

**DISTRICT OF COLUMBIA
OFFICE ON AGING****PUBLIC NOTICE****NOTICE OF FUNDING AVAILABILITY****Fiscal Year 2007 Ward 4 Senior Wellness Center Operations Grant**

The Government of the District of Columbia, Office on Aging, is soliciting applications from qualified applicants to operate a District of Columbia Government-owned senior wellness center. Senior wellness centers promote healthy lifestyles, good nutrition, exercise, and general wellness among the District's elderly population, aged 60 and above.

Specifically, this Request for Application (RFA) will seek organizations to operate the senior wellness center that is currently under construction at the following address in Ward 4:

318 Kennedy Street N.W.
Washington DC 20011

The successful organization will be responsible for providing services and activities designed to enhance physical, social and emotional well-being through activities which are designed to promote good health habits among the target population such as physical exercise, nutrition counseling, health education and smoking cessation

Services for this population should include:

- Wellness/Health Promotion
- Disease Prevention
- Medication Management

and other services which promote healthy lifestyles for seniors.

In addition, the operator of the senior wellness center has the following responsibilities:

1. Develop and implement a needs assessment to identify the needs in the target community;
2. Work in cooperation with the Office on Aging Ward 4 Lead Agency, Barney Neighborhood House;
3. Develop and implement a structured community outreach program; and
4. Establish a Members Advisory Council to serve as advisors to help develop a coordinated service delivery system.

A total of \$300,000 is contingently available for funding the successful applicant to serve senior citizens at the Ward 4 senior wellness center. Funding has been provided to the Office on Aging for this center from District of Columbia appropriated funds.

Applicants who apply to this RFA must design services to meet the complex and ever-changing needs of the elderly, especially older individuals with the greatest economic and/or social needs, with particular emphasis on the low-income minority elderly.

Nonprofit organizations with places of business within the physical boundaries of the District of Columbia are eligible to apply. For profit organizations with places of business within the physical boundaries of the District of Columbia are also eligible to apply, but must not include profit in their grant application.

The RFA will be released on November 1, 2006, and the deadline for submission is November 30, 2006 at 5:00 p.m. A Pre-Application Conference will be held on November 8, 2006 from 10:00 a.m. -12:00 noon at the D.C. Office on Aging, Conference Room 940 South. Applications can be obtained from the D.C. Office on Aging, 441 4th Street, NW, Suite 900 South, Washington, DC 20001. The RFA will also be available on the Office on Aging's website, www.dcoa.dc.gov and on the Office of Partnerships and Grants Development's website, www.opgd.dc.gov no later than November 6, 2006.

**BOARD FOR
THE CONDEMNATION OF INSANITARY BUILDINGS**

NOTICE OF PUBLIC INTEREST

<u>BUILDINGS CONDEMNED</u>	<u>LOT</u>	<u>SQUARE</u>	<u>WD</u>
<u>Northwest</u>			
51 Bryant Street	104	3127	5
635 Columbia Road	0153	3052	1
5109 Connecticut Avenue	48	1989	3
5109 Connecticut Avenue-Rear	48	1989	3
1735 Crestwood Drive	12	2633	4
412 Delafield Place	175	3251	4
410 Florida Avenue	40	507	5
1461 Florida Avenue	147	2660	1
3003 Georgia Avenue	111	3052	1
3919 Georgia Avenue	0035	3027	4
3919 Georgia Avenue-Rear(Shed)	0035	3027	4
4607 Georgia Avenue	16	3015	4
4609 Georgia Avenue	17	3015	4
616 Irving Street	146	3052	1
1301 Kalmia Road	1	2771	4
709 Kenyon Street	806	2892	1
416 Luray Place-Rear	77	3044	1
444 M Street	0861	0514	2
1000 M Street	57	341	2
1006 M Street	51	341	2
1824 Monroe Street	813	2614	1
212 Morgan Street	0083	0555	6
216 Morgan Street	0018	0555	6
3642 New Hampshire Ave.-Rear	32	2898	1
1320 North Capitol Street	154	617	5
1424 North Capitol Street	10	616	5
1426 North Capitol Street	836	616	5
86 O Street	201	617	5
405 O Street	802	511	2
509 O Street	479	2001/2002	2
605 P Street	154	445	2
1429 Parkwood Place	62	2688	1
1433 Parkwood Place	64	2688	1
1428 Perry Place	29	2688	1

<u>BUILDINGS CONDEMNED</u>	<u>LOT</u>	<u>SQUARE</u>	<u>WD</u>
<u>Northwest (Con't)</u>			
1427 Q Street	9	208	2
1001 Quebec Place	63	2902	4
936 Quincy Street	92	2901	4
3620 RCC Road	121	2831	1
423 Shepherd Street	38	3238	4
423 Shepherd Street-Rear	38	3238	4
815 T Street	23	393	1
901 U Street	100	360	2
1359 U Street	805	236	1
1361 U Street	805	236	1
613 Upshur Street	72	3226	4
613 Upshur Street-Rear	72	3226	4
2023 Vermont Avenue	87	360	1
215 Whittier Street-Rear	820	3363	4
1329 Wisconsin Avenue	68	1232	2
1401 1 st Street	814	616	5
1821 1 st Street	137	3110	5
1837 1 st Street	126	3110	5
1202 3 rd Street	837	523	2
1506 3 rd Street	818	521	5
1859 3 rd Street	810	3096	1
1922 3 rd Street-Rear	10	3089	1
1209 4 th Street	810	523	6
1211 4 th Street	502	2026	6
1221 4 th Street	848	523	2
1417 5 th Street	54	511	2
1425 5 th Street	511	817	2
1427 5 th Street	818	511	2
1905 8 th Street	802	416	1
1905 8 th Street -Rear	802	416	1
1301 9 th Street	801	399	2
1303 9 th Street	62	399	2
1305 9 th Street	63	399	2
1307 9 th Street	803	399	2
1309 9 th Street	804	399	2
1822 9 th Street	242	362	1
4523 9 th Street-Rear	0046	3017	4
1715 11 th Street	10	335	2
2232 11 th Street	70	302	1
3007 11 th Street	99	2851	1

<u>BUILDINGS CONDEMNED</u>	<u>LOT</u>	<u>SQUARE</u>	<u>WD</u>
<u>Northwest (Con't)</u>			
5113 13 th Street-Rear	19	2929	4
5713 13 th Street-Rear	51	2935	4
5749 13 th Street-Rear	58/818	2935	4
2208 14 th Street	30	202	1
3405 14 th Street	115	2836	1
3431 14 th Street	133	2836	1
3509 14 th Street	53	2827S	1
4024 14 th Street	53	2694	4
5209 14 th Street	105	2804	4
3350 17 th Street	93	2612	1
3350 17 th Street-Rear	93	2612	1
3222 19 th Street	817	2604	1
3222 19th Street-Rear	817	2604	1

<u>BUILDINGS CONDEMNED</u>	<u>LOT</u>	<u>SQUARE</u>	<u>WD</u>
<u>Northeast</u>			
1033-39 Bladensburg Road	807	4473	5
314 R Bryant Street	76	3555	5
3027 Channing Street	54	4360	5
4611 Clay Street	0011	5134	7
4615 Clay Street	0012	5134	7
837 Florida Avenue	63	908	6
903 Florida Avenue	802	931N	6
905 Florida Avenue	804	931N	6
1369 Florida Avenue-Rear	129	1026	6
1654 Gales Street	122	4510	6
2001-R Gales St-Rear #1	800	4525	7
2001-R Gales St-Rear #2	800	4525	7
2001-R Gales St-Rear #3	800	4525	7
2001-R Gales St-Rear #4	800	4525	7
2001-R Gales St-Rear #5	800	4525	7
2001-R Gales St-Rear #6	800	4525	7
2001-R Gales St-Rear #7	800	4525	7
2001-R Gales St-Rear #8	800	4525	7
2001-R Gales St-Rear #9	800	4525	7
2001-R Gales St-Rear #10	800	4525	7
4035 Grant Street-Rear	0083	5078	7
411 H Street	0030	0809	6
413 H Street	0812	0809	6

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<u>BUILDINGS CONDEMNED</u>	<u>LOT</u>	<u>SQUARE</u>	<u>WD</u>
<u>Northeast (Con't)</u>			
1002 Irving Street	812	3877	5
1511 Isherwood Street	176	4544	6
1249 Lawrence Street	0021	3930	5
5069 Just Street	305	5176	7
303 K Street	804	775	6
1753 L Street	0104	4474	5
4502 Lee Street	148	5155	7
5119 Lee Street	0038	5200	7
1800 M Street	124	4445	5
1405 Montello Avenue	28	4060	5
1410 Montello Avenue	809	4059	5
1414 Montello Avenue	807	4059	5
5706 NHB Avenue	10	5214	7
1925 North Capitol Street	14	3509	5
1309 North Carolina Avenue	115	1035	6
1243 Owen Place	188	4060	5
4909 Quarles Street	0042	PAR-0184	7
605 Rhode Island Avenue	0162	PAR-0131	5
115 Riggs Road	85	3701	5
3610 South Dakota Avenue	33	4224	5
3610 South Dakota Ave.-Rear	33	4224	5
227 Tennessee Avenue	127	1033	6
227 Tennessee Avenue-Rear	127	1033	6
1741 Trinidad Avenue	26	4082	5
415 W Street	41	3601	5
514 3 rd Street	54	754	6
915 3 rd Street	801	775	6
1811 3 rd Street	7	3570	5
2410R 4 th Street-Rear	59	3555	5
2416R 4 th Street-Rear	75	3555	5
819 8 th Street	28	911	6
819 10 th Street	805	958	6
214 15 th Street	106	1055	6
3300 18 th Street	19	4143	5
4310 22 nd Street	12	4232	5
3721 30 th Place	814	4304E	5
1322 45 th Place	25	5120	7
1202 47 th Place	60	5160	7
1227 47 th Place	39	5160	7
1017 48 th Street	10	5153	7
1055 48 th Street	0098	5153	7
109 53 rd Street	91	5243	7

