LLC)

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DATE	NAME (print)	ADDRESS	SIGNATURE
2/5/07	Barry Cohen	1 18th St, #302 Wash, Dc. 20003	

**LETTER OF SUPPORT FOR
THE PUD APPLICATION #06-34
(Comstock East Capitol, LLC)**

The undersigned support the approval of the PUD and the proposed four story residential building with below grade parking. This support is based on the proposed amenities that include, but are not limited to providing brick on the three rear façades along the alley, plantings in the area of the alley, and patching and asphalt topping of the existing alley which is currently in disrepair.

DATE	NAME (print)	ADDRESS	SIGNATURE
2-4-07	Shawn Bucholtz	1 18 th St SE #102	

LETTER OF SUPPORT FOR
THE PUD APPLICATION #06-34
(Comstock East Capitol, LLC)

The undersigned support the approval of the PUD and the proposed four story residential building with below grade parking. This support is based on the proposed amenities that include, but are not limited to providing brick on the three rear façades along the alley, plantings in the area of the alley, and patching and asphalt topping of the existing alley which is currently in disrepair.

DATE	NAME (print)	ADDRESS	SIGNATURE
2/9/17	KARLA LEWIS	1 18 th ST SE #21	<i>Karla Lewis</i>

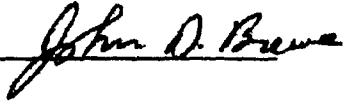
LETTER OF SUPPORT FOR
THE PUD APPLICATION #06-34
(Comstock East Capitol, LLC)

The undersigned support the approval of the PUD and the proposed four story residential building with below grade parking. This support is based on the proposed amenities that include, but are not limited to providing brick on the three rear façades along the alley, plantings in the area of the alley, and patching and asphalt topping of the existing alley which is currently in disrepair.

DATE	NAME (print)	ADDRESS	SIGNATURE
2/9/07	KIRAN ADVA	One 18th St SE #202	Kiran Adv

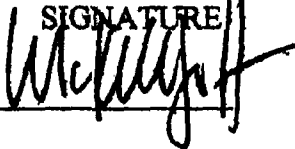
LETTER OF SUPPORT FOR
THE PUD APPLICATION #06-34
(Comstock East Capitol, LLC)

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DATE	NAME (print)	ADDRESS	SIGNATURE
2/6/07	John D. Brewer	1 18 th St. SE (*304) Washington, DC 20003	

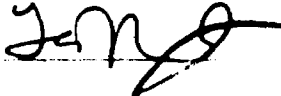
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THE PUD APPLICATION #06-34
(Comstock East Capitol, LLC)

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DATE	NAME (print)	ADDRESS	SIGNATURE
2/7/07	William A. McKellogg	1 18 th St, SE Apt. 204 Washington, DC 20003	

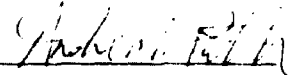
**LETTER OF SUPPORT FOR
THE PUD APPLICATION #06-34
(Comstock East Capitol, LLC)**

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DATE	NAME (print)	ADDRESS	SIGNATURE
2/9/07	TANESHA JENSEN	718th St SE #202	

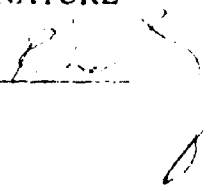
**LETTER OF SUPPORT FOR
THE PUD APPLICATION #06-34
(Comstock East Capitol, LLC)**

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DATE	NAME (print)	ADDRESS	SIGNATURE
2-9-07	ANDRE PETERSON	7 18th St. SE #107	

**LETTER OF SUPPORT FOR
THE PUD APPLICATION #06-34
(Comstock East Capitol, LLC)**

The undersigned support the approval of the PUD and the proposed four story residential building with below grade parking. This support is based on the proposed amenities that include, but are not limited to providing brick on the three rear façades along the alley, plantings in the area of the alley, and patching and asphalt topping of the existing alley which is currently in disrepair.

DATE	NAME (print)	ADDRESS	SIGNATURE
02/09/07	Rolando Sanchez JR	7 18th St. SE #107	

**LETTER OF SUPPORT FOR
THE PUD APPLICATION #06-34
(Comstock East Capitol, LLC)**

The undersigned support the approval of the PUD and the proposed four story residential building with below grade parking. This support is based on the proposed amenities that include, but are not limited to providing brick on the three rear façades along the alley, plantings in the area of the alley, and patching and asphalt topping of the existing alley which is currently in disrepair.

DATE	NAME (print)	ADDRESS	SIGNATURE
2/9/07	Thanda Smith	7-18th St. SE # 203	Thanda Smith

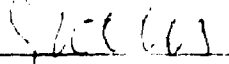
**LETTER OF SUPPORT FOR
THE PUD APPLICATION #06-34
(Comstock East Capitol, LLC)**

The undersigned support the approval of the PUD and the proposed four story residential building with below grade parking. This support is based on the proposed amenities that include, but are not limited to providing brick on the three rear façades along the alley, plantings in the area of the alley, and patching and asphalt topping of the existing alley which is currently in disrepair.

DATE	NAME (print)	ADDRESS	SIGNATURE
2/10/07	DeVaunte Ogden	7 18 th St, SE, #101	DeVaunte Ogden

**LETTER OF SUPPORT FOR
THE PUD APPLICATION #06-34
(Comstock East Capitol, LLC)**

The undersigned support the approval of the PUD and the proposed four story residential building with below grade parking. This support is based on the proposed amenities that include, but are not limited to providing brick on the three rear façades along the alley, plantings in the area of the alley, and patching and asphalt topping of the existing alley which is currently in disrepair.

