

ZC Case No. 16-11
Response to Party Status Request Submitted by:

- **Owners/Residents Located within 200 feet of Bruce Monroe Park (Ex. 36)**
- **Tonya Williams (Ex. 149)**
- **Petition to Downsizing the Plans for Bruce Monroe (Ex. 148)**
- **Letters in Opposition (Ex. 20, 21, 148, 149, 151-163, 166, 167, 170)**

Issue/Argument	Applicant's Response
<p>The proposed rezoning is inconsistent with the Comprehensive Plan, reduces available park greenspace, and should be maintained with a larger park.</p>	<p>As set forth in the Applicant's initial Statement in Support (Ex. 6), the Applicant's Supplemental Prehearing Statement (Ex. 34 and 35B), the Office of Planning's Setdown Report (Ex. 14), and the Office of Planning's Hearing Report (Ex. 43), the PUD and related zoning map amendment is not inconsistent with the Comprehensive Plan's designation for the Bruce Monroe site as a Local Public Facility. As described in detail in the Applicant's Comprehensive Plan analysis included in the record at Exhibit 35B, the rezoning allows for development that is consistent with the surrounding land uses, zone districts, neighborhood context, and approved PUDs in the vicinity of the site. The analysis also demonstrates how the PUD's height and density is not inconsistent with the Comprehensive Plan and with the site's designation on the Future Land Use and Generalized Policy Maps (Ex. 35B).</p> <p>Moreover, the Office of Planning found that "[b]ased on the text and guidelines for considering a change in land use OP concludes that the zone districts and proposed project are comparable in density or intensity to those in the vicinity and not inconsistent with the predominate land use and the Comprehensive Plan." <i>See</i> OP Hearing Report (Ex. 43), p. 10. The Office of Planning also found that the proposed housing types and densities for the site "draw from existing surrounding development" and that "[s]everal apartment buildings of a similar height have been constructed or approved by the Zoning Commission along Georgia Avenue." Therefore, OP found that the "proposal would not be out of character with other Georgia Avenue development." <i>Id.</i> at 4.</p> <p>The Applicant's Comprehensive Plan analysis describes how the PUD addresses the priorities of developing affordable housing and preserving open space (Exhibit A), and provides details on how the project is consistent with the District's priorities for balancing the need for open space with the equally</p>

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	<p>important goal of developing housing, particularly mixed-income housing, in all areas of the city.</p>
<p>Blocked air and light in bedrooms and living rooms; reduced privacy.</p> <p>The building is too tall (120 feet), out of character with the surrounding row houses, and should only be five stories tall.</p>	<p>The Applicant made significant efforts to minimize the impact of the project on the light and air of neighboring property owners. For example, the multi-family buildings include setbacks and step-downs in deference to the scale of the surrounding row houses and to minimize the impact of their overall massing. As shown on the shadow studies attached hereto as <u>Exhibit B</u>, the proposed buildings on the Bruce Monroe site will not block the light and air of surrounding properties. The shadow studies demonstrate that the project will cast nominal shadows on the surrounding residential dwellings throughout the day, even at 3pm in December when shadows are the greatest.</p> <p>Regarding privacy, the Applicant established significant setbacks between the proposed buildings on the Bruce Monroe site and the closest residential neighbors. To the north, the apartment house and senior building are separated from the closest residential dwellings by Irving Street, which has a 60-foot right-of-way. To the west, the senior building is separated from the closest residential dwellings by the new private street, which also has a right-of-way of 60 feet. Also to the west, the townhomes, which are only 40 feet in height, are separated from the closest residential dwelling by their 15 foot rear yards, a proposed 3'-6" tall privacy fence, and ornamental trees in this location. <i>See</i> pp. G11 and L07 of the Architectural Plans and Elevations (Ex. 35A). To the east of the Bruce Monroe site is the commercial corridor of Georgia Avenue; to the south is the proposed public park. Therefore, the design, massing, and placement of the buildings on the Bruce Monroe site respects existing dwellings and will not result in any adverse impacts to light, air, or privacy or any adjacent properties.</p> <p>Moreover, the proposed building will be 90 feet (not 120 feet as alleged in the party status request), which is consistent with several other approved PUDs in the surrounding area and also consistent with the Comprehensive Plan, as described in detail in Ex. 35B. As shown on the Architectural Plans and Elevations included with the Applicant's Supplemental Prehearing Submission of November 15, 2016 (Ex. 35A), there are a number of existing and approved buildings in the immediate vicinity of the Bruce Monroe site that have heights within the 72-90 foot range. For example, pursuant to Z.C. Order No. 13-</p>

	<p>10, the Commission approved a PUD at 3212-3216 Georgia Avenue (one block to the north of Bruce Monroe) to have a maximum height of 87 feet and 5.95 FAR. Pursuant to Z.C. Order No. 10-26, the Commission approved a PUD for 3221-3335 Georgia Avenue (two blocks to the northeast of Bruce Monroe) to have a maximum height of 90 feet and 5.37 FAR. Finally, pursuant to Z.C. Order No. 08-26, the Commission approved a PUD at 3232 Georgia Avenue (two blocks north of Bruce Monroe) to have a maximum height of 80 feet and 4.54 FAR. Thus, the building's height is consistent with other development projects in the area.</p>
<p>Increased pedestrian and vehicular traffic that will exacerbate existing traffic issues on the congested surrounding streets.</p>	<p>As set forth in the Applicant's Transportation Impact Study ("TIS"), dated November 1, 2016, and prepared by Symmetra Design (Ex. 33 in Z.C. Case No. 16-11), the transportation network surrounding the Bruce Monroe site is diverse and robust given the availability of Metrorail, Metrobus, bicycling and walking as viable transportation options. In addition, the Applicant has proposed significant TDM measures that will encourage use of non-automobile modes. The combination of transportation options and the TDM program will help to reduce traffic and parking demand associated with the PUD. Moreover, the TIS found that (i) with build-out of the Bruce Monroe PUD, there will be a "negligible increase in delay to motorists" at two intersections within the study area, (ii) all other intersections will "continue to operate at or above the LOS [level of service] threshold," and (iii) the intersections created by the new private street with Columbia Road and Irving Street will "both operate at LOS "A" during the AM and PM peak hours." See TIS, p. 11. In addition, the project will "allow for improved pedestrian conditions with new sidewalks along both sides of the new private street. Pedestrian facilities adjacent to the site will adhere to DDOT standards." <i>Id.</i></p> <p>DDOT reviewed the TIS, confirmed that the Applicant utilized sound methodology to perform its analysis, and recommended approval of the application. In its review, DDOT found that the "site design has the potential to disperse site traffic in a way that minimizes the action's impact on the external road network and improve connectivity to adjacent neighborhoods." See DDOT Report (Ex. 44, p. 2). DDOT also concluded that "future residents and retail visitors are likely to utilize transit, walking, and bicycling at high rates, thus auto use is likely to be low, resulting in the PUD generating a nominal number of new trips (40 AM trips and 57 PM trips). <i>Id.</i> at 2 and 8 (emphasis added). DDOT also found that the PUD would "generate a</p>

	<p>moderate number of new... transit trips,” such that the surrounding buses will not experience significant increases in use or abuse as a result of the project. <i>Id.</i></p> <p>Thus, the only evidence of record in this case demonstrates that the project will not have any adverse impacts on traffic or on the existing transit system.</p>
<p>Reduced on-street parking and parking challenges created by increased density caused by the project. The city has proposed dedicated bus lanes for Irving Street and Columbia Road, which will eliminate half of the currently available street parking.</p> <p>Request for free parking for existing neighbors within 200 feet.</p>	<p>The proposed development at Bruce Monroe incorporates significant on- and off-street parking spaces, such that existing public on-street parking will not become over-saturated as a result of the proposed development. The project will add 16 new on-street parking spaces located on the new private street for residents and guests of the project, as well as 99 below-grade parking spaces within the proposed buildings. This total supply exceeds the 79 spaces required by the Zoning Regulations and will adequately serve the needs of the site’s residents and guests so that they will not need to utilize existing public on-street parking spaces. <u>Thus, the proposed project will not result in an increased demand for parking on existing public streets.</u> In reviewing the Bruce Monroe project, DDOT determined that the “residential parking provision of about one space per three multi-family units is generally consistent with other recent projects in similar walkable, transit-friendly neighborhoods.” <i>See</i> DDOT Report (Ex. 44), p. 7. DDOT also determined that the “site is well served by public transit” (<i>Id.</i> at p. 9), and did not indicate that traffic or parking associated with the project would adversely impact existing or planned bus routes on Georgia Avenue, Irving Street, or Columbia Road.</p>
<p>Increased noise and air pollution.</p>	<p>The Applicant will comply with all applicable laws and regulations regarding construction, noise, and air pollution, and will address the mitigation of any construction-related impacts during the building permit process. <i>See</i> Z.C. Order No. 13-14, Finding of Fact No. 176, stating that “[o]pponents also testified that the construction of the project would cause adverse effects related to construction noise, traffic, and other related effects. Review of construction related effects are not part of the Commission’s review of PUDs, which are limited to the zoning related impacts of a project. Mitigation of construction related impacts are covered by the District’s building codes and will be part of the building permit process.”</p> <p>The project will also be designed to integrate a host of sustainable features and will be certified under the EGC</p>

	<p>standards. Although only 35 points are required to be EGS Certified, the Applicant proposes to achieve 67 points for the apartment house and senior building and 50 points for the townhomes on the Bruce Monroe site. <i>See</i> Conceptual Enterprise Green Communities scorecards included as Sheets A27-A30 of Ex. 35A (Z.C. Case No. 16-11). Sustainable features that will be implemented as part of the EGC include erosion and sediment control techniques, efficient irrigation and water reuse, advanced water conservation, surface water management, and high quality water drainage. <i>Id.</i></p> <p>Finally, the Applicant also notes that evaluation of environmental impacts are appropriately conducted by the District Department the Environment, and accordingly will be part of the building permit process. <i>See</i> Z.C. Order No. 13-14, Finding of Fact No. 175; <i>see also Foggy Bottom Association v. District of Columbia Zoning Comm'n</i>, 878 A.2d 1160 (D.C. 2009).</p>
Impact on property values.	<p>There is no evidence in the record to support the claim that the proposed project will have any adverse impacts on land values, rents, or housing costs. To the contrary, the Applicant believes that given the mix of uses and income ranges included in the projects, the proposed redevelopment of Bruce Monroe and Park Morton will help to preserve property values and provide a variety of rental rates and housing types that will improve the surrounding area.</p> <p>The projects have been designed to provide much-needed new replacement public housing units, affordable housing, and market-rate housing. For example, the two projects collectively will provide a total of 462 new residential units. Of those, 147 units (32%) will be public housing units; 155 units (33%) will be affordable units; and 160 units (35%) will be market-rate units. The 155 affordable units will be reserved for households earning up to 60% of the AMI, thus creating housing that is affordable for teachers, police offers, and other working professionals in the District. Thus, the redevelopments will create new communities that are truly mixed-income, will help maintain economic stability, and will meet the goals of the District's New Communities Initiative, which is a program designed to revitalize communities plagued with severely distressed housing, poverty, high crime and economic segregation.</p>