<u>BUILDINGS CONDEMNED</u>	<u>LOT</u>	<u>SQUARE</u>	<u>WD</u>
<u>Southeast</u>			
1523 A Street	816	1072	6
1751 A Street	63	1097	6
1751 A Street-Rear	63	1097	6
5019 A Street	5	5327	7
5019 A Street-Rear (Shed)	5	5327	7
5055 A Street	14	5327	7
1444 Alabama Avenue	0815	5889	8
20 Bass Circle	12	5345	7
5010 Benning Road	68	5340	7
5032 Benning Road	37	5340	7
3401 Brothers Place	803	6006	8
4915 C Street	28	5336	7
5201 C Street	9	5312	7
4926 Call Place	33	5336	7
4930 Call Place	32	5336	7
5000 Call Place	35	5323	7
3213 Dubois Place	38	5430	7
627 E Street-Rear	842	877	6
3118 E Street	807	5440	7
3326 Ely Place	807	5444	6
647 G Street	139	878	6
3009 G Street	807	5480	7
1239 Good Hope Road	89	3033	8
1410 Good Hope Road	24	5605	8
2262 High Street	0899	5799	8
1220 Mapleview Place	811	5800	8
1909 MLK Jr. Avenue	829	5770	8
1911 MLK Jr. Avenue	829	5770	8
1913 MLK Jr. Avenue	829	5770	8
2228 MLK Jr. Avenue	810	5802	8
2234 MLK Jr. Avenue	811	5802	8
2238 MLK Jr. Avenue	978	5802	8
2629 MLK Jr. Avenue-East	192	5867	8
2629 MLK Jr. Avenue-West	192	5867	8
2759 MLK Jr. Avenue-Rear	802	5982	8
2241 Prout Street	803	5561	8
1620 South Capitol Street	0808	0708	6
1008 South Carolina Avenue	23	970	6
1225 Sumner Road	980	5865	8
821 Virginia Avenue	6	929	6

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DISTRICT OF COLUMBIA REGISTER

<u>BUILDINGS CONDEMNED</u>	<u>LOT</u>	<u>SQUARE</u>	<u>WD</u>
<u>Southeast (Con't)</u>			
1242 W Street	99	5782	8
1118 1 st Street	60	743N	6
1122 1 st Street	58	743N	6
4010 3 rd Street	806	6167	8
4014 3 rd Street	804	6167	8
3020 7 th Street	50	5953	8
3009 8 th Street	814	5953	8
3009 8 th Street -Rear	814	5953	8
102 9 th Street	801	943	6
911 12 th Street	19	969	6
20 53 rd Place	0884	5284	7

<u>BUILDINGS CONDEMNED</u>	<u>LOT</u>	<u>SQUARE</u>	<u>WD</u>
<u>Southwest</u>			
78 Darrington Street-Rear	23	6223S	8
71 Forrester Street	67	6240	8
157 Forrester Street	803	6240	8

District of Columbia
Board of Elections and Ethics

Notice of Public Testing of Vote Counting System

The District of Columbia Board of Elections and Ethics hereby gives notice of the public test of the Board's vote counting systems for the November 7, 2006 General Election.

The public test will be conducted on Saturday, November 4, 2006 at 9:00 a.m. in the Board's main office at One Judiciary Square, 441 - 4th Street, N.W., Suite 250. For more information about the test, the public may call 202-727-2525.

**THE CESAR CHAVEZ PUBLIC CHARTER
SCHOOLS FOR PUBLIC POLICY**

**NOTICE FOR SOLICITATION OF PROPOSALS FOR
PHONE AND VOICE MAIL SYSTEM**

The Cesar Chavez Public Charter Schools for Public Policy, in accordance with section 2204 (c) (1) (A) of the DC School Reform Act of 1995 (Public Law 104-134), hereby solicits proposals for a phone and voice mail system.

The Cesar Chavez Public Charter High Schools for Public Policy will receive bids until November 3, 2006 at 5:00 p.m. Requirements and all necessary forms may be obtained from:

Christy Gill
709 12th Street, SE
Washington, D.C. 20003
(202)547-3975

**COMMUNITY ACADEMY PUBLIC CHARTER SCHOOL (CAPCS)
1351 Nicholson Street, NW
Washington, DC 20011**

**REQUEST FOR PROPOSALS FOR TECHNOLOGY EQUIPMENT AND
TRAINING**

Community Academy Public Charter School (CAPCS), in accordance with section 31-2801,2853.14 of the District of Columbia Reform Act of 1995, is currently soliciting bids for technology equipment and training for three of its campuses to include five 77" freestanding interactive white boards; twenty-six 77" wall-mounted interactive white boards with attached projectors; polling applications; wireless pads; installation with VGA interface; comprehensive, on-site PD operations and integration training for at least 40 staff.

For further information or a site visit, contact Nia Ujamaa at niaujamaa@capcs.org.

Final bids are due on November 10, 2006. CAPCS reserves the right to reject any and all bids for any reason.

DISTRICT OF COLUMBIA REGISTER

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

BOARD FOR

THE CONDEMNATION OF INSANITARY BUILDINGS

NOTICE OF PUBLIC INTEREST

The Director of the Department of Consumer and Regulatory Affairs, in accordance with section 742 of the District of Columbia Home Rule Act of 1973, as amended, D.C. Code section 1-1504 (1999 Repl.), hereby gives notice of changes in the regularly scheduled meetings of the Board for the Condemnation of Insanitary Buildings (BCIB) for the months of November and December 2006. The BCIB meetings are regularly held on the second and fourth Wednesdays of each month. However for the months of November and December 2006 the meetings will be held on the dates listed below. The meetings will begin at 10:00 a.m. in Room 7100 of 941 North Capitol Street, NW, Washington, D.C. 20002. The BCIB meetings are open to the public. Please call the Building Condemnation Division on (202) 442-4322 or 442-4486 for further information or for changes in this schedule.

The BCIB is charged with examining the sanitary condition of all buildings in the District of Columbia, determining which buildings are in such insanitary condition as to endanger the health or lives of its occupants or persons living in the vicinity, and issuing orders of condemnation requiring the owners to remedy the insanitary condition. Should the owner fail to remedy the cited conditions, the BCIB shall cause the building to be made habitable, safe and sanitary or razed and removed. The cost of work performed by the District of Columbia Government shall be assessed to the property.

BCIB November and December 2006 Meeting Dates

November 15, 2006

December 8, 2006

December 20, 2006

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EDUCATION STRENGTHENS FAMILIES PUBLIC CHARTER SCHOOL

NOTICE OF REQUEST FOR PROPOSALS

Education Strengthens Families Public Charter School, in compliance with Section 2204 (C) of the District of Columbia School Reform Act of 1995 ("Act") hereby solicits expressions of interest in the form of proposals with references from qualified vendors for

General Management Services for a public charter school including:

- General Services
- Personnel and Human Resources
- Systems, Procurement, & Repairs
- Contracts, Licensing & Permits
- Data Information Systems
- Communication and Development Services
- Finance, Budgeting and Accounting

RFP available by e-mailing to info@evenstartdc.org with the subject line as the type of service.

Proposals should be sent to the Attention of:

Christine McKay,
Director,
2333 Ontario Road NW,
Washington, DC 20009

or emailed to info@evenstartdc.org

Deadline for submissions is Friday, November 3, 2006.

Appointments for presentations can be arranged by calling the school office at 202-797-7337.

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF THE ENVIRONMENT**

NOTICE OF PERMIT ACTION

Notice is hereby given that, pursuant to Title 20 DCMR § 206, the Air Quality Division (AQD) of the Department of the Environment located at 51 N Street, N.E., Washington, D.C., intends to issue a permit to install and operate a temporary 72,000 lbs steam per hour trailer-mounted Nebraska boiler to Walter Reed Army Medical Center located at 6900 Georgia Avenue, N.W. Washington D.C.

The application and the draft construction and operating permit are available for public inspection at AQD and copies may be made between the hours of 8:15 A.M. and 4:45 P.M. Monday through Friday. Interested parties wishing to view these documents should provide their names, addresses, telephone numbers and affiliation, if any, to Abraham T. Hagos, at (202) 535-1354.

Interested persons may submit written comments within 30 days of publication of this notice. Comments should be addressed to Stanley C. Tracey, Chief, Engineering and Planning Branch, Air Quality Division, Department of the Environment, 51 N Street, N.E., Washington, D.C. 20002. No written comments postmarked after November 25, 2006 will be accepted. The written comments must also include the person's name, telephone number, affiliation, if any, and mailing address, and must contain a statement outlining the air quality issues in dispute and any facts underscoring those air quality issues. All relevant comments will be considered in issuing the final permit. For more information, please contact Abraham T. Hagos at (202) 535-1354.

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF THE ENVIRONMENT**

NOTICE OF PERMIT ACTION

Notice is hereby given that, pursuant to Title 20 DCMR § 206, the Air Quality Division (AQD) of the Department of the Environment located at 51 N Street, N.E., Washington, D.C., intends to issue a permit to construct and operate an emergency power generator to Lano-Armadador Harbourside, LLC located at 901 30th Street, N.W. Washington D.C.

The application and the draft construction and operating permit are available for public inspection at AQD and copies may be made between the hours of 8:15 A.M. and 4:45 P.M. Monday through Friday. Interested parties wishing to view these documents should provide their names, addresses, telephone numbers and affiliation, if any, to Abraham T. Hagos, at (202) 535-1354.

Interested persons may submit written comments within 30 days of publication of this notice. Comments should be addressed to Stanley C. Tracey, Chief, Engineering and Planning Branch, Air Quality Division, Department of the Environment, 51 N Street, N.E., Washington, D.C. 20002. No written comments postmarked after November 25, 2006 will be accepted. The written comments must also include the person's name, telephone number, affiliation, if any, and mailing address, and must contain a statement outlining the air quality issues in dispute and any facts underscoring those air quality issues. All relevant comments will be considered in issuing the final permit. For more information, please contact Abraham T. Hagos at (202) 535-1354.

EXECUTIVE OFFICE OF THE MAYOR
Serve DC

PUBLIC NOTICE

NOTICE OF FUNDING OPPORTUNITIES

DISTRICT OF COLUMBIA
COMMISSION ON NATIONAL AND COMMUNITY SERVICE

AmeriCorps Grants

NOTICE: ATTENDANCE AT A TECHNICAL ASSISTANCE SESSION IS REQUIRED IN ORDER TO BE ELIGIBLE TO APPLY FOR THIS GRANT. Sessions are scheduled for October 25, 2006 from 6-8pm in 11th Floor City-Wide Conference Center at One Judiciary Square (441 4th Street, NW); November 1, 2006 from 6-8pm at the Edna Cromwell Community Room in the Reeves Municipal Building (2000 14th Street, NW); November 8, 2006, from 6-8pm at the a location at the Petey Greene Recreation Center (2907 Martin Luther King Avenue, SE) and November 16, 2006, from 2-3:30pm at the Academy for Educational Development (AED) (1825 Connecticut Avenue, NW, 8th Floor). Call John Savage (servedc1@dc.gov) at 202-727-7925 to RSVP for a training session.

