

AGENDA

ANC 6A Economic Development & Zoning Committee
Wednesday, February 20, 2008, 7-9:00 PM
Sherwood Recreation Center (640 10th St, NE)
2nd Floor Community Room

7:00 pm **Call to order**

7:01 **Ongoing Status Reports:**

1. Vacant Properties (Drew Ronneberg) (2 minutes)
2. Historic District Expansion/Creation (Annie Swingen) (3 minutes)
3. 615 16th St NE (Drew Ronneberg) (1 minute)
4. Condo Conversions and Warranties (Barbara Halleck) (2 minutes)

7:10 **Old Business** - None

7:10 **New Business**

1. 130 14th St NE – HPA #08-164. Presentation by Brown AME Church regarding proposed additions to the property. (40 minutes)
2. TIF funding for H Street. TIF, or tax increment financing, is a program where special tax districts are created on commercial corridors to raise money to promote economic development. H Street's TIF district is slated to raise \$25 million and proposals to spend the money on are currently being solicited by the city. However a property owner needs to have 10,000 square feet of property to be eligible for the TIF fund. This minimum lot area excludes all but the largest lots (e.g. H Street Connection, 600H, Steuart Property (200H)). Discuss whether to recommend changes to the TIF program. (20 minutes)
3. Rewrite of the zoning regulations. The Office of Planning has kicked off a multi-year process to completely rewrite the city's zoning laws. There are 20 proposed working groups on various topics that will meet throughout the year. Discuss nominating members to represent ANC 6A at the working groups. (15 minutes)
4. 1222 Maryland Ave NE. This property was issued a building permit to convert an existing rowhouse into a 4 unit building. However, only the façade was left standing, and that has since collapsed. The zoning regulations allow new construction to only build a 2 unit building (flat) as a matter-of-right. Discuss whether ANC 6A should appeal the original building permits or inform DCRA that the current permits are invalid because no structure currently exists that can be "converted." (20 minutes)
5. 510 8th St NE (Tenative). HPRB Case. (5 minutes).

8:40 **Additional Community Comment (time permitting)**

Everyone is welcome! Call Drew Ronneberg with questions at 431-4305.

Visit our website at <http://www.anc6a.org/>

Sign up for automated meeting reminders and community listserv at

<http://groups.yahoo.com/group/anc-6a/>

**District of Columbia
Office of the Deputy
Mayor for Planning
and Economic
Development**

1350 Pennsylvania Avenue NW
Suite 317
Washington, DC 20004
(202) 727-6365
(202) 727-6703 Fax

www.dcbiz.dc.gov

*Adrian M. Fenty
Mayor*

*Neil O. Albert
Deputy Mayor for Planning and
Economic Development*

*David Jannarone
Director of Development, Office of the
Deputy Mayor for Planning &
Economic Development*

NOTICE OF FUNDING AVAILABILITY



GREAT STREETS *Neighborhood Retail* **Tax Increment Financing (TIF)**

Issue Date: January 29, 2008
Closing Date: April 18, 2008

NOTICE OF FUNDING AVAILABILITY

GREAT STREETS Neighborhood Retail Tax Increment Finance

1 Introduction

The District of Columbia Office of the Deputy Mayor for Planning and Economic Development (“ODMPED” or “Deputy Mayor’s Office”) requests applications for development assistance for the development of mixed use and/or retail development projects within specific sub-districts along the city’s Great Streets corridors. On July 10, 2007, the DC Council approved the "Great Streets Neighborhood Retail Priority Areas Approval Resolution of 2007" (R17-0257) and authorized up to \$95 million of maximum aggregate principal amounts of bonds that may be issued to support projects within the following “Retail Priority Areas” (RPA):

- (A) Martin Luther King, Jr. Avenue SE / South Capitol Street: \$10 million;
- (B) H Street NE: \$25 million;
- (C) 7th Street/Georgia Avenue NW: \$25 million;
- (D) Petworth: \$10 million;
- (E) Minnesota-Benning: \$15 million; and
- (F) Pennsylvania Avenue SE: \$10 million.

A map of each RPA is provided in the **Attachments**.

Tax Increment Financing (TIF) is a tool in which the government pledges a portion of the anticipated increase in real property and sales tax revenue from a new development project and/or area as repayment for bonds used in financing the project. TIF promotes revitalization by financing capital improvements to infrastructure, utilities, and other hard costs that will serve and enhance the new private development while benefiting the public good.

Through this Notice of Funding Availability (NOFA), ODMPED is soliciting applications for TIF as gap funding to projects that will help the District fulfill its goals to:

- Anchor and stabilize neighborhood commercial districts on the Great Streets corridors by generating new and/or improving existing retail space which attract local and non-local, unique and anchoring retailers that provide higher quality and more diverse neighborhood goods and services;
- Strategically and catalytically leverage public assistance within specific targeted sections of the 22 ½ miles of Great Streets corridors;
- Begin to plug the retail spending leakage from District neighborhoods to surrounding jurisdictions; and

- Transform under-invested corridors into lively mixed use commercial districts with a variety of uses.

Proposals for funding may be submitted to ODMPED for a specific funding amount. However, ODMPED reserves the right to verify the “true need” and to determine the specific amount of reduction or increase to be offered, if an application is selected, in order to maximize the public benefit and to achieve greater neighborhood and corridor impact.

In order to submit a fully competitive proposal, all application filing requirements must be closely followed and all information requested in the application must be provided. **Applications must be received at ODMPED on or before 3:00 pm Eastern Standard Time, Friday, April 18, 2008.** Applications must be delivered to:

GREAT STREETS TIF APPLICATION

Attn: Derrick Lanardo Woody
Coordinator – Great Streets Initiative
Office of the Deputy Mayor for Planning & Economic Development
1350 Pennsylvania Avenue NW
Suite 317
Washington, DC 20004

ODMPED will mark the time and date of receipt of Applications submitted in response to this NOFA.

No Applications will be accepted after the filing deadline.

2 Application and Project Considerations

Eligible Applicants. The Applicant must meet the following minimum requirements in order to apply to this NOFA:

- A. Applicant must have site control either through fee simple ownership of the site or through an executed contract with the property owner(s).
- B. Applicant must be planning to construct new or rehabilitated retail space as a stand alone building or as part of a mixed use development project.
- C. The Applicant’s project must contain not less than 10,000 square feet of retail total and not less than 5,000 square feet should be set aside for an anchor retail use per the description below.
- D. Applicant’s project must be within an RPA and must have direct frontage onto the Great Streets corridor within that RPA.
- E. Applicant’s project and request for public financing assistance must comply with all applicable laws.
- F. As retail TIF funds are intended to fill a funding gap for a project, Applicant must demonstrate a financial shortfall without which the project would not be completed.
- G. **The Applicant’s project must generate enough new real property and sales taxes to cover the debt service of the amount of TIF requested.**

In accordance with the Resolution, the latest date at which bonds may be issued with respect to any of the RPA's is December 31, 2012. However, ODMPED is specifically interested in working now with Applicants with development projects that are slated to break ground within 24 months of issuance of this NOFA and whose construction will be completed within 30 months of groundbreaking. Applicants with development proposals that are more advanced through the site acquisition, development approvals and financing process are strongly encouraged. Others may apply also, but preference will be given to those who are "most ready" to proceed sooner. Applicant must have documented site control.

Development projects must at a minimum contain neighborhood retail that is "unique" to that specific neighborhood market and anchoring regional and/or national retail at a minimum and are strongly encouraged to include other uses such as office, affordable housing or for profit leasable or ownership space above. Development projects which maximize zoning allowances, either through matter of right or through the Planned Unit Development (PUD) processes, are strongly encouraged. Projects including adaptive re-use of an existing structure that will contain retail are also eligible.

"Uniqueness" of the retail within a specific RPA will be determined by the relationship of the proposed and intended retail in the Applicant's proposed project to the percentage of existing supply of similar goods and services provided in that RPA. Sit down restaurants and cafes may be considered as "unique" retail for the purposes of this solicitation as most of the RPA's are devoid of such establishments. Fast food restaurants, liquor stores, hair and beauty salons, nails salons, and check cashing facilities are not eligible.

"Anchoring" retail will be evaluated by the size, type, product line and credit worthiness of the proposed retail tenant. Throughout the District, grocery stores are considered "anchoring" uses and are encouraged by this solicitation. The District is interested in employing retail amenities to improve the quality of life for residents, particularly in terms of health and wellness. As such, the District seeks to increase access to fresh produce and healthy food within convenient walking distance for residents. Since many neighborhoods are underserved in this regard, this initiative presents a significant opportunity for additional grocery retail development on a small or large scale.

Applicants are also strongly encouraged to also seek other anchors in the General Merchandise, Apparel, Furniture and Other (GAFO) retail category including:

- General merchandise stores
- Clothing and clothing accessories stores
- Furniture and home furnishings stores
- Electronics and appliances stores
- Sporting goods, hobby, book and music stores
- Office supplies, stationery and gift stores

Applicants are strongly advised to familiarize themselves with the neighborhood sub-market where their project will be located.

Collaborations: The District is changing dramatically and there are concerns that existing and long term RPA merchants may not be able to stay in their current locations as these areas improve. Collaborations or partnerships between the Applicant and existing property and business owners located on blocks adjacent to the proposed project that will bring about broader RPA improvements and investments are **strongly encouraged**. This collaboration must be formally executed through a contract or other binding affidavit with the consent of the property owner and participation of any existing business owner, as evidenced by submission of the executed document with the NOFA response. The District is specifically interested in improving unattractive storefronts, removing vacancies, and in realizing dramatic improvements to interior and exterior merchandising layouts within existing storefronts around the Applicant's development project.

Eligible Costs: Financing may be used for retail development costs defined in the "Retail Incentive Act of 2004" (A15-0435; approved September 8, 2004) including, but not limited to:

- Retail interior and exterior construction gap financing
- Utilities upgrades related to retail servicing needs
- Structured, shared parking
- Permanent equipment and fixtures

Financing may not be used for:

- Rental assistance to tenants
- Operating and maintenance expenses
- Non permanent or fixed equipment and fixtures

Applicants are allowed to submit more than one Application if they have control of more than one development site within one or more RPAs.

3 Development Plan Application

In addition to the information requested in Section 4, applications shall include an Executive Summary that briefly discusses the proposed project and detailed Exhibits that address the following:

- A. **Applicant Name and Contact Information** – Provide full contact information for the Property Owner and/or Development Team in Exhibit A in accordance with Section 4 below. *(If collaboration with adjacent, existing property and business owners is proposed, please include this and all other information requested below about their properties as well. The Applicant should highlight this information separately from that of the primary Project.)*
- B. **Retail Tenant Name(s) and Contact Information** – Provide full contact information for the Authorized Agent(s) of the Retail Tenant. Provide a copy of Annual Reports and/or other Certified Financial Statements as well as all retail and commercial tenant leases or

Letters of Intent as Exhibit B. Preferences will be given to Applicants with documents that are binding and executed.

- C. **Legal and Street Address of Property or Properties – Evidence of Site Control** – In Exhibit C, include Street Address and Square and Lot Numbers for all Properties included in the Application. **Include evidence of site control in the form of a current deed demonstrating fee simple ownership, executed lease option (lease term must be equal or greater than the proposed financing term), or an executed contract of sale.** Provide photographic images of properties including aerial images of the area with the Applicant's properties clearly outlined and exterior elevation and interior images of any existing structures included within the Application.
- D. **Land Area of Property** – Include a survey of the property or properties as Exhibit D.
- E. **Proposed Redevelopment Project and Timeline** – Provide a detailed description of the development project scope, program, and schedule including design drawings that are sufficient in detail to be evaluated by the Selection Panel as Exhibit E. Additionally, the applicant must demonstrate that the proposed development is matter of right, or that approval from the Zoning Commission or Board of Zoning Adjustment has been obtained or is likely. Include a timeline from selection through construction to completion of the project.
- F. **Development Costs and Sources and Uses of Funding** – Provide as Exhibit F the detailed development proformas in hardcopy as well as electronically; include the specific sources and uses of funding for the entire project with the retail component specifically highlighted. The Applicant should include Letter of Intent for equity and debt commitments in the project, including New Market and Low-Income Housing Tax Credits. The Applicant should include documentation validating that the proposed source of funds is committed for this project and timing for when those funds will be contributed. Applicants should assume that District funds will be put into the deal only after the applicant has a significant amount of money “at-risk”. The Applicant should document a clear need for project funds.
- G. **Tax Analysis** – Provide an Estimate of Real Property Tax and Sales Tax Revenues to be generated by the project and include as Exhibit G.
- H. **Requested TIF Amount** – Indicate the amount of TIF assistance being requested and how the revenues would be used within your development project in Exhibit H. **The Applicant's project must generate enough new real property and sales taxes to cover the debt service for the amount of TIF requested.**
- I. **Certificates of Occupancy and Clean Hands Certificates** – Where possible, provide a copy of any Certificates of Occupancy for any new and existing retail and commercial tenants and Clean Hands Certificates for property owners which will be included within any development project as Exhibit I.