	<p>The resulting development programs will feature mixed-income housing, parks, and street improvements to better link the community to the rest of the neighborhood. As a result, the type of development programs proposed for the Bruce Monroe and Park Morton sites will not create any adverse impacts related to the destabilization of land values, but will rather help to provide a diverse housing stock that is affordable to a range of incomes. Moreover, the provision of new mixed-income communities is consistent with Policy H-1.2.3 of the Comprehensive Plan, which states that “investment strategies and affordable housing programs [should] distribute mixed income housing more equitably across the entire city, taking steps to avoid further concentration of poverty within areas of the city that already have substantial affordable housing” (10A DCMR § 504.8)) and Policy H-1.4.4, which encourages “efforts to transform distressed public and assisted housing projects into viable mixed-income neighborhoods, providing one-for-one replacement within the District of Columbia of any public housing units that are removed. Target such efforts to locations where private sector development interest can be leveraged to assist in revitalization” (10A DCMR § 506.10). Consistent with these policies, the proposed income mix targeted to various income ranges will not create a concentration of poverty, but will instead allow for the creation of a true mixed-income community.</p>
<p>Insufficient, inappropriate, and undesirable amenities package that does not benefit the entire public.</p>	<p>The proposed public benefits and amenities associated with this project are significant and were developed in coordination with ANC 1A and 1B and other community stakeholders. Both ANCs noted in their separate resolutions (Ex. 32 and 28, respectively) that the PUD “has offered a number of project amenities and public benefits commensurate with the development incentives and flexibility requested.” See p. 3 of ANC 1A resolution and p. 2 of ANC 1B resolution. These benefits include (i) significant new housing and affordable housing, including public housing replacement units and senior housing; (ii) infrastructure improvements that include a new north-south public street through the site that will enhance circulation and reduce traffic congestion in the square; (iii) high quality urban design and architecture; (iv) effective and safe vehicular, pedestrian, and bicycle access; (v) significant environmental benefits, including certification of the project under the EGC standards; (vi) a new stormwater management system that will reduce runoff and improve site drainage conditions; (vii) public space improvements; and (viii) employment and training opportunities, including entering into</p>

a Certified Business Enterprise Agreement with the District Department of Small and Local Business Development, entering into a First Source Employment Agreement with the District Department of Employment Services, and contracting with Section 3 businesses. Together, these proposed benefits result in a significant value as they relate to the Commission's balancing test between the benefits offered and the development incentives and flexibility requested. *See* 11 DCMR § 2403.8.

The project also includes extensive TDM measures, including the following:

1. Providing 189 helmets for the apartment building residents and eight helmets for the townhome residents;
2. Offering a preloaded \$10 SmarTrip card for each residential unit;
3. Unbundling the costs for market-rate units from the cost of lease or purchase of apartments;
4. Providing two on-street carsharing spaces along the new private street;
5. Providing a bicycle repair station in the apartment building;
6. Posting all TDM commitments online;
7. Designating a TDM leader;
8. Providing 90 long-term and 16-short term bicycle parking spaces;
9. Offering each apartment unit and townhome an annual car-share membership or an annual Capital Bikeshare membership for a period of three years;
10. Providing six shopping carts for the multi-family residential tenants to run daily errands and grocery shopping; and
11. Installing a transit screen in the lobby of the apartment house and senior building.

Finally, the Applicant notes that development of the Bruce Monroe site itself is a benefit to the community and the District as a whole. By constructing replacement Park Morton public housing units at Bruce Monroe, the two projects will eliminate involuntary displacement, foster true income diversity, and succeed in being the first District project that meets all four of the New Communities Initiatives' goals (one-for-one replacement, build first, mixed-income, and right to return). The proposal to create a mix of housing types at various income levels, while maintaining public green space on both sites, will foster new development that is wholly inclusive of the

	<p>surrounding community. <i>See, e.g.</i> Z.C. Order No. 12-16, Finding of Fact No. 72(a), stating that “the Commission further finds that the rest of the neighborhood and the overall urban fabric benefits by developing a vibrant mixed-use development.”</p>
<p>No meaningful discussion with and consideration of input from the surrounding community, particularly the 200-footers. The lack of engagement resulted in a plan that favors the Park Morton site where there is less density, and a design that is inconsistent with the architectural character of the surrounding area.</p>	<p>The Applicant has engaged in extensive community outreach. As shown on the list of community outreach meetings, attached hereto as <u>Exhibit C</u>, the Applicant has met with adjacent impacted neighbors and stakeholders; presented to ANC 1A and 1B on multiple occasions; hosted and/or participated in public meetings and charettes during the master planning process, attended and engaged in discussions about the projects at meetings with local community groups such as the Georgia Avenue Community Development Task Force, Park View UNC, and the Luray Warder Neighborhood Association; actively participated in Steering Committee meetings; engaged with the Park Morton residents directly via their Resident Council and Relocation/Reentry Committee meetings; conducted one-on-one meetings with residents and neighbors upon request, and knocked on the doors of every dwelling that was accessible and located within 200 feet of both sites. As a result, there are more than 60 letters of support for the project in the record. Therefore, the Applicant has made substantial efforts to meet with neighbors to discuss the project and respond to their concerns.</p> <p>Regarding the project’s comparison to development of the Park Morton site, the Applicant notes that Park Morton is designated as Medium Density Residential on the Future Land Use Map, which permits less density than proposed at Bruce Monroe. Development of Park Morton has been designed to be consistent with its Comprehensive Plan designations. Moreover, the density proposed for Park Morton is consistent with its Comprehensive Plan designation, as described in the materials submitted in that case.</p> <p>Finally, the project’s design contains various features to provide a superior quality of architecture. The apartment house includes bay windows and a corner glass element to create an iconic presence on Georgia Avenue. The massing of the senior building responds to its context by stepping down in height along Irving Street to respect the lower density of existing row dwellings. The proposed townhouses relate in massing to the surrounding rowhouse context while further engaging with the</p>

	<p>character of the multifamily buildings to create a unified architecture on the site. Moreover, the project incorporates durable and time-tested materials in a contemporary language for a design that will endure and will enhance the identity of the neighborhood. Thus, the design of the buildings respects the existing architecture and neighborhood context and will be a positive new addition to the surrounding area.</p>
<p>The proposed 273 units will add approximately 700 new residents to the block, more than triple the current population.</p>	<p>As described in detail in <u>Exhibit A</u> and Ex. 35B, the proposed density and number of units for Bruce Monroe is appropriate and necessary to achieve the goals and policies set forth for the site in the Comprehensive Plan, the Georgia Avenue – Petworth Metro Station Area and Corridor Plan Revitalization Strategy (the “Strategy”), and the New Communities Initiative. The PUD proposes increased density for the specific purpose of providing new housing and affordable housing along Georgia Avenue. Doing so is specifically encouraged by the Comprehensive Plan’s Housing Element (<i>see, e.g. Policy H-1.1.4 – “[p]romote mixed use development, including housing, on commercially zoned land, particularly... along Main Street mixed-use corridors</i>). It is also consistent with <i>Policy H-1.2.1: Affordable Housing Production as a Civic Priority; Policy H-1.2.3: Mixed Income Housing, and Policy H-1.2.7: Density Bonuses for Affordable Housing</i>, due to the significant amount of housing and affordable housing generated by the PUD. As set forth in <u>Exhibit A</u>, the unit density is also consistent with a variety of goals in the Strategy, which indicates the critical need to preserve and create affordable housing. <i>See Exhibit A, p. 6.</i></p> <p>The proposed number of units and density will help to advance these and other stated policies by allowing Bruce Monroe to reasonably serve as the “build-first” site for Park Morton’s replacement public housing units, as part of the District’s New Communities Initiative. The proposed density at Bruce Monroe is necessary allow for the implementation of the “build first” principle, which will minimize displacement, maximize one-time, permanent moves, and implement the phased redevelopment of Park Morton. Thus, the PUD’s proposed density and number of units are consistent with the Comprehensive Plan, the Strategy, and New Communities Initiative, and are necessary to successfully relocate public housing residents and fulfil the requirements of the NCI.</p>

EXHIBIT A

BALANCING THE DUAL PRIORITIES OF PROVIDING HOUSING AND AFFORDABLE HOUSING AND PRESERVING OPEN SPACE

The Comprehensive Plan describes the importance of open space, but also includes many policies that describe the need for, and importance of, increased housing and affordable housing in the District.

The Bruce Monroe Site has a short history of being used as a public park. The site previously housed the Bruce Monroe Public School, which was closed in 2008 and demolished in 2009. In response to community feedback, DMPED committed funds to improve the site as a temporary public park, with permanent improvements intended to be pursued in the future. *See* Building Permit and solicitation/award for the “interim” use of Bruce Monroe (Attachment A). Thus, although the Bruce Monroe site is presently used as a public park, it has not operated in this manner for long, and was never intended to remain in its current condition.

Following significant public outreach, DMPED recognized the desire for continued park and recreation space at Bruce Monroe. *See, e.g. Notice of Public Meeting Regarding Surplus Resolution Pursuant to D.C. Official Code § 10-801*. Prior to selecting Bruce Monroe as the “build first” site for Park Morton, DMPED confirmed that a reprogrammed and reconfigured park would be brought back and improved, and DMPED determined that the remaining portion of the site was most suitable for mixed-use development, and primarily mixed-income residential development. *Id.* at 3. The size and location of Bruce Monroe presents an opportunity to meet critical District priorities, particularly the need for affordable housing. Indeed, using public land for the creation of affordable housing “is one of the most effective strategies a municipality can use to leverage the creation and preservation of affordable housing.” *Id.* at 4.

The Applicant’s proposal to develop Bruce Monroe and Park Morton with 462 new housing units, including 147 public housing units and 155 affordable housing units, achieves the District’s goal of providing new affordable housing. Moreover, the Applicant will preserve over 44,000 square feet of the Bruce Monroe site as a public park, plus an additional 9,000 square feet of the Park Morton site as public parks. Thus, the Applicant believes that it has achieved the proper balance between the District’s critical needs for both housing and open space.

I. Consistency with the Land Use, Housing, and Mid-City Elements of the Comprehensive Plan

The Comprehensive Plan “is a broad framework intended to guide future land use planning decisions for the District.” *Tenley & Cleveland Park Emer. Comm. v. D.C. Bd. of Zoning Adjustment*, 550 A.2d 331, 337 (D.C. 1988). It has several purposes, including “[d]efin[ing] the requirements and aspirations of District residents, and accordingly influenc[ing] social, economic, and physical development” and “[a]ssist[ing] in the conservation, stabilization, and improvement of each neighborhood and community in the District.” D.C. Code § 1-306.01(b)(1), (6).

The Comprehensive Plan, which includes the Future Land Use Map and the Generalized Policy Map, is not a code of compulsory requirements. 10-A DCMR § 226.1; *Durant I v. Dist. Of Columbia Zoning Comm’n*, 65 A.3d 1161, 1168 (D.C. 2013). Rather the Plan is “an

interpretative guide, which the Commission must consider holistically." *Durant I*, 65 A.3d at 1168; *cf. Tenley & Cleveland Park*, 550 A.2d at 338 ("Although the Plan serves as an important policy guide, its legal mandate is more limited. Except as provided by other law or the Plan itself, the District elements are advisory."). Accordingly, even if a PUD application arguably "conflicts with one or more individual policies associated with the Comprehensive Plan, this does not, in and of itself, preclude the Commission from concluding that the action would be consistent with the Comprehensive Plan as a whole." *Durant I*, 65 A.3d at 1168.

