

**Summary of 3443 Benning LLC Post Proposed Action Meeting Coordination with
ANC 7D04 and River Terrace Community Organization Representatives**

Zoning Commission Case No. 16-20

September 17, 2017

Outlined in the table below are summaries of correspondence, meetings, and discussions that occurred between 3443 Benning, LLC, through its operating entity, the Neighborhood Development Company (“Applicant”), members of the local community organization, the River Terrace Community Organization (RTCO), and the Advisory Neighborhood Commission (ANC), and local community members, in relation to the Planned Unit Development (PUD) proposed to occur at 3450 Eads Street NE (Zoning Commission case number 16-20).

These events took place between the proposed action meeting on July 10, 2017 and the date for final submissions on the project, September 18th, 2017.

Tables Summarizing Meetings and Discussions Regarding 3450 Eads Street NE

Item	1. Post Zoning Commission Proposed Action Meeting Community Coordination
Date	07/13/2017 through 08/21/2017
Meeting Participants	Applicant, President of River Terrace Community Organization, ANC Commissioner for 7D06 and ANC 7D Chairperson, ANC Commissioner for 7D04
Type of Interaction	E-mail correspondences and phone calls regarding meeting coordination.
Purpose, Content, and Outcomes	<ul style="list-style-type: none"> – Applicant’s agent reached out to relevant ANC and RTCO members after the Zoning Commission’s proposed action meeting to discuss the comments relayed in the ANC report to the Zoning Commission, prior to proposed action, and, pending their agreement, begin to coordinate some form of discussion with the community regarding the project. – Applicant was able to make early contact with the President of RTCO to discuss the comments relayed in the ANC report and to discuss the potential for a meeting and possible format. Efforts at having a dialogue with the ANC 7D chairperson of single member district commissioner were unsuccessful, until 2017-08-18 when, via phone, it was confirmed that certain Commissioners and the RTCO president would be available for a meeting on August 21st, 2017 in preparation for a community meeting August 23rd, 2017. These correspondences are documented in Attachment A to this summary. – The Applicant’s preliminary discussions with the RTCO’s President affirmed RTCO’s interest in following the Commission’s direction to coordinate with the Applicant to have a sincere dialogue regarding the points of contention regarding the project. These discussions also affirmed that the ANC Commissioners were also interested in such a dialogue.

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Item	2. Review of Zoning Commission Proposed Action Meeting and ANC 7D Report, and Preparations for Community Meeting
Date	08/21/2017
Meeting Participants	Applicant, President of River Terrace Community Organization, ANC Commissioner for 7D06 and ANC 7D Chairperson, ANC Commissioner for 7D04
Type of Interaction	In person meeting and work session.
Purpose, Content, and Outcomes	<ul style="list-style-type: none"> - Based on preliminary discussions with ANC commissioners and the president of the River Terrace Community Organization, it was agreed that this meeting should focus on discussing the issues raised at the Zoning Commission Proposed Action Meeting on July 10th, 2017, by the Zoning Commission. In particular the discussions would be associated with the ANC's Report submitted to the record after the public hearing on the case. Further, it was agreed that this meeting should focus on ensuring that at the next community meeting that a constructive conversation would occur and that feedback on particular elements of the project that were of concern to the community would be effectively solicited. Based on conversations between participants prior to this meeting it was recognized that the alternatives proposed by the Applicant, after the public hearing, may not have been fully clear or understood by members of the community or the ANC. - The discussion regarding the issues raised by the ANC in their report, included the following topics <ul style="list-style-type: none"> a) the rendering requirements stated by the Zoning Commission and the perception of the Applicant's consistency with them, b) the results of the Applicant's additional transportation and parking analysis, and its further affirmation of the lack of negative impacts that would result on the surrounding neighborhood from the project, c) the Applicant's additional transportation mitigation measures offered to mitigate general traffic and parking congestion, d) clarification of the Applicant's proposal to reduce the building height - The Applicant did inquire specifically about the ANC's characterization of their response to addressing the community's issues raised at the public hearing as "take it or leave it", so the Applicant could understand what they may have done to warrant such a harsh assessment. Unfortunately, there was no specific feedback regarding this from the ANC or RTCO representatives. - The Applicant also raised certain issues, that were not covered as a part of the ANC's issues raised to the Zoning Commission in their proposed action report. In particular, the Applicant provided a report on the discussions with the Office of Attorney General in association with the proffers and benefits associated with the project. More particularly the Applicant highlighted the importance of clarifying those benefits that would accrue directly to the community, to ensure these benefits would not be lost simply due to poor definition. The Applicant also reviewed the two other elements of the PUD, to ensure that they were clear. These included the other community benefits that had changed since the public hearing, and the proposed guidelines for the use of the community room. - The later part of the meeting focused on coordinating preparations for a community meeting to be held on August 23, 2017. Based on the issues discussed it was agreed that the community meeting should provide a report on the Zoning Commission's proposed action meeting and its outcome and to bring clarity to certain changes proposed by the applicant after the public meeting, in association with the issues raised by the ANC and the applicant. The topics that were preliminary agreed to as relevant included the a) proposed tactics to address parking congestion concerns, b) the perceived height of the building, c) how the funds proposed for use by RTCO may be used, d) the proposed rules for the use of the community room by River Terrace community members, and e) the proposed security plan for the project. Lastly, it was agreed that the meeting should seek to obtain a general sense of support for the project. - At the conclusion of the meeting it was agreed that the Applicant would prepare an agenda for the meeting on the 23rd of August, along with some topic summaries, for review by the ANC and RTCO representatives, prior to the meeting.

*Summary of 3443 Benning LLC Post Proposed Action Meeting Coordination with
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Item	3. Review of Draft Community Meeting Agenda and Materials and Final Preparations for August 23 rd Community Meeting
Date	08/22/2017
Meeting Participants	Applicant, President of River Terrace Community Organization, and ANC Commissioner for 7D04
Type of Interaction	Conference Call
Purpose, Content, and Outcomes	<ul style="list-style-type: none"> – The purpose of the conference call was to review the draft materials prepared by the applicant to resolve the final agenda and content to be presented at the August 23rd Community Meeting which were sent by e-mail, earlier the same day. – Attachment B includes a copy of the e-mail provided to the meeting participants (which included a draft agenda for the meeting) and draft “topic summaries” for the five issues raised at the prior planning meeting as most relevant to be covered at the community meeting. Each topic summary outlined a) what was proposed by the Applicant at the June 6th, 2017 ANC meeting after the Zoning Commission public hearing, b) what proposals had made it into the community benefits agreement or project, as reviewed by the Zoning Commission at the proposed action meeting, c) what outstanding options or changes were still on the table for consideration by the community, d) what caveat or conditions were applicable to the outstanding options or changes, and e) what core questions could posed to facilitate conversation at the community meeting. – Upon review of the meeting agenda and topic summaries, it was agreed that while the overall agenda would be effective, the presentation of specific topic areas needed to be limited to three items, due to available time, with the Applicant being prepared to speak to the other matters as they arose.

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Item	4. August 23 rd , 2017 River Terrace Community Meeting
Date	08/23/2017
Meeting Participants	Applicant, President of River Terrace Community Organization, and ANC Commissioner for 7D04, ANC Commissioner for 7D06 and ANC 7D Chairperson, ANC Commissioner for 7D07, and approximately 50 members of the River Terrace community, including other members of RTCO
Type of Interaction	Community Meeting
Purpose, Content, and Outcomes	<ul style="list-style-type: none"> - As outlined in the attachments and discussion related to items 2 & 3 above, it was resolved that the purposes of the community meeting would be to a) report on the Zoning Commission process since prior community and ANC meetings – specifically, the proposed action meeting’s results and directives of the Zoning Commission, b) present information regarding specific topics related to the project which were associated with mitigating community concerns or clarifying potential benefits, c) solicit feedback on these specific topics, d) solicit general feedback on the project based on up to date information, d) answer general questions about the project. - The content of the meeting was highly consistent with the agenda as outlined on Attachment B and reviewed as a part of Item 3 above. After a report by the ANC Commissioners and RTCO president, the applicant presented a brief overview of the project and then reviewed the specific topic areas. The materials used to facilitate these parts of the presentation are included in Attachment C. Materials included a Power Point presentation and associated handouts. - The meeting was very constructive in terms of sharing information with the community and receiving feedback regarding certain elements of the project. While most questions about the project were able to be answered by the applicant, there were six questions raised that could not be addressed at the time. These questions were <ol style="list-style-type: none"> 1. What is the rate of car sharing by those 55 years of age and older? 2. What evidence can be provided about the effect of affordable housing on surrounding property values? 3. Can additional renderings of the project in context be provided? 4. What were the final Transportation Demand Management measures proposed for the project? 5. How are the restrictions on future residents procuring Residential Parking Permits enforced? 6. Who at the Office of Attorney General can provide more information about restrictions on monetary contributions? - While the dialogue was constructive, the specific topic areas that were identified with the intention of receiving specific feedback from the community did not receive precise feedback. No direction was given by the community with respect to integrating car sharing as an additional measure to mitigate parking congestion concerns (i.e., to include it or not, whether it was an effective strategy for mitigating congestion). No direct feedback was provided regarding the potential for reducing the building’s height (i.e., should we reduce the height by the four feet proposed). And, lastly, no specific guidance was provided related to how the funds proposed to be allocated to neighborhood improvements or services that would be administered by RTCO. - The meeting did result in general feedback regarding the project and an open vote on the community’s general support for the project. The result of the vote was against the project; however, the vote was not unanimous. Further, many of the meeting participants (approximately ¾ of approximately 50-60 participants) were not owners or renters that are located in immediate proximity to the project (i.e., Eads St. NE between 34th and 36th St. NE.) - Based on questions and conversation leading up to the vote there were two primary issues that stand out as those that the community has the most concern about 1) the general density of the project – in terms of overall height and population, and 2) the affordable nature of the project.