- J. **Certified Business Enterprise Participation** – In Exhibit J and in accordance with Section 4.2 below, the applicant will be required to execute an agreement with the District’s Department of Small and Local Business Development (DSLBD) for inclusion of local businesses within your development project as development, equity and contracting partners. Preference will be given to applicants who include significant amounts of LSDBE participation as part of their submission.
- K. **First Source Agreement** – In Exhibit K and in accordance with Section 4.2 below, provide an agreement or letter of intent to enter into an agreement with the District’s Department of Employment Services (DOES) to provide job hiring preference to District residents. Applicant shall also submit a detailed Apprenticeship and community engagement program in accordance with Section 4.2.
- L. **Certificate of Good Standing** – The Applicant must demonstrate good standing by providing a Certificate of Good Standing from the Department of Consumer and Regulatory Affairs (DCRA) as Exhibit L and in accordance with Section 4.3 below.
- M. **Creditworthiness** – In Exhibit M, Applicant should submit evidence of satisfactory credit or Dun & Bradstreet report. No member of the development team acting in the role of sponsor, developer, guarantor, or owner may have or had chronic past due accounts, substantial liens or judgments, foreclosures or bankruptcies within the past five years; nor have defaulted on any obligation to the District of Columbia within the past 10 years.
- N. **Non-Discrimination and Equal Employment Opportunity** – Provide as Exhibit N the Applicant’s Non-Discrimination Certification; the Applicant’s Equal Employment Policy Statement; and Applicant’s Assurance of Compliance with Equal Employment Opportunities Requirements.
- O. **Tax Certification Affidavit** – In Exhibit O, provide the Applicant’s Tax Certification Affidavit issued by the District Department of Finance and Revenue, Office of Tax and Revenue. *Be sure to include the same for any collaborative partners.*
- P. **Council and Community Letters of Support for the Project** – Include in Exhibit P, letters of support or endorsement from the impacted Council member, Advisory Neighborhood Commission, Main Streets or business association, and/or neighborhood or civic association for the development project and proposed retail and any collaborations with adjacent property owners.
- Q. **Community and Economic Benefits Summary** – In Exhibit Q, provide a detailed summary of the full benefits estimated to be generated by the Project. Benefits can include number of net new construction and permanent full-time equivalent jobs, real property and sales taxes over a 30 year horizon, income taxes, and others.

4 Applicant Information

- 4.1** The Applicant must submit the following information, in standard letter-sized format. Applicants are asked to keep text concise. Include the following information:

A. Team Members. The Applicant shall identify the following key team members of the development team: master developer (firm or joint venture partners), Local Small Disadvantaged Business Enterprise (“LSDBE”) equity and development participants as provided in Section 4.2, master plan architect, financing team (proposed construction and permanent lenders, major investors, and other key consultants, if any related to the financing plan), and legal counsel. For each team member, Applicant shall identify:

1. Name, address, telephone number, and fax number of each team member, including the identity of each principal, partner, or entity that composes such team member, and such team member’s roles or titles within the entity comprising the Applicant;
2. Name, address, telephone number, fax number, and e-mail address of the representative authorized to act on behalf of the Applicant, who will be available to respond to questions or requests for additional information;
3. Identification of any affiliation or other relationship between any of the members of the Applicant and any development company, parent company, or subsidiary;
4. Identification of any personal or professional relationship among or between any members of the Applicant and any person working for, appointed to a position in, or elected to an office of the District or any entity for which there may be a conflict of interest or the appearance of a conflict. The District, in its sole discretion, reserves the right to determine a conflict of interest or the appearance thereof;
5. Summary of experience of Applicant or its team members in partnering with community groups and institutions during the planning and redevelopment of a project, including a description of the project, the community partnerships and the actions taken to include the community’s input.

B. Qualifications and Experience. Applicant shall identify:

1. Five (5) relevant projects, with which Applicant and/or its team members have had primary involvement that demonstrate success in large-scale, urban, mixed-use, mixed-income development projects and public-private development partnerships. Applicant should include projects completed in Washington, D.C. Applicant should include the name and address of each project, a detailed description of the project, the names and telephone numbers of persons familiar with the development who will respond to any inquiries from the District regarding the team member's capabilities and role in each project.
2. Projects, with which Applicant or its team members have had primary involvement, that involve CBE/Local Small Disadvantage Business Enterprise (“LSDBE”) joint

ventures, partnerships, and/or CBE/LSDBE equity participation, including details of the levels of participation and deal structure.

3. An organization chart and a summary of qualifications of team member's senior-level staff who will be working on this project, including a description of their roles and relevant experience.
4. Status of the Applicant organization (whether a corporation, a non-profit or charitable institution, a partnership, a limited liability corporation, a business association, or a joint venture) indicating under which laws it is organized and operating, and a brief history of the organization and its principals.
5. A copy of any written agreement or document creating any entity responding to this NOFA. The principals, partners, or joint-venture partners who are part of the Applicant team must be eligible to transact business with the District of Columbia and in the District of Columbia.
6. References for the Applicant and its team members, including names, addresses and telephone numbers, and a letter authorizing each reference to respond to inquiries regarding the design, financing, and development of prior projects.
7. Audited financial statements for the previous three years for the developer and equity providers.
8. Such other information Applicant believes will assist the District in evaluating the capabilities of the Applicant, the design architect, and any other team member who will be participating in the development. The District may request additional information from the authorized representatives, if deemed necessary, to facilitate the consideration of the Applicant's submissions.

4.2 Certified Business Enterprise (CBE) Participation and First Source Hiring.

The Applicant shall include the following:

- 4.2.1** A description of LSDBE equity and development participation in the project sufficient to demonstrate Applicant's firm commitment to meet or exceed a 20% LSDBE equity participation and 20% LSDBE development participation requirement. The Applicant must submit with its offer a Letter of Intent, Memorandum of Understanding or other binding agreement with the 20% LSDBE equity and development partner(s) that at a minimum:
 - a. identifies the LSDBE equity and development partner(s);
 - b. states the percentage of equity and development participation in detail of each LSDBE partner;

- c. describes the role and scope of work in detail of each LSDBE partner; and
- d. includes anti-dilution language regarding equity and development participation for the benefit of the LSDBE partner(s) and to be applied at all stages of the project.

Any Application that fails to contain a Letter of Intent, Memorandum of Understanding or other binding agreement with the 20% LSDBE equity and development partner(s) will be deemed a non-responsive Application. Selected Applicants will be required to sign a Certified Business Enterprise Utilization and Participation Agreement (“CBE Agreement”) with the DC Department of Small and Local Business Development (“DSLBD”) that outlines the specific equity and development participation requirements and the specific efforts the selected Applicant must make to fulfill these requirements. Prior to executing the CBE Agreement, the Applicant must demonstrate to DSLBD that it satisfies the following general principles related to equity and development participation:

- a. **Minimum LSDBE Participation Requirements.** Applicant(s) acknowledge and agree that businesses certified as local, small and disadvantaged business enterprises (“LSDBEs”), shall receive no less than twenty percent (20%) in equity participation and no less than twenty percent (20%) in development participation in the Project, in accordance with Section 2349a of the Small, Local and Disadvantaged Business Enterprise Development and Assistance Act, D.C. Official Code § 2-218.49a.;
- b. **Pari Passu Returns for LSDBE Equity Partner(s).** Applicant(s) agree that all LSDBE equity partners shall receive a return on investment in the Project that is pari passu with all other sources of sponsor developer equity;
- c. **Preservation of LSDBE Financial Interest.** The LSDBE partner(s)’ equity interests shall not be diluted over the course of the Project, including for failure to contribute additional capital;
- d. **LSDBE Risk Commensurate With Equity Position.** No LSDBE firm shall be expected to bear financial or execution requirements that are out of proportion with the LSDBE firm’s equity position in Applicant and/or the Project;
- e. **Management Control and Approval Rights.** LSDBE partner(s) should have management control and approval rights in line with their equity position(s), and certain major decisions should require consent of one or more LSDBE partners or require a supermajority vote;
- f. **Inclusion and Recognition.** The Applicant should consistently represent and include LSDBE firms as team members (e.g., through joint naming, advertising, branding, etc.).

- 4.2.2** A description of CBE contracting participation in the project sufficient to demonstrate Applicant's commitment to meet or exceed a 40% CBE contracting and procurement requirement. The selected Applicant will be required to sign a Certified Business Enterprise Utilization and Participation Agreement with the D.C. Department of Small and Local Business Development that outlines the specific contracting requirements and the specific efforts the selected Applicant must make to fulfill these requirements.
- 4.2.3** Preference will be given to Applicants that include local, neighborhood based businesses as part of the Application. Evidence of the inclusion of such businesses shall be by written confirmation which shall include the scope and details of the involvement by the business in the project if the Applicant is selected.
- 4.2.4** Preference will be given to offers that include copies of binding Letters of Intent (LOI) between the Developer, LSDBE equity partner, LSDBE development partner, LSDBE contractors, and LSDBE lead architect.
- 4.2.5** Preference will be given to Applicants who maximize LSDBE participation on the project as committed to and evidenced in the Application.
- 4.2.6** Preference will be given to Applications who have a partnership with local, community based organizations from the impacted ward.
- 4.2.7** A description of what specific efforts will be made to recruit District of Columbia residents for newly created jobs. The selected Applicant will be required to sign a First Source Hiring Agreement with the D.C. Department of Employment Services.
- 4.2.8** Preference will be given to Applicants that submit a detailed apprenticeship program that facilitates placing existing neighborhood residents from the Ward of the Applicant's project into employment opportunities for the project. Bidders are encouraged to explain in detail how existing residents will be included in the program and describe how this goal will be accomplished. The commitment and strategy to develop and implement a local apprenticeship program shall be in accordance under D.C. Official Code §§ 32-1401 *et seq.* For more information on the District of Columbia's Department of Employment Services (DOES) apprenticeship program, please visit the agency's website <http://www.does.dc.gov> or contact the agency's Office of Apprenticeship Information and Training.

4.3 Good standing

At time of application, the Applicant must demonstrate good standing by providing a Certificate of Good Standing from the Department of Consumer and Regulatory Affairs (DCRA). Further, and without exception, the applicant and members of the development team may not:

- a. be delinquent on city obligations, including, but not limited to, income taxes, real estate taxes and water and sewer charges; lease payments or defaulted grant(s) from the District or other loan obligations. (If it is determined during any stage of the

review, underwriting or funding process, that the applicant or any business affiliate has any outstanding indebtedness to the District, the applicant shall be removed from further consideration in this funding round);

- b. in the past five years, have been a party to chronic housing code violations, excessive tenant complaints, or substantial judgments;
- c. be barred by the District or affiliated federal agencies; nor,
- d. be suspended, voluntarily or involuntarily excluded from participation in any federal or District Programs.