DATE	NAME (print)	ADDRESS	SIGNATURE
2/14/07	JOEL TRUITT	7-1851 SE	


**LETTER OF SUPPORT FOR
THE PUD APPLICATION #06-34
(Comstock East Capitol, LLC)**

The undersigned support the approval of the PUD and the proposed four story residential building with below grade parking. This support is based on the proposed amenities that include, but are not limited to providing brick on the three rear façades along the alley, plantings in the area of the alley, and patching and asphalt topping of the existing alley which is currently in disrepair.

DATE	NAME (print)	ADDRESS	SIGNATURE
^{WA} 2/10/09	DeBaracke Spratt	718 th St. SE Unit 206	DeBaracke Spratt

**LETTER OF SUPPORT FOR
THE PUD APPLICATION #06-34
(Comstock East Capitol, LLC)**

The undersigned support the approval of the PUD and the proposed four story residential building with below grade parking. This support is based on the proposed amenities that include, but are not limited to providing brick on the three rear façades along the alley, plantings in the area of the alley, and patching and asphalt topping of the existing alley which is currently in disrepair.

DATE	NAME (print)	ADDRESS	SIGNATURE
2/14/07	Aaron Johnson	715 th St SE Apt 207	

**LETTER OF SUPPORT FOR
THE PUD APPLICATION #06-34
(Comstock East Capitol, LLC)**

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DATE	NAME (print)	ADDRESS	SIGNATURE
02/10/07	Pauline Marshall	17 18 th Street SE	Pauline Marshall


**LETTER OF SUPPORT FOR
THE PUD APPLICATION #06-34
(Comstock East Capitol, LLC)**

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DATE	NAME (print)	ADDRESS	SIGNATURE
2/10/01	WHADE SCOTT	715th St. SE	WHADE SCOTT

**LETTER OF SUPPORT FOR
THE PUD APPLICATION #06-34
(Comstock East Capitol, LLC)**

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DATE	NAME (print)	ADDRESS	SIGNATURE
02/11/07	JAMES WALLACE	28 18TH ST. SE.	

**LETTER OF SUPPORT FOR
THE PUD APPLICATION #06-34
(Comstock East Capitol, LLC)**

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DATE	NAME (print)	ADDRESS	SIGNATURE
2/11/07	Marquita Williams	718 th St. S.E. #205	Marquita Williams

**LETTER OF SUPPORT FOR
THE PUD APPLICATION #06-34
(Comstock East Capitol, LLC)**

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DATE	NAME (print)	ADDRESS	SIGNATURE
2-11-07	DELOIS SIMPSON	1734-A S.F.S.E.	<i>DeLois Simpson</i>

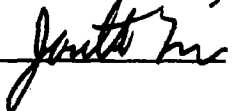
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THE PUD APPLICATION #06-34
(Comstock East Capitol, LLC)**

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DATE	NAME (print)	ADDRESS	SIGNATURE
02/11/07	JACQUES G. SIMPSON,	1734 - A. ST. SE	<i>Jacques G. Simpson, Sr.</i>

**LETTER OF SUPPORT FOR
THE PUD APPLICATION #06-34
(Comstock East Capitol, LLC)**

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DATE	NAME (print)	ADDRESS	SIGNATURE
2/17/07	Jonathan Finger	7 18th Street SE, Apt. 204	

February 14, 2007

Ms. Maxine Brown-Roberts, AICP
D.C. Office of Planning
801 North Capitol Street, N.E.
Suite 400
Washington, D.C. 20002

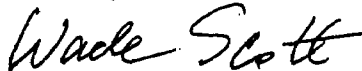
**RE: Z.C. Case Nol 06-34 (Comstock East Capitol, LLC)
Consolidate PUD and Related Map Amendment
Square 1096, Lots 51-55, 1705-1729 East Capitol Street, SE**

Ms. Brown-Roberts:

Attached please find letters of support for the above referenced project from the residents of the Farthing Condominium (#7 18th Street, SE) which is located in Square 1096, adjacent to the proposed project. I have also gathered signatures from other neighbors near the project and from community members with a vested interest in the neighborhood. Please forward these letters to the Zoning Commission and any other parties who are reviewing this matter.

If you should have any questions regarding these letters, you may contact me at 703-787-1285. Thank you.

Sincerely,



Wade Scott
Vice President, The Farthing Homeowners Association
7 18th Street, S.E.
Washington, D.C. 20003

Attachments

From: Stephanie Nixon [mailto:smnixon6a@prodigy.net]
Sent: Tuesday, May 29, 2007 12:17 PM
To: Mark Beckett
Cc: wyckoff@aol.com; wyckoffdana@aol.com; Maxine (OP) Brown-Roberts; Stephanie (ANC 6A08) Nixon; ronneberg6a02@gmail.com; albertl6a04@yahoo.com; Joe Fengler; gmack01@juno.com; David Holmes; mbbeatty@aol.com; RVMPS6a@aol.com; schlthss@yahoo.com
Subject: Meeting from Friday May, 25, 2007

Tuesday, May 29, 2007

Mark Beckett

Comstock Homes

11465 Sunset Hills Road, 5th Floor

Reston, VA 20190

Dear Mr. Beckett,

Thank you for meeting with the representatives of Advisory Neighborhood Commission 6A and the Office of Planning.

This letter is to confirm that ANC6A has requested several architectural changes which were illustrated in the revision to Option G as depicted during the meeting on Friday, May 25, 2007 with Office of Planning. The changes made that were preferable to us include matching the colors of the building from top to bottom and elevating the cornice to the top level. We very much appreciate these changes to increase the visual appeal of the building.

We also discussed completing the balconies so as to limit the visibility of unsightly items and avoid the look and feel of suburban garden apartments. We would prefer that you avoid metal decking. With regards to the exterior of the penthouses, we look forward to receiving a link to the materials that will be used to clad the penthouses.