In this case, the proposed redevelopment of Bruce Monroe with a new apartment house, senior building, and townhomes, is consistent with the Comprehensive Plan (*see* Exhibit 35B), including the Mid-City Area Element of the Comprehensive Plan, as well as the District's priorities for balancing the need for open space with the equally important goal of developing housing, particularly mixed-income housing, in all areas of the city.

A. Land Use Element

The Land Use Element of the Comprehensive Plan specifically describes the balancing of priorities that must take place in order to accommodate a multiplicity of land uses within the boundaries of the District of Columbia. 10A DCMR § 300.1. The Land Use Element provides that land use policies "must ensure that all neighborhoods have adequate access to commercial services, parks, educational and cultural facilities, and sufficient housing opportunities while protecting their rich historic and cultural legacies." 10A DCMR § 309.1 (emphasis added). Because the Land Use Element integrates the policies and objectives of all the other District Elements, "it should be given greater weight than the other elements as competing policies in different elements are balanced." 10A DCMR § 300.3 (emphasis added).

When balancing the need to provide new housing and affordable housing with the competing need to preserve public open space, the Land Use Element sites a number of policies that specifically aim to do both, as follows:

- *Policy LU-1.2.1: Reuse of Large Publicly-Owned Sites* - Recognize the potential for large, government-owned properties to supply needed community services, create local housing and employment opportunities, remove barriers between neighborhoods, provide large and significant new parks, enhance waterfront access, and improve and stabilize the city's neighborhoods. 10A DCMR § 305.5 (emphasis added).
- *Policy LU-1.2.5: Public Benefit Uses on Large Sites* - Given the significant leverage the District has in redeveloping properties which it owns, include appropriate public benefit uses on such sites if and when they are reused. Examples of such uses are affordable housing, new parks and open spaces, health care and civic facilities, public educational facilities, and other public facilities. 10A DCMR § 305.10 (emphasis added)
- *Policy LU-2.1.3: Conserving, Enhancing, and Revitalizing Neighborhoods* - Recognize the importance of balancing goals to increase the housing supply and expand neighborhood commerce with parallel goals to protect neighborhood character, preserve historic resources, and restore the environment. The overarching goal to "create

successful neighborhoods ”in all parts of the city requires an emphasis on conservation in some neighborhoods and revitalization in others. 10A DCMR § 309.8.

As described in detail below, the Applicant proposes to develop the northern portion of the Bruce Monroe site with mixed-income housing and affordable housing, while allowing the southern portion of the site to be maintained as a public park to be developed separately and in coordination with DMPED, other applicable District agencies, the ANC, and other community stakeholders. Doing so meets the District’s dual goals of building new housing while ensuring the provisions of adequate parkland and open space.

B. Housing Element

The Housing Element of the Comprehensive Plan also provides specific guidance and policies for ensuring the production of quality housing affordability as follows:

- *Policy H-1.2.1: Affordable Housing Production as a Civic Priority - Establish the production of housing for low and moderate income households as a major civic priority, to be supported through public programs that stimulate affordable housing production and rehabilitation throughout the city. 10A DCMR § 504.6 (emphasis added).*
- *Policy H-1.2.3: Mixed Income Housing - Focus investment strategies and affordable housing programs to distribute mixed income housing more equitably across the entire city, taking steps to avoid further concentration of poverty within areas of the city that already have substantial affordable housing. 10A DCMR § 504.8 (emphasis added).*
- *Policy H-1.2.5: Workforce Housing - In addition to programs targeting persons of very low and extremely low incomes, develop and implement programs that meet the housing needs of teachers, fire fighters, police officers, nurses, city workers, and others in the public service professions with wages insufficient to afford market-rate housing in the city. 10A DCMR § 504.12 (emphasis added).*
- *Policy H-1.3.1: Housing for Families - Provide a larger number of housing units for families with children by encouraging new and retaining existing single family homes, duplexes, row houses, and three- and four-bedroom apartments. 10A DCMR § 505.6*
- *Policy H-1.4.4: Public Housing Renovation - Continue efforts to transform distressed public and assisted housing projects into viable mixed-income neighborhoods, providing one-for-one replacement within the District of Columbia of any public housing units that are removed. Target such efforts to locations where private sector development interest can be leveraged to assist in revitalization. 10A DCMR § 506.10 (emphasis added).*
- *Action H-1.4.A: Renovation and Rehabilitation of Public Housing - Continue federal and local programs to rehabilitate and rebuild the District’s public housing units, including but not limited to ... the District-sponsored New Communities program. 10A DCMR § 506.13 (emphasis added).*

The proposed redevelopment of the Bruce Monroe and Park Morton sites is a direct response to the goals and policies set forth in the Housing Element and the District's major civic priority of establishing housing for low and moderate income households. Of the 273 total units to be developed at Bruce Monroe, 90 units will be public housing replacement units, 111 will be workforce affordable units reserved for households earning up to 60% of the AMI, and 72 units will be market rate units. Of the 189 total units to be developed at Park Morton, 57 units will be public housing replacement units, 44 will be workforce affordable units reserved for households earning up to 60% of the AMI, and 88 will be market rate units. Thus, the combined development will result in 147 public housing replacement units (32%), 155 workforce affordable units (33%), and 160 market rate units (35%). Moreover, of the 462 total housing units developed at the two sites, 40% will be two-, three- and four-bedroom units, and 76 units will be reserved for seniors.

Development of the two sites together also advances the District's goal of transforming distressed public housing projects into viable mixed-income neighborhoods. The project provides the one-for-one replacement of the Park Morton public housing units by leveraging private sector support to assist in revitalization. The project is also part of the New Communities Initiative, which the Comprehensive Plan specifically highlights as a program that should be supported in order to rehabilitate and rebuild the city's public housing units. *See* Action H-1.4.A.

Furthermore, the Housing Element sets forth specific policies to provide housing for seniors, including *Policy H-4.2.2: Housing Choice for Seniors*, which states: "Provide a wide variety of affordable housing choices for the District's seniors, taking into account the income range and health-care needs of this population. Recognize the coming growth in the senior population so that the production and rehabilitation of publicly-assisted senior housing that meets universal design standards becomes a major governmental priority..." 10A DCMR § 516.8 (emphasis added). Redevelopment of Bruce Monroe includes an entire building devoted to affordable housing for seniors. Thus, this portion of the project specifically advances the District's goal of providing senior housing that takes into account various income ranges and abilities.

C. Mid-City Area Element

The Comprehensive Plan sets forth guidelines in its Area Elements, which focus on issues that are unique to particular parts of the District. Competing land uses, policies, and goals also exist in the Area Elements, and are intended to be "general in nature and do not prescribe specific uses or design details;" rather, they are "intended to provide a sense of local priorities and to recognize the different dynamics at work in each part of the city." 10A DCMR § 104.6.

The Bruce Monroe and Park Morton sites are located in the Mid-City Area Element. Issues that are relevant to the Mid-City Area "must be addressed to protect the quality of life, balance growth and conservation, and provide economic opportunity and stability for all members of the community." 10A DCMR § 2000.10. The Mid-City Element notes the importance of parkland and neighborhood open space (*see, e.g.* 10A DCMR § 2000.8, stating that the area has a "severe shortage of parkland. As the densest part of the city, and one with many young children, recreational needs are among the highest in the city. Most of the area's parks lack the land and amenities to meet these needs." *See also* 10A DCMR § 2007.2(e) and

(j)). Simultaneously, the Mid-City Element also stresses the dire need for new housing opportunities for all income levels (*see, e.g.* 10A DCMR § 2007.2, stating that “housing opportunities should be increased for people at all income levels so that Mid-City can remain a diverse neighborhood...” *See also Policy MC-1.1.7: Protection of Affordable Housing*: “[s]trive to retain the character of Mid-City as a mixed income community by protecting the area’s existing stock of affordable housing units and promoting the construction of new affordable units”).

The Mid-City Element specifically references redevelopment of the Park Morton site with new public housing, affordable housing, and market-rate housing opportunities through *Action MC-2.1.D: Park Morton New Community*, which states: “[p]ursue redevelopment of Park Morton as a “new community”, replacing the existing public housing development with an equivalent number of new public housing units, plus new market-rate and “workforce” housing units, to create a new mixed income community. Consider implementing this recommendation in tandem with plans for the reuse of public land on Spring Road. Ensure that every effort possible is made to avoid permanent displacement of residents if this action is followed. 10A DCMR § 2011.12.

Based on the variety of priorities in the Mid-City Area Element, the Applicant proposes to redevelop a portion of the Bruce Monroe site with replacement, “build-first” Park Morton public housing units and with senior, workforce affordable, and market rate units. The remaining 44,000 square feet of land area directly adjacent to the proposed buildings will be developed as a public park separately and in coordination with DMPED, other applicable District agencies, the ANC, and other community stakeholders.

The portion of the Bruce Monroe site that will be developed as a public park is owned and controlled by the District. The Bruce Monroe Surplus Declaration and Approval Resolution of 2016, and the Bruce Monroe Disposition Approval Resolution of 2016, included as Attachment B, state that the District will retain a portion of the Bruce Monroe site consisting of approximately 44,404 square feet of land area for a public park or other public uses. In declaring the portion of the Bruce Monroe site to be developed as surplus, the District determined that the best use of the site would be for a “vibrant mixed-use development where residents have quality affordable housing options, economic opportunities, and access to appropriate human services in a manner consistent with the [New Communities Initiative] guiding principles,” while the remaining portion of the site not included in the disposition to the Applicant would be dedicated as a permanent community amenity for the public to enjoy. *See* Letter from Mayor Muriel Bowser to Council Chairman Mendelson, dated September 16, 2016 and included in Attachment C.

III. Consistency with the Georgia Avenue – Petworth Metro Station Area and Corridor Plan Revitalization Strategy

The Comprehensive Plan requires zoning to be “interpreted in conjunction with...approved Small Area Plans” (10A DCMR § 266.1(d)) and the Zoning Regulations further require consistency with “other adopted public policies and active programs related to the subject site.” *See* 11 DCMR § 2403.4. Small area policies appear in “separately bound Small Area Plans for particular neighborhoods and business districts. As specified in the city’s municipal code,

Small Area Plans provide supplemental guidance to the Comprehensive Plan and are not part of the legislatively adopted document.” 10A DCMR § 104.2.

The Bruce Monroe and Park Morton sites are located within the Georgia Avenue – Petworth Metro Station Area and Corridor Plan Revitalization Strategy (the “Strategy Plan”). Similar to the Comprehensive Plan, the Strategy Plan discusses the importance of balancing development priorities, which include “the critical need to preserve and create affordable housing” (p. 17) and the development of “some form of public green space or civic space as new redevelopment projects are constructed” (p. 27). Although the Strategy Plan notes the need for green space, it repeatedly emphasizes the need for quality housing and affordable housing.