5 Submission Requirements and Selection Procedures

5.1 Application Submission

- 5.1.1** An Applicant must submit **five (5) printed and bound copies** of its Application and five electronic copies of its full application and electronic spreadsheets (editable as Microsoft Excel documents) to:

GREAT STREETS TIF APPLICATION

Attn: Derrick Lanardo Woody
Coordinator – Great Streets Initiative
Office of the Deputy Mayor for Planning & Economic Development
1350 Pennsylvania Avenue NW
Suite 317
Washington, DC 20004

by 3:00 PM on Friday, April 18, 2008

- 5.1.2** The District reserves the right to reject any offer it deems incomplete or unresponsive to the submission requirements, to amend this NOFA or to reject all offers and re-issue a Solicitation at a later date at its sole discretion.
- 5.1.3** After review, the District may request submission of additional information from some or all of the Applicants, within the District's sole discretion.
- 5.1.4** Applicant or Development Team members may participate in submissions for more than one Application. If an Applicant wishes to change the composition of the proposed development team or development program at any time in the selection process after it has submitted its Application to the District, the Applicant must notify the District in writing. The District reserves the right to evaluate the proposed change to the development team and determine whether the proposed change satisfies the goals of this NOFA. All information requested about team members required by this NOFA must be provided to the District. The District will require similar notification and approval rights of any change to the development team following award.

5.2 Selection Process and Evaluation Team

5.2.1 The ODMPED will determine in its sole discretion whether each offer received in response to this NOFA is Responsive. For any Application that is considered to be non-responsive, the Applicant will be notified in writing within ten business days after the submission deadline. The decision of ODMPED in this regard is final and will be explained to the Applicant upon request.

5.2.2 A community meeting may be conducted, if needed, during which the Applicant will present their Applications to the public and the public may provide feedback to the Selection Panel for its consideration.

5.2.3 A Selection Panel will be established to review and evaluate the Applications. The Selection Panel will consist of at least five (5) members from each of the following agencies:

- Office of the Deputy Mayor for Planning & Economic Development,
- Office of Planning,
- Department of Small and Local Business Development,
- Washington, DC Economic Partnership,
- Office of the Chief Financial Officer.

In addition, the Selection Panel may consult with DMPED consultants for technical assistance.

5.2.4 Evaluation Criteria

The Selection Panel will evaluate responses to this NOFA for:

- A. Financial feasibility of overall project and financial strength of the developer and equity providers;
- B. Commitment and diversity of retail tenants;
- C. Demonstration of financial need to complete the project as proposed;
- D. Feasibility of project to generate real property and sales taxes to pay off requested bond proceeds;
- E. CBE / LSDBE equity and development participation;
- F. Scope, scale and inclusiveness of adjacent owners;
- G. Economic and community impact;
- H. Consistency with the Comprehensive Plan and any approved or pending approvals of Small Area Plans;
- I. Applicant team capacity, track record and qualifications;
- J. Readiness to proceed; and
- K. Support of the impact Council members, ANCs and business / neighborhood groups.

Preference will be given to those who exceed expectations of this NOFA.

5.2.4 Timetable

The selection process will follow the timetable below:

Issuance of Notice of Funding Availability	January 29, 2008
Applications Due	April 18, 2008
ODMPED Determination of Responsive Applications	May 2, 2008
Application Review and Refinement	May 2 – June 6, 2008
Notification of Selection	June 20, 2008

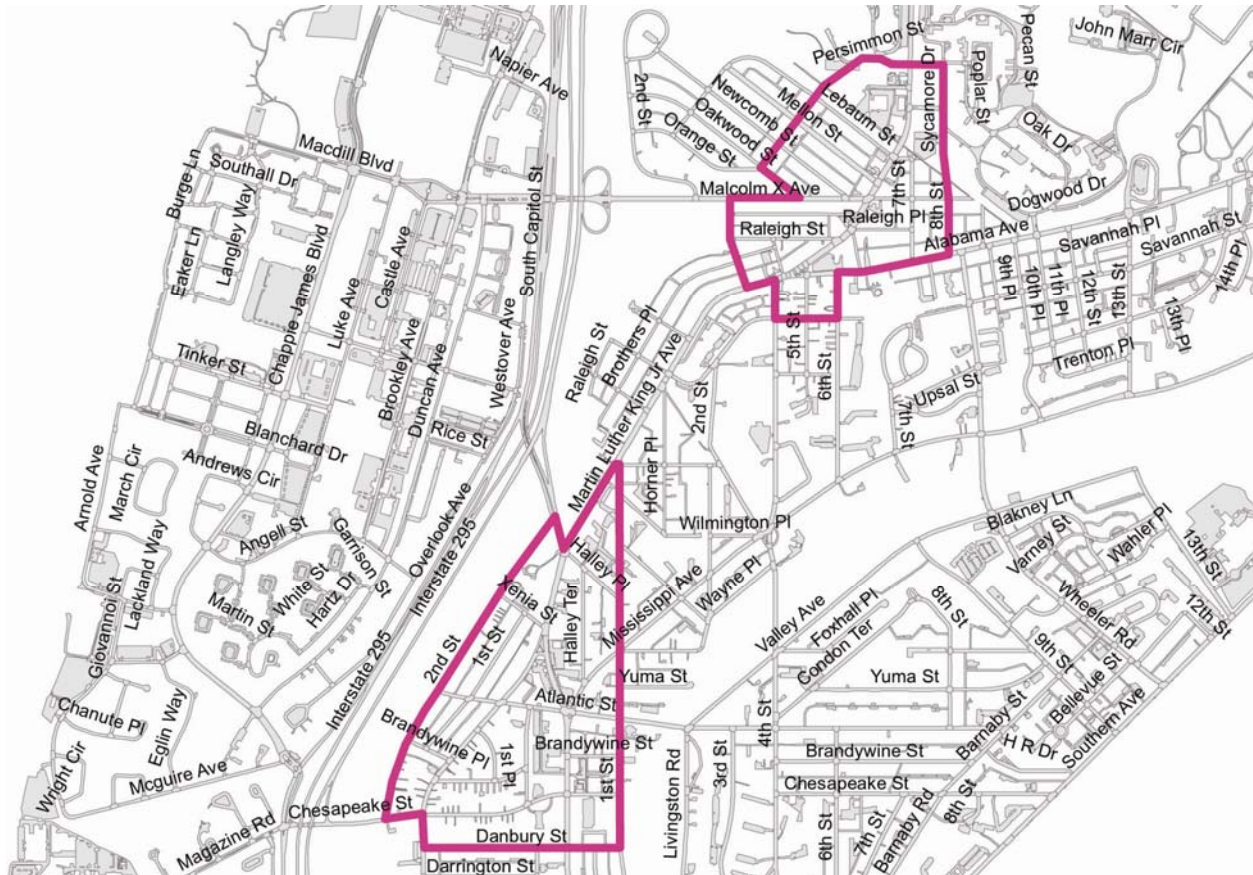
5.2.5 Post Selection Requirements

5.2.5.1 Project Review. Required design review meetings will be scheduled after Selection between the ODMPED, Office of Planning and the selected Applicant(s) and its consultants. In addition, the selected Applicant(s) must arrange and participate in at least one community forum held in the vicinity of the project site prior to Applicant's preparations of final building permit drawings.

5.2.5.2 Community Engagement. During the duration of the redevelopment, the Applicant will also be expected to participate in periodic meetings with the community to provide updates on the progress of the development, to solicit input and to respond to questions from the community.

5.2.6 Inquiries. Questions about or related to this NOFA should be directed in writing only via fax or email to Derrick Lanardo Woody, derrick.woody@dc.gov or 202.727.6703.

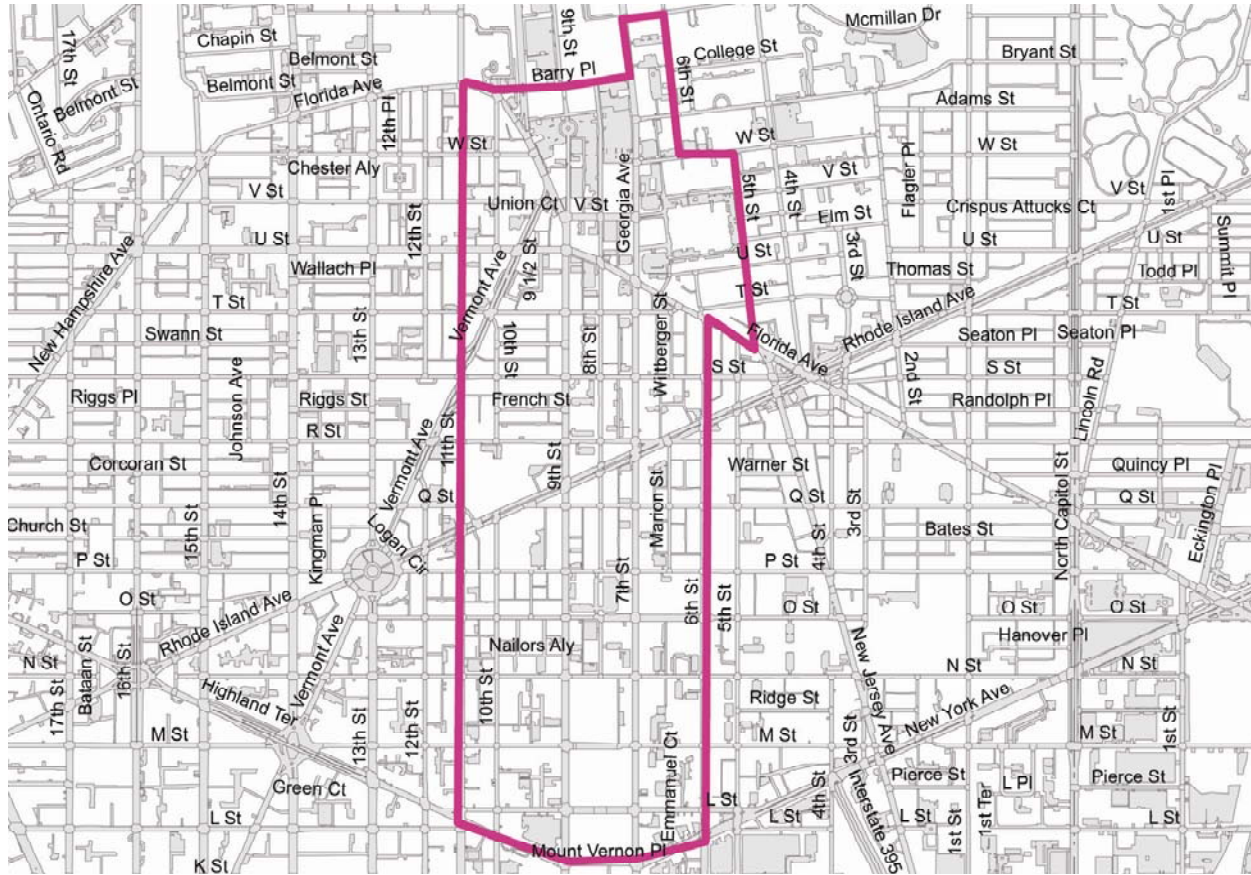
Martin Luther King, Jr. Avenue SE / South Capitol Street
(continued)



