

District of Columbia Government
Advisory Neighborhood Commission 6A
Box 75115
Washington, DC 20013



June 17, 2008

Mr. Joseph Wolfe, Project Manager
Office of the Deputy Mayor for Planning and Economic Development
801 North Capitol Street, NE, Suite 4000
Washington, DC 20002

Mr. Wolfe,

At our regularly scheduled monthly public meeting on June 12, 2008, and with a quorum of commissioners present, we voted unanimously to recommend the Mayor select the Argos Group to develop the fire station located at 1341 Maryland Avenue, NE and police station located at 529 9th Street, NE.

Our Commission has been very active regarding these two properties over the past few years. We have experienced delays due to: (1) lack of clarity on which department (Department of Housing and Community Development versus Office of Property Management) had responsibility for the properties; (2) the properties were transferred to National Capital Revitalization Corporation (NCRC) for disposal; and (3) the dissolution of the NCRC which transferred the properties back to the city (summary of correspondence provided at attachment #1).

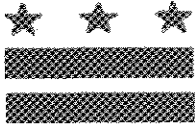
We would like to thank your office for a process that has produced three excellent proposals for our community to consider. We also appreciate the extra month your office provided our community to review the plans (schedule provided at attachment #2). It is important to note that these proposals were bundled together – meaning that we had to select one developer who meet our requirements for both properties. To that end, we conducted a thorough review of all the proposals (summary provided at attachment #3). In addition, we posted all the developers proposals on our website to provide complete transparency (<http://www.anc6a.org/LUdocs.html>). We gave each developer time to make presentations at three different public meetings over the last two months. To summarize, the Commission's rationale to recommend the Argos Group was based: (1) lower density, (2) home-ownership versus rental units and (3) matter-of-right development.

Prior to this bid process, our Commission opposed any community-based residential facility and stated that we would give strong preference to bidders with proven record of successful residential development for multi-family residential uses (in attachment #1, see letters dated February 14, 2005 and December 10, 2004). Our support for the Argos Group proposal is consistent with over three years of Commission dialog, input and correspondence for the disposition of these two properties.

On behalf of the Commission,

Joseph Fengler
Chair, Advisory Neighborhood Commission 6A

cc: Councilmember Tommy Wells

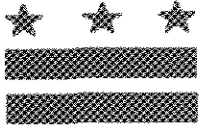


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Attachment #1 - Summary of correspondence

1. Letter to Director, Department of Housing and Community Development on February 24, 2004 regarding bad conditions of police station. <http://www.anc6a.org/525on9St.doc>
2. Letter to DHCD on May 20, 2004 requesting the opportunity to provide uses for these properties. http://www.anc6a.org/525on9_1341MD.pdf
3. Letter to OP on June 17, 2004, requesting assistance with DHCD to allow community input on "uses" for these properties. http://www.anc6a.org/525on9_1341MD0604.pdf
4. Letter to DHCD on October 18, 2004 indicating that we will be submitting our recommended "uses" for both properties in a few months. <http://www.anc6a.org/Firehouse9thMD.pdf>
5. Letter to DHCD on November 18, 2004 requesting ANC participation in RFP process for both properties. <http://www.anc6a.org/1341MD525on9RFPprep.pdf>
6. Letter to DHCD December 10, 2004 regarding ANC recommended uses for the Police Station. <http://www.anc6a.org/525on9RFPinput.pdf>
7. Letter from DHCD regarding November 18, 2004 request to participate in RFP process for both properties. <http://www.anc6a.org/1341MD525on9RFPprepReply.pdf>
8. Letter to DHCD on February 14, 2005 regarding the ANC recommended uses for the Fire House. <http://www.anc6a.org/MDFirehouseInputRFP0205.pdf>
9. Letter to OP on June 15, 2005 requesting status on disposition of both properties (they were transferred to NCRC). <http://www.anc6a.org/1341MD525on9disp.pdf>
10. Letter to NCRC on August 5, 2005 inviting them to our ANC meeting to discuss plans for both properties. <http://www.anc6a.org/1341MD525on9inv.pdf>
11. Letter to CM Ambrose on September 29, 2005 regarding "ownership" of both properties. <http://www.anc6a.org/1341MD525on9dispAmbrose.pdf>
12. Letter to NCRC on October 3, 2005 regarding ANC recommended uses for Police Station. <http://www.anc6a.org/525on9ComPref.pdf>
13. Letter from NCRC stating agreement with ANC recommended uses for Police Station. <http://www.anc6a.org/525on9NCRCreply.doc>



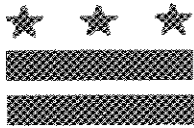
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Attachment #2 - Timeline for disposition of the old police and fire station.