Summary: Serve DC announces the availability of AmeriCorps grant funds for fiscal year 2007 - 2008 to eligible organizations. Serve DC anticipates federal funding for new AmeriCorps programs for fiscal year 2007-2008. New applicants with high-quality proposals will compete both locally and nationally with other continuing and recompeting AmeriCorps programs. Applicants may request a maximum of \$12,600 per Member Service Year (MSY) for this competition.

Serve DC seeks to fund high-quality AmeriCorps programs that will address citywide goals and the priorities of the District of Columbia's Strategic Plan by mobilizing residents as volunteers and AmeriCorps members to:

- 1.) To become more civically engaged in their communities;
- 2.) Include persons with disabilities; and
- 3.) Be prepared in the event of an emergency or disaster.

AmeriCorps is a national service network that provides full- and less than full-time opportunities for participants, called members, to serve their communities and build the capacity of nonprofit organizations to meet local environmental, educational, public safety, homeland security, or other human needs. Within these five issue areas, programs may submit proposals that address specific problems of local communities.

Criteria for eligible applicants: Eligible applicants are local nonprofit organizations and state and local units of government (other than state education agencies). Programs applying to Serve DC for funding must operate the program only within the District of Columbia.

An organization described in Section 501 (c) (4) of the Internal Revenue Code, 26 U.S.C. 501 (c) (4), that engages in lobbying activities is not eligible to apply, serve as a host site for members, or act in any type of supervisory role in the program. **Individuals are not eligible to apply.**

All eligible applicants must meet all of the applicable requirements contained in the application guidelines and instructions. The application guidelines and instructions (RFA) will be released on October 16, 2006, at 9:00 a.m. **The deadline for submission is November 30, 2006, by 5:00 pm.** Applications must be entered in to CNCS eGrants system. Late applications will not be accepted. An application is considered late at 5:01 p.m.

The technical assistance sessions schedule is as follows: October 25, 2006 from 6-8pm in 11th Floor City-Wide Conference Center at One Judiciary Square (441 4th Street, NW); November 1, 2006 from 6-8pm at the Edna Cromwell Community Room in the Reeves Municipal Building (2000 14th Street, NW); November 8, 2006, from 6-8pm at the a location at the Petey Greene Recreation Center (2907 Martin Luther King Avenue, SE) and November 16, 2006, from 2-3:30pm at the Academy for Educational Development (AED) (1825 Connecticut Avenue, NW, 8th Floor). Call John Savage (servedc1@dc.gov) at 202-727-7925 to RSVP for a training session.

Applications guidelines and instructions can be obtained from 441 4th Street NW, Suite 1140 North, Washington, DC 20001 or by visiting www.serve.dc.gov. For additional information, please call John Savage, AmeriCorps Program Officer, at 202-727-7925 or emailing him at servedc1@dc.gov.

FRIENDSHIP PUBLIC CHARTER SCHOOL

REQUEST FOR PROPOSALS

Technology Consulting and Advisory Services

Interested parties shall MAIL the response to this RFP by submitting (4 copies, 1 original inclusive) sealed qualification statements and by addressing the specific proposal requirements as requested in this RFP in an envelope clearly marked "RFP — TECHNOLOGY CONSULTING AND ADVISORY SERVICE" to

Ms. Valerie Holmes
Finance Office
Friendship Public Charter School (FPCS)
120 Q Street, NE
Washington, DC 20002

By no later than 4:00 PM, Friday, November 3, 2006

Introduction

Friendship Public Charter School (FPCS) is a multi-campus (5) public charter school operating K-12 in the District of Columbia. FPCS is soliciting proposals and qualification statements from interested parties having specific interest and qualifications in the areas identified in this solicitation. A selection committee will review and evaluate all qualification statements and proposals and may request that the bidders make oral presentations by phone or in person and or provide additional information. The selection committee will rely on the qualification statements and proposals in selection of finalists and, therefore, bidders should emphasize specific information considered pertinent to this solicitation and submit all information requested.

Friendship Public Charter School Inc. ("Friendship") reserves the right to reject any and all qualification statements, to cancel this solicitation, and to waive any informalities or irregularities in procedure.

LSDBE contractors are encouraged to submit proposals

Synopsis:

Friendship Public Charter Schools (FPCS) is in the process of transitioning the management of the schools as well as their technology from the Edison Schools to an in House solution by year 2008. FCPS is seeking a technology firm consultant who can assist in its efforts in developing management capacity to utilize technology for management and instructional improvement. The response to our request for proposal must address the need for FCPS to engage in effective technology strategies.

Project Scope

It is the intent of this Request for Proposal (RFP) to select a qualified contractor to provide Friendship Public Charter School with:

- a. Strategic technology planning
- b. E-rate services
- c. Assistance in procurement of instructional applications and web based portal
- c. Assistance in procurement of network design services
- d. Assistance in the implementation and integration of instructional technology

- e. Establishment of a long range technology plan
- f. Assistance in procurement and implementation of E-rate services
- g. Support in the use of technology to improve instructional outcomes
- h. Ongoing work with various departments in the school on technology integration
- i. Assistance in search for permanent technology staff

Requirements

The consultant or technology firm will have the following background

- 1. 10 years experience in teaching and administration of schools
- 2. 10 years experience in IT and instructional technology work with schools
- 3. Experience in contracting with firms and providers of education and technology
- 4. Experience in management development of RFPs for education technology
- 5. Experience in strategic planning for technology in k12 schools

Requirements for the proposal

- 1. A brief discussion of the company/firm, its history, and services offered.
- 2. Resumes of key staff who will provide services and training.
- 3. Names and contact information of at least three client references.
- 4. A proposed unsigned contract, which include terms, payments and amount contract not to exceed.

Applicants should respond to:

Catherine Somefun
Comptroller of Schools
Friendship Public Charter School
120 Q Street, NE
Washington, DC 20002

For further information, contact Ms. Valerie Holmes at 202-281-1700

FRIENDSHIP PUBLIC CHARTER SCHOOL
REQUEST FOR PROPOSALS
FORMATIVE ASSESSMENT SYSTEM

Interested parties shall MAIL the response to this RFP by submitting (4 copies, 1 original inclusive) sealed qualification statements and by addressing the specific proposal requirements as requested in this RFP in an envelope clearly marked "**RFP-Formative Assessment System**" to

Ms. Valerie Holmes
Friendship Public Charter School (FPCS)
120 Q Street, NE
Suite 200
Washington, DC 20003

By no later than **4:00 PM, Friday, November 3, 2006**

Introduction

FPCS is soliciting proposals and qualification statements from providers of a web-based assessment system. A selection committee will review and evaluate all qualification statements and proposals and may request that the bidders make oral presentations and or provide additional information. The selection committee will rely on the qualification statements and proposals in selection of finalists and, therefore, bidders should emphasize specific information considered pertinent to this solicitation and submit all information requested.

Friendship Public Charter School Inc. ("Friendship") reserves the right to reject any and all qualification statements, to cancel this solicitation, and to waive any informalities or irregularities in procedure.

LSDBE contractors are encouraged to submit proposals

Project Scope

It is the intent of this Request for Proposal (RFP) to select a qualified contractor to provide Friendship Public Charter School with a web-based assessment system that will provide formative assessments and diagnostic assessments for all new and current FPCS students in grades K – 12. We are looking for a system to provide quarterly interim assessments every 6 – 8 weeks. The assessments must be aligned to the new District of Columbia learning standards and the new Friendship Public Charter School learning standards. The assessments should also mirror the design and language of the new DC CAS. The formative assessment system should include the following components:

- High-quality formative assessments aligned with state standards to give all stakeholders from administrators at the district level, to teachers at the school level, to parents at home and students in school the data needed to monitor student progress.
- An on-line portal where all users can access the data from inside and outside of the school building 24 hours.
- A team to work with FPCS academic team to develop assessment blueprints for every assessment in each grade level and subject covered by the academic program.
- Provide in-depth statistical analysis of the formative assessments after implementation to demonstrate correlation with state test results.

- Provide a snapshot of each item as it is used during the school year.

Proposal Requirements

Proposals shall include, at a minimum, the following information organized as follows in a qualification statement:

1. A brief discussion of the company/firm, its history, and services offered.
2. Resumes of key staff who will provide services and training.
3. Names and contact information of at least three client references.
4. A project plan for the implementation of the system with key performance benchmarks
5. A proposed unsigned contract, which include terms, payments and amount contract not to exceed.
6. A budget linked to the performance benchmarks

Applicants should respond to:

Catherine Somefun
Comptroller of Schools
Friendship Public Charter School
120 Q Street, NE
Suite 200
Washington, DC 20003

For further information, contact Ms. Valerie Holmes at 202-281-1723.

FRIENDSHIP PUBLIC CHARTER SCHOOL

REQUEST FOR PROPOSALS

PROFESSIONAL DEVELOPMENT MANAGEMENT SYSTEM

Interested parties shall MAIL the response to this RFP by submitting (4 copies, 1 original inclusive) sealed qualification statements and by addressing the specific proposal requirements as requested in this RFP in an envelope clearly marked "RFP — PROFESSIONAL DEVELOPMENT MANAGEMENT SYSTEM" to

Ms. Valerie Holmes
Friendship Public Charter School (FPCS)
120 Q Street, NE
Suite 200
Washington, DC 20003

By no later than **4:00 PM, Friday, November 3, 2006**

Introduction

FPCS is soliciting proposals and qualification statements from providers of a web-based professional development system. A selection committee will review and evaluate all qualification statements and proposals and may request that the bidders make oral presentations and or provide additional information. The selection committee will rely on the qualification statements and proposals in selection of finalists and, therefore, bidders should emphasize specific information considered pertinent to this solicitation and submit all information requested.

Friendship Public Charter School Inc. ("Friendship") reserves the right to reject any and all qualification statements, to cancel this solicitation, and to waive any informalities or irregularities in procedure.