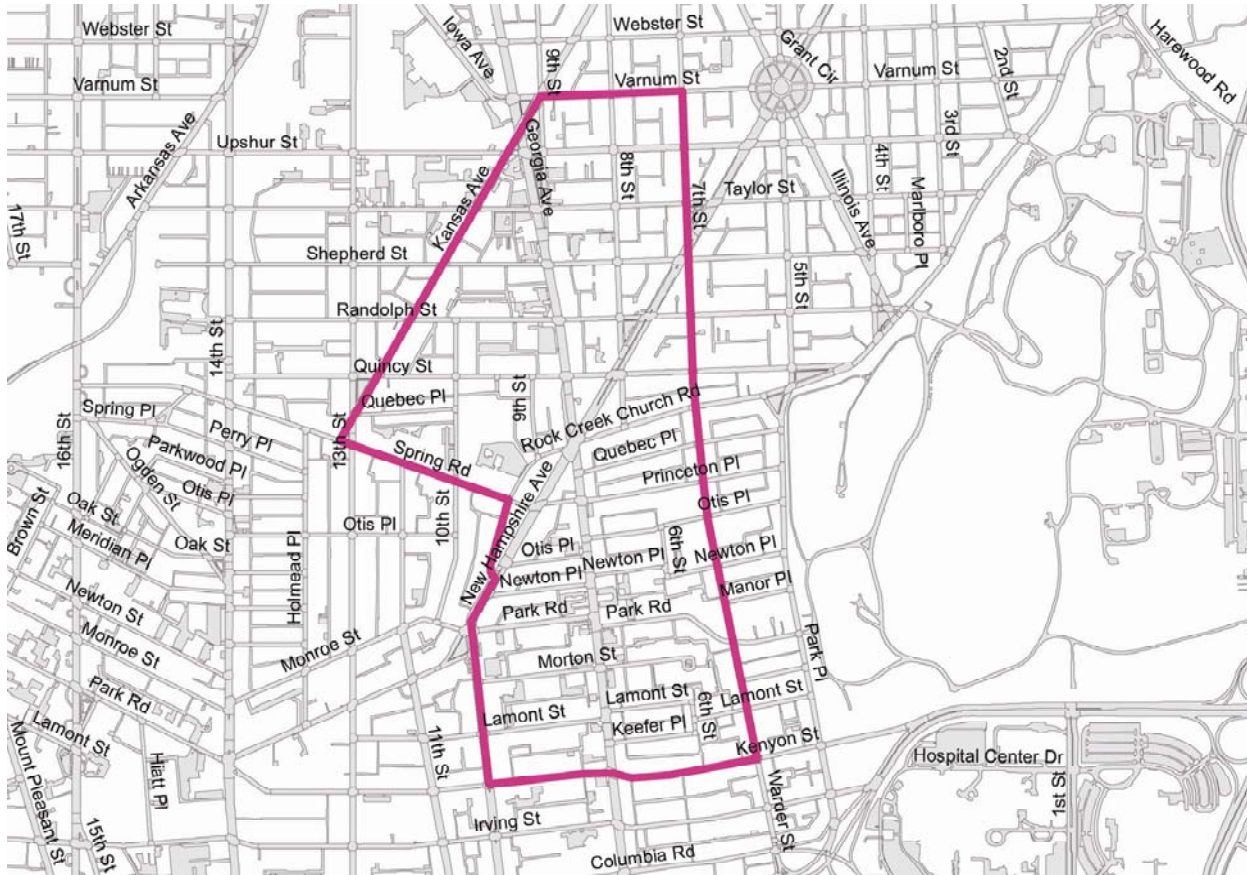
(B) H Street NE: \$25 million



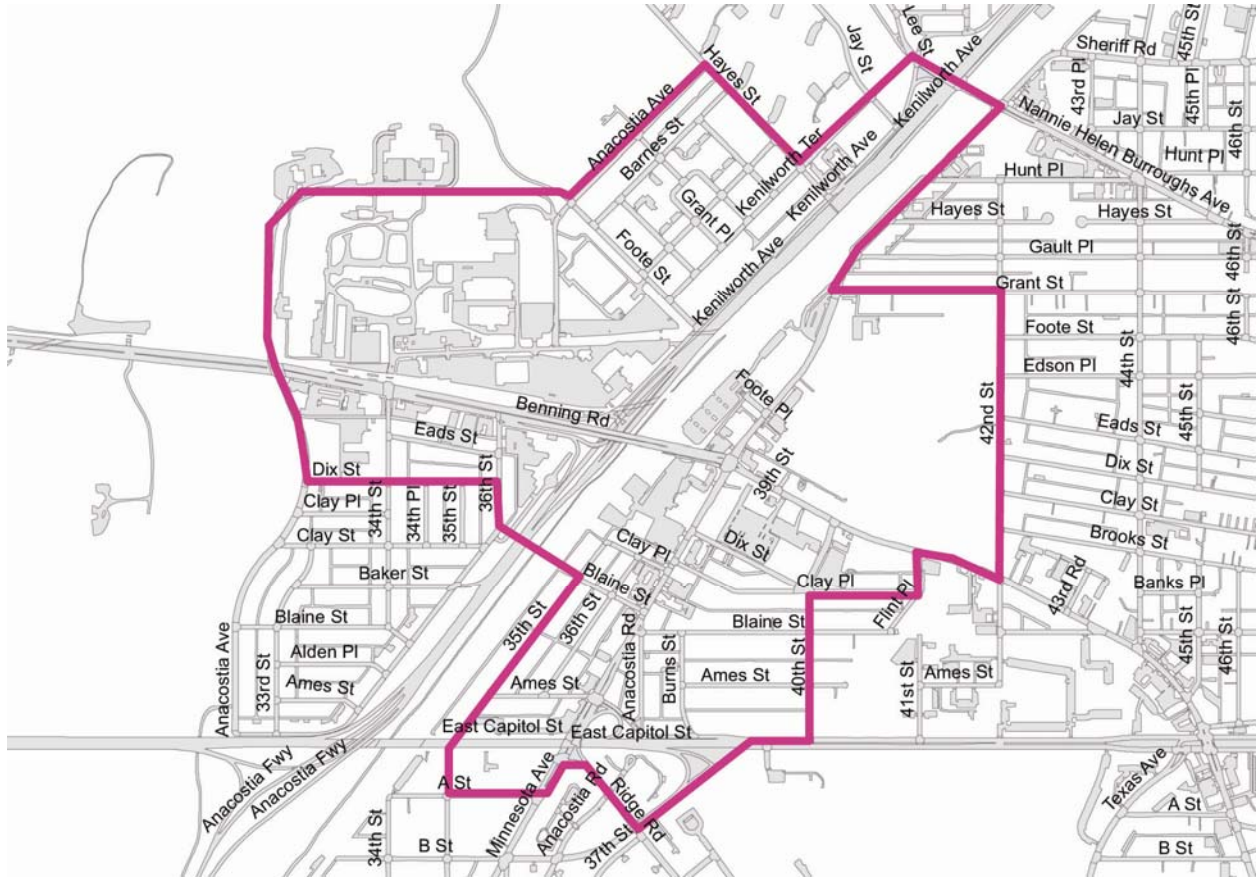
(C) 7th Street/Georgia Avenue NW: \$25 million



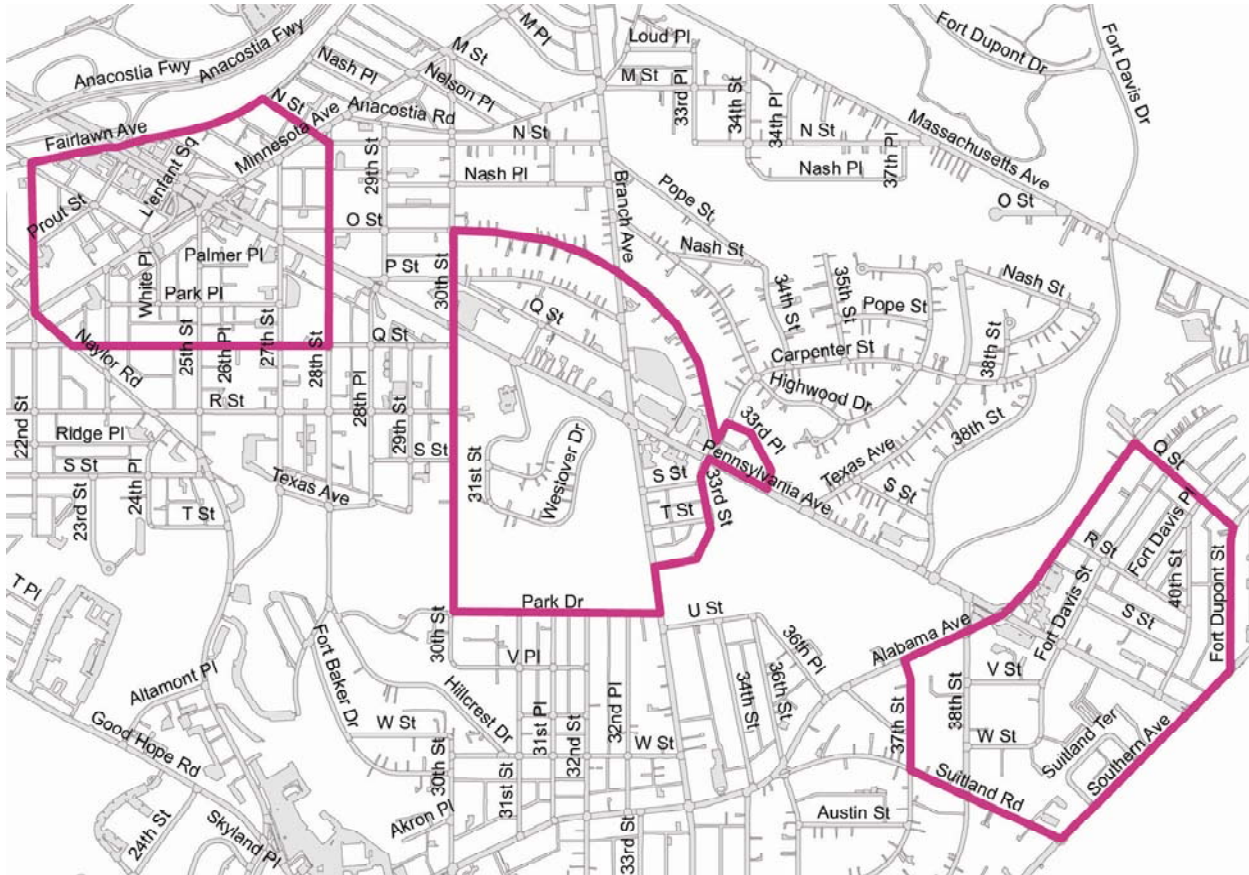
(D)



(E) Minnesota-Benning: \$15 million



(F) Pennsylvania Avenue SE: \$10 million



 District of Columbia	MAYOR FENTY	DC GUIDE	RESIDENTS	BUSINESS	VISITORS	GOVERNMENT	FOR KIDS
---	-------------	----------	-----------	----------	----------	------------	----------

Office of Planning

OP HOME

SERVICES

INFORMATION

ONLINE SERVICE
REQUESTS

Zoning Review

Review of the DC Zoning Regulations has been divided into 20 subject areas. Each subject area will be reviewed separately by a public working group that will make recommended changes to the Regulations. After working group review, recommendations for each subject area will be reviewed by a zoning taskforce and then forwarded on to the Zoning Commission for a public hearing.

The 20 subject areas are described in detail below. If you have any interest in participating in one or more of the working groups, please contact Travis Parker at (202) 741-5243 or travis.parker@dc.gov.

- **Height**
- **Flood Plain**
- **Parking**
- **Loading**
- **Retail Strategy**
- **Arts & Culture**
- **Historic**
- **Sustainability**
- **Low/Moderate Density Residential & Commercial**
- **Medium/High Density Commercial & Residential**
- **Downtown**
- **Commercial Corridors**
- **Industrial**
- **Mixed/Other Districts**
- **Campus/Institutional**
- **Parks/Open Space**
- **PUD**
- **Design Review**
- **Administration & Enforcement**
- **ZC & BZA Procedures**

Height (Working group to begin meeting January 29)

The subject area on height will include discussions about how height is measured, the relationship of the Height Act with zoning, roof structures, stories, and other issues that related to the height of buildings. This area will not examine raising or lowering the limits on height under zoning or the Height Act.

Flood Plain (Working group to begin meeting February 6)

The working group for this study area will examine the city's policies for building structures within the flood plain. The group will discuss zoning strategies for regulation of these structures.

Parking (Working group to begin meeting in February)

This subject area will cover all of the issues within the current Chapter 21 of the zoning ordinance. We will examine the requirements for parking spaces as well as the standards for their location and access.

Loading (Working group to begin meeting in February)

This subject area will cover all of the issues within the current Chapter 22 of the zoning ordinance. We will examine the requirements for loading as well as the standards for location and access.

Retail Strategy (Working group to begin meeting in March)

This area will focus on supporting and encouraging local, small, and disadvantaged businesses. We will examine zoning options to encourage retail development and improve local retail options.

Arts & Culture (Working group to begin meeting in March)

The current zoning code has many incentives and requirements for arts and culture uses. This group will review existing policies and examine ways to expand the availability of art space and arts related uses throughout the city.