Disposition Timeline

RFP Release	Mid January 2008
RFP Summary – Developer Pre-Bid Meeting	Late January 2008
Deadline for RFP Questions	Late February 2008
Proposal Submission Date	Mid March 2008
Developer Selection Shortlist	Late March 2008
Developer Presentations to ANC	Mid April 2008
Developer Selection	Mid May 2008
Complete Due Diligence and Negotiation of Disposition	November 2008
Obtain Council Approval of Disposition Agreement	December 2008
Execute Disposition Agreement	January 2009
Developer Completes Design and Permitting	December 2009
Developer Begins Renovations	January 2010

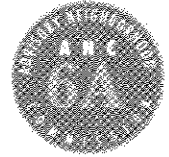
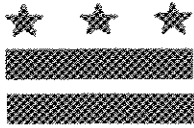


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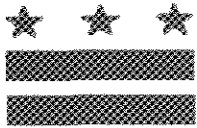


Attachment #3 - Summary of the Presentations

Developer	Argos Group Gilberto Cardenos, President	Century Associates Joel Kelty	DBLee Development Dennis B. Lee, President
Architect	Architrave PC Judith Capen	Century Associates Joel Kelty	Hunt Laudi Studio Julian Hunt, Lucrecia Laudi
Builder	Hamel Builders Thomas Wahl	BDS Construction	CDG Construction David Bishop
Special contributor	Hasson's Education and Cultural Services Bill Hassan	EHT Traceries, Laura Hughes Specialists in architectural history and historic preservation Sustainable design consultant Sustainable Design Consulting, Sandra Leibowitz,	LMH Architecture and Consulting Lisa McCabe Hobbs, AIA, LEED ® AP
Green construction	Gilberto Cardenos is LEED certified. Determination regarding which green standard (LEED or Green Communities) will be made once the design is complete. Judith Capen is committed to green construction.	Green Communities requirements or LEED will be met	LMH Architecture & Consulting, Lisa McCabe Hobbs; pursuing LEED certification for both projects.
Community involvement	Hasson's Education and Cultural Services: educates groups of DC public school students in the design and development process. Design/development process involves the community residents directly as well.	Periodic updates to ANC ED&Z committee Project website that tracks progress on the project including drawings, photos Also web page for community feedback Community Construction Watch Tours	
Historic preservation goals	Architrave PC Architects/ Judith Capon is a 30-year Hill resident; specializes in historic preservation. Member of CHRS.	EHT Traceries Specialists in architectural history and historic preservation Project will apply comply with requirements for Federal Historic Preservation Tax Credit and meet Standards of Secretary of the Interior	n/a
Condominium or rental?	Condominium	Rental	Rental
		Century Associates developed three different proposals for each site. The summary information below corresponds to the proposals that offer alternative uses for the buildings. Other proposals are described below this chart.	
Engine House 10		Option 3	
# Units	4	6	6
# Market Units	2 x 3 br., 1900 sf each, private patio	3 total: 1 x 1 br., 714 sf 1 x 1 br., 627 sf 1 x 1 br. loft, 1022 sf, roof deck	1 x 2 br., 1634 sf; 510 sf deck 1 x 1 br., 1030 sf; 280 sf deck
# Affordable	1 x 2 br., 810 sf 1 x 3 br., 1100 sf	3 total: 2 x studio, 413 sf	1 x 1 br., 810 sf; 100 sf deck 1 x 1 br., 940 sf; 120 sf deck