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Item	5. River Terrace Community Meeting Follow-up
Date	09/07/2017 & 09/12/2017
Meeting Participants	RTCO Members and ANC Commissioners
Type of Interaction	Follow up Correspondence from Community Meeting
Purpose, Content, and Outcomes	<ul style="list-style-type: none"> – Based on the questions identified as a part of the community meeting held on the 23rd of August, 2017, the Applicant prepared two separate e-mail correspondence with answers to the questions raised at the meeting (see Item 4. above). Answers were provided in the body of the e-mail, references to web-site and other documents available on the web, and through attachments included as a part of the e-mails. – Attachment D provides copies of the e-mails and certain attachments.

Item	6. ANC 7D Regular Meeting
Date	09/12/2017
Meeting Participants	ANC Commissioners, RTCO Members and Citizens, and ANC 7D Citizens
Type of Interaction	Regular ANC Meeting
Purpose, Content, and Outcomes	<ul style="list-style-type: none"> – This meeting with the ANC was intended on closing out the actions coordinated between the ANC, RTCO, and the Applicant after the Zoning Commission’s proposed action meeting. – The Applicant, provided a report on the Zoning Commission’s proposed action meeting and the impetus for the community meeting, held on the 23rd of August, 2017. The applicant also provided a report on the events of the community meeting, which included highlighting the materials covered at the community meeting, the questions raised at the meeting, that the Applicant had followed up on with the RTCO, and that meeting’s final outcomes. Lastly, the applicant did try to highlight that while there was contention regarding the project, that the community’s input had been integrated into many facets of the project’s design and program, and that from the Applicant’s standpoint, the process had worked, as the project was better for the conversations with the community. – The ANC commissioners who participated in the community, also provided additional commentary regarding the events between the Zoning Commission’s proposed action hearing and the ANC meeting. – Lastly, the Applicant did request support for the project from the ANC. The ANC framed their vote as a whether or not their existing position on the project would stand. Of the five voting members, who were at the meeting, the final vote tally was 4-1-0. The ANC represented that they would provide a supplemental report on the community meeting and other events that occurred, after the proposed action meeting.

Attachment A



Michael Giuliani <mgiulioni@neighborhooddevelopment.com>

3450 Eads Street NE - Meeting Coordination

Malissa <malissfree@aol.com>

Thu, Jul 13, 2017 at 8:52 PM

To: Michael Giuliani <mgiulioni@neighborhooddevelopment.com>

Hi Michael,

The meeting would be before a scheduled River Terrace meeting. The next RTCO meeting is September 20, so this would be a special meeting outside the ANC7D and River Terrace schedules.

Give me a call tomorrow. I have availability after 11:00 am tomorrow (7/14).

Regards,
Malissa
Malissa Freese
[202-271-1449](tel:202-271-1449)

> On Jul 13, 2017, at 9:54 AM, Michael Giuliani <mgiulioni@neighborhooddevelopment.com> wrote:
>
> Hi Malissa, would you have some time later today or tomorrow to discuss the coordination of the forthcoming meetings regarding the Eads Street NE?
>
> I wasn't clear if the intent was to hold the community meeting on the same day as the River Terrace meeting or to do something separate?
>
> I'd be for doing it advance, so that it could also be on your regular agenda. But this may pose a logistical challenge.
>
> I'd also like to clarify who I should be directly coordinating with and discuss the ANC letter, and the progress we're making with DGS with you.
>
> I actually have a meeting with the DGS representative on Monday and would like to discuss with you the procedure and get some feedback that I can incorporate into the preliminary conversation that will be focused on the process for determining what may happen on the land in the future.
>
> Thank you,
>
> Michael
>
> --
> Michael Giuliani
> Project Manager, Pre-development | Neighborhood Development Company
> d: (980) 299-4763 | o: (202) 567-3215 | m: (202) 352-2233
> 3232 Georgia Ave NW, Suite 100 | Washington, DC 20010



Michael Giuliani <mgiulioni@neighborhooddevelopment.com>

3450 Eads Street NE - Follow up on Zoning Commission Proposed Action Hearing

Michael Giuliani <mgiulioni@neighborhooddevelopment.com>

Fri, Jul 21, 2017 at 1:08 PM

To: "Jo-Anne Prue (SMD 7D04)" <7D04@anc.dc.gov>, Joanne Prue <joanneprue41@gmail.com>

Good afternoon Jo-Anne,

Would you have some time early next week to recap some of what was discussed by Chairman Hood at the hearing?

I've talked to Malissa already, and am following up with you and Commissioner Muhammed to discuss the characterization of NDC's approach to the round of discussions regarding our project, before the ANC meeting. If we are to do a better job this time around, it would be helpful to understand our failings.

I'm hoping you could shed some light on where you believe we fell short.

I don't think I'll need more than a 1/2 hour of your time.

Look forward to hearing from you regarding your availability.

Take care,

Michael

--

Michael Giuliani
Project Manager, Pre-development | Neighborhood Development Company
d: [\(980\) 299-4763](tel:9802994763) | o: [\(202\) 567-3215](tel:2025673215) | m: [\(202\) 352-2233](tel:2023522233)
3232 Georgia Ave NW, Suite 100 | Washington, DC 20010



Michael Giulioni <mgiulioni@neighborhooddevelopment.com>

3450 Eads Street NE - Follow up on Zoning Commission Proposed Action Hearing

Michael Giulioni <mgiulioni@neighborhooddevelopment.com>

Tue, Jul 25, 2017 at 5:31 PM

To: "Muhammad, Sherice A. (SMD 7D06)" <7D06@anc.dc.gov>

Cc: "Prue, Jo-Anne (SMD 7D04)" <7D04@anc.dc.gov>, JoAnne Prue <joanneprue41@gmail.com>, Malissa Freese <malissfree@aol.com>

Hello Sherice,

Thank you for the update.

I look forward to discussing next steps with ANC 7D and River Terrace representatives.

Keep me posted on everyone's availability.

Talk to you soon.

Michael

On Tue, Jul 25, 2017 at 2:59 PM, Muhammad, Sherice A. (SMD 7D06) <7D06@anc.dc.gov> wrote:

Michael,

This week has been toast! Let's look at next week to meet and review the PUD. I'll reach out to Commissioner Prue for her availability. Please pardon the delay in response, this week has been hell on wheels for me. Nonetheless, we definitely want to meet with you and discuss.

In Service,

Sherice A. Muhammad | ANC 7D Commission, Chair
Advisory Neighborhood Commissioner for Deanwood (SMD 7D-06)
4058 Minnesota Avenue NE | Suite 1400 | Washington, DC 20019
202-340-5362 (call/text) | Email: 7D06@anc.dc.gov | www.anc7d.org | [@anc7dcommission](https://www.facebook.com/anc7dcommission)
LinkedIn--- <https://www.linkedin.com/in/mzsherice> | Twitter--- [@mzsherice](https://twitter.com/mzsherice)
ANC Webpage: <http://impeccabletaste.wix.com/anc7dwebpage>

[ANC 7D Commission General Meeting](#) | Every second Tuesday of the month (except July and August-- ANC Recess) Location: Dorothy I. Height Neighborhood Library |3935 Benning Road NE | Community Room (lower level) | WDC 20019



From: Michael Giulioni <mgiulioni@neighborhooddevelopment.com>
Sent: Friday, July 21, 2017 1:06:14 PM
To: Muhammad, Sherice A. (SMD 7D06)
Subject: 3450 Eads Street NE - Follow up on Zoning Commission Proposed Action Hearing

Hello Sherice, would you have some time early next week to recap some of what was discussed by Chairman Hood at the hearing?

I've talked to Malissa already, and am following up with you and Jo-Anne Prue to discuss the characterization of NDC's approach to the last public meeting. If we are to do a better job this time around, it would be helpful to understand our failings.

I'm hoping you could shed some light on where you believe we fell short.

I don't think I'll need more than a 1/2 hour of your time.

Look forward to hearing from you.

Take care,

Michael

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Michael Giuliani <mgiulioni@neighborhooddevelopment.com>

3450 Eads Street NE - Follow up on Zoning Commission Proposed Action Hearing

joanneprue41 <joanneprue41@gmail.com>

Mon, Jul 31, 2017 at 11:32 AM

To: Michael Giuliani <mgiulioni@neighborhooddevelopment.com>

Good morning,

I am on travel. Will not return until Wednesday.

Take care

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Michael Giuliani <mgiulioni@neighborhooddevelopment.com>

Date: 7/31/17 9:33 AM (GMT-05:00)

To: "Muhammad, Sherice A. (SMD 7D06)" <7D06@anc.dc.gov>, "Prue, Jo-Anne (SMD 7D04)" <7D04@anc.dc.gov>, JoAnne Prue <joanneprue41@gmail.com>, Malissa Freese <malissfree@aol.com>

Cc: Adrian Washington <awashington@neighborhooddevelopment.com>

Subject: Re: 3450 Eads Street NE - Follow up on Zoning Commission Proposed Action Hearing

Hello all,

I hope this e-mail finds you well.