Further discussion included making modifications to include about 10 units that are 3 bedrooms (or 2 bedrooms and a den). You mentioned that Comstock would consider the idea, and we hope that you do so. You heard the same appeal for family-sized units from the Capitol Hill Restoration Society and from the Office of Planning.

Within the amenities package, we are pleased to hear about the new basketball court for Eastern Senior High School. We are still waiting for the completed amenities package information from Comstock with regards to the possible grant program to be administered by the Capitol Hill Community Foundation for further grants to redo the exterior amenities at Eastern Senior High School and Eliot Junior High School. The amount we mentioned for such a grant program was \$75,000. Please let us know the amount that Comstock is prepared to provide.

We also discussed that as the initial board of the condominium association, Comstock could initiate ties between residents and the schools by starting a volunteer program in which residents could become involved. This was merely a suggestion and we hope you consider this idea.

In addition, we look forward to receiving a final transportation plan from your office that should avoid C Street, NE, and 17th Street, NE. Preferable routes include East Capitol Street NE/SE, Minnesota Avenue, SE, and others that direct traffic through less residential areas. There was also discussion about safety, and perhaps devising an identification system for vehicles coming to your job site as well as providing contractors with a copy of the routes to the sites.


Thank you for working with us.

Sincerely,

Stephanie Nixon
ANC6A08 Commissioner
PSA 103 Co-Community Coordinator
ANC6A Public Safety Committee Chair
Verizon cell 202-222-8570
Sprint/nextel cell 412-612-8881
Fax 1-866-887-9555
h 202-396-7234

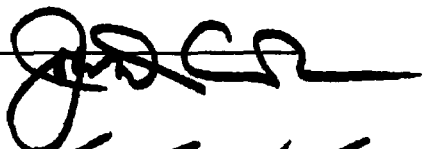



**LETTER OF SUPPORT FOR
THE PUD APPLICATION #06-34
(Comstock East Capitol, LLC)**

The undersigned support the approval of the PUD and the proposed four story residential building with below grade parking. This support is based on the proposed amenities that include, but are not limited to providing brick on the three rear façades along the alley, plantings in the area of the alley, and patching and asphalt topping of the existing alley which is currently in disrepair.

DATE	NAME (print)	ADDRESS	SIGNATURE
5/22/07	Jamila Salambere	310 TENNESSEE AVENUE	

**LETTER OF SUPPORT FOR
THE PUD APPLICATION #06-34
(Comstock East Capitol, LLC)**

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DATE	NAME (print)	ADDRESS	SIGNATURE
28 May 07	JOHN O'CONNOR	1512 E ST SE	
28 May 07	Stephan Walters	1503 E ST SE	
28 May 07	Judi LaValle	1515 E ST SE	
5/28/07	Russell Weber	1513 E St. SE	

Shawn Bucholtz, President
Drummond Home Owners Association
1 18th Street SE
#102
Washington, DC 20003

Francis Campbell
ANC 6B SMD Representative, 6B10
Chair, Planning and Zoning Committee for ANC 6B

Dear Francis,

The intention of this letter is to declare the support of the Drummond Home Owners Association for the PUD Application submitted by Comstock East Capital, LLC for the development for the property located on lots 51, 52, 53, 54, and 55 in Square 1096. The 12 members of the Drummond Home Owners Association occupy the build adjacent to the eastern edge of the proposed development. By way of signatures on a recent petition, eleven of the residents of the Drummond Home Owners Association support the proposed PUD. I speak on their behalf.

We support all aspects of the proposed PUD. We specifically support the requested flexibility for lot occupancy and rear yard setback as we believe the proposed design allows for increased light and air behind our building and provides a landscaped green area that will enhance the livability of our rear yard. Area for increased side yards and additional light and air are preferable to the existing and by-right condition.


We would like to acknowledge Comstock's inclusion of several additional items into the PUD application that enhance the livability of our property. They include:

1. The placement of all outdoor air conditioning units on the roof of the building
2. The asphalt patching and topping of the existing alley at the rear of the building, if allowed by DDOT.
3. The conversion of the alley to one-way traffic, if allowed by DDOT
4. The provision of additional lighting in the alley.
5. The installation of trash receptacles at the four corners of the block.
6. New planting in the alley near the parking lot for the Drummond.
7. The commitment of \$15,000 towards Exterior improvements to the Drummond Condominium.

We would like to acknowledge the positive relationship that we have had with Comstock. They have demonstrated a willingness to work with the residents of the Drummond to enhance the livability of our building

We believe that the proposed project would make a significant contribution to our neighborhood as well as the District of Columbia. We fully support the application.

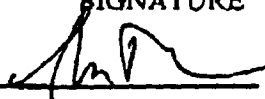
Sincerely,


Shawn Bucholtz
President, Drummond Home Owners Association

**PERMISSION TO ALLOW
PLANTINGS IN OPEN SPACE
DRUMMOND CONDOMINIUM #1 18TH ST., S.E.
SQUARE 1096**

**AS A PART OF THE PUD APPLICATION #06-34
(Comstock East Capitol, LLC)**

The undersigned, on behalf of the Drummond Homeowners Association give their permission to allow plantings to be installed in the open space adjoining the address below as shown on the attached exhibit. The proposed plantings will be installed by Comstock East Capitol, LLC ("Comstock") during construction and following approval of the pending PUD. The plantings will be installed in the locations and utilizing the species as shown in the landscape plan for the PUD.