Developer	Argos Group Gilberto Cardenos, President	Century Associates Joel Kelty	DBLee Development Dennis B. Lee, President
		1 x studio, 465 sf	
# Accessible	n/a	TBD per codes	2 efficiencies, 544 sf each
Other space	n/a	1 x day care space, 1520 sf.	6 x art studios, 156 sf each
# Parking spaces	5	6 legal parking spaces for apartments (1 per unit) + transient parking for daycare	2 + 1 space dedicated to ZipCar
Matter of right or zoning relief needed	Matter of right	Matter of right	Matter of right
Rooftop access	None	Yes—for loft apartment only	Yes—4 roof decks
Footprint change	None	None	Relocating stairwell outside the body of the building Upper levels rise to from 36' 6" to 40'; set back from parapet so as not to be visible from street
Green space	Eliminate concrete areas in front and on side of building; landscape	Retains concrete front apron for transient parking for day care Day care play space, 1086 sf Apartment rec space, 590 sf Landscape design to be determined during design phase after project award	Key to the project; functional landscaping captures runoff, uses native/adapted species that need no irrigation.
Precinct 9 Police Station			
# Units	4	6	6
# Market Units	2 x 3 br., 1900-2000 sf each, private patio	1 x 1BR @ 452 SF 1 X 1 BR @ 576 SF	2 x 1 br., 1224 sf each; includes basement as bedroom area 1 x 1 br., 1 office, 1188 sf 1 x 2 br., 1440 sf
# Affordable	2 x 2 br., 850-860 sf each	1 X 2BR @ 795 SF 1 x 2 br. loft, 982 sf; roof deck 1 x 2 br. loft, 941 sf; roof deck 1 x 2 br. loft, 778 sf	1 x 1 br., 1008 sf
# Accessible	n/a	TBD – per code requirements	1 x 2 br., 1440 sf
# Parking spaces	4 Curb cut will be abandoned	6 legal parking spaces (1 per dwelling unit)	2 + 1 space dedicated to ZipCar
Matter of right or zoning relief needed	Matter of right	Zoning relief needed • Matter of right – 3 stories & 40 feet	Matter of right
Rooftop access	None	Two units will have roof decks One unit will have small balcony Remainder of roof will be green roof	Yes; individual decks and common roof terrace area
Footprint change	None	None	Upper levels rise to from 36' 6" to 40'; set back from parapet so as not to be visible from street "build out to 60% lot occupancy as an addition to enclose a courtyard garden in the old parking area"
Façade changes	n/a	None	Changes to side elevation to



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Developer	Argos Group Gilberto Cardenas, President	Century Associates Joel Kelty	DBLee Development Dennis B. Lee, President
Green space	Eliminate concrete areas in front and on side of building; landscape	Drive aisle will be restored as patio or landscaped for outdoor rec area for residents (landscape to be designed during design phase of project)	improve light and air circulation Eliminate concrete areas in front and on side of building; functional landscaping to capture runoff. Native/adaptive species that require no irrigation.

Presentation 1: Argos Group, Gilberto Cardenas

- All stakeholders are long term residents of the Capitol Hill community
- Argos is located in Ward 6
- Architrave is located on Capitol Hill
- They have a clear understanding of the historical aspect of the projects and the value of historic preservation to the community
- They believe in involving the community

General project vision

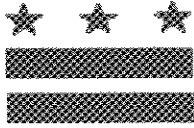
- Low density development; 4 units at each location rather than the 6 that are allowed by matter-of-right.
- Incorporating 5 parking spaces per building, higher than the required number
- Both buildings sit in a “sea of paving”; adding green is paramount
- Two loft-like units will be at the front of each building
- Two affordable 2 or 3 bedroom units will be located at the back of each building
- Parking will be accessed from the rear of the buildings
- All units will have access directly to/from the outside, adding to the “housiness” feeling
- Affordable housing deserves to have great architecture
- Façade not changing
- Footprint not changing

Judith Capen, Architrave PC Architects was selected to be the architect for these projects.