For example, the Strategy Plan encourages “a mix of residential development along [the Georgia Avenue] corridor... [that] should be targeted in blocks that have high vacancies and/or underutilized properties” (p. 23). In order to ensure that existing residents receive opportunities to acquire affordable housing, the Strategy Plan aims to create a “vibrant, mixed income community, as well as potentially mak[ing] a significant contribution to providing housing for District of Columbia’s working families” (p. 25). The Strategy Plan strives to advance diversification of the housing stock by “encouraging redevelopment opportunities with multi-family buildings for families [and] senior citizens,” and to increase affordability by “encouraging development opportunities with a variety of housing types” (p. 27).

The Strategy Plan notes that the Park Morton site “contains poor physical layout and design. The existing suburban-style physical design contributes to the lack of safety and adds to a visible exclusion from the surrounding community. It also lacks the private space, which leads to attracting and fostering negative activity in and around the corridor” (p. 34). The Strategy Plan also references a “lack of public land for new development” since the “majority of lots are small and privately held” (pp. 34, 36).

When taken together, the Comprehensive Plan and the Strategy Plan both point to the need for significant new housing and affordable housing, particularly along the Georgia Avenue corridor, in addition to the conservation and preservation of park space. Consistent with these competing priorities, the Applicant proposed redevelopment of Bruce Monroe will result in much-needed new housing, and will leave available over 44,000 square feet of land area devoted to a future public park.

ATTACHMENT A

Department of Consumer and Regulatory Affairs

Permit Operations Division
 1100 4th Street SW
 Washington, DC 20024
 Tel. (202) 442-4589 Fax (202) 442-4862

B

BUILDING PERMIT

THIS PERMIT MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE ADDRESS OF WORK UNTIL WORK IS COMPLETED AND APPROVED

Issue Date: 06/01/2010

PERMIT NO. B1006212

Expiration Date: 06/01/2011

Address of Project: 3012 GEORGIA AVE NW		Zone: C-2-A	Ward: 1	Square: 2890	Suffix:	Lot: 0849
Description Of Work: PHASE I CONSTRUCTION OF BRUCE MONROE INTERIM PARK ON THE RAZED SITE OF THE FORMER BRUCE MONROE ELEMENTARY SCHOOL.						
Permission Is Hereby Granted To: District Of Columbia		Owner Address: SUITE 307 1350 PENNSYLVANIA AVE NW		PERMIT FEE: \$10,680.00		
Permit Type: Alteration and Repair	Existing Use: Other (Specify)		Proposed Use: Other (Specify)		Plans: Yes	
Agent Name: Quinten Washington	Agent Address: 1025 conn ave,nw. wash, DC 20001	Existing Dwell Units: 0	Proposed Dwell Units: 0	No. of Stories: 0	Floor(s) Involved:	
Conditions/ Restrictions: The filing fee of \$5015 is deferred (due to non-availability of CFO to sign on MOU with DCPS). Interim Park use with 13 parking spaces. This Permit Expires if no Construction is Started Within 1 Year or if the Inspection is Over 1 Year. All Construction Done According To The Current Building Codes And Zoning Regulations; As a condition precedent to the issuance of this permit, the owner agrees to conform with all conditions set forth herein, and to perform the work authorized hereby in accordance with the approved application and plans on file with the District Government and in accordance with all applicable laws and regulations of the District of Columbia. The District of Columbia has the right to enter upon the property and to inspect all work authorized by this permit and to require any change in construction which may be necessary to ensure compliance with the permit and with all the applicable regulations of the District of Columbia. Work authorized under this Permit must start within one(1) year of the date appearing on this permit or the permit is automatically void. If work is started, any application for partial refund must be made within six months of the date appearing on this permit.						
Director: Linda K. Argo		Permit Clerk Erika Kling				
TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICIAL, CALL THE DC INSPECTOR GENERAL AT 1-800-521-1639 FOR CONSTRUCTION INSPECTION INQUIRIES CALL (202) 442-9557 TO SCHEDULE INSPECTIONS PLEASE CALL (202) 442-9557.						



Order No : PO335148 -DMPED BRUCE MONROE IP PHASE I-CONSTRUCTION MGMT

Issued on Fri, 16 Jul, 2010

Supplier:

LANCE BAILEY & ASSOCIATES INC
 7961 EASTERN AVE
 SUITE 200
 SILVER SPRING, MD 20910
 United States
 Phone: 1301.565.2283
 Fax: 1
 Contact: LANCE BAILEY

Ship To:

Deputy Mayor for Planning and Economic
 Development
 1350 Pennsylvania Ave NW Suite 317
 Washington, DC 20002
 United States

Bill To:

Deputy Mayor for Planning and Economic
 Development
 1100 4th Street, SW Suite E450
 Washington, DC 20024
 United States
 Phone: 1202-442-6934

Deliver To:

Sheila Cuthrell

Item	Description	Part Number	Unit	Qty	Need By	Unit Price	Extended Amount
1	The contractor shall provide construction ...		each	566,671	Fri, 16 Jul, 2010	\$1.00USD	\$566,671.00USD

The contractor shall provide construction management services for the interim use Phase I project at Bruce Monroe as per contract number AWC-C-95826-07-500-L B

If used in conjunction with a contract award, purchase order is placed in accordance with all provisions of Contract Number: AWC-C-95826-07-500-LB/TO # DCEB-DMPED-10-TO-BRUCMONPARK-LB
 Bill To Contact: LaShawn VanHorne
 Requester: Sheila Cuthrell
 Form:
 Delivery Date: Fri, 16 Jul, 2010
 PR No.: RQ702316

Total	\$566,671.00USD
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Comments

- COMMENT by **aribasystem** on *Friday, July 16, 2010 at 4:13 PM*
ALL INVOICES SHALL BE SUBMITTED TO THE 'BILL TO' ADDRESS INDICATED ON THIS PURCHASE ORDER. INVOICES SHALL INCLUDE THE PURCHASE ORDER NUMBER, CONTRACT NUMBER (IF APPLICABLE), CONTRACTOR'S NAME AND ADDRESS, INVOICE DATE, QUANTITY AND DESCRIPTION OF GOOD(S) OR SERVICE(S) FOR WHICH PAYMENT IS BEING REQUESTED, REMITTANCE ADDRESS, AND CONTACT PERSON NAME AND PHONE NUMBER IF THERE IS A PROBLEM WITH THE INVOICE. INVOICES FOR QUANTITIES OR AMOUNTS GREATER THAN WHAT IS STATED ON THE PURCHASE ORDER WILL BE REJECTED. FAILURE TO FOLLOW THESE INSTRUCTIONS MAY RESULT IN DELAYS IN PAYMENT. (aribasystem, Fri, 16 Jul, 2010)
- COMMENT by **aribasystem** on *Friday, July 16, 2010 at 4:13 PM*
FOB is Destination unless specified otherwise (aribasystem, Fri, 16 Jul, 2010)
- COMMENT by **aribasystem** on *Friday, July 16, 2010 at 4:13 PM*
*****GOVERNMENT OF THE DISTRICT OF COLUMBIA STANDARD CONTRACT PROVISIONS FOR USE WITH THE DISTRICT OF COLUMBIA GOVERNMENT SUPPLY AND SERVICES CONTRACTS ARE HEREBY INCORPORATED BY REFERENCE, WWW.OCP.DC.GOV***** (aribasystem, Fri, 16 Jul, 2010)

AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT			1. Contract Number	Page of Pages	
			AWC-C-95826-07-500-LB/TO # DCEB-DMPED-10-C-BRUCMONPARK-LB	1	2
2. Amendment/Modification Number		3. Effective Date	4. Requisition/Purchase Request No.	5. Solicitation Caption	
002		See Box 16C	RQ702316	Construction Mgmt. Services at Bruce Monroe Park	
6. Issued By:		Code	7. Administered By (if other than line 6)		
GOVERNMENT OF THE DISTRICT OF COLUMBIA OFFICE OF THE DEPUTY MAYOR FOR PLANNING & DEV (DMPED) CONTRACTS AND PROCUREMENT 2025 M Street NW, Suite 600 Washington, DC 20036					
8. Name and Address of Contractor (No. Street, city, country, state and ZIP Code)				9A. Amendment of Solicitation No.	
Lance Bailey & Associates, Inc. 7961 Eastern Avenue, Suite 200 Silver Spring, MD 20910 301-565-2283 * 301-565-2287 Fax FEIN: 52-1855944				9B. Dated (See Item 11)	
				10A. Modification of Contract/Order:	
				X	AWC-C-95826-07-500-LB
				10B. Dated (See Item 13)	05-31-07
Code			Facility		
<p>The above numbered solicitation is amended as set forth in item 14. The hour and date specified for receipt of Offers <input type="checkbox"/> is extended. <input type="checkbox"/> is not extended. Offers must acknowledge receipt of this amendment prior to the hour and date specified in the solicitation or as amended, by one of the following methods: (a) By completing items 8 and 15, and returning _____ copies of the amendment; or (b) By acknowledging receipt of this amendment on each copy of the offer submitted; or (c) By separate letter or fax which includes a reference to the solicitation and amendment number. FAILURE OF YOUR ACKNOWLEDGEMENT TO BE RECEIVED AT THE PLACE DESIGNATED FOR THE RECEIPT OF OFFERS PRIOR TO THE HOUR AND DATE SPECIFIED MAY RESULT IN REJECTION OF YOUR OFFER. If by virtue of this amendment you desire to change an offer already submitted, such change may be made by letter or fax, provided each letter or telegram makes reference to the solicitation and this amendment, and is received prior to the opening hour and date specified.</p>					
12. Accounting and Appropriation Data (if Required)					
13. THIS ITEM APPLIES ONLY TO MODIFICATIONS OF CONTRACTS/ORDERS. IT MODIFIES THE CONTRACT/ORDER NO. AS DESCRIBED IN ITEM 14					
A. This change order is issued pursuant to: (Specify Authority) Clause 15, District of Columbia Standard Contract Provisions for Goods/Services. The changes set forth in item 14 are made in the contract/order no. in item 10A					
B. The above numbered contract/order is modified to reflect the administrative changes (such as changes in paying office, appropriation date, etc.) set forth in item 14.					
C. This supplemental agreement is entered into pursuant to authority of:					
X D. Other (Specify type of modification and authority) This modification is pursuant to 27 DCMR, Section 3601.2(c): Bilateral Modifications.					
E. IMPORTANT: Contractor <input type="checkbox"/> is not, <input checked="" type="checkbox"/> is required to sign this document and return <u>2</u> copies to the issuing office.					

End of Page 1, Continue on Page 2

AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT		Contract Number		Page of Pages	
Amendment/Modification Number 002		AWC-C-95826-07-500- LB/TO # DCEB- DMPED-10-C- BRUCMONPARK-LB		2 2	

14. Description of amendment/modification (Organized by UCF Section headings, including solicitation/contract subject matter where feasible.)