DATE	NAME (print)	ADDRESS	SIGNATURE
May 2 5, 2007	Shawn Bucholtz	1 18 th St SE #102	

**PERMISSION TO ALLOW
PLANTINGS IN OPEN SPACE
FARTHING CONDOMINIUM #7 18TH ST., S.E.
SQUARE 1096**

**AS A PART OF THE PUD APPLICATION #06-34
(Comstock East Capitol, LLC)**

The undersigned, on behalf of the Farthing Condominium Homeowners Association give their permission to allow plantings to be installed in the open space adjoining the address below as shown on the attached exhibit. The proposed plantings will be installed by Comstock East Capitol, LLC ("Comstock") during construction and following approval of the pending PUD. The plantings will be installed in the locations and utilizing the Kwanzan Cherry trees as shown in the landscape plan for the PUD.

DATE	NAME (print)	ADDRESS	SIGNATURE
7/25/07	WADE SCOTT	#7 18 th Street S.E.	Wade Scott



SUPER LEADERS

Helping Today's Youth Become Tomorrow's Leaders

2127 G Street, N.W. • Suite 303 • Washington, D.C., 20052 • Phone: 202-223-3749

February 7, 2007

Board of Directors

- Brig Owens, Esq. Chairman
Frankle S. Crosby Executive Director
Reginald Malley Treasurer

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Douglas H. Dority
James Greenwald
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- Jim Money
Andrew Oehmann, Jr.
Tony Paige

- Dwayne Priest
Steve Salem

- Jo Sanders
Martin T. Schulz
Charles Schwartz
Susan Traver

- Kenneth C. Umansky
Gene Upshaw

- Frank VanVeelen
John F. Williams, MD

- Peter Wysocki

Mr. Mark Beckett
Comstock Homebuilding Companies, Inc.
11465 Sunset Hills Road, Fifth Floor
Reston, VA 20190

RE: CONTRIBUTION TO SUPER LEADERS MENTORSHIP PROGRAM
Comstock East Capitol, L.L.C. PUD 1705-1729 East Capitol Street
Zoning Commission Case No. 06-34

Dear Mr. Beckett:

This letter shall serve as an agreement between Super Leaders Inc. ("Super Leaders") and Comstock East Capitol, L.L.C. ("Comstock") with respect to a monetary contribution from Comstock to Super Leaders in association with Comstock's development of 1705-1725 East Capitol Street, S.E.

As part of the PUD application for 1705-1725 East Capitol Street, S.E., Zoning Commission Case No. 06-34 (the "Project") Comstock has committed to making a contribution to Super Leaders in the amount of \$10,000 with such contribution to be made after the approval of the PUD application and prior to the issuance of the first building permit at the Project.

Super Leaders, Inc. agrees that the contribution shall be put to use within the next school year following the contribution for the exclusive use of funding its existing and ongoing youth leadership and scholarship programs at Eastern High School in Washington, D.C.

The undersigned hereby agree to the terms of this letter and that those terms shall be binding on each party with respect to any action required to fulfill the terms of this agreement as required by the Zoning Commission of the District of Columbia as part of the PUD application for the Project.

Seen and Agreed:

Super Leaders, Inc.

Comstock East Capitol, L.L.C.

By: Comstock Homebuilding Companies, Inc., manager

This 7 day of FEB 2007.

By: [Signature] Chairman

BY [Signature] This day of 2007
By: [Signature]



DISTRICT OF COLUMBIA PUBLIC SCHOOLS

OFFICE OF THE SUPERINTENDENT
825 North Capitol Street, NE, 9TH Floor
Washington, D.C., 20002-1994
(202) 442-5885 – fax: (202) 442-5026

March 2, 2007

Mr. Mark Beckett
Comstock Homebuilding Companies, Inc.
11465 Sunset Hills Road
Fifth Floor
Reston, Virginia 20190-5235

RE: REPAIR OF BASKETBALL COURT at EASTERN HIGH SCHOOL.

Dear Mr. Beckett:

This letter shall serve to formalize the agreement between the District of Columbia Public Schools ("DCPS") and Comstock East Capitol, L.L.C. ("Comstock") with respect to a repair contribution to DCPS to be undertaken by Comstock in association with Comstock's residential redevelopment of 1705-1725 East Capitol Street, SE (the "Project").

As part of its consolidated planned unit development (PUD) and zoning map amendment application for 1705-1725 East Capitol Street, S.E., Zoning Commission Case No. 06-34, Comstock has committed to making certain repairs to two outdoor basketball courts located at Eastern High School along East Capitol Street on property owned by DCPS, such repairs to be made after the approval of the PUD application by the District of Columbia Zoning Commission and not later than the receipt from the District of Columbia of the last certificate of occupancy for the Project. The repairs to be made pursuant to this agreement shall include patching and other minor repairs to the surface of the courts based upon their current condition with normal wear and tear, repainting and striping of the courts, and replacement of the backboards and nets. These repairs will be undertaken in a good and workmanlike manner and no damage to DCPS property is anticipated. DCPS shall review the work upon completion and provide written confirmation that the repairs made are appropriate and completed in good order. Should DCPS determine that the quality of the work performed is not acceptable, DCPS and Comstock shall reach agreement regarding the corrections to be made.

Comstock shall be responsible for obtaining any required permits in connection with the above-referenced repairs, and DCPS agrees to execute any necessary documentation to facilitate the issuance of said permits. Comstock shall be responsible for repair of any damage to grassed areas or curb and sidewalk that is damaged in connection with the above-referenced repairs.

DCPS agrees to the repairs and to allow Comstock and/or its contractors reasonable access to the portion of DCPS property at Eastern High School containing the basketball courts to be repaired. To that end, this agreement shall serve as a temporary access easement to Comstock, its contractors and subcontractors, to enter onto the Eastern High School property to undertake said repairs. This temporary access easement shall terminate upon completion of the repairs.

The undersigned hereby agree to the terms of this letter and that those terms shall be binding on each party with respect to any action required to fulfill the terms of this agreement as required by the Zoning Commission of the District of Columbia as part of the PUD application for the Project.