LSDBE contractors are encouraged to submit proposals

Project Scope

It is the intent of this Request for Proposal (RFP) to select a qualified contractor to provide Friendship Public Charter School with a web-based professional development management system that will provide a system for managing professional development of all teachers in order to improve the quality of teaching and student outcomes. The system should both manage the administration of the professional development program and interact with all other systems and processes related to standards, teacher quality and educational outcomes. The professional development management system should include the following components:

- a. A professional development program planner for each teacher
- b. A registration system for P.D courses
- c. Linkage to data from the personnel system
- d. Proposed planning and implementation of the system
- e. Linkage to data from the formative and criterion reference assessment systems
- f. The re-engineering of professional development process to more closely link it to student achievement and to teacher quality
- g. A training program for all key personnel to utilize the system.
- h. The ability to link the system to content for professional development courses
- i. The ability for teachers to perform their annual self reflection and professional growth planning on-line
- j. The ability to code professional development to current federal, local and private grants

- k. On-site implementation coaching to solve current district process issues related to professional development and technology integration

Proposal Requirements

Proposals shall include, at a minimum, the following information organized as follows in a qualification statement:

1. A brief discussion of the company/firm, its history, and services offered.
2. Resumes of key staff who will provide services and training.
3. Names and contact information of at least three client references.
4. A project plan for the implementation of the system with key performance benchmarks
5. A proposed unsigned contract, which include terms, payments and amount contract not to exceed.
6. A budget linked to the performance benchmarks

Applicants should respond to:

Catherine Somefun
Comptroller of Schools
Friendship Public Charter School
120 Q Street,
Suite 200
Washington, DC 20003

For further information, contact Ms. Valerie Holmes at 202-281-1723

FRIENDSHIP PUBLIC CHARTER SCHOOL

REQUEST FOR PROPOSALS

INTERNET BASED INSTRUCTIONAL PROCESS SYSTEM

Interested parties shall MAIL the response to this RFP by submitting (4 copies, 1 original inclusive) sealed qualification statements and by addressing the specific proposal requirements as requested in this RFP in an envelope clearly marked "RFP — INTERNET BASED INSTRUCTIONAL PROCESS SYSTEM" to

Ms. Valerie Holmes
Finance Office
Friendship Public Charter School (FPCS)
701 E Street, SE
Washington, DC 20003

By no later than **4:00 PM Friday, November 3, 2006**

Introduction

FPCS is soliciting proposals and qualification statements from providers of integrated instructional process systems (Educational Portals). A selection committee will review and evaluate all qualification statements and proposals and may request that the bidders make oral presentations and or provide additional information. The selection committee will rely on: the qualification statements and proposals, the cost proposal, recommendations of previous school systems and the range of services in selection of finalists and, therefore, bidders should emphasize specific information considered pertinent to this solicitation and submit all information requested.

Friendship Public Charter School Inc. ("Friendship") reserves the right to reject any and all qualification statements, to cancel this solicitation, and to waive any informalities or irregularities in procedure.

LSDBE contractors are encouraged to submit proposals.

Project Scope

It is the intent of this Request for Proposal (RFP) to select a qualified contractor to provide Friendship Public Charter School with a web-based instructional process system that will provide an integrated approach to standards based instruction to create continuous improvement, and improve the results of Friendship schools on the DC CASS exam. The system should assist teachers in developing standards based lessons, provide ongoing formative assessment data and provide teachers and administrators with systems to disaggregate data and customize instruction. The integrated instructional process system will include the following components:

- a. D.C. standards
- b. A platform for developing and saving standards-based lesson plants
- c. A formative assessment system
- d. A system for disaggregating student data and enabling data driven decision making
- e. A diagnostic tool design to predict student grade level for all new students to FPCS.
- f. A curriculum mapping device that will allow teachers and administrators to see standards mapped for entire school year.

Technology

- a. the system will be a web-based portal
- b. There will be a single sign on for teachers to address all components of the system
- c. Additional components such as grade books and content can be added to the system.

Implementation and Professional Development

The proposal will include a process for implementation that addresses organizational and technical implementation, over a two year period with performance bench marks.

There will be a professional development program for teachers and administrators that addresses the use of all components of the system including standards, assessment data and development of lesson, and unit plans

Proposal Requirements

Proposals shall include, at a minimum, the following information organized as follows in a qualification statement:

1. A brief discussion of the company/firm, its history, and services offered.
2. Resumes of key staff who will provide services and training.
3. Names and contact information of at least five client references.
4. A project plan for the implementation of the system with key performance benchmarks
5. A proposed unsigned contract, which include terms, payments and amount contract not to exceed.
6. A budget linked to the performance benchmarks

For further information, contact Ms. Valerie Holmes at 202-281-1723.

FRIENDSHIP PUBLIC CHARTER SCHOOL

REQUEST FOR PROPOSAL

E-rate Consulting

Interested parties shall respond to this RFP by submitting (4 copies, 1 original inclusive) sealed qualifications statements and by addressing the specific proposal requirements, as requested in this RFP in an envelope clearly marked "RFP for E-Rate Consulting", to

Ms. Valerie Holmes
Friendship Public Charter School
120 Q Street N.E.
Suite 200
Washington, DC 20002

By no later than 4:00pm Friday, November 3, 2006

FPCS (Friendship Public Charter Schools) reserves the right to reject any and all qualification statements, to cancel this solicitation, and to waive any informalities or irregularities in procedure.

Introduction

Friendship Public Charter School (FPCS) is a multi-campus (5) public charter school operating K-12 in the District of Columbia. FPCS is soliciting proposals and qualification statements from interested parties having specific interest and qualifications in the areas identified in this solicitation. A selection committee will review and evaluate all qualification statements and proposals and may request that the bidders make oral presentations by phone or in person and or provide additional information. The selection committee will rely on the qualification statements and proposals in selection of finalists and, therefore, bidders should emphasize specific information considered pertinent to this solicitation and submit all information requested.

Synopsis:

Friendship Public Charter Schools (FPCS) is in the process of transitioning the management of the schools as well as their technology from the Edison Schools to an in House solution by year 2008. We are in need of an E-Rate Consultant to successfully expand and transition this E-Rate Program for funding year 2008. The response to our request for proposal must address the need for FCPS to engage in an effective technology strategy to include Network Design and must focus on increasing E-Rate support to all campuses for all eligible services as Friendship Schools assumes responsibility for its telecommunications and internet services and infrastructure as well as computer, server and software purchases.

FPCS Needs Assistance in the following areas:

- E-Rate Technology Plan: (Realistic Goals on how to use Telecommunications and Information Technology in terms of Professional Development, Curriculum/Instructional Development, Administrative Assessment and Education Portal, Implementation of Wireless Technology in all Campuses, Budget Resources etc.)
- Review of the 2 previous E-Rate Application Years submitted by Edison on behalf of Friendship Schools.

- Telecommunications: (Telephones, Cell Phones, Local and Long Distance Service, PBX / Voicemail)
- Do a review and inventory of all eligible telephone and network services
- Do a review of all eligible Internet Access and Internal Connections (Video Conferencing, Distance Learning and Video Streaming) for all campuses
- Provide and be Responsible for all E-Rate Forms (Forms 470, 471, 486 etc.) and be responsible for all Appeals etc. and follow through.
- Assistance for RFP's: for Wan Services, Telecommunication Services and Upgrades to the LAN / Metropolitan Area Network,
- Other E-Rate Procurements: Network Switches, Routers, UPS, Wireless Access Points etc.
- Assessment of Current Systems Compatibility versus New Systems / Applications
- E-Rate Program Compliance and Changes in Program Methodologies:
- Keeping Up with Changes to the Regulation and Procedures:
- Continued E-Rate Assessment and Evaluation:

FPCS desires to have these services commence by early the end of November 2006.

Qualification Statement Requirements

The offeror shall provide the following information organized as follows in their qualification statement:

1. A brief discussion of the firm, its organization, and services offered;
2. Information which demonstrates a history of providing this kind of support to K-12 Education and Technology Planning with Schools and Districts.
3. Owner/Client's name, contact person, telephone number, project description, project value, and prime contractor's name and address for at least three (3) similar projects during the past three (3) years.
4. Provide proof if LSDBE certified firm as LSDBEs will receive preferential consideration. See <http://olbd.dc.gov/> will receive preference

Proposal Requirements:

Offerors shall submit the following in addition to qualifications for the following items:

1. Proposed pricing
2. Estimated Time of Delivery
3. A proposed unsigned contract, including terms, payments, and the total amount in which the contract will not exceed

If you have any questions with regard to this solicitation, please contact
Gunther Ulf Zeitler
at 202-359-6287 or 202-281-1790.

DISTRICT OF COLUMBIA HOUSING FINANCE AGENCY
RESIDENCES AT GEORGIA AVENUE APARTMENTS PROJECT

Notice of Intent to Issue Bonds

On November 1, 2006, the District of Columbia Housing Finance Agency intends to transmit to the Council of the District of Columbia a notice of the Agency's intent to issue \$13,000,000 in tax-exempt and/or taxable housing revenue bonds for the acquisition and construction of the Residences at Georgia Avenue Project to be located at 4100 Georgia Avenue, N.W. at the intersection of Georgia Avenue, Taylor Street and Kansas Avenue in Ward 4 (the "Project"). The Project is a 72 unit building. A minimum of 40% of the units, with a projected goal of 100% of the units, will be set aside for households with incomes at or below 60% of the area median income.

DISTRICT OF COLUMBIA HOUSING FINANCE AGENCY

MAYFAIR MANSIONS APARTMENTS PROJECT

Notice of Intent to Issue Bonds

On November 1, 2006, the District of Columbia Housing Finance Agency intends to transmit to the Council of the District of Columbia a notice of the Agency's intent to issue \$60,000,000 in tax-exempt and/or taxable housing revenue bonds for the acquisition and rehabilitation of the Mayfair Mansions Apartments located in northeast Washington, in Ward 7 and bounded generally to the south by Kenilworth Terrace, to the east by Jay Street and to the west by Hayes Street (the "Project"). The Project consists of 17 buildings containing 569 units. A minimum of 40% of the units, with a projected goal of 100% of the units, will be set aside for households with incomes at or below 60% of the area median income.