The purpose of this modification is to:

1. Add additional funding for the facilitation of construction management services during Phase I of the Bruce Monroe Park project.
2. Funding shall be added in the amount of \$566,671.00 for the following items:

<u>Change order Number</u>	<u>Task</u>	<u>Amount</u>
N/A	Add'l. Design Fee	\$ 3,000.00
4	Parking Lot/Asphalt	\$237,350.00
5	Landscaping	\$268,075.00
6-9	Misc. project tasks	\$ 52,665.00
N/A	LBA Mgmt. costs	\$ 5,581.00
Total:		\$566,671.00

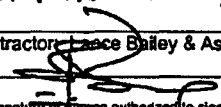
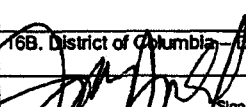
RECAP:

Option Yr. 3 Activities (05-30-10 through one year)

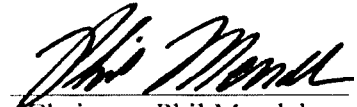
Mod. 1	\$ 26,200.00
Mod. 2	\$566,671.00
Total:	\$592,871.00

All other terms and conditions under this Contract shall remain unchanged.

Except as provided herein, all terms and conditions of the document referenced in Item (9A or 10A) remain unchanged and in full force and effect

15A. Name and Title of Signer (Type or print)		16A. Name of Contracting Officer	
ANSAR H. BURNEY AIA, NCARB, PRINCIPAL		Jacque McDonald, CPPO, CPPB, MBA, MST	
15B. Name of Contractor: Lance Bailey & Associates, Inc.	15C. Date Signed	16B. District of Columbia - DMPED	16C. Date Signed
 (Signature of person authorized to sign)	7/15/2010	 (Signature of Contracting Officer)	7-16-10

ATTACHMENT B


Chairman Phil Mendelson
at the request of the Mayor

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A PROPOSED RESOLUTION

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To declare and approve as surplus the District-owned real property, located at 3012 Georgia Avenue, N.W., a portion of the former Bruce Monroe School.

RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, that

this resolution may be cited as the "Bruce Monroe Surplus Declaration and Approval Resolution of 2016".

Sec. 2. Findings.

(a) The former Bruce Monroe School is located at 3012 Georgia Avenue, N.W., known for taxation and assessment purposes as Lot 0849 in Square 2890 ("Bruce Monroe"), and consists of a total of approximately 121.825 square feet of land, which is comprised of approximately 44.404 square feet of land that will be reserved by the District for parks and other public uses, as determined by the Mayor, and the remaining approximately 77.421 square feet of land (the "Property"). The Bruce Monroe site currently consists of (i) an interim use public park, improved with recreational amenities, and (ii) surface parking spaces in the northwest corner.

(b) The Property is no longer required for public purposes because the Property's condition cannot viably accommodate a District agency use without cost prohibitive new construction. In addition, the District will retain a portion of the Bruce

1 Monroe site for continued public use. The most pragmatic solution for activating the
2 Bruce Monroe site is to declare the Property surplus and dispose of the Property for
3 development.

4 (c) Pursuant to An Act Authorizing the sale of certain real estate in the
5 District of Columbia no longer required for public purposes (“Act”), approved August 5,
6 1939 (53 Stat. 1211; D.C. Official Code § 10-801 *et seq.*), D.C. Official Code 10-801 (a-
7 1)(4), a public hearing was held on March 21, 2016, at the Bruce Monroe Elementary at
8 Park View, 3560 Warder Street, N.W., regarding the finding that the Property is no
9 longer required for public purposes.

10 Sec. 3. Pursuant to D.C. Official Code §10-801 (a-1), the Council determines that
11 the Property is no longer required for public purposes.

12 Sec. 4. Fiscal impact statement.


13 The Council adopts the attached fiscal impact statement as the fiscal impact
14 statement required by section 602 (c)(3) of the District of Columbia Home Rule Act,
15 approved December 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02 (c)(3)).

16 Sec. 5. Transmittal of resolution.

17 The Secretary to the Council shall transmit a copy of this resolution, upon its
18 adoption, to the Mayor.

19 Sec. 6. Effective date.

20 This resolution shall take effect immediately.


Chairman Phil Mendelson
at the request of the Mayor

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A PROPOSED RESOLUTION

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To approve the disposition of District-owned real property located at 3012 Georgia Avenue, N.W., a portion of the site of the former Bruce Monroe School.

RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, that this resolution may be cited as the “Bruce Monroe Disposition Approval Resolution of 2016”.

Sec. 2. Definitions.

For the purposes of this resolution, the term:

(1) “Bruce Monroe” means the site of the former Bruce Monroe School, located at 3012 Georgia Avenue, N.W., and known for taxation and assessment purposes as Lot 0849 in Square 2890.

(2) “Certified Business Enterprise” means a business enterprise or joint venture certified pursuant to the Small, Local and Disadvantaged Business Enterprise Development and Assistance Act of 2005, effective October 20, 2005 (D.C. Law 16-33; D.C. Official Code § 2-218.01 *et seq.*).

(3) “First Source Agreement” means an agreement with the District governing certain obligations of the Developer pursuant to section 4 of the First Source

1 Employment Agreement Act of 1984, effective June 29, 1984 (D.C. Law 5-93; D.C.
2 Official Code § 2-219.03), and Mayor’s Order 83-265, dated November 9, 1983,
3 regarding job creation and employment generated as a result of the construction on the
4 Property.

5 (4) “Property” means that portion of the Bruce Monroe site that consists of
6 approximately 77, 421 square feet and is planned for future development, as may be
7 further defined by the Mayor.

8 Sec. 3. Findings.

9 (a) The developer of the Property shall be Park View Community Partners,
10 LLC, with a business address of c/o The Community Builders, Inc., 1003 K Street NW,
11 Suite 700 , Washington, DC 20001, comprised of The Community Builders, Inc., with a
12 business address of 1003 K Street NW, Suite 700, Washington, DC 20001, or its
13 successors, or one of its affiliates or assignees, and Dantes Partners, LLC, 701 Lamont St
14 NW # 11, Washington, DC 20010, or its successors, or one of its affiliates or assignees
15 approved by the Mayor (collectively, the “Developer”).

16 (b) The Bruce Monroe site consists of the following: (i) an interim use public
17 park, improved with recreational amenities, and (ii) surface parking spaces in the
18 northwest corner. The Property is approximately 77,421 square feet of the Bruce Monroe
19 site.

20 (c) The intended use of the Property is a mixed-use development providing
21 for affordable housing, residential market rate housing, commercial or community
22 amenities space and any ancillary uses allowed under applicable law, and as further
23 described in the term sheet submitted with this resolution (the “Project”). Additionally, a

1 portion of the Bruce Monroe site will be retained by the District of Columbia
2 Government, as determined by the Mayor, and the proposed uses will include
3 approximately 44,404 square feet of land area devoted to a park or other public uses.

4 (d) Developer will comply with the requirements of the “Disposition of
5 District Land for Affordable Housing Amendment Act of 2014,” effective November 27,
6 2014 (D.C. Law 20-193; D.C. Official Code § 10-801(a-3)) dedicating 30% of all multi-
7 family units as affordable housing units.

8 (e) Developer shall enter into an agreement that shall require Developer to, at
9 a minimum, contract with Certified Business Enterprises for at least 35% of the contract
10 dollar volume of the Project, and shall require in accordance with D.C. Official Code § 2-
11 218.49a, at least 20% of the equity and 20% development participation of Certified
12 Business Enterprises.

13 (f) Developer shall enter into a First Source Agreement with the District that
14 shall govern certain obligations of the Developer pursuant to D.C. Official Code § 2-
15 219.03 and Mayor’s Order 83-265 (November 9, 1983) regarding job creation and
16 employment as a result of the construction on the Property.

17 (g) Pursuant to An Act Authorizing the sale of certain real estate in the
18 District of Columbia no longer required for public purposes (“Act”), approved August 5,
19 1939 (53 Stat. 1211; D.C. Official Code § 10-801 *et seq.*), the proposed method of
20 disposition is a lease of greater than 20 years under D.C. Official Code § 10-
21 801(b)(8)(C), as further described in the documents submitted with this resolution.

22 (h) All documents that are submitted with this resolution pursuant to D.C.
23 Official Code § 10-801(b-1) shall be consistent with the executed Memorandum of

1 Understanding or term sheet transmitted to the Council pursuant to D.C. Official Code §
2 10-801(b-1)(2).

3 Sec. 4. Approval of disposition.

4 (a) Pursuant to the Act the Mayor transmitted to the Council a request for
5 approval of the disposition of the Property to the Developer.

6 (b) The Council approves the disposition of the Property.

7 Sec. 5. Fiscal impact statement.

8 The Council adopts the fiscal impact statement in the committee report as the
9 fiscal impact statement required by section 602 (c)(3) of the District of Columbia Home
10 Rule Act, approved December 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02
11 (c)(3)).

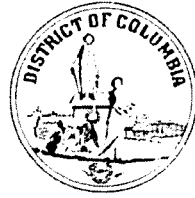
12 Sec. 6. Transmittal of resolution.

13 The Secretary to the Council shall transmit a copy of this resolution, upon its
14 adoption, to the Mayor.

15 Sec. 7. Effective date.

16 This resolution shall take effect immediately.

ATTACHMENT C



OFFICE OF THE
SECRETARY

2016 SEP 16 AM 11:58

MURIEL BOWSER
MAYOR

EP 16 2016

The Honorable Phil Mendelson
Chairman
Council of the District of Columbia
1350 Pennsylvania Avenue, N.W., Suite 504
Washington, D.C. 20004

Dear Chairman Mendelson:

Enclosed for consideration by the Council of the District of Columbia are proposed resolutions entitled the "Bruce Monroe Surplus Declaration and Approval Resolution of 2016" and the "Bruce Monroe Disposition Approval Resolution of 2016"

These proposed resolutions will declare District owned real property located at 3012 Georgia Avenue, N.W., a portion of the Bruce Monroe site that consists of approximately 77,421 square feet ("Property") as no longer required for public purposes and approve its disposition pursuant to D.C. Official Code §10-801.

The District acquired the property in 1969 through eminent domain to build a public school. Prior to this, the area fronting Georgia Avenue was commercial use. The District constructed the Bruce-Monroe Elementary School, which opened in 1973 and operated until 2008. In 2008, Bruce Monroe Elementary was closed by the District of Columbia Public Schools, as part of its citywide consolidation and closure of public schools that were either under-enrolled and/or approaching physical obsolescence. In 2009, the Department of Real Estate Services released a Request for Offers ("RFO") pursuant to the Landrieu Act, to provide an opportunity for charter schools to bid on the site. No bids were received. After the RFO process closed, oversight of the property was turned over to the Office of the Deputy Mayor for Planning and Economic Development ("DMPED"). In 2010, DMPED issued a solicitation for the long-term use of the site, and received one response, but did not award development rights. Since 2010, the site has served as an interim, temporary public park space, but does not operate as a Department of Parks and Recreation ("DPR") facility and the grounds are not regularly maintained.

In 2014, the District of Columbia Housing Authority, in partnership with DMPED, issued a solicitation for the redevelopment of the Park Morton public housing site as part of the New Communities Initiative ("NCI"). Park View Community Partners, comprised of The Community Builders, Inc., and Dantes Partners, L.L.C., (collectively, the "Developer") was selected the Master Developer on November 12,

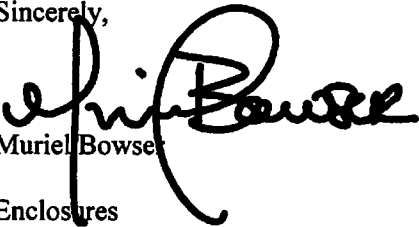
2014. NCI aims to revitalize severely distressed subsidized housing, and redevelop communities plagued with concentrated poverty, high crime, and economic segregation.