I'm just following up on everyone's availability to have a follow-up conversation about the Eads Street NE PUD meeting.

I also wanted to share that we did receive some feedback from Office of Attorney General (OAG) regarding the financial contribution to RTCO, which was included in our submission to the Zoning Commission.

OAG would like us to provide more clarity regarding the future use of the monies by RTCO. We would like this item to be included in the next round of discussions with ANC-7D and RTCO.

I look forward to talking next steps.

Thank you,

Michael

On Tue, Jul 25, 2017 at 2:59 PM, Muhammad, Sherice A. (SMD 7D06) <7D06@anc.dc.gov> wrote:

Michael,

This week has been toast! Let's look at next week to meet and review the PUD. I'll reach out to Commissioner Prue for her availability. Please pardon the delay in response, this week has been hell on wheels for me. Nonetheless, we definitely want to meet with you and discuss.

In Service,

Sherice A. Muhammad | ANC 7D Commission, Chair
 Advisory Neighborhood Commissioner for Deanwood (SMD 7D-06)
 4058 Minnesota Avenue NE | Suite 1400 | Washington, DC 20019
202-340-5362 (call/text) | Email: 7D06@anc.dc.gov | www.anc7d.org | [@anc7dcommission](https://www.facebook.com/anc7dcommission)
 LinkedIn--- <https://www.linkedin.com/in/mzsherice> | Twitter--- [@mzsherice](https://twitter.com/mzsherice)
 ANC Webpage: <http://impeccabletaste.wix.com/anc7dwebpage>

ANC 7D Commission General Meeting | Every second Tuesday of the month (except July and August-- ANC Recess) Location: Dorothy I. Height Neighborhood Library |3935 Benning Road NE | Community Room (lower level) | WDC 20019



From: Michael Giulioni <mgiulioni@neighborhooddevelopment.com>
Sent: Friday, July 21, 2017 1:06:14 PM
To: Muhammad, Sherice A. (SMD 7D06)
Subject: 3450 Eads Street NE - Follow up on Zoning Commission Proposed Action Hearing

Hello Sherice, would you have some time early next week to recap some of what was discussed by Chairman Hood at the hearing?

I've talked to Malissa already, and am following up with you and Jo-Anne Prue to discuss the characterization of NDC's approach to the last public meeting. If we are to do a better job this time around, it would be helpful to understand our failings.

I'm hoping you could shed some light on where you believe we fell short.

I don't think I'll need more than a 1/2 hour of your time.

Look forward to hearing from you.

Take care,

Michael

--

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Just like our city, Sustainable DC is evolving! Help us update the plan by telling us what you care about most in this easy 3-minute [survey](http://www.sustainabledc.org/in-dc/sdc2-0/). Learn more and get involved by visiting <http://www.sustainabledc.org/in-dc/sdc2-0/>.

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Michael Giulioni <mgiulioni@neighborhooddevelopment.com>

3450 Eads Street NE - Follow up on Zoning Commission Proposed Action Hearing

Michael Giulioni <mgiulioni@neighborhooddevelopment.com>

Thu, Aug 3, 2017 at 8:20 AM

To: "Muhammad, Sherice A. (SMD 7D06)" <7D06@anc.dc.gov>

Cc: "Prue, Jo-Anne (SMD 7D04)" <7D04@anc.dc.gov>, JoAnne Prue <joanneprue41@gmail.com>, Malissa Freese <malissfree@aol.com>

Hello all, just checking in on this matter.

The September 12th ANC meeting is quickly approaching, and I would like to resolve if our intent is to have another community meeting before then, and what we should be focused on covering.

A conference call in the interim, if that makes things easier, should be helpful to have a first round of conversation to outline what the meeting goals should be.

I'm pretty open next week so I'd like to see if we can set something up then to talk next steps? Wednesday after lunch works really well for me - and I am available in the evenings, throughout the week.

If you could provide your availability or feedback on this alternative, it would be appreciated.

Thank you,

Michael

[Quoted text hidden]



Michael Giuliani <mgiulioni@neighborhooddevelopment.com>

Confirming Meetings - Monday, August 21, 2017 & Wednesday, August 23, 2017

Malissa Freese <malissfree@aol.com>

Mon, Aug 21, 2017 at 1:03 PM

To: 7d06@anc.gov, joanneprue41@gmail.com, 7d07@anc.dc.gov, mgiulioni@neighborhooddevelopment.com

Hello Everyone -

I wanted to confirm today and Wednesday's meeting.

Today's meeting -

Monday, August 21, 2017

6:30pm

DOES Building

4058 Minnesota Avenue, NE

*Attendees: - ANC 7D Chair: Sherice Muhammad, Commissioner 7D04 - Joanne Prue, Commissioner 7D06 Justin Lini, River Terrace Community Organization - Malissa Freese, Neighborhood Development Company - Michael Giuliani***River Terrace Neighborhood Meeting**

Wednesday, August 23, 2017

6:0pm - 8:30pm

The Chateau Remix

3439 Benning Road NE

Attendees: ANC 7D Chair: Sherice Muhammad, Commissioner 7D04 - Joanne Prue, Commissioner 7D06 Justin Lini, River Terrace Community Organization - Malissa Freese, Neighborhood Development Company - Michael Giuliani, The River Terrace Community

Do not hesitate to contact me if you have any questions.

*Regards,**Malissa*

Malissa Freese

M: [202-271-1449](tel:202-271-1449)

Attachment B



Michael Giuliani <mgiulioni@neighborhooddevelopment.com>

3450 Eads Street NE - Topic Summaries / Zoning Commission Timing Requirements / Meeting Agenda

Michael Giuliani <mgiulioni@neighborhooddevelopment.com>

Tue, Aug 22, 2017 at 6:34 PM

To: Joanne Prue <joanneprue41@gmail.com>, Malissa Freese <malissfree@aol.com>, "Muhammad, Sherice A. (SMD 7D06)" <7D06@anc.dc.gov>

Hello all,

As discussed, I've pulled together some information as a follow up to our discussions yesterday.

Topic Summaries

To help with the discussions tomorrow, I've prepared the attached Topic Summaries. Please note that these are drafts for your review at this time. I also plan on bringing supplemental information related to each of the topics which could either be shared on a screen or through a handout - or both.

Zoning Commission Timing Requirements

Regarding the timing of events, I have confirmed that the final cutoff for submissions to the Zoning Commission, by the applicant and the ANC, is the same date and time: September 18th at 3:00 pm.

Based on this restriction, it would afford the opportunity to discuss the topics tomorrow night; work on creating a record of any feedback from the community; afford the ANC an opportunity to review at their executive session, and then, if desired, integrate any of that feedback into a formal resolution to be reviewed and acted on at the ANC meeting on September 12th.

Agenda for Community Meeting

Based our conversation last night, I have tried to frame an agenda for the meeting tomorrow:

1. Report on the Zoning Commission Process to-date (ANC/RTCO)
2. Review of meeting purposes based on Zoning Commission's last meeting (ANC/RTCO):
 1. Solicit feedback on certain elements of the project that had changed or were clarified since the last meeting with River Terrace; and feedback on elements of the project that need to be clarified, based on the feedback of the Zoning Commission
 2. Solicit general feedback on the project based on more up to date information
3. Brief review of the project (NDC)
4. Presentation/review of the different topics, based on the topic summaries and supplemental information (NDC)
5. Questions and feedback from members of the community regarding any of the specific topics raised or the project in general. (ANC/RTCO/NDC)

As discussed with Malissa, I will follow up tomorrow to obtain her feedback on this information. Sherice and Joanne - if you would like to also do so, I'd be happy to give you a ring. If you could provide a better time that works, I can call you then.

I can prepare all the necessary materials for the meeting, once the information is agreed upon:

1. Agendas
2. Topic Summaries
3. Supplemental Handouts (e.g., copies of the Community Room Guidelines)

Thanks again for your help pulling this dialogue together.

Talk to you tomorrow,

Michael

9/7/2017

NDC Mail - 3450 Eads Street NE - Topic Summaries / Zoning Commission Timing Requirements / Meeting Agenda

Michael Giulioni

Project Manager, Pre-development | Neighborhood Development Company

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3232 Georgia Ave NW, Suite 100 | Washington, DC 20010



2017-08-22 - 3450 Eads Street - ANC-RTCO Meeting Topic Summaries.pdf

187K

Topic 1: Measures to Address Concerns About Parking Congestion

Last Proposal by NDC to ANC/RTCO -2017-06-13

- Solicit car sharing location on site
- Shuttle service for residents
- Prohibit future residents from RPP

Integrated into Community Benefits Agreement – 2017-07-31

- Shuttle service for residents – twice a week minimum round trip service, minimum of ten passengers can be served by the shuttle
- Prohibit future residents from getting RPP Permit

Outstanding Option(s) or Potential Change(s)

- Reserve space for car-sharing location

Caveat(s)/Condition(s)

- The zoning regulations and our proposal allow for the addition of a space for car sharing and we can commit to this. However, there is a limited pool of car sharing services, and we cannot secure a commitment from them, at this time, to ensure they could provide a car sharing space on our property when the project delivers.

Core Question(s)

- Are the strategies valid efforts to address potential parking congestion?

Topic 2: Perceived Scale or Height of Building

Last Proposal by NDC to ANC/RTCO -2017-06-13

- Reduce building height by 4 ft. by removing one foot from each of the top four stories of the building.