Historic (Working group to begin meeting in March)

This area will deal with the relationship between the zoning code and the existing review structure for historic buildings. We will examine the current sections on historic structures and determine what exceptions or special requirements need to be in place for these buildings.

Sustainability (Working group to begin meeting in late March/early April)

This subject area will examine encouraging environmental sensitivity through zoning and removing zoning obstacles to sustainable design. Issues will include green building design, low impact development, transit oriented development, energy efficiency and measures of sustainability.

Low/Moderate Density Residential & Commercial (Working group to begin meeting in February)

This subject area will deal with issues relating to lower density residential neighborhoods. Areas that would fit into the traditional R-1 through R-4 zones with largely single and two-family housing stock are the focus. This group will look at a very wide variety of issues including alley lots, accessory dwellings, corner retail stores, related non-residential uses, bulk and setback requirements, and many others. This group will also be examining the existing residential zoning categories and overlays to determine if these are sufficient to meet the needs of the city's neighborhoods.

Medium/High Density Commercial & Residential (Working group to begin meeting in June)

This subject area will deal with those issues surrounding the higher density commercial and residential nodes outside of the downtown. While not including commercial corridors, this area deals with other areas traditionally zoned C-3, CR, and R-5. The group will review existing zoning categories for sufficiency to meet city policies.

Downtown (Working group to begin meeting in June)

The Downtown subject area will begin with the area contained in the Downtown Development Overlay District. The group will examine the goals of the district to determine what has been accomplished and what needs remain. The group will look at the boundaries of "downtown" and examine the zoning techniques used to address this area.

Commercial Corridors (Working group to begin meeting in September)

This subject area will discuss zoning options to meet the needs of the cities commercial corridors. We will examine the relationship between commercial uses and the surrounding residential zones. The group will examine the use of geographically specific overlays and options for zoning solutions to more specifically related to each corridor.

Industrial (Working group to begin meeting in September)

The industrial use group will work with the existing Industrial Land Use Study and policies of the Comprehensive Plan to determine how our existing industrial zones could be improved. Issues will include relationships to residential use, matter-of-right uses in industrial zones, and transitional uses.

Mixed/Other Districts (Working group to begin meeting in September)

This study area will deal with issues related to zone districts not covered in the other areas. Specifically, the group will examine the Waterfront and Special Purpose districts as well as some of the miscellaneous overlays in the code.

Campus/Institutional (Working group to begin meeting in November)

This area includes examination of campus plan options for educational and institutional uses.

Parks/Open Space (Working group to begin meeting in November)

This group will examine the need for and makeup of potential zones for open space.

PUD (Working group to begin meeting in January 2009)

This subject area will look at different options for review and approval of larger development projects in the District. Issues include the limits of matter-of-right development, the relationship between density and public benefits, the role of government agencies and community groups in development, and other issues relating to discretionary review of large developments.

Design Review (Working group to begin meeting in January 2009)

This area will examine the need for and place for design review in our development review process. This group may work with or be combined with the PUD study area in the inclusion of design review as a part of the discretionary review process.

Administration & Enforcement (Working group to begin meeting in March 2009)

Working closely with the Office of Zoning, this group will use the results of the first 18 working groups to update and improve the policies of Chapter 32 of the existing ordinance.

ZC & BZA Procedures (Working group to begin meeting in March 2009)

Working closely with the Office of Zoning, this group will use the results of the first 18 working groups to update and improve the policies of Chapter 31 of the existing ordinance.

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., June 21, 2007

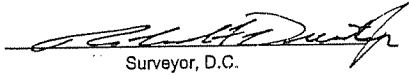
Plat for Building Permit of: SQUARE 1005 LOT 87

Scale: 1 inch = 20 feet Recorded in Book 157 Page 107

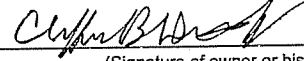
Receipt No. 08521

Furnished to: JAMES K.

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)


Surveyor, D.C.

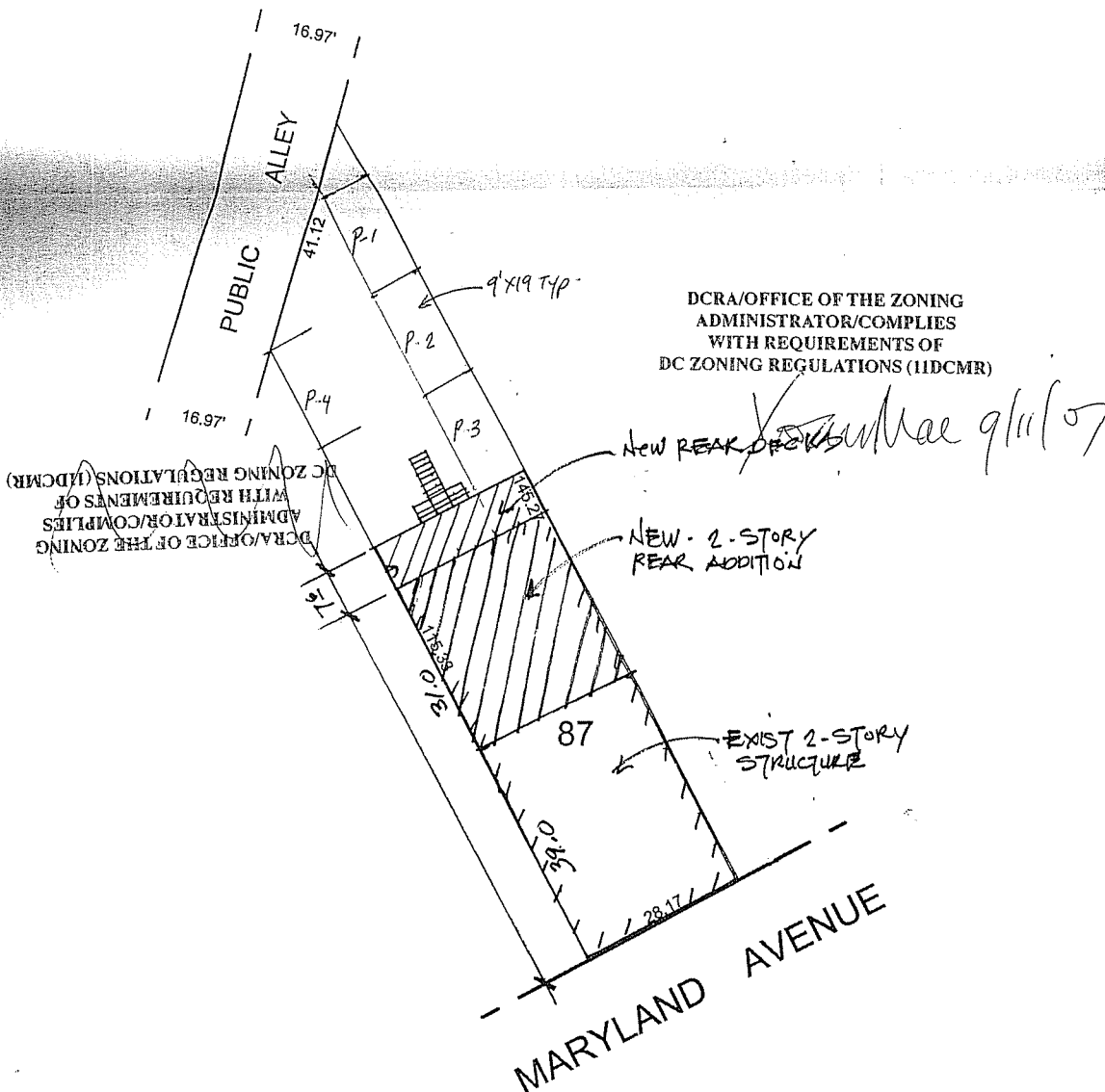
Date: 21 Jun 07



(Signature of owner or his authorized agent)

By: L.M.A. 

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



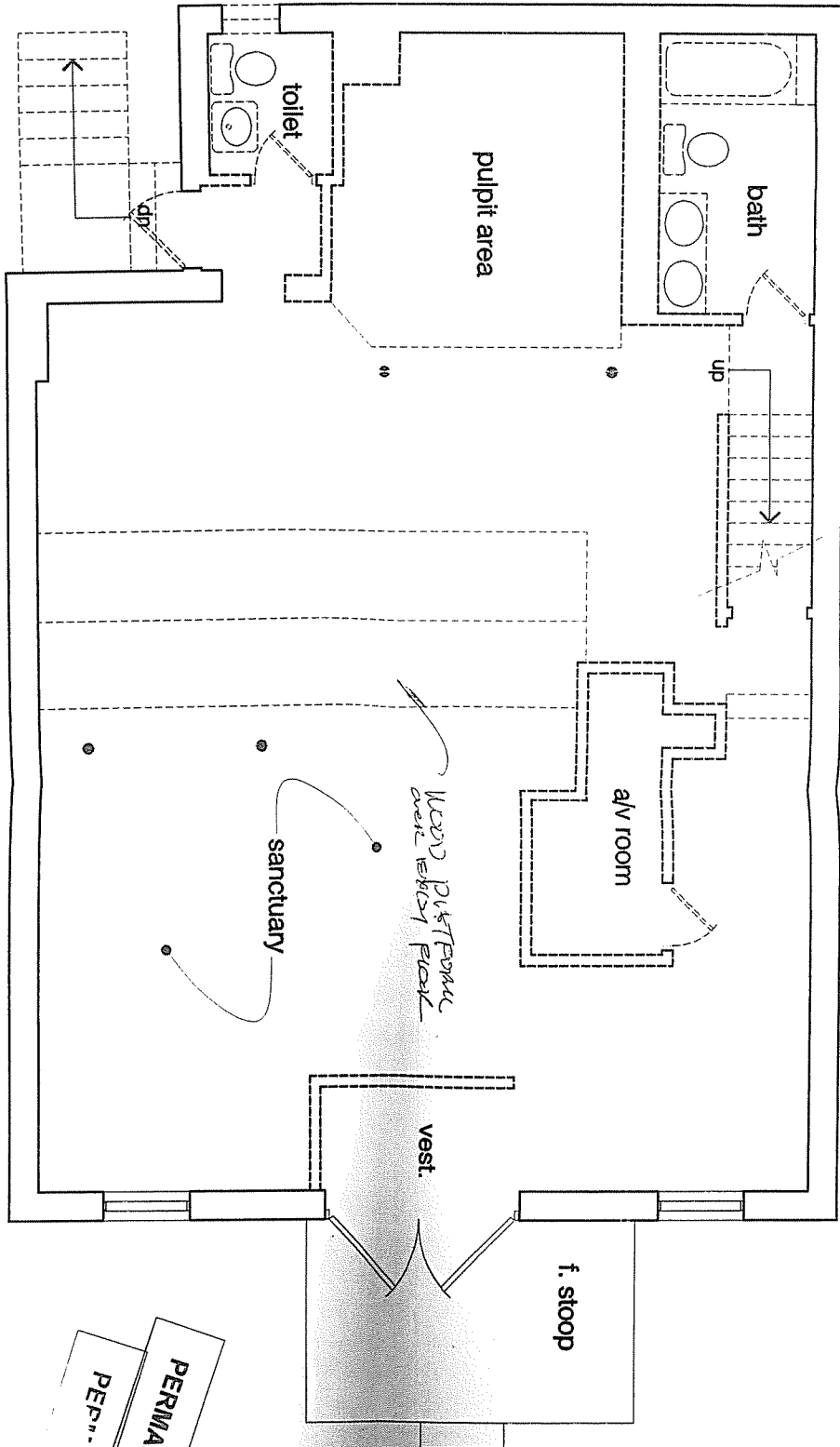
LEGEND

EXISTING WALL T

**EXISTING WALL TO
DEMOLISHED**

PERMANENT FILE

[illegible]



first floor plan

existing / demolition floor plans

SCALE: 1/4"=1'-0"

PERMANENT FILE

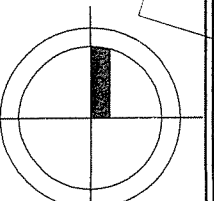
PERM.