The project will provide replacement public housing units, much needed additional affordable housing units, market-rate units, and commercial or community space. As part of the redevelopment of Park Morton, the Property will also be developed in furtherance of NCI objectives, including the Build First strategy to prevent resident neighborhood displacement. The current development plan for the Property contemplates creating 273 residential units, of which 90 will be replacement public housing units, and 72 market rate residential units. In addition to the development of the Property, the District will retain a portion of the Bruce Monroe site consisting of approximately 44,404 square feet of land area for a public park or other public uses.

Approval of the proposed resolutions will declare surplus and allow for the disposition of the Property to the Developer to redevelop the space into a vibrant mixed-used development where residents have quality affordable housing options, economic opportunities, and access to appropriate human services in a manner consistent with the NCI guiding principles.

As always, I am available to discuss any questions you may have regarding these proposed resolutions. I look forward to prompt and favorable consideration of them.

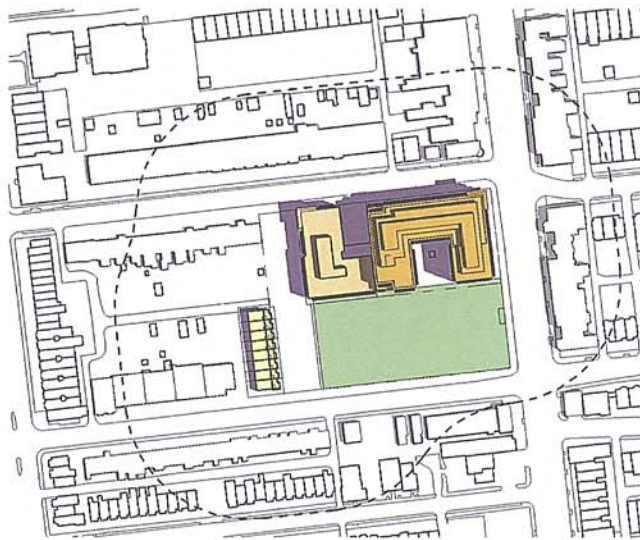
Sincerely,

A handwritten signature in black ink, appearing to read "Muriel Bowser". The signature is written in a cursive style with a large, looping initial "M".

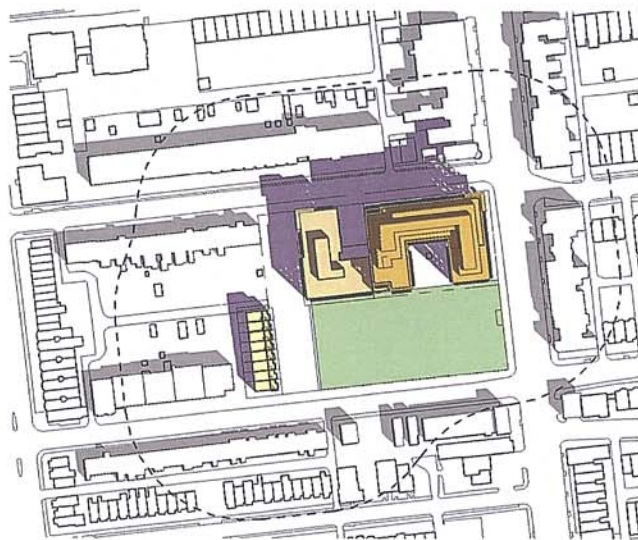
Muriel Bowser

Enclosures

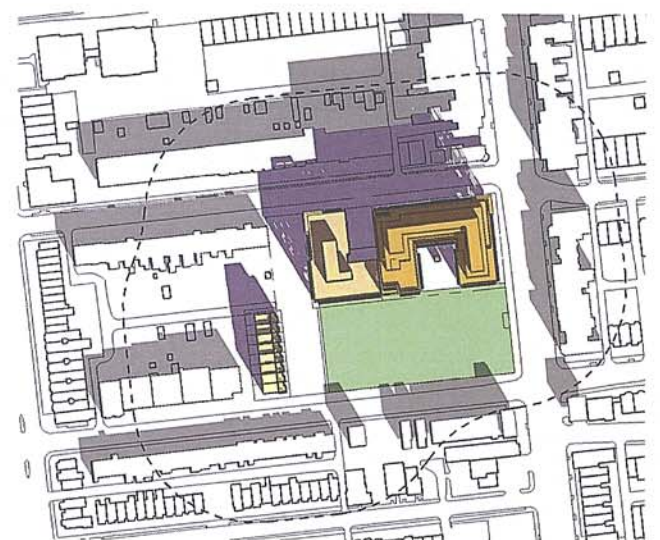
EXHIBIT B



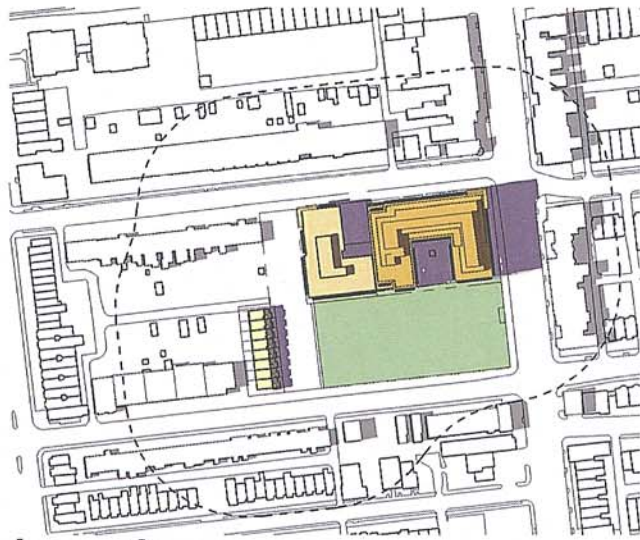
June 10am



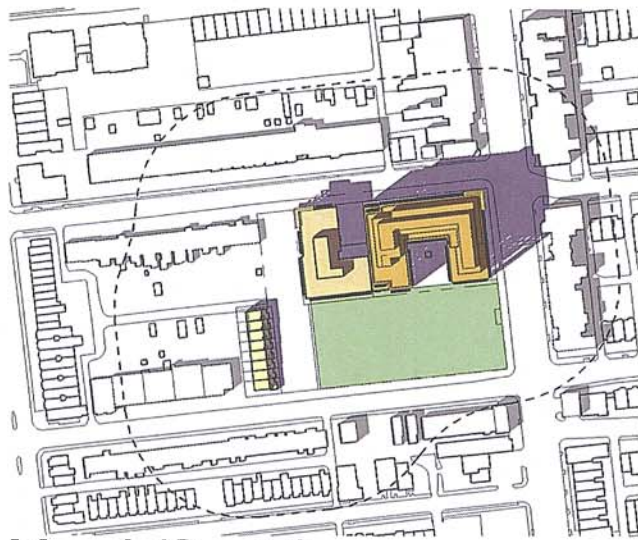
March/Sept 10am



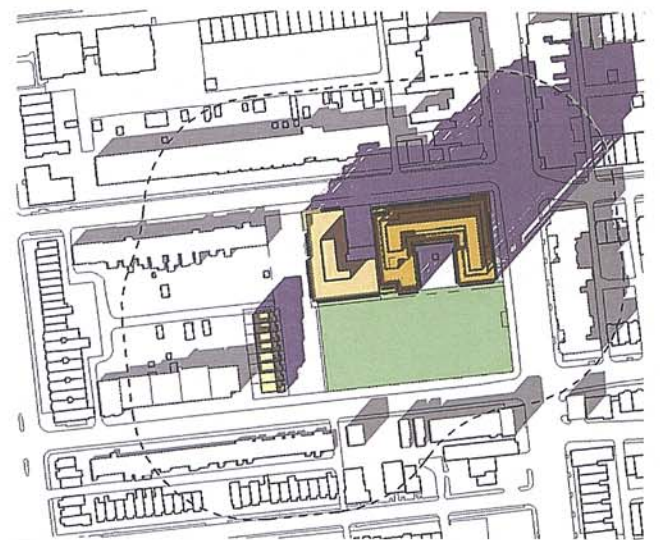
Dec 10am



June 3pm




March/Sept 3pm



Dec 3pm

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 DANTES PARTNERS - THE COMMUNITY BUILDERS
TORTI GALLAS URBAN, INC.

11/21/16

BRUCE MONROE

EXHIBIT C

2015

1 March 12th	Park Morton Resident Meeting (Intro of Development Team/Human Capital Update)
2 March 25th	Georgia Avenue Community Development Task Force
3 June 19th	Tour of DP/TCB Projects with Park Morton Residents
4 August 26th	Georgia Avenue Community Development Task Force
5 September 30th	Park Morton Resident Council Executive Committee Meeting
6 October 15th	Park Morton Resident Council
7 October 20th	Community Chew and Chat hosted by PMRC and GACDTF
8 October 22nd	Steering Committee Meeting
9 October 27th	Bruce Monroe Task Force (ANC 1A committee)
10 October 28th	Georgia Avenue Community Development Task Force
11 October 29th	Steering Committee Meeting
12 November 4th	Park View UNC Meeting (Mayor Bowser)
13 November 9th	Georgia Avenue Community Development Task Force
14 November 12th	ANC 1A
15 November 16th	Community Meeting
16 November 19th	Park Morton Resident Council
17 November 21 st	Luray Warder Neighborhood Association
18 November 22nd	Ward 1 Turkey Distribution at Park Morton
19 December 1 st	Design Workshop #1
20 December 7 th	ANC 1B Economic Development Committee
21 December 10 th	Steering Committee Meeting
22 December 12 th	Design Workshop #2
23 December 14th	Georgia Avenue Community Development Task Force
24 December 19th	Park Morton Holiday Party

2016

25 January 21 st	Park Morton Resident Council (presentation)
26 January 28 th	Community Meeting and Master Plan Update
27 February 3 rd	Park View UNC
28 February 8 th	Georgia Avenue Community Development Task Force
29 February 9 th	Steering Committee Meeting
30 February 20th	GWU Women's Basketball Game/NCI Event
31 February 25 th	Steering Committee Meeting
32 March 9 th	Park Morton Resident Council (human capital discussion)