Integrated into Community Benefits Agreement/Proposal Update – 2017-07-31

- No official change was made to the plans

Outstanding Option(s) or Potential Change(s)

- Reduce building height by 4 ft. based on prior strategy

Caveats/Conditions

- While the ANC and River Terrace residents may prefer the reduction in height, it is not incumbent upon the Zoning Commission to entertain such a change.
- All NDC can do is present the option to the Zoning Commission for their consideration.

Core Question(s)

- Would the proposed reduction in height address the perceived scale or height of the building issue?
- Reducing the height of the building would result in lower ceilings for the future residents (8 ft.). Is this a problem?

Topic 3: Allocation of Cash Payment to RTCO

Last Proposal by NDC to ANC/RTCO -2017-06-13

- \$47,000 payment to RTCO for community events, organization operation, and community beautification

Integrated into Community Benefits Agreement – 2017-07-31

- Same monetary proposal.

Outstanding Option(s) or Potential Change(s)

- Office of Attorney General (OAG) requested more detail regarding how the monies would be used.
- RTCO can't take cash: there must be a determination regarding what the community would like the funds to be spent on.

Caveats/Conditions

- OAG is the final arbiter of eligible uses of the funds
- *“Monetary contributions shall only be permitted if made to a District of Columbia government program or if the applicant agrees that no certificate of occupancy for the PUD may be issued unless the applicant provides proof to the Zoning Administrator that the items or services funded have been or are being provided.”*

Core Question(s)

- What should the monies be allocated to?

Topic 4: Rules for Community Room Use by River Terrace Community Members

Last Proposal by NDC to ANC/RTCO -2017-06-13

- Community Room would be integrated into the project for use by community

Integrated into Community Benefits Agreement – 2017-07-31

- Same proposal; however, NDC had clarified specific guidelines for use by the community.

Outstanding Option(s) or Potential Change(s)

- None proposed – simply want to make sure the rules are reasonable.

Caveats/Conditions

- NDC building operator, ResidentialOne, must agree to any changes to the existing proposal.

Core Question(s)

- Does the community have any feedback regarding the rules for use of the community room?

Topic 5: Security Plan for Building and Surrounding

Last Proposal by NDC to ANC/RTCO -2017-06-13

- Install security camera equipment to monitor the surrounding neighborhood, the recordings of which camera shall be capable of being delivered to MPD
- Install exterior lighting to support the effectiveness of the cameras and act as a general deterrent

Integrated into Community Benefits Agreement – 2017-07-31

- Same proposal

Outstanding Option(s) or Potential Change(s)

- None proposed – simply want to make sure benefit is clear and identify any additional desirable security measures

Caveat(s)/Condition(s)

- NDC will have budget discretion regarding final proposed security measures.

Core Question(s)

- Is there any feedback on the measures proposed?
- Are there any other specific security measures that we should consider?

Attachment C

River Terrace / ANC 7D Joint Community Meeting
Regarding 3450 Eads Street NE

August 23rd, 2017

Meeting Agenda

1. Report on the Zoning Commission process - ANC/RTCO
2. Review of meeting purposes - ANC/RTCO
3. Review of the project - NDC
4. Presentation regarding specific topics of interest - NDC
5. Questions and feedback from members of the community

Topic 1: Measures to Address Concerns About Parking Congestion

Last Proposal by NDC to ANC/RTCO -2017-06-13

- Solicit car sharing location on site
- Shuttle service for residents
- Prohibit future residents from RPP

Integrated into Community Benefits Agreement – 2017-07-31

- Shuttle service for residents – twice a week minimum round trip service, minimum of ten passengers can be served by the shuttle
- Prohibit future residents from getting RPP Permit

Outstanding Option(s) or Potential Change(s)

- Reserve space for car-sharing location

Caveat(s)/Condition(s)

- The zoning regulations and our proposal allow for the addition of a space for car sharing and we can commit to this. However, there is a limited pool of car sharing services, and we cannot secure a commitment from them, at this time, to ensure they could provide a car sharing space on our property when the project delivers.

Core Question(s)

- Are the strategies valid efforts to address potential parking congestion?
- Should NDC add a car sharing space to our proposal?

Topic 2: Perceived Scale or Height of Building

Last Proposal by NDC to ANC/RTCO -2017-06-13

- Reduce building height by 4 ft. by removing one foot from each of the top four stories of the building.

Integrated into Community Benefits Agreement/Proposal Update – 2017-07-31

- No official change was made to the plans

Outstanding Option(s) or Potential Change(s)

- Reduce building height by 4 ft. based on prior strategy

Caveats/Conditions

- While the ANC and River Terrace residents may prefer the reduction in height, it is not incumbent upon the Zoning Commission to entertain such a change.
- All NDC can do is present the option to the Zoning Commission for their consideration.

Core Question(s)

- Would the proposed reduction in height address the perceived scale or height of the building issue?
- Reducing the height of the building would result in lower ceilings for the future residents (8 ft.), Is this a problem?



Figure 1: Current Proposal - Looking East



Figure 2: Height Reduced Proposal - Looking East



Figure 3: Current Proposal - Looking West



Figure 4: Reduced Height Proposal - Looking West

Topic 3: Allocation of funds for RTCO use

Last Proposal by NDC to ANC/RTCO -2017-06-13

- \$47,000 allocation RTCO for community events, organization operation, and community beautification.

Integrated into Community Benefits Agreement – 2017-07-31

- Same value proposal.

Outstanding Option(s) or Potential Change(s)

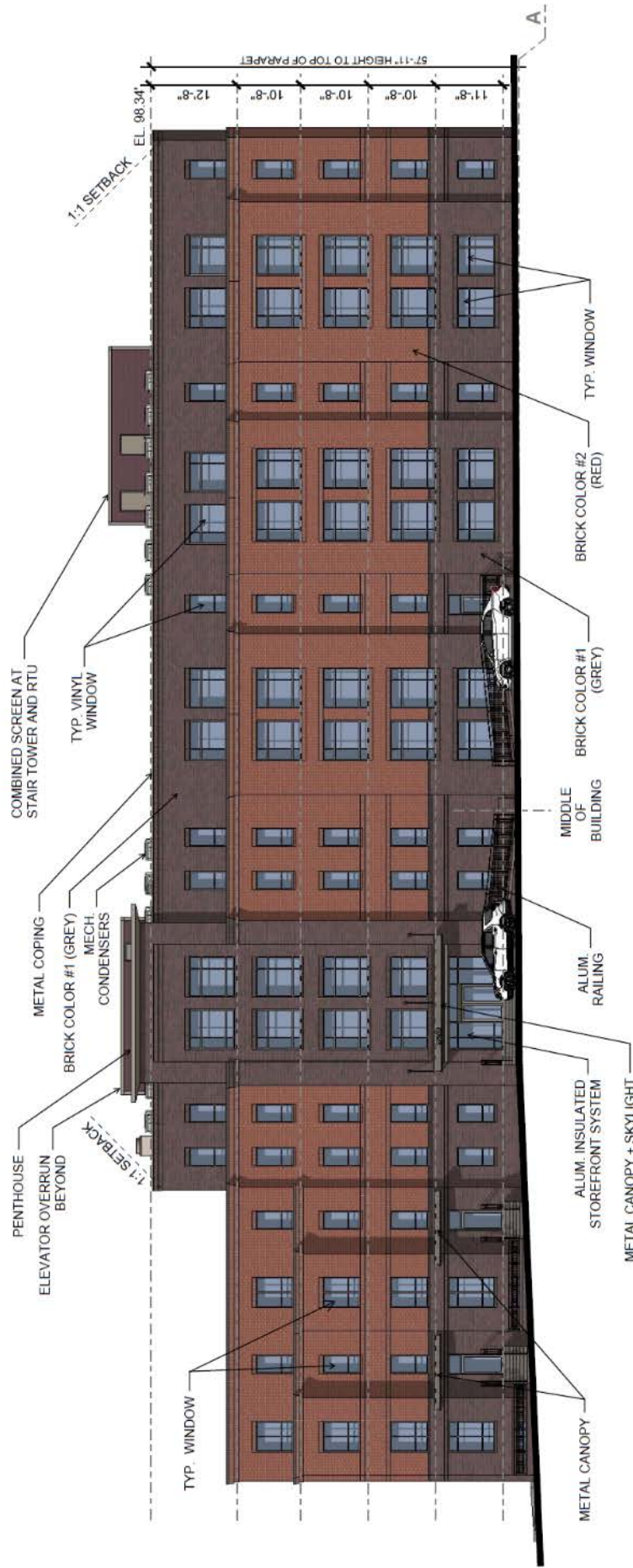
- Office of Attorney General (OAG) requested more detail regarding how the monies would be used.
- RTCO can't take cash: there must be a determination regarding what the community would like the funds to be spent on.

Caveats/Conditions

- OAG is the final arbiter of eligible uses of the funds
- *“Monetary contributions shall only be permitted if made to a District of Columbia government program or if the applicant agrees that no certificate of occupancy for the PUD may be issued unless the applicant provides proof to the Zoning Administrator that the items or services funded have been or are being provided.”*

Core Question(s)

- Would people like us to follow through of the allocation?
- What should the monies be allocated to?
- Would it be preferred to deliver specific improvements in River Terrace?