**Government of the District of Columbia
DEPARTMENT OF MENTAL HEALTH**

In Partnership with

**DEPARTMENT OF HEALTH
Addiction Prevention and Recovery Administration**

**PUBLIC NOTICE OF FUNDING AVAILABILITY
(NOFA)**

District of Columbia Co-Occurring Disorder State Incentive Grant Project "Co-Occurring Disorders System Change in our Nation's Capital"

Clinical Cross-Training Program for Psychiatric Treatment of Persons with Co-occurring Mental Illness and Substance Use Disorders

The District of Columbia, Office of the Director of the Department of Mental Health (DMH) in partnership with the Department of Health (DOH) Addiction Prevention and Recovery Administration (APRA), announces the opportunity for a Medical School Department of Psychiatry located within the District of Columbia to participate in the US Department of Health and Human Services Substance Abuse and Mental Health Services Administration (SAMHSA) funded Co-Occurring Disorders State Incentive Grant (COSIG) initiative, through a sub grant arrangement. The sub-grant will provide comprehensive clinically-based cross training to mental health and substance abuse clinicians and students, so they may become proficient in the most effective psychiatric treatment of individuals with co-occurring mental illness and substance use disorders consistent with current consensus and evidence-based practices.

The intention of this sub grant is to partner with a District of Columbia Medical School Department of Psychiatry to create a clinical learning environment within two critical program components of the DC mental health and substance abuse system continuum of care, to serve as a focal point for building interdisciplinary workforce competencies in treating individuals with co-occurring mental illness and substance use disorders. The partners will work to sustain this effort through the development of other funding sources to continue the collaboration beyond the COSIG Grant period ending August 31, 2008.

The partner Medical School under this agreement will develop a clinical training program and designate a faculty Board Certified Psychiatrist, licensed to practice medicine in the District of Columbia, to provide an average of 20 hours per week, dividing time between the APRA Detoxification/ Stabilization Center located at 1905 E Street S.E., Building 12, Washington, DC 20003 and the DMH Comprehensive Psychiatric Emergency Program on the same campus. The faculty psychiatrist will provide comprehensive clinically-based cross training of mental health and substance abuse clinical staff to care for patients with co-occurring mental illness and substance use disorders. The Medical School faculty

psychiatrist will work with DMH and APRA staff and students in these two clinical settings to create an ongoing learning environment. Trainees in this program will include assigned psychiatrists and other physicians, addiction specialists, psychiatric residents, medical students, nurses, and mental health and substance abuse clinicians.

APRA and DMH are committed to developing an integrated approach to service delivery, which facilitates whenever possible the concurrent treatment for the mental health disorder and the substance abuse disorder.

The proposed sub-grant award with the successful grantee will extend until August 31, 2007, with a one-year option to renew until August 31, 2008 subject to availability of funding. The estimated total funding available for the sub-grant award through August 31, 2008 is \$120,000. The review factors for the proposed award include the medical school's and faculty psychiatrist's experience and qualifications in providing education and training to practitioners in the treatment of individuals with co-occurring mental health and substance abuse disorders. Review factors also include the ability to develop and deliver the program requested. These review factors are more fully detailed in the Request for Applications.

This effort will be funded through a current three-year grant from SAMHSA which is renewed annually and ends August 31, 2008.

The NOFA and Request for Applications (RFA) will be available after October 20, 2006 and may be picked up at the reception desk of the Department of Mental Health located at 64 New York Avenue, NE Washington, DC 20002, Monday through Friday between 9am and 4pm. Copies of the RFA will also be sent via e-mail to all medical schools in the District of Columbia. Applications must be postmarked before midnight, November 7, 2006, or hand delivered by 4:30 p.m. EST on November 10, 2006. **Late or incomplete applications will not be forwarded for review.** The reason for this deadline is the urgency of initiating the training program as quickly as possible.

A pre-application conference will be held on November 4, 2006, from 9:00 a.m. to 10 a.m. at the Department of Mental Health located at 64 New York Avenue, NE, Washington, D.C. 20002. The conference will be held in the 4th floor conference room. All prospective grantees are encouraged to attend.

The deadline for submitting written questions is 4:00 p.m. on November 1, 2006. All written questions concerning this NOFA-RFA will receive a written response by November 5, 2006. Inquiries regarding this NOFA/RFA, including any request to change the date and time of the mandatory pre-application conference or the deadline for submitting applications should be directed to William Reidy, DC COSIG Deputy Director, Department of Mental Health, 64 New York Avenue, Northeast, 4th Floor, Washington, and D.C. 20002. Mr. Reidy can be contacted at 202-673-7758 or via e-mail at: william.reidy@dc.gov.

PUBLIC SERVICE COMMISSION OF THE DISTRICT OF COLUMBIA
1333 H STREET, N.W., SUITE 200, WEST TOWER
WASHINGTON, DC 20005

NOTICE

FORMAL CASE NO. 712, IN THE MATTER OF THE INVESTIGATION INTO
THE PUBLIC SERVICE COMMISSION'S RULES OF PRACTICE AND
PROCEDURE

1. The Public Service Commission of the District of Columbia ("Commission") hereby gives notice of its action taken in Order No. 14090, issued on October 18, 2006, extending the deadline for filing comments in this proceeding.¹ The comment period is extended until November 30, 2006. In addition, the Commission will convene three (3) public hearings on November 28, 2006, at 10:00 a.m. at the Commission, 1333 H St., NW, 7th Floor Hearing Room, Washington, D.C.; on November 29, 2006, at 6:30 p.m. at People's Congregational Church, 4704 13th Street, NW, Washington, D.C.; and on December 2, 2006, at 10:00 a.m. at Washington, Highlands Library, 115 Atlantic Street, S.W., Washington, D.C. The purpose of these hearings is to provide the public with an opportunity to express their views on the Utility Consumer Bill of Rights ("CBOR").

2. On September 22, 2006, an Amended Notice of Proposed Rulemaking ("ANOPR") was published in the *D.C. Register*. The Office of the People's Counsel ("OPC"), on September 28, 2006, filed a Motion requesting that the Commission grant an extension of time for the public to submit comments on the Amended Notice of Proposed Rules ("ANOPR"), and requesting that the Commission schedule public hearings.² Verizon Washington, DC Inc. and MCImetro Access Transmission Services, LLC d/b/a Verizon Access Transmission Services ("Verizon") filed a response in opposition to OPC's motion.³

3. After considering OPC's Motion, the Commission has decided to extend the deadline for filing comments in this matter. The comment period in a rulemaking is extended by notice in the *D.C. Register*. In the event that any party files comments before publication of this notice, that party may either supplement those comments or withdraw and resubmit them by the new deadlines.

¹ *F.C. 712*, Order No. 14090 at 1-2.

² *F.C. 712*, Motion at 1-2.

³ *F.C. 712*, Verizon's Response at 1-3.

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**

Application No. 17125-A of Krister and Carol Holladay pursuant to 11 DCMR § 3103.2 for a variance from the lot occupancy requirements under section 403, to allow the construction of a one story rear addition to a single-family row dwelling in the CAP/R-4 District at premises 507 Independence Avenue, S.E. (Square 843, Lot 20).

HEARING DATE: March 16, 2004
DECISION DATE: March 16, 2004 (Bench Decision)
MODIFICATION DECISION DATE: October 17, 2006

MODIFICATION ORDER

BACKGROUND

This application was submitted on December 23, 2003 by Meghan Walsh, AIA agent on behalf of the owners of the property that is the subject of the application, Krister and Carol Holladay (collectively, "Applicants"). The self-certified application requested a variance to the lot occupancy requirements to allow the construction of a one-story rear addition to a single-family row dwelling at 507 Independence Avenue, S.E. Following a hearing on March 16, 2004, the Board voted 4-1-0 to approve the application.

THE WAIVER REQUEST

As part of its filing, the Applicant requested a waiver from the two-year limitation for filing requests for modification of plans with the Board, as set forth in §3129.3 of the Zoning Regulations. The Board granted the waiver of the filing requirement to consider the requested modification, finding good cause and no prejudice to any party. The OP and ANC did not submit any comments to the Board on the modification and waiver requests.

REQUEST FOR MINOR MODIFICATION OF PLANS

On September 28, 2006, the Applicant submitted a request for a minor modification of plans pursuant to §3129, and a waiver of the six (6) month time limit requirements for filing a request for modification of plans. The Applicant served the Office of Planning (OP) and Advisory Neighborhood Commission (ANC) 6B with the request for modification. The Applicant proposed modifications involves the following as shown on the proposed plans (Exhibit No. 32): 1) Increasing the height of a proposed crawl space to be the same height as

PURSUANT TO 11 DCMR § 3125 APPROVAL OF AN APPLICATION SHALL INCLUDE APPROVAL OF THE PLANS SUBMITTED WITH THE APPLICATION FOR THE CONSTRUCTION OF A BUILDING OR STRUCTURE (OR ADDITION THERETO) OR THE RENOVATION OR ALTERATION OF AN EXISTING BUILDING OR STRUCTURE, UNLESS THE BOARD ORDERS OTHERWISE. AN APPLICANT SHALL CARRY OUT THE CONSTRUCTION, RENOVATION, OR ALTERATION ONLY IN ACCORDANCE WITH THE PLANS APPROVED BY THE BOARD.

D.C. HUMAN RIGHTS ACT OF 1977, AS AMENDED, D.C. OFFICIAL CODE § 2-1401.01 ET SEQ., (ACT) THE DISTRICT OF COLUMBIA DOES NOT DISCRIMINATE ON THE BASIS OF ACTUAL OR PERCEIVED: RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, AGE, MARITAL STATUS, PERSONAL APPEARANCE, SEXUAL ORIENTATION, FAMILIAL STATUS, FAMILY RESPONSIBILITIES, MATRICULATION, POLITICAL AFFILIATION, DISABILITY, SOURCE OF INCOME, OR PLACE OF RESIDENCE OR BUSINESS. SEXUAL HARASSMENT IS A FORM OF SEX DISCRIMINATION WHICH IS ALSO PROHIBITED BY THE ACT. IN ADDITION, HARASSMENT BASED ON ANY OF THE ABOVE PROTECTED CATEGORIES IS ALSO PROHIBITED BY THE ACT. DISCRIMINATION IN VIOLATION OF THE ACT WILL NOT BE TOLERATED. VIOLATORS WILL BE SUBJECT TO DISCIPLINARY ACTION. THE FAILURE OR REFUSAL OF THE APPLICANT TO COMPLY SHALL FURNISH GROUNDS FOR THE DENIAL OR, IF ISSUED, REVOCATION OF ANY BUILDING PERMITS OR CERTIFICATES OF OCCUPANCY ISSUED PURSUANT TO THIS ORDER. RSN

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**

Application No 17510-A of Bertha Tucker, pursuant to 11 DCMR § 3104.1, for a special exception to establish a child development center (60 children and 10 staff) under section 205, at premises 3219 9th Place, S.E. (Square 5942, Lot 824).