- 30 year resident of Capitol Hill
- Her firm has been on Capitol Hill for 13 years
- Architrave specializes in historic preservation
- Has a commitment to green construction
- Judith is a member Capitol Hill Restoration Society

Bill Hasson, Hasson’s Educational and Cultural Services

- Site Visit Project
- Work with public school students
- Class goes through the entire process of the project
 - Meets the team
 - Learns green concepts
 - Prepare and present their own projects
- Unique educational opportunity--“Profound impact on students when they are involved”
- Allows students to be come knowledgeable about construction trades and crafts; financing; architecture, design, planning.



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Tom Wahl, Hamel Builders

- Primarily multi-family builder
- Half of the projects are in Washington, DC
- Opened an office in Washington, DC in order to stay in be in close proximity with contractors
- Experienced in adaptive re-use projects
-

Presentation 2: Century Associates, Joel Kelty

- Real estate development firm located on Capitol Hill
- Lives near one of the two sites
- Also an architect
- Adaptive redevelopment projects include auto show rooms in NW DC; turned them into condominiums
- Company's focus is workforce housing
 - 60% - 120% of the area's median income
 - Keep the units affordable
- Experienced with adaptive re-use/redevelopment

General project vision

- Mixed income rental housing
- Stressed the team's flexibility and willingness to work with any of several plans to make the projects work for the neighborhood

Engine House 10

- Believes that some public commercial space would be consistent with the neighborhood's character; eg, day care center
- R-4 zoning allows day care for up to 16 children.
- Jenkins Hill Day Care is looking for new space; if they could find temporary space this could be developed as a permanent space for them.
- No affordability requirement for day care center.
- Also suggested that 8 units could be built; zoning relief would be required for this.
- Three plans offered
 - Option 1: six units, 6 parking spaces, common roof deck; no zoning relieve required
 - Option 2: eight units, 6 parking spaces, shared patio, private roof deck; zoning relief required
 - Option 3: 6 units, 6 parking spaces, private patio, private roof deck, day care center; zoning relief required

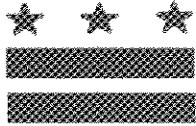
Precinct 9 Police Station

- Two plans offered
 - Option 1: 6 units, 6 parking spaces, private roof deck for two units
 - Option 2: 7 units, 2 parking spaces, rebuild carriage house; zoning relief required for this

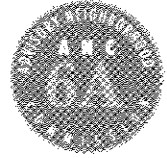
Presentation 3: DB Lee Development, Dennis Lee

General project vision

- Retain historic character of the buildings
- Incorporate excellent design



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- Condominiums
- No zoning relief required, all matter of right
- Maximized for R-4 zoning
- Gut the interiors, preserve the exteriors
- High emphasis on green construction

Dennis Lee, DB Lee Development

- 95% of their projects are in Washington, DC
- LSDBE certified

Hunt Laudi Studio, Architects

- Design architects; “design drives the thinking”

LMH Architecture and Consulting, Lisa McCabe Hobbs

- LEED certified
- Pursuing LEED certification for both projects
- Selecting building strategies based on energy and water conservation
- Landscaping is key to the project.
- Functional landscaping—capturing runoff, use of native and adaptive species that need no irrigation. This helps cool the building’s microclimate.
- Rainwater catchment system will provide water to be used by residents for car washing, etc.

Engine House 10

- Wanted to link the project to the H Street NE Arts and Entertainment district; to do this, HLS proposed incorporating artist studios into the Engine House 10 project
- Moved the stairs outside the main building into a glass tower “as a modern feature...that will be lit up at night to show that the building has come back to life”

Web sites:

- Architrave P.C., Architects:

http://www.archiplanet.org/wiki/Architrave_PC_Architects,_Washington,_District_Of_Columbia,_USA

- CDG Construction: <http://www.capitaldesigngroup.com/sections/about/about.htm>

- EHT Traceries: <http://www.traceries.com/>

- Hamel Builders: <http://www.hamelbuilders.com/>

- Hunt Laudi Studios: <http://www.huntlaudistudio.com/>

- US Green Building Council, LEED certification:

<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>

- Washington D.C., Certified Business Enterprises:

http://dslbd.dc.gov/olbd/cwp/view,a,1403,q,634728,olbdNav_GID,1747,olbdNav,%7C34049%7C.asp