3450 Eads Street NE

River Terrace Project Update



Presentation Overview

- Review of the Project
- Presentation of Specific Topics

The Neighborhood Development Company

- DC based – founded in 1999
- Over 600 units and 700,000 sf of real-estate built in DC
- Develop market rate, affordable, and retail real estate
- Projects have been catalysts for future neighborhood reinvestment



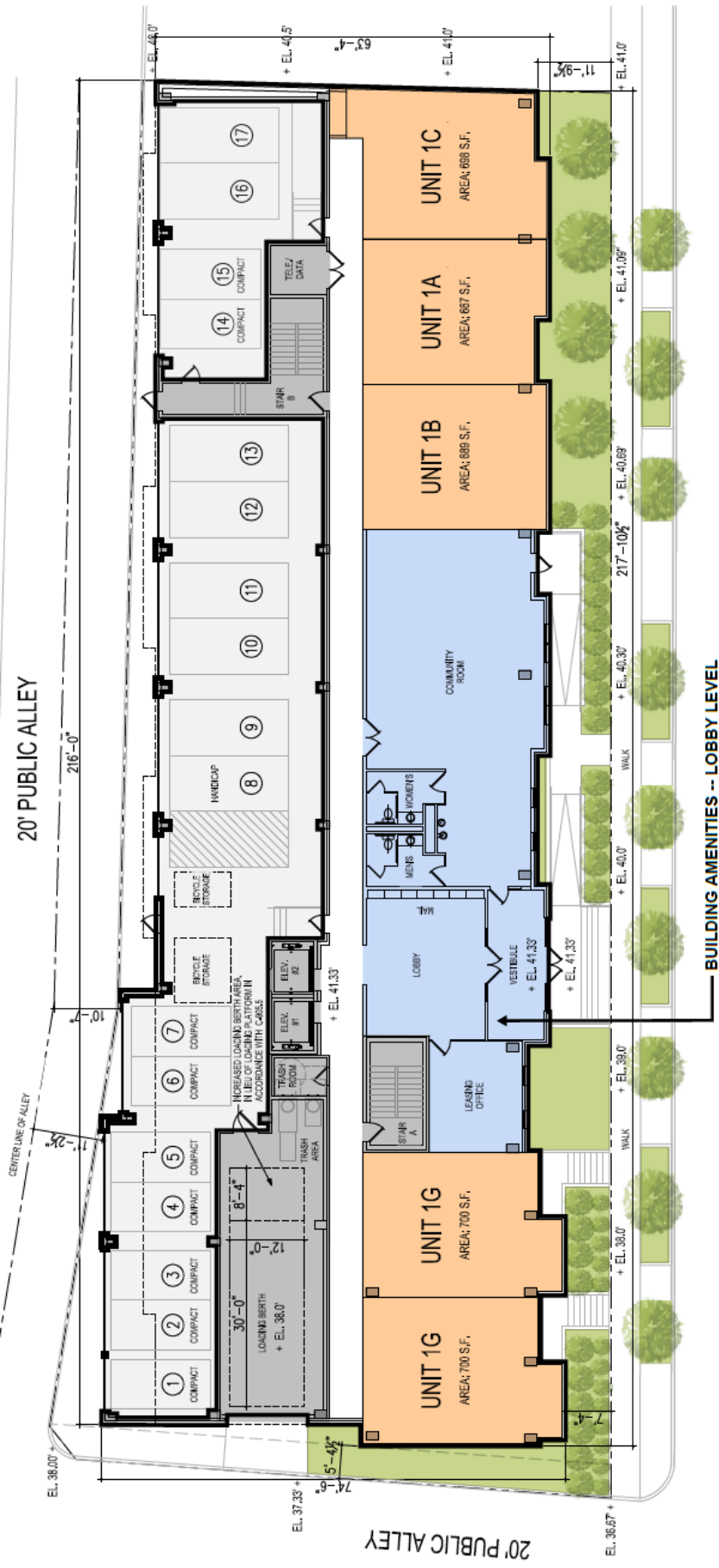
Site Context Plan – A-0.3

Project Overview

- 70 unit multi-family residential
- 100% senior (55 years of age +) serving
- 1 Bedroom Units
- Neighborhood serving community room
- High quality exterior
- Alley closure

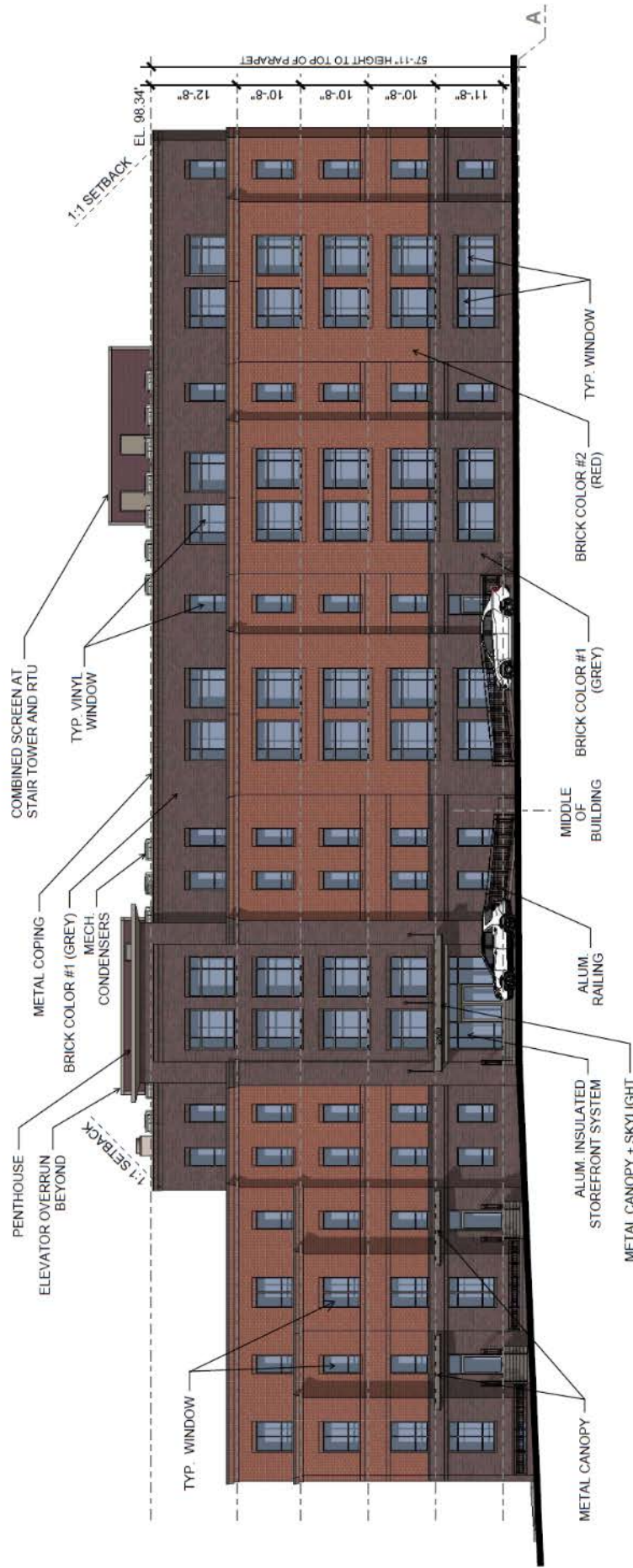
Affordability Breakdown (2016)

% of Units	Number of Units	Affordability Level	Income Limit 1 Person Household	Income Limit 2 Person Household
20%	14	30 % AMI	\$22,806	\$26,064
80%	56	50 % AMI	\$38,010	\$43,440