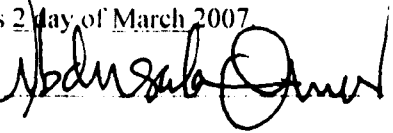
March 2, 2007

Page 2

Seen and Agreed:

District of Columbia Public Schools (DCPS)

This 2 day of March 2007

By: 

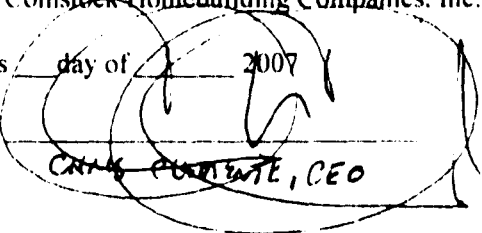
Abdusalam Omer, PhD
Chief Business Officer, DCPS

Comstock East Capitol, L.L.C.

By: Comstock Homebuilding Companies, Inc., manager

This day of 2007

By:


CHRIS PURVITE, CEO

LEGAL

FIRST SOURCE EMPLOYMENT AGREEMENT

Contract Number: _____

Contract Amount: _____

Project Name: Comstock East Capitol Street

Project Address: 1705-1729 East Capitol Street, SE Ward: 6

Nonprofit Organization with 50 Employees of Less (Yes) ___ (No) X

This First Source Employment Agreement, in accordance with D.C. Law 14-24, D.C. Law 5-93, and Mayor's Order 83-265 for recruitment, referral, and placement of District of Columbia residents, is between the District of Columbia Department of Employment Services, hereinafter referred to as DOES, and Comstock East Capitol LLC, hereinafter, referred to as EMPLOYER. Under this Employment Agreement, the EMPLOYER will use DOES as its first source for recruitment, referral, and placement of new hires or employees for the new jobs created by this project and will hire 51% District of Columbia residents for all new jobs created, as ~~as~~ 51% of apprentices employed in connection with the project shall be District residents registered in programs approved by the District of Columbia Apprenticeship Council.

I. GENERAL TERMS

- A. The EMPLOYER will use DOES as its first source for the recruitment, referral and placement of employees.
- B. The EMPLOYER shall require all contractors and subcontractors, with contracts totaling \$100,000 or more, to enter into a First Source Employment Agreement with DOES.
- C. DOES will provide recruitment, referral and placement services to the EMPLOYER subject to the limitations set out in this Agreement.
- D. DOES participation in this Agreement will be carried out by the Office of the Director, with the Office of Employer Services, which is responsible for referral and placement of employees, or such other offices or divisions designated by DOES.

- E. This Agreement shall take effect when signed by the parties below and shall be fully effective for the duration of the contract and any extensions or modifications to the contract.
- F. This Agreement shall not be construed as an approval of the EMPLOYER'S bid package, bond application, lease agreement, zoning application, loan, or contract/subcontract.
- G. DOES and the EMPLOYER agree that for purposes of this Agreement, new hires and jobs created (both union and nonunion) include all EMPLOYER'S job openings and vacancies in the Washington Standard Metropolitan Statistical Area created as a result of internal promotions, terminations, and expansions of the EMPLOYER'S workforce, as a result of this project, including loans, lease agreements, zoning applications, bonds, bids, and contracts.
- H. For purposes of this Agreement, apprentices as defined in D.C. Law 2-156, as amended, are included.
- I. The EMPLOYER shall register an apprenticeship program with the D.C. Apprenticeship Council for construction or renovation contracts or subcontracts totaling \$500,000 or more. This includes any construction or renovation contract or subcontract signed as the result of, but is not limited to, a loan, bond, grant, Exclusive Right Agreement, street or alley closing, or a leasing agreement of real property for one (1) year or more.
- J. All contractors who contract with the Government of the District of Columbia to perform information technology work with a single contract or cumulative contracts of at least \$500,000, ~~but~~ within any twelve (12) month period shall be required to register an apprenticeship program with the District of Columbia Apprenticeship Council.
- K. The term "information technology work" shall include, but is not limited to, the occupations of computer programmer, programmer analyst, desktop specialist, technical support specialist, database specialist, network support specialist, and any other related occupations as the District of Columbia Apprenticeship Council may designate by regulation.

II. RECRUITMENT

- A. The EMPLOYER will complete the attached Employment Plan, which will indicate the number of new jobs projected, salary range, hiring dates, and union requirements. The EMPLOYER will notify DOES of its specific need for new employees as soon as that need is identified.

- B. Notification of specific needs, as set forth in Section II.A. must be given to DOES at least five (5) business days (Monday - Friday) before using any other referral source, and shall include, at a minimum, the number of employees needed by job title, qualification, hiring date, rate of pay, hours of work, duration of employment, and work to be performed.
- C. Job openings to be filled by internal promotion from the EMPLOYER'S current workforce need not be referred to DOES for placement and referral.
- D. The EMPLOYER will submit to DOES, prior to starting work on the project, the names, and social security numbers of all current employees, including apprentices, trainees, and laid-off workers who will be employed on the project.

III. REFERRAL

DOES will screen and refer applicants according to the qualifications supplied by the EMPLOYER.

IV. PLACEMENT

- A. DOES will notify the EMPLOYER, prior to the anticipated hiring dates, of the number of applicants DOES will refer. DOES will make every reasonable effort to refer at least two qualified applicants for each job opening.
- B. The EMPLOYER will make all decisions on hiring new employees but will in good faith use reasonable efforts to select its new hires or employees from among the qualified persons referred by DOES.
- C. In the event DOES is unable to refer the qualified personnel requested, within five (5) business days (Monday - Friday) from the date of notification, the EMPLOYER will be free to directly fill remaining positions for which no qualified applicants have been referred. Notwithstanding, the EMPLOYER will still be required to hire 51% District residents for the new jobs created by the project.
- D. After the EMPLOYER has selected its employees, DOES will not be responsible for the employees' actions and the EMPLOYER hereby releases DOES, and the Government of the District of Columbia, the District of Columbia Municipal Corporation, and the officers and employees of the District of Columbia from any liability for employees' actions.