HEARING DATE: September 19, 2006
DECISION DATE: October 3, 2006

CORRECTED SUMMARY ORDER*

* This order corrects Order No. 17510, by eliminating the reference to the certificate of occupancy in the decision.

REVIEW BY THE ZONING ADMINISTRATOR

The application was accompanied by a memorandum from the Zoning Administrator certifying the required relief.

The Board provided proper and timely notice of the public hearing on this application by publication in the D.C. Register, and by mail to Advisory Neighborhood Commission (ANC) 8E and to owners of property within 200 feet of the site. The site of this application is located within the jurisdiction of ANC 8E, which is automatically a party to this application. ANC 8E submitted a report that did not indicate the quorum and number of commissioners voting in support, therefore the report was not entitled to great weight. However, the Board recognizes and acknowledges the support of the ANC in this case. The Office of Planning (OP) also submitted a report in support of the application.

As directed by 11 DCMR § 3119.2, the Board has required the Applicant to satisfy the burden of proving the elements that are necessary to establish the case pursuant to § 3104.1, for special exception under section 205. No parties appeared at the public hearing in opposition to this application. Accordingly a decision by the Board to grant this application would not be adverse to any party.

Based upon the record before the Board and having given great weight to the OP report, the Board concludes that the Applicant has met the burden of proof, pursuant to 11 DCMR §§ 3104.1 and 205, that the requested relief can be granted being in harmony with the general purpose and intent of the Zoning Regulations and Map. The Board further concludes that granting the requested relief will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Map.

BZA APPLICATION NO. 17510-A

PAGE NO. 2

Pursuant to 11 DCMR § 3101.6, the Board has determined to waive the requirement of 11 DCMR § 3125.3, that the order of the Board be accompanied by findings of fact and conclusions of law. It is therefore **ORDERED** that this application be **GRANTED**, **SUBJECT** to the following **CONDITIONS**:

1. Approval shall be for **FIVE YEARS**.
2. The number of children on-site at any one time shall not exceed 34 based on the following breakdown: 13 infants; 13 children two- to four-years old; eight after-school.
3. The number of staff on-site at any one time shall not exceed eight.
4. The hours of operation shall be 7 a.m. to 6 p.m., Monday through Friday.
5. The Applicant shall provide two 9' by 19' parking spaces on the site.
6. The Applicant shall follow a pick up/drop off plan in accordance with the description set forth at Exhibit 28 of the record.

VOTE: 4-0-1 (Geoffrey H. Griffis, Ruthanne G. Miller, Curtis L. Etherly, Jr. and John A. Mann II to approve; No Zoning Commission Member participating)

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

Each concurring member approved the issuance of this order.

FINAL DATE OF ORDER: OCT 18 2006

UNDER 11 DCMR 3125.9, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE FOR THE BOARD OF ZONING ADJUSTMENT."

PURSUANT TO 11 DCMR 3130, THIS ORDER SHALL NOT BE VALID FOR MORE THAN SIX MONTHS AFTER IT BECOMES EFFECTIVE UNLESS THE USE APPROVED IN THIS ORDER IS ESTABLISHED WITHIN SUCH SIX-MONTH PERIOD.

PURSUANT TO 11 DCMR § 3205, FAILURE TO ABIDE BY THE CONDITIONS IN THIS ORDER, IN WHOLE OR IN PART, SHALL BE GROUNDS FOR THE REVOCATION OF ANY BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY ISSUED PURSUANT TO THIS ORDER.

D.C. HUMAN RIGHTS ACT OF 1977, AS AMENDED, D.C. OFFICIAL CODE § 2-1401.01 ET SEQ., (ACT) THE DISTRICT OF COLUMBIA DOES NOT DISCRIMINATE ON THE BASIS OF ACTUAL OR PERCEIVED: RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, AGE, MARITAL STATUS, PERSONAL APPEARANCE, SEXUAL ORIENTATION, FAMILIAL STATUS, FAMILY RESPONSIBILITIES, MATRICULATION, POLITICAL AFFILIATION, DISABILITY, SOURCE OF INCOME, OR PLACE OF RESIDENCE OR BUSINESS. SEXUAL HARASSMENT IS A FORM OF SEX DISCRIMINATION WHICH IS ALSO PROHIBITED BY THE ACT. IN ADDITION, HARASSMENT BASED ON ANY OF THE ABOVE PROTECTED CATEGORIES IS ALSO PROHIBITED BY THE ACT. DISCRIMINATION IN VIOLATION OF THE ACT WILL NOT BE TOLERATED. VIOLATORS WILL BE SUBJECT TO DISCIPLINARY ACTION. THE FAILURE OR REFUSAL OF THE APPLICANT TO COMPLY SHALL FURNISH GROUNDS FOR THE DENIAL OR, IF ISSUED, REVOCATION OF ANY BUILDING PERMITS OR CERTIFICATES OF OCCUPANCY ISSUED PURSUANT TO THIS ORDER.

TWR

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**

Application No. 17522 of The Vestry of St. Columba's Episcopal Church, pursuant to 11 DCMR § 3104.1, for a special exception to operate a child development center (90 children and 16 staff) under section 205, at premises 4201 Albemarle Street, N.W. (Square 1677, Lot 7).

HEARING DATE: October 10, 2006
DECISION DATE: October 10, 2006 (Bench Decision)

SUMMARY ORDER

SELF-CERTIFIED

The zoning relief requested in this case was self-certified, pursuant to 11 DCMR § 3113.2.

The Board provided proper and timely notice of the public hearing on this application by publication in the D.C. Register, and by mail to Advisory Neighborhood Commission (ANC) 3E and to owners of property within 200 feet of the site. The site of this application is located within the jurisdiction of ANC 3E, which is automatically a party to this application. ANC 3E did not submit a report or participate in the application. However, the Office of Planning (OP) submitted a report in support of the application.

As directed by 11 DCMR § 3119.2, the Board has required the Applicant to satisfy the burden of proving the elements that are necessary to establish the case pursuant to § 3104.1, for special exception under section 205. No parties appeared at the public hearing in opposition to this application. Accordingly a decision by the Board to grant this application would not be adverse to any party.

Based upon the record before the Board and having given great weight to the OP report, the Board concludes that the Applicant has met the burden of proof, pursuant to 11 DCMR §§ 3104.1 and 205, that the requested relief can be granted being in harmony with the general purpose and intent of the Zoning Regulations and Map. The Board further concludes that granting the requested relief will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Map.

Pursuant to 11 DCMR § 3101.6, the Board has determined to waive the requirement of 11 DCMR § 3125.3, that the order of the Board be accompanied by findings of fact and

OCT 27 2006

REVOCATION OF ANY BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY
ISSUED PURSUANT TO THIS ORDER.

D.C. HUMAN RIGHTS ACT OF 1977, AS AMENDED, D.C. OFFICIAL CODE § 2-1401.01 ET SEQ., (ACT) THE DISTRICT OF COLUMBIA DOES NOT DISCRIMINATE ON THE BASIS OF ACTUAL OR PERCEIVED: RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, AGE, MARITAL STATUS, PERSONAL APPEARANCE, SEXUAL ORIENTATION, FAMILIAL STATUS, FAMILY RESPONSIBILITIES, MATRICULATION, POLITICAL AFFILIATION, DISABILITY, SOURCE OF INCOME, OR PLACE OF RESIDENCE OR BUSINESS. SEXUAL HARASSMENT IS A FORM OF SEX DISCRIMINATION WHICH IS ALSO PROHIBITED BY THE ACT. IN ADDITION, HARASSMENT BASED ON ANY OF THE ABOVE PROTECTED CATEGORIES IS ALSO PROHIBITED BY THE ACT. DISCRIMINATION IN VIOLATION OF THE ACT WILL NOT BE TOLERATED. VIOLATORS WILL BE SUBJECT TO DISCIPLINARY ACTION. THE FAILURE OR REFUSAL OF THE APPLICANT TO COMPLY SHALL FURNISH GROUNDS FOR THE DENIAL OR, IF ISSUED, REVOCATION OF ANY BUILDING PERMITS OR CERTIFICATES OF OCCUPANCY ISSUED PURSUANT TO THIS ORDER.

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ZONING COMMISSION ORDER NO. 05-25**Z.C. Case-No. 05-25****Consolidated Planned Unit Development – 4th Street and Rhode Island Avenue, N.E.
H Street Development Corporation****June 12, 2006**

Pursuant to notice, the Zoning Commission for the District of Columbia (the "Commission") held a public hearing on March 6, 2006, to consider an application from H Street Community Development Corporation (the "Applicant") for consolidated review and approval of a planned unit development ("PUD") under the existing C-3-A Zone District. The Commission considered the application pursuant to Chapters 24 and 30 of the District of Columbia Zoning Regulations, Title 11 of the District of Columbia Municipal Regulations ("DCMR"). The public hearing was conducted in accordance with the provisions of 11 DCMR § 3022. For the reasons stated below, the Zoning Commission hereby approves the application.

FINDINGS OF FACT**The Application, Parties, and Hearing**

1. On July 29, 2005, the Applicant filed an application with the Commission for consolidated review and approval of a PUD for the property located on Lot 808 in Square 3629 ("the Subject Property"). The Subject Property consists of approximately 39,190 square feet of land and is located on the east side of 4th Street between Rhode Island Avenue and Edgewood Street, N.E. The Subject Property is zoned C-3-A. The Applicant is not seeking a zoning map amendment in connection with this application.
2. At its public meeting held on October 17, 2005, the Commission voted to schedule a public hearing on the application.
3. On December 6, 2005, the Applicant filed a prehearing statement with the Commission that included the information requested by the Commission and additional information on the application requested by the Office of Planning.
4. On February 14, 2006, the Applicant filed a supplemental prehearing statement that included the civil engineering drawings for the project, a Memorandum of Understanding ("MOU") executed by the Applicant, and a copy of the cover letter transmitting the executed MOU to the Department of Small and Local Business Development.