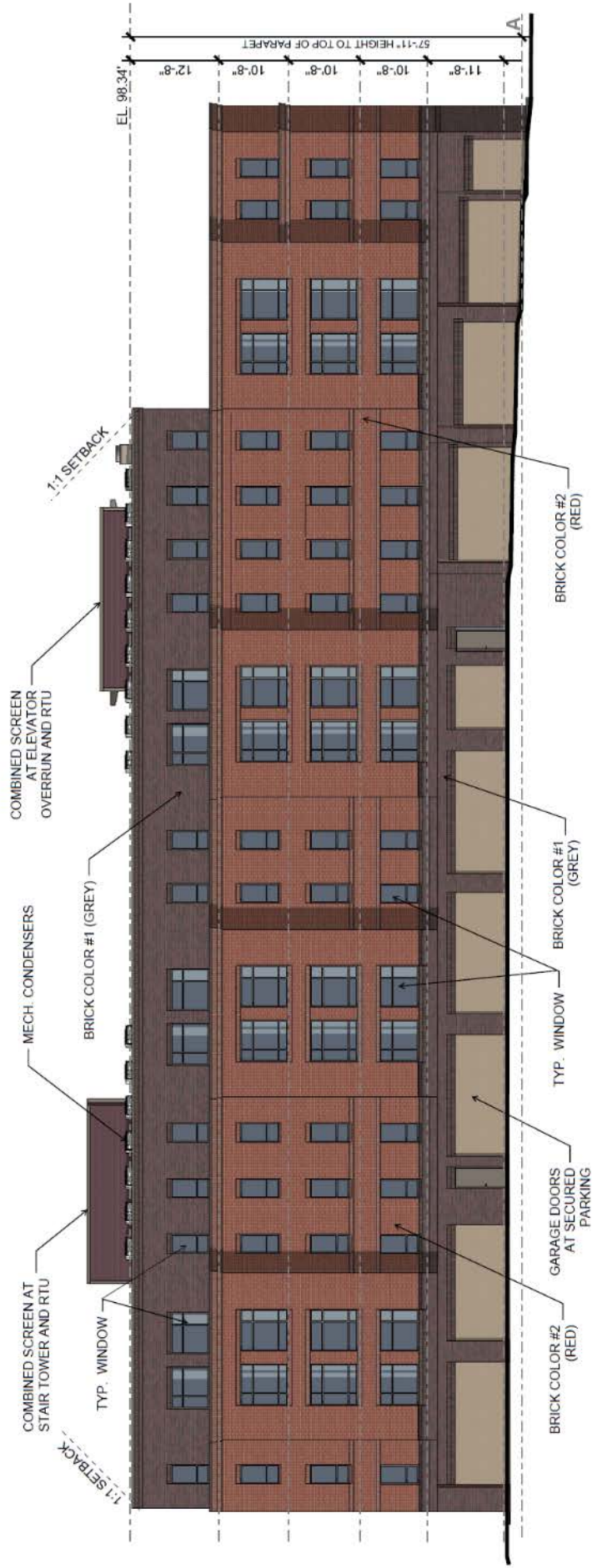


First Floor/Amenity Plan





South Elevation - Eads Street



North Elevation - Alley



Site Elevation – North Side of Eads Street







Topic 1: Measures to Address Concerns About Parking Congestion

Topic 2: Perceived Scale or Height of Building













Topic 3: Allocation of Funds to RTCO

Questions & Discussion

Attachment D



Michael Giuliani <mgiulioni@neighborhooddevelopment.com>

3450 Eads Street NE - River Terrace August 23, 2017 Community Meeting Follow-up

Michael Giuliani <mgiulioni@neighborhooddevelopment.com> Thu, Sep 7, 2017 at 9:03 AM
To: Joanne Prue <joanneprue41@gmail.com>, "Jo-Anne Prue (SMD 7D04)" <7D04@anc.dc.gov>, Malissa Freese <malissfree@aol.com>
Cc: Adrian Washington <awashington@neighborhooddevelopment.com>, Justin Lini <jlilini@gmail.com>, "Hazel, Janis (ANC 7D05)" <7D05@anc.dc.gov>, "Douglas, Dorothy (SMD 7D03)" <7D03@anc.dc.gov>, "Coomber, Bob (SMD 7D01)" <7D01@anc.dc.gov>, "Hasan, Siraj M. (SMD 7D02)" <7D02@anc.dc.gov>, "Muhammad, Sherice A. (SMD 7D06)" <7D06@anc.dc.gov>, Cinque Culver <culver.ce@gmail.com>

ANC 7D04 Commissioner Prue and RTCO President Freese,

At the community meeting on August 23, 2017, a series of questions were raised in association with certain elements of our project. Specifically, neighborhood representatives asked the following questions:

1. What is the rate of car sharing by those 55 years of age and older?
2. What evidence can be provided about the effect of affordable housing on surrounding property values?
3. Can additional renderings of the project in context be provided?
4. What were the final Transportation Demand Management measures proposed for the project?
5. How are the restrictions on future residents procuring Residential Parking Permits enforced?
6. Who at the Office of Attorney General can provide more information about restrictions on monetary contributions?

Unfortunately, questions one and two require coordination with other parties and some additional research, so we cannot report on them.

However, we wanted to provide the other information that was requested ASAP.

Responses to questions three through six are outlined below.

We will provide information on questions one and two, as soon as it becomes available.

Please feel free to circulate this information to participants who attended the meeting.

Sincerely,

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

Question 3: Additional/Alternate Rendering of Project in Context

Based on the conversations at the meeting, the best option identified for providing a "virtual" modeling of the building with the neighborhood was to create a KMZ model that could be opened in Google Earth.

Google Earth is a free software that can be downloaded from the following link: [Google Earth Download](#)

Once the software is downloaded and running, the following model of the project can be downloaded: [KMZ Model of 3450 Eads Street NE](#)

This model can be opened by using the following directions: [How to Open a KMZ file in Google Earth](#)

As a sample of what can be seen in Google Earth, I prepared the following movie which provides a brief overview of the project: [Video of 3450 Eads from Google Earth](#)

Question 4: Transportation Demand Management (TDM) Measures

The following TDM measures were included as a part of the final proffers and conditions submitted to the public record (and attached).

For the life of the Project (except as expressly set forth below), the Applicant shall:

1. *Unbundle the cost of residential parking from the cost of lease or purchase of the units;*
2. *Install a transportation information center display (electronic screen) within the lobby of the Project, which screen must contain realtime information related to local transportation alternatives;*
3. *Offer the initial occupant of each residential unit a one-time annual car sharing membership, a one-time annual Capital Bikeshare membership, or credits for use on private commuter shuttles to help alleviate the reliance on personal vehicles;*
4. *Offer a one-time \$50 SmarTrip card to each initial residential tenant and employee in the Project to encourage non-auto mode usage;*
5. *Identify a TDM coordinator to work with the Project's residents and employees to distribute and market transportation alternatives and provide TDM materials to new residents in the residential welcome package;*
6. *Provide a bicycle repair station within the Project;*
7. *For the first three years after the Project's opening, provide the equivalent value of an annual Capital Bikeshare membership (currently \$85) or credit for a shuttle service equal to the value of an annual bikeshare membership to all new residents; and*
8. *Provide updated contact information for the TDM coordinator and report TDM efforts and amenities to goDCgo staff once per year.*

While not a TDM measures requested by DDOT, NDC also committed to the following transportation infrastructure as a part of the final proffers and conditions:

For the life of the Project:

1. *Residents of the Project shall be ineligible to participate in the District's RPP program by notice given and enforced through a lease provision or similar mechanism; and*
2. *The Applicant shall provide round-trip shuttle service for Project residents to and from typical convenience destinations, provided such shuttle shall operate at least two weekdays per week, during daytime hours, for a minimum period of two hours and carry a minimum of ten passengers.*

Question 5: RPP Enforcement

As outlined briefly above, and as a part of the Final Proffers and Conditions, ineligibility of future resident participation in the RPP program, will be implemented "by notice given and enforced through a lease provision".

In other words, the lease tenants would sign would prohibit them from getting an RPP sticker. The lease would include penalties such as fines or eviction for contravening this requirement.

Should there be concerns among neighborhood residents regarding tenants contravention of this lease requirement, the building owner (NDC) could request from the department of Motor Vehicles a listing of any residents that have an RPP sticker, in order to enforce this requirement of the lease.

Based on a conversation with our transportation consultant, this is standard practice for projects proffering RPP restrictions.

Question 6: OAG Point of Contact for Questions Regarding Monetary Contributions as Eligible Proffer

The point of contact with the Office of Attorney General to talk to regarding more specific information associated with the eligibility of monetary contributions in accordance with the Zoning Regulations Subtitle X § 305.3 is Chris Cohen:

Christopher S. Cohen
Assistant Attorney General
Office of the Attorney General for the District of Columbia
Commercial Division
441 4th Street N.W. Suite 1010S
Washington, D.C. 20001
Work: 202-724-8011
Mobile: 301-775-5559
Fax: 202-730-0589
christopher.cohen@dc.gov

A link to the relevant chapter of the zoning regulations can be obtained from the following link:

[Link to 11-X305 Planned Unit Development Public Benefits Regulations](#)



Final Proffers and Conditions, NDC, Eads Street PUD, ZC Case No. 16-20 (....pdf
191K



Michael Giulioni <mgiulioni@neighborhooddevelopment.com>

3450 Eads Street NE - River Terrace August 23, 2017 Community Meeting Follow-up

Michael Giulioni <mgiulioni@neighborhooddevelopment.com> Tue, Sep 12, 2017 at 8:56 AM
 To: Joanne Prue <joanneprue41@gmail.com>, "Jo-Anne Prue (SMD 7D04)" <7D04@anc.dc.gov>, Malissa Freese <malissfree@aol.com>
 Cc: Adrian Washington <awashington@neighborhooddevelopment.com>, Justin Lini <jjljini@gmail.com>, "Hazel, Janis (ANC 7D05)" <7D05@anc.dc.gov>, "Douglas, Dorothy (SMD 7D03)" <7D03@anc.dc.gov>, "Coomber, Bob (SMD 7D01)" <7D01@anc.dc.gov>, "Hasan, Siraaj M. (SMD 7D02)" <7D02@anc.dc.gov>, "Muhammad, Sherice A. (SMD 7D06)" <7D06@anc.dc.gov>, Cinque Culver <culver.ce@gmail.com>

ANC 7D04 Commissioner Prue and RTCO President Freese,

I'm following up on the outstanding questions raised as a part of the community meeting on August 23, 2017, regarding our Eads Street NE project in River Terrace

There were two outstanding questions that we were unable to address in our response last week:

1. What is the rate of car sharing by those 55 years of age and older?
2. What evidence can be provided about the effect of affordable housing on surrounding property values?

We were able to complete some research on these two matters and this is what we found out. Please share with meeting participants through your normal means.

Rate of car sharing by those 55 years of age and older

The best information that we could find out about car sharing by those who fall within the senior age cohort (55+) was from the Federal Highway Administration (FHA).

FHA completed a study in 2016 entitled Shared Mobility: Current Practices in Guiding Principles. [Link to Shared Mobility FHA Study](#)

In Appendix A there is information in Table 4 related to car sharing demographics. Although it does not line up with the exact age cohort of our project, according to the information, of the sample population for the study (6,253 people - in Canada and the United States) 6% of those who carshare are over the age of 60.