V. TRAINING

DOES and the EMPLOYER may agree to develop skills training and on-the-job training programs; the training specifications and cost for such training will be mutually agreed upon by the EMPLOYER and DOES and set forth in a separate Training Agreement.

VI. CONTROLLING REGULATIONS AND LAWS

- A. To the extent this Agreement is in conflict with any labor laws or governmental regulations, the laws or regulations shall prevail.
- B. DOES will make every effort to work within the terms of all collective bargaining agreements to which the EMPLOYER is a party.
- C. The EMPLOYER will provide DOES with written documentation that the EMPLOYER has provided the representative of any involved collective bargaining unit with a copy of this Agreement and has requested comments or objections. If the representative has any comments or objections, the EMPLOYER will promptly provide them to DOES.

VII. EXEMPTIONS

- A. Contracts, subcontracts or other forms of government-assistance less than \$100,000.
- B. Employment openings the contractor will fill with individuals already employed by the company.
- C. Job openings to be filled by laid-off workers according to formally established recall procedures and rosters.
- D. Suppliers located outside of the Washington Standard Metropolitan Statistical Area and who will perform no work in the Washington Standard Metropolitan Statistical Area.

VIII. AGREEMENT MODIFICATIONS, RENEWAL, MONITORING, AND PENALTIES

- A. If, during the term of this Agreement, the EMPLOYER should transfer possession of all or a portion of its business concerns affected by this Agreement to any other party by lease, sale, assignment, merger, or otherwise, the EMPLOYER as a condition of transfer shall:
 - 1. Notify the party taking possession of the existence of the EMPLOYER'S Agreement.
 - 2. Notify the party taking possession that full compliance with this Agreement is required in order to avoid termination of the project

3. EMPLOYER shall, additionally, advise DOES within seven (7) business/calendar days of the transfer. This advice will include the name of the party taking possession and the name and telephone of that party's representative.
- B. DOES shall monitor EMPLOYER'S performance under this Agreement. The EMPLOYER will cooperate in DOES' monitoring effort and will submit a Contract Compliance Form to DOES monthly.
 - C. To assist DOES in the conduct of the monitoring review, the EMPLOYER will make available payroll and employment records for the review period indicated.
 - D. If additional information is needed during the review, the EMPLOYER will provide the requested information to DOES.
 - E. With the submission of the final request for payment from the District, the EMPLOYER shall:
 1. Document in a report to the Contracting Officer its compliance with the requirement that 51% of the new employees hired by the project be District residents; or
 2. Submit a request to the Contracting Officer for a waiver of compliance with the requirement that 51% of the new employees hired by the project be District residents and include the following documentations:
 - a. Material supporting a good faith effort to comply;
 - b. Referrals provided by DOES and other referral sources; and
 - c. Advertisement of job openings listed with DOES and other referral sources.
 - F. The Contracting Officer may waive the requirement that 51% of the new employees hired by the project be District residents, if the Contracting Officer finds that:
 1. A good faith effort to comply is demonstrated by the contractor;
 2. The EMPLOYER is located outside the Washington Standard Metropolitan Statistical Area and none of the contract work is performed inside the Washington Standard Metropolitan Statistical Area;

The Washington Standard Metropolitan Statistical Area includes the District of Columbia, the Virginia Cities of Alexandria, Falls Church, Manassas, Manassas Park, Fairfax, and Fredericksburg; the Virginia Counties of Fairfax, Arlington, Prince William, Loudoun, Stafford, Clarke, Warren, Fauquier, Culpeper, Spotsylvania, and King George; the Maryland Counties of Montgomery, Prince Georges, Charles, Frederick, and Calvert; and the West Virginia Counties of Berkeley and Jefferson.

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING ("MOU") is made this ___ day of _____, 2007, by and between **COMSTOCK EAST CAPITOL, L.L.C.**, a Virginia limited liability company (the "Developer") and the District of Columbia Department of Small and Local Business Development ("DSLBD"). In accordance with the Small, Local and Disadvantaged Business Enterprise Development and Assistance Act of 2005, D.C. Act 16-166,¹ and in consideration of the approval given by the **DISTRICT OF COLUMBIA**, a municipal corporation, through the action of the Zoning Commission of the District of Columbia, c/o the Office of Zoning, an instrumentality of the District of Columbia, with offices at 441 4th Street, N.W., Suite 210S, Washington, D.C. (the "Zoning Commission") to the Developer in Zoning Commission Case No. 06-34, a Planned Unit Development for property located at 1705-1729 East Capitol Street, SE (the "PUD"), to facilitate the construction of a four-story apartment house consisting of approximately 134 units and 113 parking spaces in Square 1096, Lots 51-55 (the "PUD Site"), pursuant to the PUD application submitted by the Developer to the Zoning Commission, the Developer does hereby covenant and agree to make a bona fide effort to contract or subcontract with Local, Small or Disadvantaged Business Enterprises certified by the D.C. Small and Local Business Opportunity Commission ("LSDBE") in order to achieve a subcontracting goal of thirty-five percent (35%) LSDBE participation in the Developer's adjusted development budget (the "35% Goal"). The 35% Goal is to be achieved in the contracted development costs in connection with the architectural design, development, construction (including but not limited to, excavation, provision of construction materials, interior design and improvements, purchase of goods and supplies and equipment, janitorial and refuse collection services and other pre- and post-construction activities), maintenance and security for the project being created by the Project (the "Project"), in accordance with the following provisions.