5. After proper notice, the Commission held a hearing on the application on March 6, 2006. The parties to the case were the Applicant and Advisory Neighborhood Commission ("ANC") 5C, the ANC within which the property is located.
6. On March 6, 2006, ANC 5C provided the Commission with a resolution dated February 21, 2006 indicating that at a properly noticed meeting with a quorum present, it voted unanimously in support of the PUD application.
7. There were no parties or persons in opposition to the PUD.
8. At its public meeting on April 20, 2006, the Zoning Commission took proposed action by a vote of 3-0-2 (Carol J. Mitten, Kevin Hildebrand, and John G. Parsons to approve; Anthony J. Hood and Gregory N. Jeffries not participating, not voting) to approve the application and plans that were submitted to the record.
9. The proposed action of the Commission was referred to the National Capital Planning Commission ("NCPC") pursuant to § 492 of the District Charter. NCPC, by report dated May 10, 2006, found that the proposed PUD would neither affect the federal interests in the National Capital, nor be inconsistent with the Comprehensive Plan for the National Capital.
10. The Commission took final action to approve the application on June 12, 2006 by a vote of 3-0-2 (Carol J. Mitten, Kevin Hildebrand, and John G. Parsons to approve; Anthony J. Hood and Gregory N. Jeffries not participating, not voting).

The PUD Project

Overview

11. The Applicant proposes to construct a nine-story apartment house containing approximately 170 units, including at least 3,000 square feet of retail space on the ground floor. The project will also include approximately 173,355 square feet devoted to residential use. The proposed density of the building is 4.5 floor area ratio ("FAR"). A minimum of twenty percent (20%) of the residential floor area, or 34,671 square feet, will be devoted to affordable housing. The height of the new building will be 90 feet. The building will contain approximately 128 underground parking spaces.

Site Description

12. The Subject Property is designated as Lot 808 in Square 3629 and contains 39,190 square feet of land. The Subject Property is currently unimproved land. The Subject Property is located in Ward 5 and is approximately four blocks west of the Rhode Island Metro Station. The Generalized Land Use Map of the Comprehensive Plan designates the Subject Property in the moderate-density commercial land use category.

13. The Subject Property is surrounded by a number of zoning districts and land uses. The square in which the Subject Property is located is zoned C-3-A in its entirety and includes a number of commercial uses. However, the square in which the Subject Property is located is bounded by property zoned C-2-A and C-M-2 to the south, property zoned C-M-2 and R-5-D to the north and east, and property zoned R-3 and C-2-A to the west.

Project Design

14. The PUD is envisioned as a future residential anchor of the Rhode Island Avenue corridor. The design of the building will allow for a sufficient number of dwelling units for management efficiency and to support the costs of the substantial concrete and brick masonry structure required for the two levels of below-grade parking, a noncombustible fully sprinkled construction classification, and the necessary multilevel configuration appropriate for both the development of this site and utilization of the allowable and proposed density.
15. The building has been designed to include 3,000 gross square feet of retail uses. Entrances to both the residential and retail uses will be located on 4th Street, the only public street adjacent to the site. All other site boundaries abut private property, where required fire separations have been provided to allow for the enlarged window openings associated with the project and enclosed sunrooms designed into every above-grade apartment. Grade-level apartments have been designed with raised or fenced secured gardens and terraces.
16. The project will include an adequate amount of open space, including approximately 5,500 square feet of private gardens. The project will also include a 5,000-square-foot green roof, approximately 17,000 square feet of private sunrooms, 6,400 square feet of secured garden and recreation space at grade level and on a raised terrace level, a 500-square-foot function space available for community use, and a 1,350-square-foot health club for resident use with an outdoor covered terrace.
17. The use of traditional residential red and light brick masonry facades and garden walls allows the building to blend with its residential neighbors and will result in a long and sustainable upscale appearance. The brick masonry structure is accented by the floor-to-ceiling projected glass windowed sunroom enclosures.
18. The landscaping plan includes a combination of landscaped walks and terraces, green areas with ground cover and a combination of shade trees, smaller ornamental flowering and evergreen trees, and flowering foundation plantings. The plant materials were selected to minimize maintenance, endure both north side shade and south side direct sun, and to survive in the four feet of earth fill provided over the concrete plaza decks above the underground garage.

19. The project will include 128 below-grade parking spaces, which exceeds the zoning requirement. One off-street loading berth and one off-street delivery and trash pick-up space will be provided for the residential use, as well as one off-street locking berth and trash pick-up area for the retail uses.
20. All apartments will comply with Fair Housing accessibility requirements. A number of units will be handicapped adaptable, and five handicapped parking spaces, including one van space, will be provided.

Matter-of-Right Development Under Existing Zoning

21. The Subject Property is zoned C-3-A. The C-3-A District permits medium-density development, with a density incentive for residential development within a general pattern of mixed-use development. 11 DCMR § 740.4. An apartment house is permitted as a matter-of-right in the C-3-A District. 11 DCMR § 741.1. A maximum height of sixty-five (65) feet, with no limitation on the number of stories, is permitted in the C-3-A District. 11 DCMR § 770.1. The C-3-A District permits a maximum density of 4.0 FAR for an apartment house or other residential use, and a maximum density of 2.5 FAR for other permitted uses. 11 DCMR § 771.2. Under the PUD guidelines for the C-3-A District, the maximum permitted height is ninety (90) feet, and the maximum density is 4.5 FAR for residential uses and 3.0 FAR for commercial uses. 11 DCMR §§ 2405.1 and 2405.2.

Development Incentives and Flexibility

22. The Applicant requested the following areas of flexibility from the Zoning Regulations:
 - a. Residential Recreation Space: Section 773.3 of the Zoning Regulations provides that, when all or a portion of a building in the C-3-A zone is devoted to a residential use, an area equal to not less than 15% of the residential gross floor area must be provided as residential recreation space. The project will include 173,355 square feet of gross floor area devoted to residential use, and is thus required to include 26,003 square feet of residential recreation space. However, the project only includes 8,250 square feet of qualifying residential recreation space, which amounts to approximately 4.76% of the residential gross floor area.
 - b. Court Width Requirements: Section 776.3 of the Zoning Regulations provides that, where a court is provided for a residential building or portion of a building devoted to residential uses, at any elevation in the court, the width of court must be a minimum of four (4) inches per foot of height, measured from the lowest level of the court to that elevation, provided, that in no case can the width of court be less than fifteen (15) feet. The Applicant requests flexibility from this requirement because, as shown on Sheet 11 of the plans, a number of the courts provided are less than the required width.

- c. Roof Structure Requirements: Section 411.3 requires that all penthouses and mechanical equipment be placed in one enclosure. However, the Applicant proposes to provide two enclosures: one for a stair tower and one for the elevator penthouse. The stair tower enclosure is ten (10) feet wide and twenty (20) feet in length. The elevator penthouse is approximately twenty-three (23) feet wide and has a height of eighteen (18) feet.

Public Benefits and Amenities

23. The Commission finds that the following benefits and amenities will be created as a result of the PUD:

- a. Housing and Affordable Housing. The single greatest benefit to the area, and the city as a whole, is the creation of new housing consistent with the goals of the Zoning Regulations, the Comprehensive Plan, and the Mayor's housing initiative. Pursuant to § 771.2 of the Zoning Regulations, commercial uses in the C-3-A zone are permitted to have a density of 2.5 FAR, and residential uses are permitted to have a density of 4.0 FAR. Thus, based upon a land area of approximately 39,190 square feet, as a matter-of-right, the project is permitted to have approximately 97,975 square feet devoted to commercial uses and approximately 58,785 square feet devoted to residential uses. However, in order to help meet the goals of the Zoning Regulations, the Comprehensive Plan, and the Mayor's housing initiative, the Applicant is forgoing the right to develop the maximum amount of permissible commercial floor area in exchange for developing an additional 16,595 square feet of residential floor area.

The proposed PUD project will contain a total of approximately 173,355 square feet devoted to residential uses. A minimum of twenty percent (20%) of the residential floor area, or 34,671 square feet, will be devoted to affordable housing. This affordable component will be equally divided among the junior one-bedroom, one-bedroom, and two-bedroom units. The affordable units will be placed and integrated throughout floors one through seven of the development. Eligible tenants will be families and individuals whose annual incomes are at least sixty percent (60%)—but no more than eighty percent (80%)—of the Area Median Income (“AMI”). The Applicant's affordable housing program will ensure that work force housing units are available for residents. The Applicant's affordable housing commitment shall be provided as specified in the Planned Unit Development Inclusionary Housing Commitment Standards included as Exhibit 23 of the record of this case.

- b. Urban Design, Architecture, Landscaping, and Open Space. The proposed PUD is intended to enhance the streetscape and surrounding neighborhood. The use of traditional residential brick masonry facades and garden walls will allow the building to blend properly with its residential neighbors. The brick masonry structure will be accented by the floor-to-ceiling projected glass windowed

sunroom enclosures. Moreover, the combination of the open space areas and the landscaping result in attractive interior and exterior spaces.

- c. Transportation Features. The project includes an underground parking garage that will contain 128 parking spaces, which exceeds the number of parking spaces required under the Zoning Regulations, so that residents and users of the project will not have to compete for on-street parking spaces. Moreover, the project includes a bicycle storage area within the garage that will accommodate twelve (12) bicycles.
- d. Uses of Special Value to the Neighborhood. The Applicant's proposal to provide approximately 3,000 gross square feet of ground floor retail is of special value to the neighborhood, because it will provide much-needed service to residents in the area and the District. Although the space has not been leased yet, the Applicant anticipates that this space will be rented to professional service providers and retailers such as a computer store, fabric store, candy store, ice cream parlor, exercise studio, consignment shop, bookstore, or other compatible neighborhood-oriented retail uses. This retail space is offered as a community benefit, and, in the event that the Applicant is unable to lease all of this retail space, the Applicant proposes to convert this space for residential or residential-related uses. Moreover, as a result of interacting with the Edgewood community on this project, the Applicant is also committed to providing a minimum of 500 square feet of the project for community uses. The programming of this space will be finalized in consultation with Advisory Neighborhood Commission 5C and residents of the Edgewood community.
- e. Employment and Training Opportunities. In order to further the District of Columbia's policies regarding the creation of employment opportunities, the Applicant has entered into a Memorandum of Understanding with the District's Department of Small and Local Business Development. Under the terms of the Memorandum, the Applicant commits to make a bona-fide effort to utilize local, small, and disadvantaged business enterprises certified by the District of Columbia Local Business Opportunity Commission in order to achieve, at a minimum, the goal of thirty-five percent (35%) participation in the contracted development costs in connection with the project. The Applicant has also entered into a First Source Employment Agreement with the Department of Employment Services ("DOES") ensuring cooperation with DOES for employee recruitment for jobs created by the PUD with the objective that fifty-one percent (51%) of the employees hired in connection with the development of the project are District of Columbia residents.
- f. Green Design Features. The project includes a number of "green design" elements, including the following:

1. Approximately 5,000 square feet of green roof space.
2. The provision of a bicycle storage area within the garage that can accommodate twelve (12) bicycles.
3. The use of thermally-efficient double-glazed windows and storefronts. The use of insulated, weather tight exterior exit and service doors. Full thick-batt insulation in exterior brick-faced cavity walls with three-inch (3") minimum rigid roof insulation and an insulated upper garage ceiling to protect conditioned first floor space.
4. Use of "Energy Star" refrigerators and dishwashers in each unit. The building design also includes a high-efficiency, gas-fired, incremental hot water vessel for each dwelling unit that supplies both domestic hot water and hot water to air handler coils for heating with thermal comfort levels conforming to ASHRAE 55-1992.
5. Use of natural, organic, locally-produced, and post-consumer recyclables. Use of non-toxic low-emitting paints, sealants, composite wood products, carpet, and resilient flooring related to healthy building standards.
6. Planting of additional street trees (Silver Lindens) within the public open space along 4th Street with liriopie ground cover at four (4) foot by six (6) foot tree bases, coupled with extensive courtyard landscaping to reduce heat island at grade.
7. The provision of ninety percent (90%) daylight and views from interior spaces, exterior lighting that reduces light pollution, and ozone protection through the elimination of HCFC's and halons from HVAC and fire suppression systems.
8. Use of recycling containers within the trash room for separate collection of paper, glass, and plastic.