By comparison, the total distribution of the population of those 60 years of age and older, in 2016, according to the American Community Survey was 20%.

When completing the demographic research, I interestingly came across research occurring regarding the potential benefits of car sharing to older adults, completed by the Transportation Sustainability Research Center.

This presentation: [Carsharing for Older Populations](#) along with this paper: [Electric Vehicle Carsharing in a Senior Adult Community in the San Francisco Bay Area](#) highlight the potential for, and benefits of, older adults being more active car-sharing users.

Effect of affordable housing on surrounding property values

Unfortunately, finding research information related to the effect of affordable housing on surrounding property values was actually quite challenging, in the time available.

While one would think this was an area of great depth and breadth of study, it appears as though there has not been a repeatable research method developed that would allow for a definitive conclusion on this matter.

The basis for this may have to do with data availability over time, as well as the difficulty in defining what is "affordable housing" - which has changed over time, especially when it comes to project scale and typology.

Therefore, in lieu of secondary or primary research from other sources, I completed an analysis related to two projects that have been completed by NDC, in the last 10 years.

The analysis is attached.

Using geographic information systems and information from DC's Office of Tax and Revenue, I looked at how property values within a relatively close proximity to two of NDC's projects changed over time.

While I would not say that this qualifies as empirical research, it does shed some light on the question asked.

As outlined in the attachment, which provides more information on methodology, there are a few interesting observations that can be drawn from the analysis.

- On average, the valuation of properties surrounding NDC projects grew at a rate consistent with the District of Columbia, as a whole.
- Through the maps presented, there does not appear to be any relationship between proximity to our projects and the effect on property valuation.

I think an important factor in the question asked by the members of the community, that would be relevant to any detailed research on this issue, would be the scale of the project.

As I had stated at the meeting, our best guide for the effect of affordable housing on property values (to date) is history. I think that a big change that was made in housing policy, that has been for the better, and that is reflected in NDC's past affordable housing projects, and the Eads Street NE project, is the size of our project. Affordable developments today, while they may vary in size, are nowhere near the scale of past projects which would not just occupy a vacant site, but would be spread over multiple city blocks.

When projects are limited in size, the effect on property values would be more a function of larger economic trends in a city, as opposed to individual affordable infill housing developments.

I hope this information is somewhat helpful in answering the questions raised by River Terrace residents.



2017-09-11 - NDC Affordable Housing Impact Analysis.pdf

502K

Analysis of Property Assessment Values in Proximity to Neighborhood Development Company Affordable Housing Developments 2017-09-11

Purpose

Based on discussions with River Terrace community members at a community meeting regarding the Neighborhood Development Company's (NDC) proposed project for a currently vacant lot located at 3450 Eads Street NE in the District of Columbia (DC), there were inquiries regarding the effect of affordable housing on surrounding property values. This analysis seeks to shed some light on the subject matter by presenting an analysis of the changes in property assessment values surrounding two NDC projects in DC that are of similar size.

Method

The analysis was completed using the DC Office of Tax and Revenue information from DC's Open Data portal: www.opendata.dc.gov. Specifically, the data set which provides historical records of past tax assessments: `OwnerPly_Grey_Mercator.shp`. This data set was used as it is the only one that provides the type of time series data related to the changes to the valuation of a property value.

Using a geographic information system (GIS), lots within a 250 meter radius of each of the projects were selected for further analysis related to trends city wide and the local geography. The data used stretches over a ten year period. As one of the properties was built near the beginning of this period, and the other was built in the middle of it, each time series sample was different for each property. This was done because, with respect to the one property (3232 Georgia Avenue NW), it was actually possible to assess growth rates both before and after the building was constructed.

In addition to the analysis of the properties in proximity to the two projects, there was a general analysis of the growth trends in assessment values for the city as a whole, based on the same time series used for each project.

The attached maps highlight the sampling maps, identifying the areas around each property, as well as the final sampled properties with the properties categorized relative to growth rate. A portion of properties had to be culled due to a variety of factors (e.g., no valuation based on sample years; or, the properties were public land, such as a park). Lastly, a table is presented summarizing the rates of growth for different time periods and property locations, in comparison to DC as a whole.

Analysis

Based on the information included in the attached sheets, some of the following observations can be made.

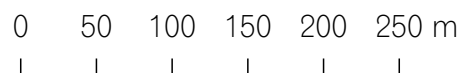
- The properties in the sample areas grew at a rate consistent with the city as a whole.
- There does not appear to be any proximity factor of depreciation of property values in association with either project. In the case of the 3232 Georgia Avenue NW project, there does not appear to be any effect on properties closer to it, relative to the positive growth that occurred in the general vicinity. In the case of the 4100 Georgia Avenue NW project, while there is variation in growth, the value of most all properties in the sample area increased, with very few depreciating.

NDC Sample Properties Location and Vicinity Maps

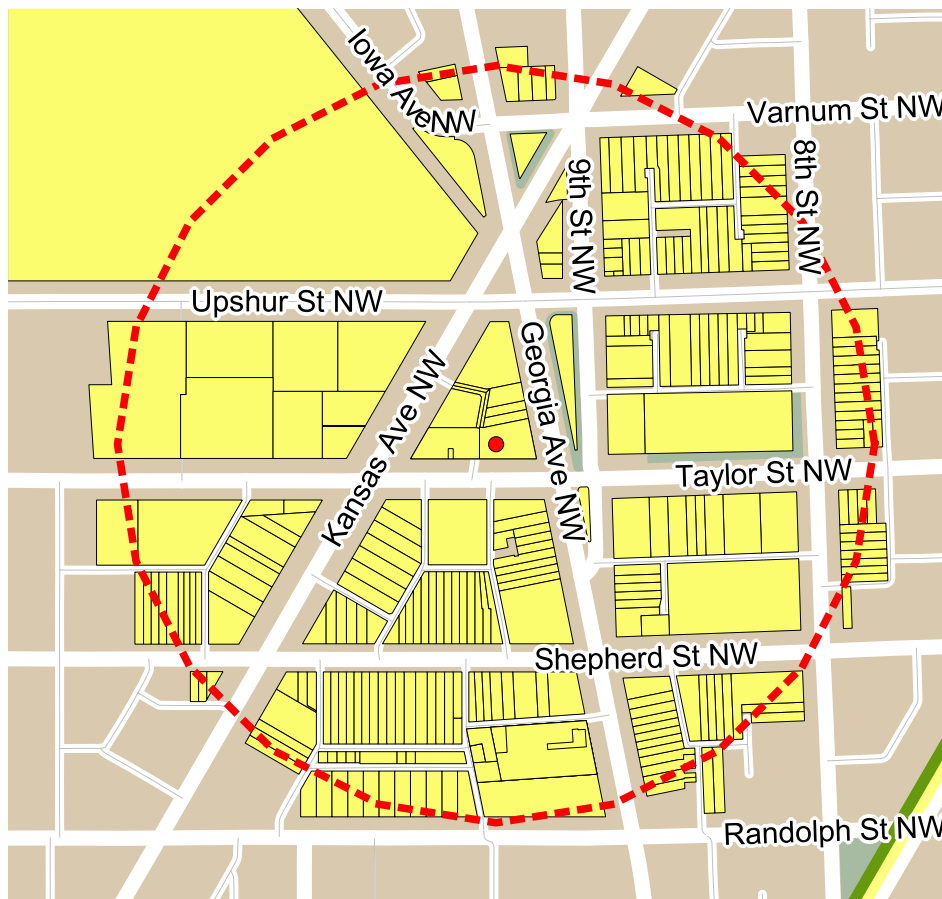
3232 Georgia Ave NW - Sample of Properties in Vicinity