- A. The Developer by entering into this MOU agrees to develop a master procurement plan inclusive of LSDBE participation for redeveloping the Site, including implementation of all development activities contemplated by such master plan, and the demolition and/or construction of all improvements (as defined in the MOU) to be located at the PUD Site (collectively, the "Project"). The Developer, on its behalf and/or on behalf of its successors and assigns (if any), hereby agrees to use bona fide efforts (as defined herein) to achieve, at a minimum, LSDBE participation in professional/technical services, construction management, construction trade subcontracting, and construction trade suppliers for the Project equivalent to a value of 35% of the adjusted development budget. The Developer shall provide the DSLBD with the adjusted development project within thirty (30) days following the issuance of the building permit for the Project in order to calculate the 35% Goal for the LSDBE contracts/subcontracts.
- B. The Developer shall utilize the resources of the DSLBD, including the LSDBE Business Center's Directory of Certified Local, Small and Disadvantaged Business Enterprises, and periodic updates, as the primary referral sources for LSDBEs.

¹The Small, Local and Disadvantaged Business Enterprise Development and Assistance Act of 2005 was enacted as part of the Fiscal Year 2006 Budget Support Act of 2005, effective October 20, 2006. Pursuant to section 2382 of the Act, however, "[a]n order, rule, or regulation in effect under a law [D.C. Official Code §§ 2-2215.03, 2-215.04, 2-215.11 and 2-217.11] repealed by this section shall remain in effect under the corresponding provision enacted by this subtitle until repealed, amended, or superseded."

The primary contact for such referrals shall be the Director of the DSLBD (the "Director").

- C. The Developer shall designate one or more representatives (the "Representatives") who shall be duly authorized to negotiate, sign, and implement this MOU, and the Developer shall provide the name(s) of the Representatives to DSLBD promptly upon their selection together with reasonably satisfactory evidence of their authority to act as Representatives. The Representatives shall meet with DSLBD officials to explore and develop ways for achieving the 35% Goal.
- D. The Developer agrees to make a continuing bona fide effort to utilize LSDBEs for certain goods and services as may be required by the Developer to conduct its daily operations during the Project, and understands that such efforts will accrue toward the 35% Goal.
- E. Not later than sixty (60) days following the issuance of a building permit pursuant to the approved PUD, the Developer agrees to submit a local business plan, in the form of Attachment A to DSLBD for approval, which plan shall be incorporated in and made a part of this MOU.
- F. Not later than forty-five (45) days after the local business plan has been approved by DSLBD, the Developer will submit to DSLBD a more extensive plan listing all of the projected procurement items, quantities and estimated costs, bid opening and closing dates, and start-up and completion dates. This plan should indicate whether any items will be bid without restriction in the open market, or limited to LSDBEs certified by the Local Business Opportunity Commission.
- G. The parties hereto understand and agree that the means of achieving the 35% Goal may vary according to the types of goods and services contracted for and the current availability of Certified LSDBEs. However, the Developer agrees to make a bona fide effort to achieve, at minimum, the 35% Goal.
- H. The Developer further agrees to submit quarterly LSDBE contracting and subcontracting reports, in the form of Attachment B, to DSLBD no later than fifteen (15) days after the end of each calendar quarter; the quarterly report periods shall begin on January 1, April 1, July 1, and October 1. These reports should include detailed documentation of outreach efforts to LSDBEs in order for DSLBD to determine whether the Owners have made bona fide efforts.
- I. The Representatives of Developer shall meet quarterly with DSLBD staff on a mutually agreeable schedule to discuss LSDBE participation during the construction phase(s) of the Project.
- J. The Developer further agrees to include in the terms of its contractual agreements with the general/prime contractor(s) and/or construction manager (any such general contractor or construction manager, the "General Contractor"), language that requires the General Contractor to make a bona fide effort to achieve the 35% Goal in (1) in its own contracting with respect to the Project, and (2) engaging subcontractors to perform work on the Project, and the General Contractor will require that the any of its contractors include in all lower-tier contracts a provision requiring such lower-tier subcontractors make bona fide efforts to achieve the 35% Goal.

The Developer shall take responsibility for training the General Contractor and

any subcontractors to ensure that they understand the economic development commitments made by the Developer to certified Local, Small and Disadvantaged Business Enterprises.

The Developer shall employ and maintain an aggressive contract tracking and monitoring program, along with a prescribed and detailed means of dealing with inconsistent, incorrect and/or tardy reports. To the extent that the Developer experiences or discovers non-compliance with this MOU, the Developer may request additional retainage be withheld from non-complying subcontractors (including the General Contractor) until complete and correct documentation reflecting bona fide efforts to achieve the 35% Goal is submitted. Contractors shall be advised that any and all non-compliance with this MOU may negatively impact all future opportunities with the Developer or the General Contractor, as applicable.

- K. The Developer will publish, at a reasonable time period prior to any bid opening henceforth, a public notice in a newspaper of general circulation in the District of Columbia and in one or more other newspapers serving the District of Columbia local business community, to inform the business community as a whole of the overall project including a general description of projected phases of the development and anticipated time tables.