Park Morton Community Meetings and Public Outreach

11/28/2016

33 March 21 st	Bruce Monroe Surplus Meeting
34 March 24 th	Steering Committee Meeting
35 March 30 th	Joint ANC 1A/1B Discussion on Bruce Monroe Surplus
36 April 7 th	ANC 1B (Remarks/Q&A for Surplus Resolution Vote)
37 April 14 th	ANC 1A (Remarks/Q&A for Surplus Resolution Vote)
38 April 28 th	Steering Committee Meeting
39 May 2 nd	Joint ANC 1A/1B Discussion on Bruce Monroe Disposition
40 May 5 th	ANC 1B (Remarks/Q&A for Disposition Resolution Vote)
41 May 9 th	Park Morton Resident Council (design presentation & discussion)
42 May 11 th	ANC 1A (Remarks/Q&A for Disposition Resolution Vote)
43 May 26 th	Steering Committee Meeting
44 June 23 rd	Steering Committee Meeting
45 June 27 th	ANC 1B Meeting (Presentation – Bruce Monroe & Park Morton PUD application)
46 July 13 th	ANC 1A Meeting (Presentation – Bruce Monroe & Park Morton PUD application)
47 July 28 th	Steering Committee Meeting (Public Meeting – Community Feedback to PUD application)
48 August 1 st	ANC 1B Economic Development Committee Meeting
49 August 4 th	Park Morton Resident Council (relocation discussion)
50 August 6 th	Georgia Avenue Community Review
51 August 25 th	Steering Committee Meeting
52 September 12 th	ANC 1B Economic Development Committee Meeting
53 September 14 th	ANC 1A Meeting (PUD Resolution Adopted)
54 September 15 th	Park Morton Resident Council
55 September 19 th	Park Morton Relocation Committee
56 September 22 nd	Steering Committee Meeting
57 September 28 th	Georgia Avenue Community Development Task Force
58 October 6 th	ANC 1B Meeting (PUD Resolution Adopted)
59 October 20 th	Park Morton Resident Council
60 October 27 th	Steering Committee Meeting
61 November 2 nd	Park View UNC - vote for support letter
62 November 8 th	Park Morton Relocation Committee
63 November 17 th	Steering Committee
64 November 19 th	Lurary Warder Neighborhood Association
65 November 22 nd	Ward 1 Turkey Distribution to Park Morton Residents

Address	First Outreach Attempt		Second Outreach Attempt	
	Date	Result	Date	Result
BRUCE MONROE 200'				
739 Irving St NW	11/13/2016, 1:00 - 5:00	Not Home - opposition sign	11/27/2016, 2:00 - 5:00 PM	not home
741 Irving St NW	11/13/2016, 1:00 - 5:00	Not Home - opposition sign	11/27/2016, 2:00 - 5:00 PM	not home
743 Irving St NW	11/13/2016, 1:00 - 5:00	opposition - see notes		
745 Irving St NW	11/13/2016, 1:00 - 5:00	Not Home	11/27/2016, 2:00 - 5:00 PM	left flyer
747 Irving St NW	11/13/2016, 1:00 - 5:00	bad time	11/27/2016, 2:00 - 5:00 PM	not home; come after 6pm
749 Irving St NW	11/13/2016, 1:00 - 5:00	Not Home	11/27/2016, 2:00 - 5:00 PM	not home
751 Irving St NW	11/13/2016, 1:00 - 5:00	Does not want to be involved	11/27/2016, 2:00 - 5:00 PM	
753 Irving St NW	11/13/2016, 1:00 - 5:00	Neutral - does not want to vocalize any position	11/27/2016, 2:00 - 5:00 PM	
755 Irving St NW	11/13/2016, 1:00 - 5:00	Not Home - opposition sign	11/27/2016, 2:00 - 5:00 PM	not home
757 Irving St NW	11/13/2016, 1:00 - 5:00	Not Home - opposition sign	11/27/2016, 2:00 - 5:00 PM	not home
759 Irving St NW	11/13/2016, 1:00 - 5:00	Opposition Sign - spoke with tenant	11/27/2016, 2:00 - 5:00 PM	
761 Irving St NW	11/13/2016, 1:00 - 5:00	Not Home - opposition sign	11/27/2016, 2:00 - 5:00 PM	Not Home - opposition sign
763 Irving St NW	11/13/2016, 1:00 - 5:00	Not Home - opposition sign	11/27/2016, 2:00 - 5:00 PM	Not Home - opposition sign
773 Irving St NW		not home	11/27/2016, 2:00 - 5:00 PM	
783 Irving St NW	11/13/2016, 1:00 - 5:00	Not Home	11/27/2016, 2:00 - 5:00 PM	not home
787 Irving St NW	11/13/2016, 1:00 - 5:00	can't figure out how to access	11/27/2016, 2:00 - 5:00 PM	good conversation with resident
3101 Sherman Avenue NW	11/13/2016, 1:00 - 5:00	Under Construction		
3111 Sherman Avenue NW	11/13/2016, 1:00 - 5:00	apartment building		
3115 Sherman Avenue NW	11/13/2016, 1:00 - 5:00	Opposition sign		
3119 Sherman Avenue NW	11/13/2016, 1:00 - 5:00	LT spoke with; wants more info		
3121 Sherman Avenue NW	11/13/2016, 1:00 - 5:00	Opposition time - bad timing		
3123 Sherman Avenue NW	11/13/2016, 1:00 - 5:00	bad time; weekday best		
740 Kenyon St NW	11/13/2016, 1:00 - 5:00	Opposition		
736 Kenyon St NW	11/13/2016, 1:00 - 5:00	Not home		
734 Kenyon St NW	11/13/2016, 1:00 - 5:00	Not home		
732 Kenyon St NW	11/13/2016, 1:00 - 5:00	Not Home		
730 Kenyon St NW	11/13/2016, 1:00 - 5:00	Not Home		
728 Kenyon St NW	11/13/2016, 1:00 - 5:00	Not Home		
726 Kenyon St NW	11/13/2016, 1:00 - 5:00	come back during a weekday		
724 Kenyon St NW	11/13/2016, 1:00 - 5:00	Not home		
720 Kenyon St NW	11/13/2016, 1:00 - 5:00	LT left card; wants to read and think about it		
718 Kenyon St NW	11/13/2016, 1:00 - 5:00	Not home		
716 Kenyon St NW	11/13/2016, 1:00 - 5:00	Not home		
714a Kenyon St NW	11/13/2016, 1:00 - 5:00	Not Home		
712 Kenyon St NW	11/13/2016, 1:00 - 5:00	Not interested in engaging		
708 Kenyon St NW	11/13/2016, 1:00 - 5:00	apartment building		
717 Hobart Place NW, Apt A	11/27/2016, 2:00 - 5:00	not home		
717 Hobart Place NW, Apt B	11/27/2016, 2:00 - 5:00	not home		
725 Hobart Place NW	11/27/2016, 2:00 - 5:00	Opposition		
727 Hobart Place NW	11/27/2016, 2:00 - 5:00	Church Property		
733 Hobart Place NW	11/27/2016, 2:00 - 5:00	Apartment building (with opposition sign)		
739 Hobart Place NW	11/27/2016, 2:00 - 5:00	Not Home		
741 Hobart Place NW	11/27/2016, 2:00 - 5:00	Not Home		
743 Hobart Place NW	11/27/2016, 2:00 - 5:00	Opposition - wants another school put on site		
745 Hobart Place NW	11/27/2016, 2:00 - 5:00	Glad to be informed but does not want to sign a letter		
747 Hobart Place NW	11/27/2016, 2:00 - 5:00	Not Home		

749 Hobart Place NW	11/27/2016, 2:00 - 5:00	Not Home		
751 Hobart Place NW	11/27/2016, 2:00 - 5:00	Neutral/no issues with project but does not want to sign letter		
753 Hobart Place NW	11/27/2016, 2:00 - 5:00	Opposition		
755 Hobart Place NW	11/27/2016, 2:00 - 5:00	Not home		
757 Hobart Place NW	11/27/2016, 2:00 - 5:00	Signed		
759 Hobart Place NW	11/27/2016, 2:00 - 5:00	Not Home		
761 Hobart Place NW	11/27/2016, 2:00 - 5:00	Not interested in engaging		
763 Hobart Place NW	11/27/2016, 2:00 - 5:00	Not Home		
765 Hobart Place NW	11/27/2016, 2:00 - 5:00	Not Home		
767 Hobart Place NW	11/27/2016, 2:00 - 5:00	Signed		
769 Hobart Place NW	11/27/2016, 2:00 - 5:00	left information		
771 Hobart Place NW	11/27/2016, 2:00 - 5:00	Vacant property		
773 Hobart Place NW	11/27/2016, 2:00 - 5:00	Vacant/For Sale		
775 Hobart Place NW	11/27/2016, 2:00 - 5:00	Not Home		
777 Hobart Place NW	11/27/2016, 2:00 - 5:00	Signed		
779 Hobart Place NW	11/27/2016, 2:00 - 5:00	Opposition		
778 Hobart Place NW	11/27/2016, 2:00 - 5:00	left information		
2917 Georgia Avenue NW	11/11/2016, 5:00 - 7:00pm	signed		

PARK MORTON 200'				
649 Park Road	10/16/2016, 12:30 - 4:00	Signed Letter		
648 Park Road	10/16/2016, 12:30 - 4:00	Signed Letter		
647 Park Road	10/16/2016, 12:30 - 4:00	Signed Letter		
646 Park Road	10/16/2016, 12:30 - 4:00	Signed Letter		
643 Park Road	10/16/2016, 12:30 - 4:00	Signed Letter		
617 Park Road	10/16/2016, 12:30 - 4:00	Signed Letter		
615 Park Road	10/16/2016, 12:30 - 4:00	Signed Letter		
592 Park Road	10/16/2016, 12:30 - 4:00	Signed Letter		
553 Park Road	10/16/2016, 12:30 - 4:00	Signed Letter - see note		
520 Park Road	10/16/2016, 12:30 - 4:00	Signed Letter		
518 Park Road	10/16/2016, 12:30 - 4:00	Signed Letter		
514 Park Road	10/16/2016, 12:30 - 4:00	Signed Letter		
508 Park Road	10/16/2016, 12:30 - 4:00	Signed Letter		
611 Park Road	10/16/2016, 12:30 - 4:00	Neutral or Still Deciding	11/6/2016, 1:30 - 5:30	Not home
600 Park Road	10/16/2016, 12:30 - 4:00	Neutral or Still Deciding	11/6/2016, 1:30 - 5:30	Not home
524 Park Road	10/16/2016, 12:30 - 4:00	Neutral or Still Deciding	11/6/2016, 1:30 - 5:30	Not home
522 Park Road	10/16/2016, 12:30 - 4:00	Neutral or Still Deciding	11/6/2016, 1:30 - 5:30	Not home
645 Park Road	10/16/2016, 12:30 - 4:00	Will call to follow-up		
621 Park Road	10/16/2016, 12:30 - 4:00	Do Not Bother		
613 Park Road	10/16/2016, 12:30 - 4:00	Busy - visit again	10/26/2016, 6:30pm ish	signed Letter
543 Park Road	10/16/2016, 12:30 - 4:00	Busy - visit again		
637 Park Road	10/16/2016, 12:30 - 4:00	Do Not Approach		
641 Park Road	10/16/2016, 12:30 - 4:00	Not Home		
639 Park Road	10/16/2016, 12:30 - 4:00	Not Home	11/6/2016, 1:30 - 5:30	Not home
635 Park Road	10/16/2016, 12:30 - 4:00	Not Home	11/6/2016, 1:30 - 5:30	VACANT
619 Park Road	10/16/2016, 12:30 - 4:00	Not Home	11/6/2016, 1:30 - 5:30	Not home
617 Park Road - basement unit (owner)	10/16/2016, 12:30 - 4:00	Not Home	10/26/2016, 6:30pm ish	signed Letter
611 Park Road	10/16/2016, 12:30 - 4:00	Not Home		