KILLETTE AND

ARCHITECTURAL CONSULTANT / 203K HUD CONS
JAMES W. KILLETTE MERCIDELI MESA

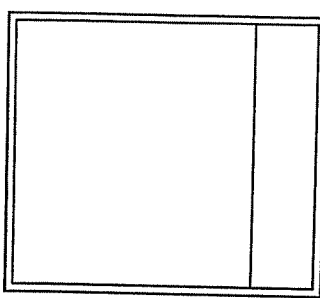
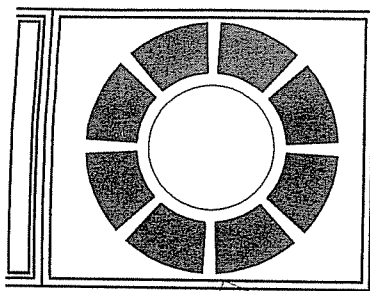
ALTERATIONS TO A APARTMENT BL
1222 MADRI AND AVENUE NE

DISCLAIMER:
WRITTEN DIMENSIONS ON THE
DRAWINGS SHALL HAVE
PRECEDENCE OVER SCALE
DIMENSIONS.
CONTRACTORS SHALL VERIFY
AND RECONSTRUCTIBLE FROM
DIMENSIONS AND THIS OFF
MUST BE NOTIFIED OF ANY
VARIATION FROM THE
DIMENSIONS AND CONDITION



A-1

PROJ. NO.



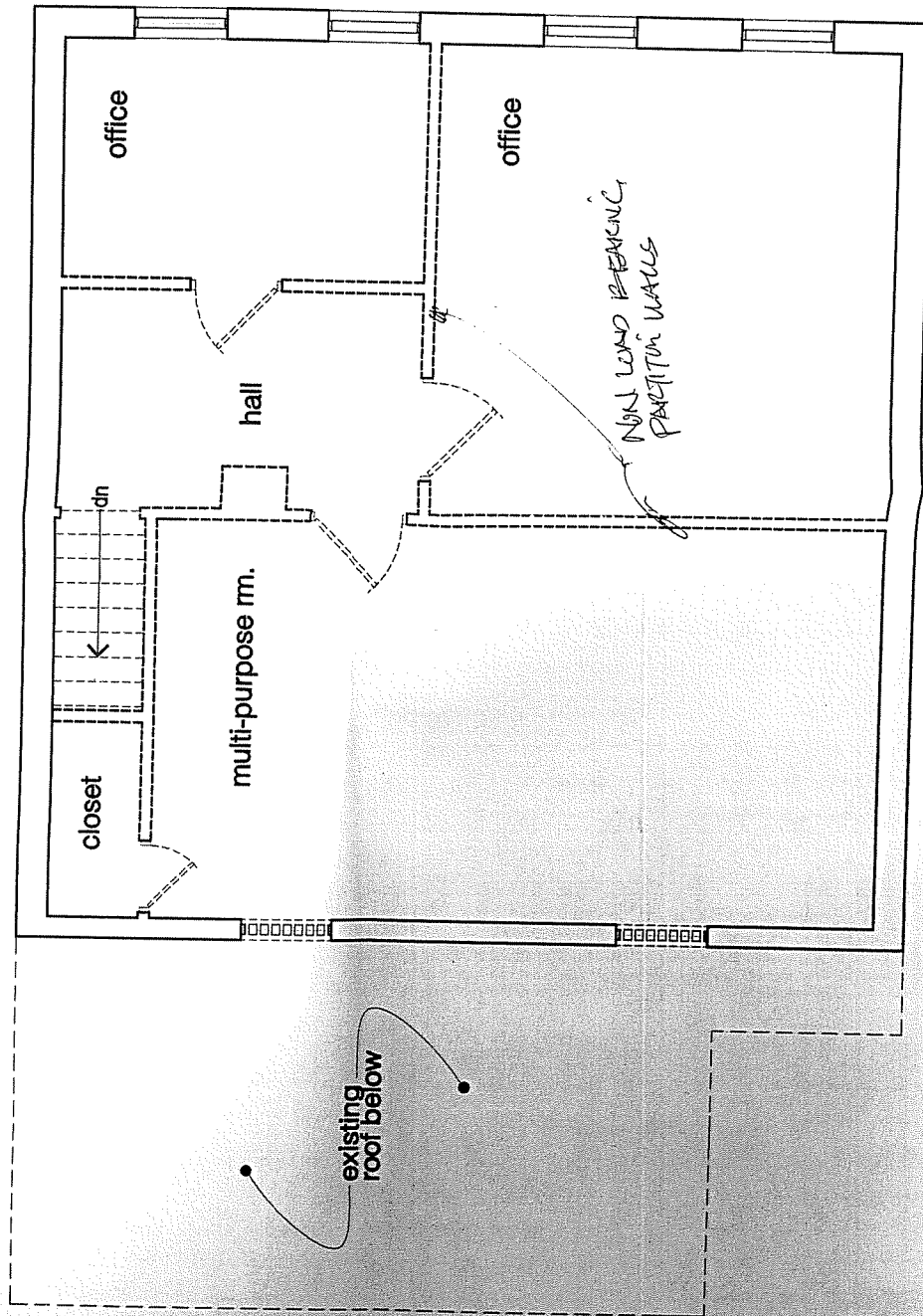
WASHINGTON, DC

NG

WASHINGTON, DC
202-257-2237

ASSOCIATES

PERMANENT FILE



second floor plan

GENERAL AND DEMOLITION NOTES

1. THE WORK CONSISTS OF THE FURNISHING OF ALL LABOR, MATERIAL, EQUIPMENT, SERVICE, SUPERVISION AND PERFORMING ALL WORK CALLED FOR IN THE COMPLETION OF THE REHABILITATION OF 1222 MARYLAND AVE., NE., INCLUDING SITE IMPROVEMENTS AS SET FORTH IN THE ARCHITECTURAL, STRUCTURAL, HEATING, VENTILATION, AIR CONDITIONING, PLUMBING, AND ELECTRICAL AND THE ACCOMPANYING WARRANTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING THE ABOVE DRAWINGS AND THE SPECIFICATIONS BOOK AS BEING INTEGRATED INTERDEPENDENT DOCUMENTS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL LICENSED TRADE PERMITS AND SCHEDULING ALL INSPECTIONS INCLUDING FINAL OCCUPANCY AS REQUIRED BY THE D.C. DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS, PERCO, WASHINGTON GAS COMPANY, C&P TELEPHONE AND OTHER AFFECTED UTILITY COMPANIES.
3. ALL CHARGES, CONTRIBUTIONS, COSTS AND OTHER MEANS OF REIMBURSEMENT ASSOCIATED WITH THE INSTALLATION AND SERVICE BY LOCAL AUTHORITIES AND UTILITY COMPANIES SHALL BE INCLUDED IN THE CONTRACTOR'S BASE BID AND FINAL CONTRACT PRICE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COST OF ALL UTILITIES USED IN THE PERFORMANCE OF THE WORK.
4. ALL WORK SHALL BE DONE IN A LEGAL MANNER. THE CONTRACTOR SHALL ABIDE BY ALL APPLICABLE CODES, REGULATIONS AND LAWS OF THE D.C. DEPARTMENT OF CONSUMER AND REGULATOR AFFAIRS (DCRA). WHEN THE DRAWINGS OR SPECIFICATIONS OMIT ANY PARTICULAR AREA GOVERNED BY THE CODES, THOSE CODES SHALL BE USED AS BEING THE MINIMUM IN CASES WHERE THE DRAWINGS OR SPECIFICATIONS INDICATE LESSER REQUIREMENTS.
5. THESE NOTES ARE GENERAL IN NATURE AND APPLY TO THE ENTIRE BUILDING WHETHER OR NOT SPECIFICALLY NOTED OR REFERENCED ON EACH FLOOR. THE DRAWINGS INDICATE ONLY THE GENERAL EXTENT OF DEMOLITION WORK AND MAY NOT INCLUDE ALL DEMOLITION WHICH WILL BE REQUIRED FOR NEW CONSTRUCTION. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING THE WORK. CONTRACTOR'S PRE-BID SITE VISIT SHALL VERIFY ALL EXISTING CONDITIONS AND SHALL BE RESPONSIBLE FOR THE INCLUSION OF ALL REQUIRED DEMOLITION IN AREAS UNDERGOING MODIFICATION WHETHER SUCH WORK IS OR IS NOT INDICATED ON THE DRAWINGS. REFER TO ALL DRAWINGS AND SPECIFICATION TO DETERMINE THE FULL EXTENT OF ITEMS TO BE DEMOLISHED, REMOVED AND SALVAGED FOR RE-USE. DEMOLITION SHALL GENERALLY BE ARRANGED TO AGREE WITH THE ACCOMPLISHMENT OF WORK UNDER THE VARIOUS PHASES AND IN COORDINATION WITH THE WORK OF OTHER TRADES. CONTRACTOR SHALL EXAMINE ALL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
6. THE CONTRACTOR SHALL FURNISH TO THE OWNER ALL WARRANTED BONDS OF AFFIDAVIT FROM SUPPLIERS AND MANUFACTURERS OF NEW ROOF, ALL MECHANICAL EQUIPMENT, APPLIANCES AND OTHER ITEMS AS MAY BE REQUESTED IN THE BODY OF THE SPECIFICATIONS. THE CONTRACTOR SHALL ALSO FURNISH TO THE OWNER A 3-RING LOOSE LEAF NOTEBOOK OF ALL OPERATING AND MAINTENANCE OF ANY AND ALL EQUIPMENT PROVIDED AND INSTALLED UNDER CONTRACT.
7. ITEMS TO BE SALVAGED FOR RE-USE SHALL BE STORED IN A SAFE AND SECURE LOCATION AS DIRECTED BY THE CONTRACTING OFFICE UNTIL REINSTALLATION.
8. PROTECT FROM DAMAGE ALL EXISTING SURFACES AND FINISHES. REMAIN. CAREFULLY PERFORM DEMOLITION OPERATIONS SO AS TO DAMAGE ADJACENT SURFACES TO REMAIN.
9. REMOVE ALL INTERIOR PARTITIONS AND INTERIOR DOORS AS INDICATED ON ARCHITECTURAL PLANS.
10. REMOVE ALL EQUIPMENT AND MACHINERY INCLUDING APPURTENANCES, HANGERS AND FASTENERS LOCATED IN CEILINGS, WALLS, FLOORS THAT IS LOCATED IN THE AFFECTED AREA.
11. EXISTING DRAWINGS ARE FOR GENERAL REFERENCE AND MAY NOT ALWAYS NECESSARILY REPRESENT EXISTING CONDITIONS ACCORDING TO THE ACTUAL CONDITIONS OF THE PROJECT.
12. DIMENSIONS SHOWN IN NOMINAL SIZES ARE FOR THE PURPOSE OF DESCRIBING THE CONSTRUCTION AND ARE NOT TO BE TAKEN AS THE ACTUAL SIZE OF THE COMPONENT.
13. ALL WORK SHALL CONFORM TO THE CURRENT CODE STANDARD TRADES. INSTALL ALL MANUFACTURED ITEMS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
14. DEMOLITION SHALL GENERALLY BE ARRANGED TO AGREE WITH THE ACCOMPLISHMENT OF THE WORK AND COORDINATED WITH THE OTHER TRADES. CONTRACTOR SHALL EXAMINE ALL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
15. CONTRACTOR SHALL PATCH ALL HOLES IN WALLS, FLOORS, AND CEILINGS AND REPAIR OR REPLACE ALL EXISTING ITEMS DAMAGED BY THE WORK WHETHER OR NOT SPECIFICALLY NOTED ON THE DRAWINGS. THE WORK SHALL BE REPAIRED IN THE AREA AFFECTED BY THE WORK.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THE PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS FULLY OPERATIONAL. PROVIDE ADDITIONAL INFORMATION AS REQUIRED.