- L. For purposes of this MOU agreement, the term "bona fide effort" shall mean good faith efforts designed to meet all applicable requirements with consideration for the particular facts and circumstances of any given situation. Furthermore, "bona fide efforts" shall include, among other things, the following actions, together with a commitment from the Developer that it shall enforce the same:
 - 1. The General Contractor subject to this MOU will publish a public notice in a newspaper of general circulation in the District of Columbia, and in other newspapers serving the District of Columbia local business community, designed to inform the business community as a whole of specific contracting and subcontracting procurement opportunities.
 - 2. The General Contractor subject to this MOU will publish public notices in a newspaper of general circulation in the District of Columbia and in one or more other newspapers serving the District of Columbia local business community, soliciting bids for products or services being sought, and will allow a reasonable time for all bidders to respond to the invitation for bid.
 - 3. The General Contractor subject to this MOU will contact DSLDB to obtain a current listing of all LSDBEs qualified to bid on procurements as they arise.
 - 4. The General Contractor subject to this MOU will negotiate with each bidder pre-qualified by the Developer and the General Contractor, including LSDBEs, to obtain such bidder's best and final price as understood in the marketplace.
 - 5. The General Contractor will not require that LSDBEs provide bonding on contracts with a dollar value less than \$100,000, provided that in lieu of bonding the General Contractor may accept a job specific certificate of insurance.
 - 6. The General Contractor will design and include in all contracts and subcontracts a process for dispute settlement. This process shall incorporate an opportunity for the presentation of documentation involving the work performed and invoices regarding requests for

payments. Included in such contracts shall be a provision for selecting a mutually agreed upon mediator or provisions for arbitration in accordance with the rules of the American Arbitration Association.

7. The General Contractor and subcontractors shall strictly adhere to their contractual obligations to pay all subcontractors in accordance with the contractually agreed upon schedule for payments. In the event that there is a delay in payment to the General Contractor, the General Contractor is to immediately notify any affected subcontractor as to the date on which payment can be expected.
 8. The General Contractor commits to pay all subcontractors, including LSDBEs, in accordance with the terms of the relevant subcontract, within thirty - (30) days following the General Contractor's receipt of a payment, which includes funds for such subcontractors, from the Developer. The Developer agrees to require the General Contractor to establish a procedure for giving notice to the subcontractors of the Developer's payment to the General Contractor.
- M. In order to encourage the Developer to develop creative, cost competitive ways in which to meet its 35% Goal, DSLBD will give credit for new opportunities created by the Developer in areas not traditionally made available to LSDBEs and expansion of opportunities in existing areas.
- N. If at the end of the first calendar quarter following the issuance of a building permit for the Project, the Developer is unable to comply with the LSDBE utilization plan for the Project as presented by the Developer, the Representatives of the Developer and the Director of DSLBD shall meet and discuss the possibilities for adjusting goals and strategies to extend the time of performance based on facts and circumstances.
- O. This Memorandum of Understanding shall be construed in accordance with the laws of the District of Columbia.

DATED THIS _____ DAY OF _____, 2007.

**DEPARTMENT OF SMALL AND LOCAL
BUSINESS DEVELOPMENT**

COMSTOCK EAST CAPITOL, L.L.C.
a ~~District of Columbia~~ ^{Virginia} limited liability
company

By: Comstock Homebuilding Companies, Inc., its Manager

By:
Its:

~~General Partner~~

By:

Name:

Title:

Charles J. Smith, Jr.

CEO

*12/12/07
12/12/07*

PGN Architects

Built on over 40 years of combined experience, PGN Architects has quickly gained the attention of the DC Metropolitan real estate community. PGN's commitment to design excellence and attention to detail has resulted in a portfolio of innovative design solutions, repeat clients and significant new commissions.

PGN's work ranges from infill commercial and residential projects to 140 unit multifamily complexes. From the masterfully crafted infill project within the extremely competitive U Street Condo market, the firm has designed over 600,000 SF of commissions in the DC Metropolitan Area in their 5 years of operation.

Sean M. Pichon, AIA NCARB

Partner

Sean has over 11 years experience in the DC metro area. Before joining PGN, Sean worked at two of the DC's leading firms. He served as the on site architect for the United States Patent and Trademark Complex in Alexandria, Virginia and has worked on many prominent projects in Washington. Sean has substantial technical and construction experience. His well thought out approach to projects ensures success at every phase of architecture.

Significant Project list:

Pepco Headquarters, Washington, DC: 400,000 square feet Class A Office Building, Responsibilities included Design, Structural Coordination and Technical Documentation.

Washington Convention Center, Washington, DC: 2.3 million square foot Convention Center, Responsibilities included Design and Design Development for obtaining Design Board approval.

United States Patent and Trademark Office Complex, Alexandria, VA: 2.5 million square foot Government Office Building, Responsibilities included Technical Documentation, Civil, MEP and Structural Coordination, and Construction Administration

Bachelors of Architecture from Howard University School of Architecture in 1995

PGN Architects

Built on over 40 years of combined experience, PGN Architects has quickly gained the attention of the DC Metropolitan real estate community. PGN's commitment to design excellence and attention to detail has resulted in a portfolio of innovative design solutions, repeat clients and significant new commissions.

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Jeffrey L. Goins *Partner*

Jeff's diverse background includes commercial architectural projects, and numerous competitions from 900 square feet to 3,000,000 square feet. He is an accomplished designer with an understanding of what it takes to create successful projects. Jeff worked as a designer on the 6th and I Synagogue which won an AIA award for historical renovation. He believes in the use of technology as well as traditional media to convey idea to clients. It is his understanding of graphics and imagery that significantly aids the construction and design phase of a project.

Significant Project list:

ATF (Alcohol Tobacco Firearms), Washington, DC competition. Part of small design team assembled for 300,000sq feet office building. Responsibilities included Design and graphic presentation.

Southwest Waterfront Competition over 2 million sq feet, Washington DC. Responsibilities included Design, coordination with city planners and marketing.

United States Treasury, Washington DC. Responsibilities included construction documents, on site coordination, and historic documentation.

Pentagon, Washington DC. Responsibilities included design and design development of the renovation.

Sixth and I Synagogue, Washington DC, Responsibilities were Designer. Recently submitted for Historical Renovation Award.

Net 2000, New York, NY. Responsibilities were project designer and job captain- oversaw all construction documents and details.

Bachelors of Architecture from the University of Tennessee School of Architecture in 1996