598 Park Road	10/16/2016, 12:30 - 4:00	Not Home	11/6/2016, 1:30 - 5:30	Not home
596 Park Road	10/16/2016, 12:30 - 4:00	Not Home	11/6/2016, 1:30 - 5:30	signed Letter
594 Park Road	10/16/2016, 12:30 - 4:00	Not Home	11/6/2016, 1:30 - 5:30	Not home
551 Park Road	10/16/2016, 12:30 - 4:00	Not Home	11/6/2016, 1:30 - 5:30	Not home
545 Park Road	10/16/2016, 12:30 - 4:00	Not Home	11/6/2016, 1:30 - 5:30	signed Letter
516 Park Road	10/16/2016, 12:30 - 4:00	Not Home	11/6/2016, 1:30 - 5:30	Not home
512 Park Road	10/16/2016, 12:30 - 4:00	Not Home	11/6/2016, 1:30 - 5:30	Not home
510 Park Road	10/16/2016, 12:30 - 4:00	Not Home	11/6/2016, 1:30 - 5:30	signed Letter
505 Park Road	10/16/2016, 12:30 - 4:00	Not Home	11/6/2016, 1:30 - 5:30	Not home
503 Park Road	10/16/2016, 12:30 - 4:00	Not Home	11/6/2016, 1:30 - 5:30	Not home
501 Park Road	10/16/2016, 12:30 - 4:00	Not Home - see note		
650 Park Road (1/2 of the building)	10/16/2016, 12:30 - 4:00	Vacant or Under Construction		
633 Park Road	10/16/2016, 12:30 - 4:00	Vacant or Under Construction		
549 Park Road	10/16/2016, 12:30 - 4:00	Vacant or Under Construction		
547 Park Road	10/16/2016, 12:30 - 4:00	Vacant or Under Construction		
649 Lamont Street	10/16/2016, 12:30 - 4:00	Not Home	11/5/2016, 1:30 - 5:30	Not home - see note
647 Lamont Street	10/16/2016, 12:30 - 4:00	Not Home		
645 Lamont Street	10/16/2016, 12:30 - 4:00	Opposition		
643 Lamont Street	10/16/2016, 12:30 - 4:00	Vacant or Under Construction		
641 Lamont Street	10/16/2016, 12:30 - 4:00	Vacant or Under Construction		
639 Lamont Street	10/16/2016, 12:30 - 4:00	Not Home		
637 Lamont Street	10/16/2016, 12:30 - 4:00	Not Home	11/5/2016, 1:30 - 5:30	signed Letter
635 Lamont Street	10/16/2016, 12:30 - 4:00	Not Home		
633 Lamont Street	10/16/2016, 12:30 - 4:00	Not Home		
631 Lamont Street	10/16/2016, 12:30 - 4:00	Not Home		
629 Lamont Street	10/16/2016, 12:30 - 4:00	Not Home		
627 Lamont Street	10/16/2016, 12:30 - 4:00	Not Home		
625 Lamont Street	10/16/2016, 12:30 - 4:00	Not Home		
623 Lamont Street	10/16/2016, 12:30 - 4:00	Not Home		
621 Lamont Street	10/16/2016, 12:30 - 4:00	Not Home		
619 Lamont Street	10/16/2016, 12:30 - 4:00	Not Home		
617 Lamont Street	10/16/2016, 12:30 - 4:00	Not Home		
615 Lamont Street	10/16/2016, 12:30 - 4:00	Not Home		
613 Lamont Street	10/16/2016, 12:30 - 4:00	Not Home		
611 Lamont Street	10/16/2016, 12:30 - 4:00	Not Home		
609 Lamont Street	10/16/2016, 12:30 - 4:00	Not Home	11/5/2016, 1:30 - 5:30	signed Letter
607 Lamont Street	10/16/2016, 12:30 - 4:00	temp renter provided landlord's info - follow-up via email		
605 Lamont Street	10/16/2016, 12:30 - 4:00	Signed Letter		
603 Lamont Street	10/16/2016, 12:30 - 4:00	Owner not home; tenant non-english speaking; see note		
601 Lamont Street	10/16/2016, 12:30 - 4:00	Vacant or Under Construction		
525 Lamont Street	10/16/2016, 12:30 - 4:00	Signed Letter		
523 Lamont Street	10/16/2016, 12:30 - 4:00	Vacant or Under Construction		
521 Lamont Street	10/16/2016, 12:30 - 4:00	Not Home		
519 Lamont Street	10/16/2016, 12:30 - 4:00	Not Home	11/5/2016, 1:00 - 5:00	signed
517 Lamont Street	10/16/2016, 12:30 - 4:00	Not Home		
515 Lamont Street	10/16/2016, 12:30 - 4:00	Busy - visit again		
513 Lamont Street	10/16/2016, 12:30 - 4:00	Signed Letter		
511 Lamont Street	10/16/2016, 12:30 - 4:00	Vacant or Under Construction		
509 Lamont Street	10/16/2016, 12:30 - 4:00	Owner not home; ask for Julian		

507 Lamont Street	10/16/2016, 12:30 - 4:00	Not Home		
3316 Warder Street	10/8/2016, 2:00 - 5:30	Signed Letter		
3412 Warder Street	10/8/2016, 2:00 - 5:30	Signed Letter		
3410 Warder Street	10/16/2016, 12:30 - 4:00	Signed Letter		
3304 Warder Street	10/16/2016, 12:30 - 4:00	Neutral or Still Deciding		
3300 Warder Street	10/16/2016, 12:30 - 4:00	Not Home		
3302 Warder Street	10/16/2016, 12:30 - 4:00	Signed Letter		
3304 Warder Street	10/16/2016, 12:30 - 4:00	Not Home		
3306 Warder Street	10/16/2016, 12:30 - 4:00	see comment		
3308 Warder Street	10/16/2016, 12:30 - 4:00	Signed Letter		
3310 Warder Street	10/16/2016, 12:30 - 4:00	Not Home	11/5/2016, 1:00 - 5:00	Signed
3312 Warder Street	10/16/2016, 12:30 - 4:00	Busy - visit again	11/5/2016, 1:00 - 5:00	Signed
3314 Warder Street	10/16/2016, 12:30 - 4:00	Neutral or Still Deciding		
3318 Warder Street	10/16/2016, 12:30 - 4:00	Vacant or Under Construction		
3400 Warder Street	10/16/2016, 12:30 - 4:00	Audra's house - supporter/steering committee		
3402 Warder Street	10/16/2016, 12:30 - 4:00	Busy - visit again		
3404 Warder Street	10/16/2016, 12:30 - 4:00	Not Home	11/6/2016, 1:30 - 5:30	signed Letter (2)
3406 Warder Street	10/16/2016, 12:30 - 4:00	Not Home		
3408 Warder Street	10/16/2016, 12:30 - 4:00	Did Not Open Door		
3414 Warder Street	10/16/2016, 12:30 - 4:00	Not Home		
3416 Warder Street	10/16/2016, 12:30 - 4:00	Not Home		
502 Park Road	10/16/2016, 12:30 - 4:00	Not Home		
504 Park Road	10/16/2016, 12:30 - 4:00	Signed Letter		
506 Park Road	10/16/2016, 12:30 - 4:00	Not Home		
640 Morton Street	11/6/2016, 1:30 - 5:30	Not Home		
642 Morton Street	11/6/2016, 1:30 - 5:30	Signed Letter (2)		
644 Morton Street	11/6/2016, 1:30 - 5:30	Signed (but no address)		
646 Morton Street	11/6/2016, 1:30 - 5:30	Undecided		
648 Morton Street	11/6/2016, 1:30 - 5:30	Not Home		
650 Morton Street	11/6/2016, 1:30 - 5:30	Signed - see note		
639 Morton Street	11/6/2016, 1:30 - 5:30	Not home or vacant ?		
641 Morton Street	11/6/2016, 1:30 - 5:30	Not home		
643 Morton Street	11/6/2016, 1:30 - 5:30	Signed		
645 Morton Street	11/6/2016, 1:30 - 5:30	Not Home		
647 Morton Street	11/6/2016, 1:30 - 5:30	Not Home		
529 Lamont Street	11/5/2016, 1:00 - 5:00	Signed		
PARK MORTON RESIDENTS				
620 Morton St NW, Apt 12		11/22/2016	signed (2)	
610 Park Road NW, Apt 32		11/22/2016	signed (2)	
601 Morton Street NW		11/22/2016	signed	
610 Morton Street NW, Apt 11		11/22/2016	signed	
601 Morton Street NW, Apt 23		11/22/2016	signed	

620 Morton Street NW, #11	11/22/2016	signed		
601 Morton St. NW, #13	11/22/2016	signed		
615 Morton St NW, Apt 22	11/22/2016	signed		
620 Park Road, NW Apt 21	11/22/2016	signed		
615 Morton St NW, Apt 32	11/22/2016	signed		
603 Morton St NW	11/22/2016	signed		
620 Park Road NW, Apt 24	11/22/2016	signed		
610 Park Road NW, Apt 22	11/22/2016	signed		
617 Morton St NW	11/22/2016	signed		
615 Morton St NW, Apt 23	11/22/2016	signed		
617 Morton St NW, Apt 23	11/22/2016	signed		
610 Park Road NW, Apt 21	11/22/2016	signed		
602 Morton St NW, Apt 23	11/22/2016	signed		
600 Morton St NW, Apt 12	11/22/2016	signed		
651 Morton St NW, Apt 24	11/22/2016	signed		
600 Morton St NW, Apt 23	11/22/2016	signed		
600 Morton St NW, Apt 11	11/22/2016	signed		

OTHER NEARBY RESIDENTIAL				
434 Manor Place NW	11/6/2016, 1:00 - 5:00	Signed (2 letters)		
642 Lamont St. NW	11/11/2016, 5:430pm - 7:00pm	Signed		
457 Luray Place NW	11/19/2016, 11:00 - 1:30 (Luray Warder meeting)	Signed		
611 Otis Place NW	11/2/2016, 7:00 Park View UNC	Signed		
732 Quebec Place NW	11/2/2016, 7:00 Park View UNC	Signed		
438 Manor Place NW	11/2/2016, 7:00 Park View UNC	Signed		
753 Quebec Place NW	11/2/2016, 7:00 Park View UNC	Signed		
644 Keefer Place NW	11/27/2016, 2:00 - 5:00pm	signed		
3232 Georgia Avenue NW, Apt 306	11/27/2016, 2:00 - 5:00pm	Signed		
654 Keefer Place NW	10/15/2016, 11:00 - 5:00pm	signed		
3220 Georgia Avenue NW	10/26/2016	signed		

BUSINESSES AND COMMUNITY ORGANIZATIONS				
Neighborhood Development Company	10/12/2016	signed		
Tchoup's/Alfie's	10/15/2016	signed		
Yoga District	10/26/2016	signed		
Colony Club	10/26/2016	signed		
Heat Da Spot	10/15/2016	signed		
Morgan's Seafood	11/23/2016	signed		
Development Corporation of Columbia Heights	10/24/2016	signed		
Wall of Books	10/25/2016	signed		