PRE-FILE NUMBERS		ZONE & DISTRICT	FILE NUMBER	PERMIT NUMBER	
N.C.P.C. No:	O.G. No:	R-4	07-000203	108196	By: ...
H.P.A. No:	S.L. No:	Ward No: C	Receipt No:	Date:	Receipt No:



DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION PERMIT SERVICE CENTER
 Tel 202-442-4589 Fax 202-442-4862

BLRA-33
(Rev. 2/04)

APPLICATION FOR CONSTRUCTION PERMITS ON PRIVATE PROPERTY
 (PRINT IN INK OR TYPE, DO NOT WRITE IN SHADED AREAS OR ON PAGE 4)

[Handwritten signature]

CLEARANCE TO FILE By _____ Date _____		ERASING, CROSSING OUT, WHITING OUT, OR OTHERWISE ALTERING ANY ENTERED INFORMATION WILL VOID THIS APPLICATION			
(A) ALL APPLICANTS MUST COMPLETE ITEMS 1 THRU 27					
1 Address of Proposed Work: <i>1222 MARYLAND AVE, NE</i>		Suite No.	2. Lot <i>87</i>	3. Square <i>1065</i>	4. Application Date <i>6/14/07</i>
5 Owner of Building or Property <i>MARYLAND properties LLC</i>		6 Address (include Zip Code) <i>same as above</i>		7 Phone <i>(202) 359-7577</i>	
8 Agent for Owner: (if applicable) <i>James Killeter</i>		9. Address (include Zip Code) <i>4800 Georgia Ave, NW</i>		10. Phone <i>(202) 257-2237</i>	
11. Type of Proposed Work (check all applicable boxes)					
<input type="checkbox"/> New Building <input type="checkbox"/> Retaining Wall <input type="checkbox"/> Garage <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Fence <input type="checkbox"/> Sign <input checked="" type="checkbox"/> Alteration and Repair <input type="checkbox"/> Shed <input type="checkbox"/> Projection <input type="checkbox"/> Raze Building <input type="checkbox"/> Awning <input type="checkbox"/> Other (Specify) <i>USE CHANGE</i>					
12. Description of Proposed Work <i>interior / exterior renovation as per plans new mech / photo sprinkler and etc systems</i>					
13 Existing Use(s) of Building or Property <i>SFD</i>		14 Ex. No of Stories of Bldg <i>2</i>	15 Ex No of Dwelling Units <i>1</i>	Official Use Only Miscellaneous FEE \$ _____	
16 Proposed Use(s) of Building or Property <i>4-unit Apt Bldg</i>		17 Prop No of Stories of Bldg <i>2</i>	18 Prop. No of Dwelling Units <i>4</i>	By: _____	Date: _____
19 Starting Date <i>6/07</i>	20 Completion Date of work <i>10/07</i>	21 Method of Removing Construction Debris <input checked="" type="checkbox"/> Pick-up Truck <input type="checkbox"/> Dumpster <input type="checkbox"/> Other (specify) _____		22 Does the proposed work involve disturbing the earth or razing a building? <input checked="" type="checkbox"/> Yes, answer q. 23 <input type="checkbox"/> No, SKIP q. 23-27	
23. Is the area of disturbed earth more than 50 sq. ft? <input checked="" type="checkbox"/> Yes, answer q. 24-25 <input type="checkbox"/> No, SKIP q. 24-25	24. Soil Erosion Control Methods <i>SEE NOTES</i>	25. Area of Offsite Drainage <i>N/A</i> sq. ft	26. No of Footings or Columns <i>CONT.</i>	27 Size of Footings or Columns <i>12" x 24"</i>	

ALWAYS SIGN THE APPLICATION ON PAGE 3 (SECTION I)

OFFICIAL USE ONLY					
	R	P	H	A	
M					
P					
E					W <input type="checkbox"/> Yes <input type="checkbox"/> No
F					PLANS
S					<input type="checkbox"/> No <input type="checkbox"/> Sm <input type="checkbox"/> Lg

Complete Section B if the proposed work is new building, addition or alteration. (Page 2)
 Complete Section C if the proposed work is razing a building. (Page 2)
 Complete Section D if the proposed work is a retaining wall. (Page 2)
 Complete Section E if the proposed work is a fence. (Page 3)
 Complete Section F if the proposed work is a shed/garage. (Page 3)
 Complete Section G if the proposed work is an awning. (Page 3)
 Complete Section H if the proposed work is a sign. (Page 3)

148640

(B) NEW BUILDING, ADDITION, & ALTERATION (COMPLETE ITEMS 28 THRU 60)

28. Architect's Name:		29. D.C. Lic. No.:		30. Architect's Address: (include Zip Code)		31. Phone:	
32. Engineer's Name:		33. D.C. Lic. No.:		34. Engineer's Address: (include Zip Code)		35. Phone:	
36. Building Contractor's Name:		36A. D.C. Lic. No.		37. Contractor's Address		38. Phone:	
39. Type of Construction <input type="checkbox"/> Masonry <input type="checkbox"/> Steel <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Other <input type="checkbox"/> Concrete		40. Fire Suppression: <input type="checkbox"/> Fully Sprinklered <input type="checkbox"/> Standpipe System <input type="checkbox"/> Partially Sprinklered <input type="checkbox"/> None <input type="checkbox"/> Other _____		41. Booster Pump <input type="checkbox"/> New <input type="checkbox"/> Existing <input checked="" type="checkbox"/> None		42. Total Lot Area 3671 sq. ft.	
44. Present Gross Floor Area of Bldg. 2000 sq. ft.		45. Proposed Gross Floor Area of Bldg. 3920 sq. ft.		46. Floors involved in this permit <input checked="" type="checkbox"/> All <input type="checkbox"/> Floors _____		43. Breakdown of Lot Area (= 100 %) a. building 60 % b. paved area 10 % c. greenery 30 %	
48. Number and type of projection: N/A		49. Distance of projection: N/A		50. Width of projection: N/A		51. Width of building frontage ft. N/A	
53. Water or Sewer Excavation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		54. Driveway Construction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		55. Sheeting/Shoring Necessary? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		56. Elevators Involved? <input type="checkbox"/> Yes, answer q. 57 <input checked="" type="checkbox"/> No	
57. No and type of elevator N/A		58. Plans Certified by Engineer? <input checked="" type="checkbox"/> Yes, cert. attached <input type="checkbox"/> No		47. Projection beyond building line? <input type="checkbox"/> Yes, Answer q. 48-52 <input type="checkbox"/> No. SKIP q. 48-52			
59. Estimated Cost of Work		OFFICIAL USE ONLY					
(a) New/Add.: \$ 45,000		Alter/Repair FEE		New Const. FEE		Filing Fee	
(b) Alt/Repair \$ 75,000		\$ 1930-		\$ 468 72		\$ -140-	
Total \$ 140,000						\$ 2258 72	
60. Volume of New Bldg. or Addition 151,624 cubic ft.		By: [Signature] Date: 9/13		By: [Signature] Date: 9/13		By: [Signature] Date: 9/13	

(C) RAZING A BUILDING (COMPLETE ITEMS 61 THRU 83)

61. Raze Contractor's Name:		62. Contractor's Address: (include Zip Code)		63. Phone:	
64. Insurance Company		65. Policy or Cert. Number		66. Expiration Date	
67. Raze Method					
68. Building Material	69. Raze Entire Building? <input type="checkbox"/> Yes <input type="checkbox"/> No	70. Building Condemned? <input type="checkbox"/> Yes <input type="checkbox"/> No	70A. Building Vacant? <input type="checkbox"/> Yes <input type="checkbox"/> No	71. Public Space Vault? <input type="checkbox"/> Yes <input type="checkbox"/> No	72. Disconnect Water and/or Sewer? <input type="checkbox"/> Yes <input type="checkbox"/> No
73. Size of Water Connection in		74. Plumber's Name:		75. D.C. Lic. No.	
76. Length ft.		77. Width ft.		78. Height ft.	
79. Volume ft.		80. Party Wall? <input type="checkbox"/> Yes <input type="checkbox"/> No			
81. Asbestos in the Building? <input type="checkbox"/> No <input type="checkbox"/> Yes, location _____		82. Raze Contractor Signature		OFFICIAL USE ONLY	
83. Owner's Signature				FEE By: Date:	
				\$	

(D) RETAINING WALL (COMPLETE ITEMS 84 THRU 93) The retaining wall will not obstruct any accessible parking required by D.C. Zoning Regulations.

84. Cost of Work \$	85. Material:	86. Height	87. Color	88. Location: <input type="checkbox"/> Entirely on Owner's Land <input type="checkbox"/> Party Line with Adjacent Neighboring Land *
---------------------	---------------	------------	-----------	---

* If party wall, the owner of the adjoining property must agree to the erection of the retaining wall and this application

89. Signature of Adjoining Owner:		90. Phone: Home Work		OFFICIAL USE ONLY	
91. Address of Adjoining Owner:		92. Lot: #		93. Square:	
				FEE By: Date:	
				\$	

(E) FENCE (COMPLETE ITEMS 94 THRU 102) The fence will not obstruct any accessible parking required by D.C. Zoning Regulations

94. Material and type:	95. Height ft.	96. Color:	97. Location: <input type="checkbox"/> Entirely on Owner's Land <input type="checkbox"/> Party Line with Adjacent Neighboring Land *
------------------------	-------------------	------------	---

* If party fence, the owner of the adjoining property must agree to the erection of the fence and this application

98. Signature of Adjoining Owner:	99. Phone: Work Home	OFFICIAL USE ONLY	
100. Address of Adjoining Owner:	101. Lot	102. Square	FEE
			\$
		By:	Date:

(F) SHED OR GARAGE (COMPLETE ITEMS 103 THRU 113)

103. Number	104. Length: ft.	105. Width ft.	106. Area: sq.ft.	107. Height ft.	108. Volume cu.ft.	109. Est. Cost of Work \$	OFFICIAL USE ONLY
							FEE
110. Material of Roof	111. Material of Sides	112. Wall Thickness: <input type="checkbox"/> External () inches <input type="checkbox"/> Party () inches				113. Color	\$
							By: Date:

(G) AWNING (COMPLETE ITEMS 114 THRU 123)

114. Number:	115. Color	116. Type: <input type="checkbox"/> Folding <input type="checkbox"/> Fixed	117. Projections: Beyond bldg. line _____ in. Beyond pt of attachm _____ in	118. Height of Lowest Part of awning	OFFICIAL USE ONLY
					FEE
119. Material of Frame	120. Material of Covering	121. Lettering on awning? <input type="checkbox"/> Yes <input type="checkbox"/> No	122. Fixed Posts? <input type="checkbox"/> Yes <input type="checkbox"/> No	123. Over Side- walk café? <input type="checkbox"/> Yes <input type="checkbox"/> No	\$
					By: Date:

(H) SIGN (COMPLETE ITEMS 124 THRU 144)

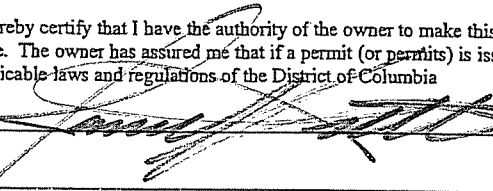
124. Number	125. Electric Signs? <input type="checkbox"/> Yes, answer q. 126-132 <input type="checkbox"/> No. SKIP q. 126-132	126. Type: <input type="checkbox"/> Incandes. <input type="checkbox"/> Fluoresc. <input type="checkbox"/> Neon	127. Power _____ VA	128. Electrical Contractor License Number:
129. Address of Electrical Contractor (include Zip)		130. Signature of Licensed Electrician	131. Phone No.	132. License No.
133. Height relative to building and ground (a) _____ ft _____ in above sidewalk (b) _____ ft _____ in above roof (c) _____ ft _____ in is building height (d) _____ ft _____ in above projection of window (e) _____ ft _____ in from roof to sign's bottom		134. Material of Sign	135. Type of Sign	136. Color
		137. Width ft	138. Length ft	139. Area of Sign sq. ft
		140. Wide of Business frontage ft		
141. C of O No for Bldg.	142. Sign Contractor: License No.	OFFICIAL USE ONLY		
		Sign FEE Elect. FEE Total FEE		
143. Sign Contractor's Address:		144. Phone:		
		\$		
		By: Date: By: Date: By: Date:		

(I) APPLICANT'S SIGNATURE

A. OWNER: I hereby certify that I am the owner of the property, that the application and plans are complete and correct to the best of my knowledge, that if a permit (or permits) is issued, the construction will conform to the D.C. Construction Codes, the Zoning Regulations, and other applicable laws and regulations of the District of Columbia.