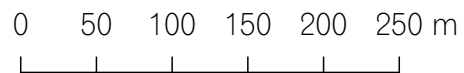
Scale 1:5000



4100 Georgia Ave NW - Sample of Properties in Vicinity

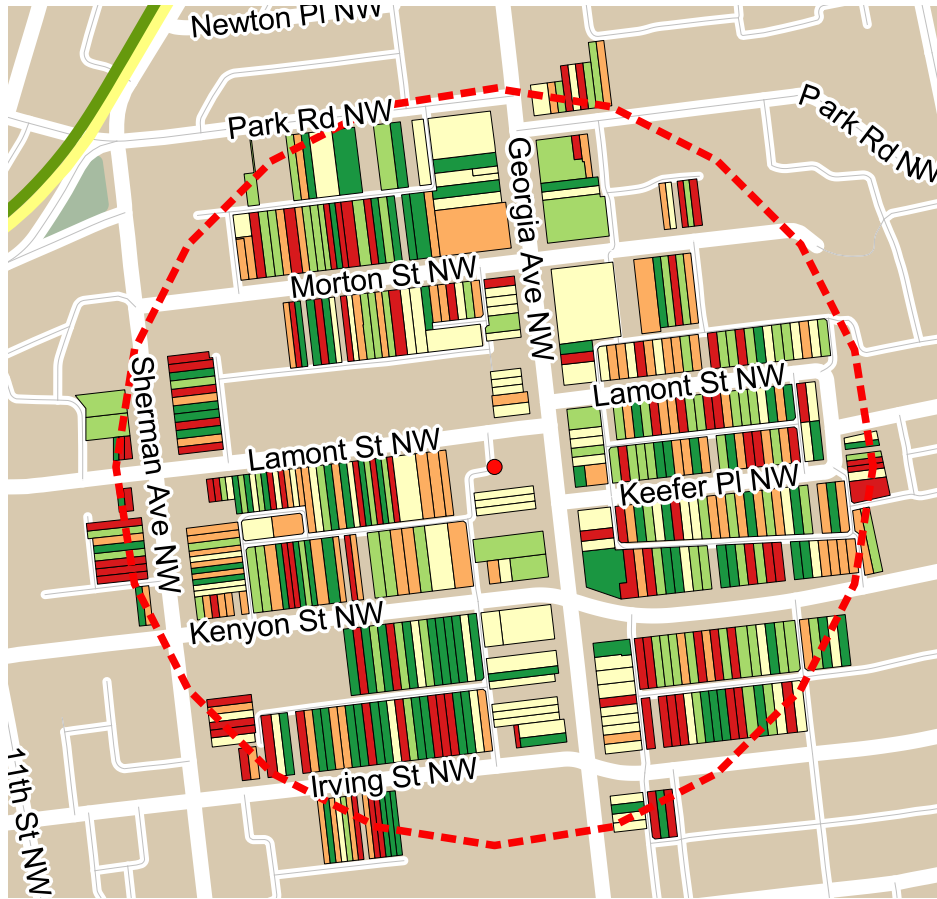


Scale 1:5000



3232 Georgia Avenue NW, Washington DC

Vicinity Tax Assessment Growth by Lot - 2009-2012



Legend

250 Meter Radius Around Property

3232 Georgia Avenue

Growth Rate - %

0.1 - 0.8

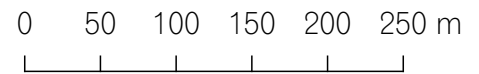
0.8 - 0.9

0.9 - 1.4

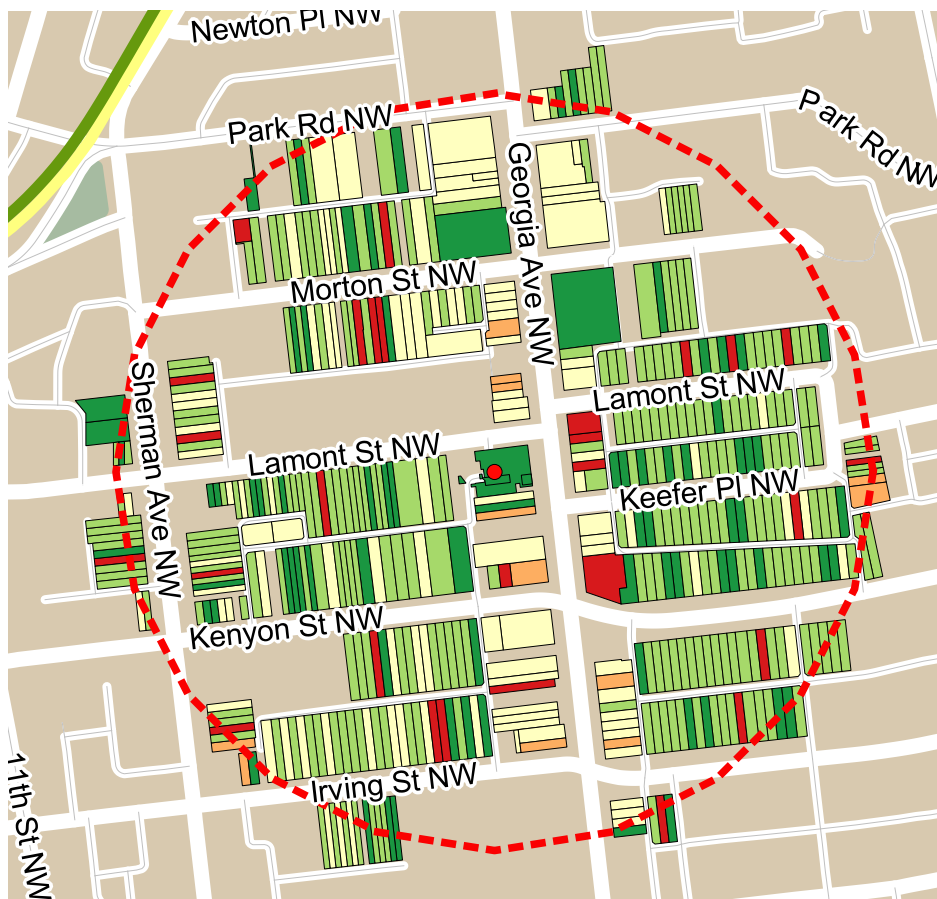
1.4 - 1.7

1.7 - MAX

Scale 1:5000



Vicinity Tax Assessment Growth by Lot - 2013-2017



Legend

250 Meter Radius Around Property

3232 Georgia Avenue

Growth Rate - %

0.1 - 0.8

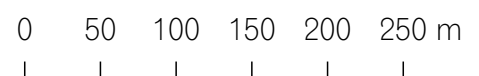
0.8 - 0.9

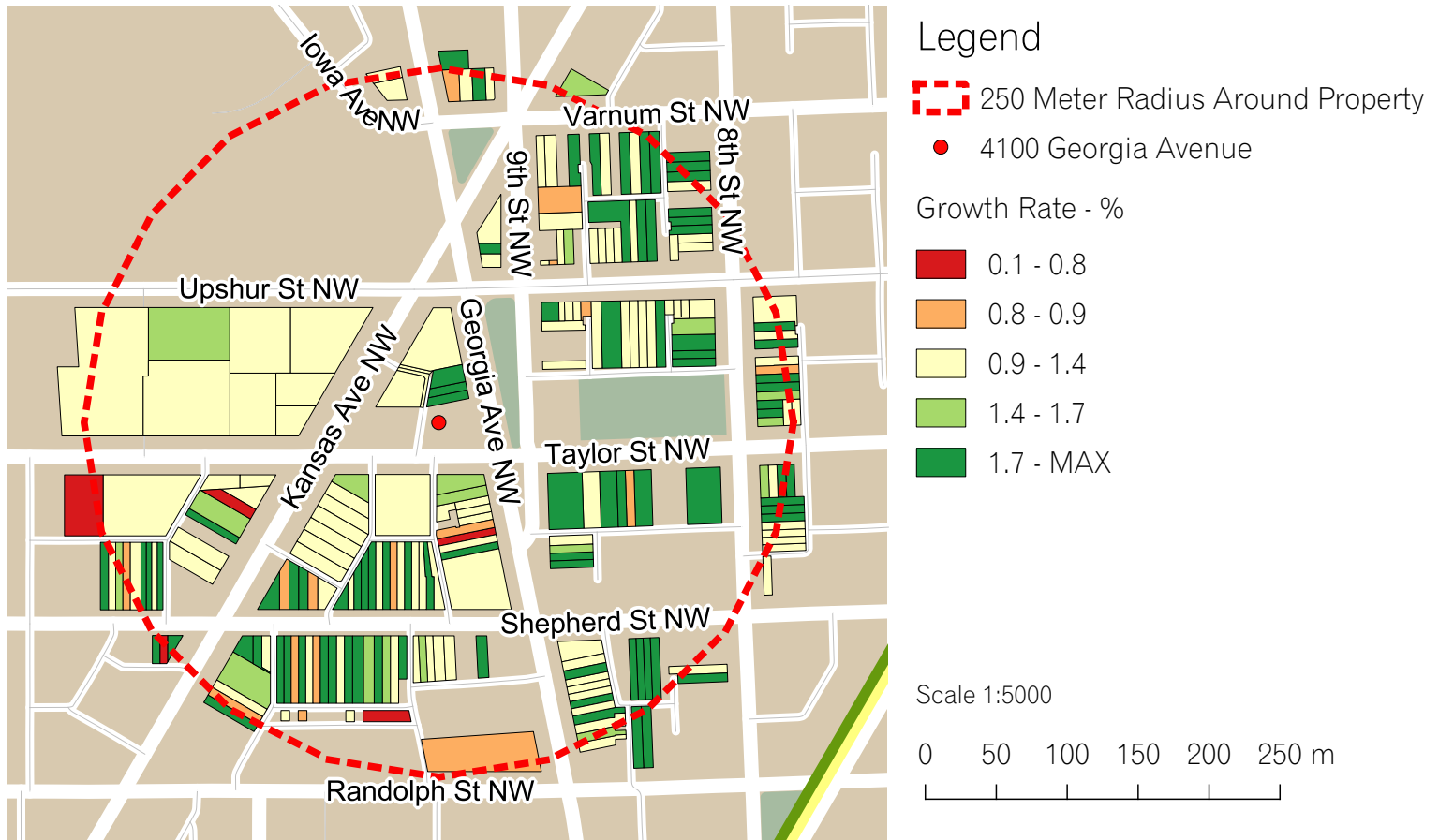
0.9 - 1.4

1.4 - 1.7

1.7 - MAX

Scale 1:5000





Rate of Property Tax Growth - District of Columbia vs. NDC Affordable Housing

	City Wide	Properties in Vicinity of 3232 Georgia Ave NW	Properties in Vicinity of 4100 Georgia Ave NW
2009-2012 Growth Rate (%)	1.46	1.41	-
2013-2017 Growth Rate (%)	1.39	1.63	-
2009-2017 Growth Rate (%)	2.05	-	2.17