Signature of Owner _____ Address _____ Date _____

B. AGENT: I hereby certify that I have the authority of the owner to make this application. I declare that the application and plans are complete and correct to the best of my knowledge. The owner has assured me that if a permit (or permits) is issued, the construction will conform to the D.C. Construction Codes, the Zoning Regulations, and other applicable laws and regulations of the District of Columbia.

Signature of Agent  Address 4800 Georgia Avenue NW 7/9-07

(J) APPROVALS (DO NOT WRITE ON THIS PAGE; OFFICIAL USE ONLY):**A. PERMIT CONTROL**

- ☐ 1. Fine Arts by: _____ Date: _____
☐ 2. Historic by: _____ Date: _____
☐ 3. Cap. Gateway by: _____ Date: _____
☐ 4. NCPC: _____ Date: _____
☐ 5. W.H./Obs. Precinct by: _____ Date: _____
☐ 6. Flood Control by: _____ Date: _____
☐ 7. WMATA by: _____ Date: _____
☐ 8. Condem. by: _____ Date: _____
☐ 9. Rental Accom. by: _____ Date: _____
☐ 10. Chinatown Distr. by: _____ Date: _____
☐ 11. Utility Clearance by: _____ Date: _____
☐ 12. General Liability Ins. Policy
 Clearance by: _____ Date: _____

B. CLEARANCE TO FILE PLANS

- ☐ 1. Zoning by: _____ Date: _____
☐ 2. DDOT - Permit and Records Division
 Access to Parking Street ☐ Street ☐ Alley
 Cleared by: _____ Date: _____
☐ 3. DDOT - Consumer Engineer
 Cleared by: _____ Date: _____
☐ 4. ERA - Erosion Control
 Cleared by: RAE Date: 9/14/07

Restrictions of the Permit:

TO REPORT WASTE, FRAUD,
OR ABUSE BY ANY D.C. GOVERNMENT
OFFICIAL, CALL THE D.C. INSPECTOR
GENERAL AT 1-800-521-1639

C. PLANS AND APPLICATION APPROVAL

- ☒ 1. Information Counter by: Jo Date: 6/9/07
☐ 2. Information Center by: _____ Date: _____
☐ (a) ABRA by: _____ Date: _____
☐ (b) Noise Control by: _____ Date: _____
☐ (c) Industrial Safety by: _____ Date: _____
☐ (d) Vector Control by: _____ Date: _____
☐ (e) D.C. Animal by: _____ Date: _____
☐ (f) Police Dept. by: _____ Date: _____
☐ 3. Zoning by: Leon Date: 9/11/07
 Zoning Update by: _____ Date: _____
 Zoning Overlay approval by: _____ Date: _____
☐ 4. DDOT - Permit and Records Division/Deposit #
 Sidewalk Deposit \$ _____ Driveway Deposit \$ _____
 by: _____ Date: _____
☐ 5. Water/Sewer Design Branch
 Consumer Eng. by: _____ Date: _____
☐ 6. Environmental Regulation Administration
☐ Environmental Policy Review
 Control No. _____ Date: _____
☒ Erosion Control by: RAE Date: 9/20/07
☐ Storm Water Mgmt. by: _____ Date: _____
 Plan No. _____
☐ Air Quality by: _____ Date: _____
☐ Underground Storage by: _____ Date: _____
☐ 7. Mechanical Eng. Review by: RM Date: 9/13/07
☐ 8. Plumbing Eng. Review by: m Date: 9/13/07
☐ 9. Electrical Eng. Review by: HT Date: 6/21/07
☐ 10. Health Plan Review
☐ (a) Food Plan Review by: _____ Date: _____
☐ (b) Medical X-Ray Plan Rev.
 by: _____ Date: _____
☐ 11. Fire Protection Plan Review
 by: RAE Date: 7/25/07
☐ 12. D.C. Fire Dept. (Fire Prevention Plan Review Section)
 by: _____ Date: _____
☐ 13. Elevator Plan Rev. Sec. by: _____ Date: _____
☐ 14. Plumbing Insp. Rev. by: _____ Date: _____
☐ 15. Construction Insp. Branch (Field Check)
 by: _____ Date: _____
☐ 16. Historic Pres. Div. by: _____ Date: _____
☐ 17. EISF: _____ Date: _____
☐ 18. Structural Eng. by: AW Date: 9/13/07
☐ 19. Permit and Certificate Issuance Counter
 by: _____ Date: _____
☐ 20. QC By: PH Date: 9/20/07

ZONING

C of O Number _____ Date _____
 Existing Use(s) _____
 Proposed Use Conversion of Rear Addition
to 4-unit Apartment

Job No. #24864-0 BZA Case No. _____PUD Order No. #1000**DDOT - PUBLIC SPACE**

☐ New Bldg
☐ P.O.D.
☐ File in room 2124
 Street Name: _____
 Street Width: _____
 Road Width: _____
 Sidewalk Width: _____
 Parking: _____
 Restrictions: _____

TIELE ADAL
 10/1/07

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., June 21, 2007

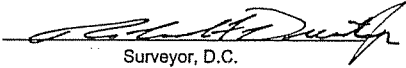
Plat for Building Permit of: SQUARE 1005 LOT 87

Scale: 1 inch = 20 feet Recorded in Book 157 Page 107

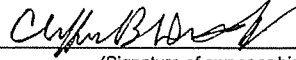
Receipt No. 08521

Furnished to: JAMES K.

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

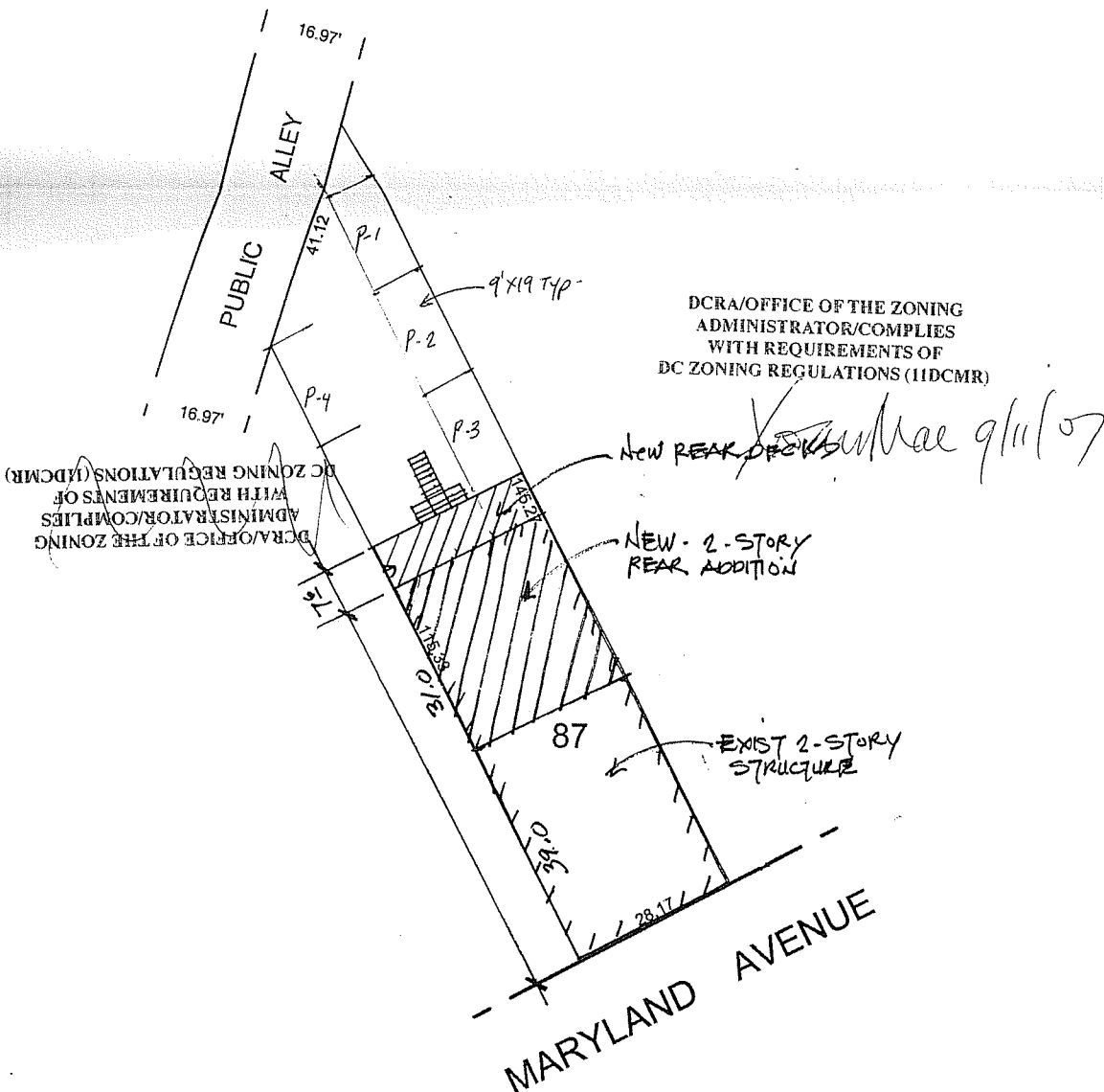

Surveyor, D.C.

Date: 21 Jun 07


(Signature of owner or his authorized agent)

By: L.M.A. 

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



Department of Consumer and Regulatory Affairs
Permit Center

941 North Capitol St. NE Room 2100
Washington DC 20002

Tel: (202) 442-4589

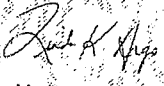
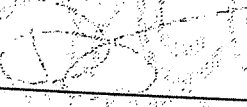
B

Building Permit

THIS PERMIT IS VALID ONLY FOR THE PREMISES
OF THE PROJECT ADDRESS

PERMIT NO. 108196

DATE: 9/20/2007

ADDRESS OF PROJECT: 1222 MARYLAND AVE NE		SSL: SQ: 1005 WARD: 6	SX: LOT: 87 ZONE R-4
DESCRIPTION OF WORK: INTERIOR/EXTERIOR RENOVATION AS PER PLANS, NEW MECH, PLUMBING SPRINKLER AND ELECTRICAL SYSTEMS			
PERMIT TYPE: ADDITION/ ALTERATION	PLANS (Y/N):	EXISTING USE: Single Family	PROPOSED USE: Multifamily (>2 units)
PERMISSION IS HEREBY GRANTED TO OWNER: MD PROPERTIES LLC		PERMIT FEE: \$2,258.72	
AGENT NAME: JAMES KILLETTE, 202-257-2237			
CONDITIONS / RESTRICTIONS: ALL CONSTRUCTION DONE ACCORDING TO THE CURRENT BUILDING CODES ; ALL CONSTRUCTION DONE ACCORDING TO THE CURRENT ZONING REGULATIONS ; SEPARATE ELECTRICAL, PLUMBING AND MECHANICAL INSTALLATION PERMITS ARE REQUIRED ;			
TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICIAL, CALL THE DC INSPECTOR GENERAL AT 1-800-521-1639.			
Acting DIRECTOR:  Linda K. Argo	PERMIT CLERK: 		EXPIRATION DATE: 9/19/2008

CONDITIONS: 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 the 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 the Permit must start within one (1) year of the date appearing on this permit or this permit is automatically void. If work is not started, any application for partial refund must be made within six months of the date appearing on this permit.

THIS PERMIT MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT ADDRESS OF WORK UNTIL WORK IS COMPLETED.
NOTIFY THE BUILDING INSPECTOR THE DAY THE WORK STARTS. PHONE (202)442-9557 at 941 NORTH CAPITOL ST NE WASHINGTON DC 20002

Separate permits are required for all Plumbing, Refrigeration, Gas Fitting, and Electrical Work.