Compliance with the Comprehensive Plan

24. The Commission finds that the project is not inconsistent with the Comprehensive Plan as follows:
 - a. The Generalized Land Use Map for the District of Columbia. The proposed development is consistent with the Generalized Land Use Map, which designates the Subject Property in the moderate-density commercial land use category and the immediate surrounding area in the moderate-density residential land use category.
 - b. Stabilizing and Improving the District's Neighborhoods. The proposed PUD will include uses of importance to the immediate neighbors of the Subject Property

and the District. The proposed residential use with a ground floor retail use will create a stable and vibrant neighborhood. Moreover, the inclusion of affordable housing units will increase housing opportunities in Ward 5 and the District.

- c. Increasing the Quantity and Quality of Employment Opportunities in the District. The Applicant has entered into a Memorandum of Understanding with the District's Department of Small and Local Business Development. The Applicant has also entered into a First Source Employment Agreement with the Department of Employment Services.
 - d. Respecting and Improving the Physical Character of the District. The Applicant's proposal respects and improves the physical character of the District through the construction of a well-planned and carefully designed development that provides a mix of uses and a range of housing affordability.
 - e. Reaffirming and Strengthening the District's Role as an Economic Hub. The Comprehensive Plan encourages maximum use of the District's location for both private and public growth to promote economic development. Housing construction for all income levels is paramount to the success of the economic goals of the District. This mixed-income, mixed-use project furthers this theme by incorporating ground-level retail uses along with residential development to promote the economic health and well-being of the region.
25. The Commission finds that the proposed PUD furthers the objectives and policies of many of the Comprehensive Plan's major elements as follows:
- a. Economic Development Element. According to the Economic Development Element of the Comprehensive Plan, the District's overall economic development goals include the generation of a high-performance economy, the creation of job opportunities for District residents, and the expansion of the revenue base. (10 DCMR § 200.5.) The proposed PUD meets each of these goals by creating additional housing that will bring new residents to the area and including approximately 3,000 square feet of retail uses that will attract employers, employees, and additional tax revenue to the area.
 - b. Housing Element. According to the Housing Element of the Comprehensive Plan, housing in the District is viewed as a key part of a total urban living system that includes access to transportation and shopping centers, the availability of employment and training for suitable employment, neighborhood schools, libraries, recreational facilities, playgrounds, and other public amenities. (10 DCMR § 300.4.) Also as stated in the Housing Element, the District recognizes its obligation to facilitate the availability of adequate, affordable housing to meet the needs of current and future residents. The District strives to stimulate a wider range of housing choices and strategies through the production of new units for a variety of household types. A priority under the Housing Element of the Comprehensive Plan is to maintain and upgrade the District's affordable rental

stock, a goal that is supported by the proposed PUD. (10 DCMR §§ 300.1 – 300.3.)

The proposed PUD meets this goal by providing a total of 173,355 square feet of gross floor area devoted to residential use, of which a minimum of approximately 34,671 square feet of gross floor area will be devoted to affordable housing.

- c. Urban Design Element. The Urban Design Element states that it is the District's goal to promote the protection, enhancement and enjoyment of the natural environs and to promote a built environment that serves as a complement to the natural environment, provides visual orientation, enhances the District's aesthetic qualities, emphasizes neighborhood identities, and is functionally efficient. (10 DCMR § 701.1.) The Urban Design Element also encourages new construction or renovation/rehabilitation of older buildings in areas with vacant or underused land or structures in order to create a strong, positive physical identity. (10 DCMR § 712.1.) The streetscape objective of this element is to establish a clear classification of streets and sidewalks that is functionally efficient and visually coherent, enhances the pedestrian environment, and provides for the orderly movement of goods and services. (10 DCMR § 709.1) The proposed PUD has been designed to enhance the physical character of the area and complement the materials, height, scale, and massing of the surrounding development.
- d. Land Use Element. The Land Use Element encourages a substantial amount of new housing in order for the District to perform its role as the region's urban center providing the greatest density of jobs and housing. (10 DCMR § 1100.2.) Policies designed to support residential neighborhoods include promoting the enhancement and revitalization of District neighborhoods for housing and related uses, ensuring a broad range of residential neighborhood options, and providing wide-ranging assistance for neighborhoods of relatively poor quality by joint public and private action and concentrated governmental attention and resources. (10 DCMR §§ 1104.1 (a), (c), and (e), and 1118.6.) The Subject Property is located within a commercial center designated for new or upgraded multi-neighborhood uses, and the Subject Property is also in close proximity to the Rhode Island Avenue Metrorail Development Opportunity Area.

The proposed PUD responds to these goals with the development of a high-quality mixed-use project that includes housing opportunities for a range of incomes. Moreover, the proposed PUD also includes appropriate commercial development to serve the needs of the District's economy and its neighborhoods through the inclusion of approximately 3,000 square feet of ground floor retail space that will serve both the residents of the development and the surrounding neighborhood.

Office of Planning Report

26. By report dated February 22, 2006, the Office of Planning ("OP") recommended approval of the PUD application. OP found that the proposed PUD is consistent with the intent of the Zoning Regulations, the specific PUD criteria outlined in the Zoning Regulations, and the Comprehensive Plan. OP also found that the benefits and amenities associated with this PUD proposal exceed the degree of zoning relief required and that the proposed development would be an asset to the community. OP recommended approval of the application and the Applicant's proposed amenities package that includes:
- A minimum of 20% of residential gross floor area dedicated to affordable housing for residents between 60% to 80% of AMI, and subject to the Planned Unit Development Inclusionary Housing Commitment Standards attached to OP's report;
 - An assigned 500-square-foot community meeting space;
 - Environmental benefits, including a 5,000-square-foot green roof area; and
 - First Source Employment Agreement and a Memorandum of Understanding committing the Applicant to award at least 35% of contract value to certified local, small, and disadvantaged businesses in the project's development.
27. The Applicant submitted revisions to the Inclusionary Housing Commitment Standards, marked as Exhibit 23 in the record of this case, which sets forth the manner in which the Applicant would provide affordable housing.

Other Government Agency Reports

28. The D.C. Fire and EMS Department submitted a letter dated December 30, 2005 indicating no objection to the proposed PUD, provided that the construction complies with the current Fire and Building Codes (2000).
29. The Department of Housing and Community Development ("DCHD") submitted a letter, dated January 3, 2006, indicating that DCHD supports the proposed PUD.
30. The District Department of Transportation ("DDOT") submitted a final report, dated February 16, 2006, indicating that DDOT has no objections to the current project proposal.

CONCLUSIONS OF LAW

1. Pursuant to the Zoning Regulations, the PUD process is designed to encourage high-quality development that provides public benefits. (11 DCMR § 2400.1.) The overall goal of the PUD process is to permit flexibility of development and other incentives,

- provided that the PUD project "offers a commendable number or quality of public benefits, and that it protects and advances the public health, safety, welfare, and convenience." (11 DCMR § 2400.2.)
2. Under the PUD process of the Zoning Regulations, the Zoning Commission has the authority to consider this application as a consolidated PUD. The Commission may impose development conditions, guidelines, and standards that may exceed or be less than the matter-of-right standards identified for height, FAR, lot occupancy, parking, and loading, yards, or courts. The Zoning Commission may also approve uses that are permitted as special exceptions and would otherwise require approval by the Board of Zoning Adjustment.
 3. Development of the property included in this application carries out the purposes of Chapter 24 of the Zoning Regulations to encourage the development of well-planned projects that will offer a variety of building types with more attractive and efficient overall planning and design, not achievable under matter-of-right development.
 4. The PUD meets the minimum area requirements of § 2401.1 of the Zoning Regulations.
 5. The PUD, as approved by the Commission, complies with the applicable height, bulk, and density standards of the Zoning Regulations. The residential and neighborhood-serving retail uses for this project are appropriate for the PUD site. The impact of the project on the surrounding area is not unacceptable. Accordingly, the project should be approved.
 6. The application can be approved with conditions to ensure that any potential adverse effects on the surrounding area from the development will be mitigated.
 7. The Applicant's request for flexibility from the Zoning Regulations is consistent with the Comprehensive Plan. Moreover, the project benefits and amenities are reasonable trade-offs for the requested development flexibility.
 8. Approval of this PUD is appropriate, because the proposed development is consistent with the present character of the area and is not inconsistent with the Comprehensive Plan. In addition, the proposed development will promote the orderly development of the site in conformity with the entirety of the District of Columbia zone plan as embodied in the Zoning Regulations and Map of the District of Columbia.
 9. The Commission is required under D.C. Code Ann. § 1-309.10(d)(3)(A) (2001) to give great weight to the affected ANC's recommendation. The Commission has carefully considered the ANC's recommendation for approval and concurs in its recommendation.
 10. The application for a PUD is subject to compliance with D.C. Law 2-38, the Human Rights Act of 1977.

DECISION

1. In consideration of the Findings of Fact and Conclusions of Law contained in this Order, the Zoning Commission for the District of Columbia orders **APPROVAL** of the Application for consolidated review and approval of a planned unit development ("PUD") under the existing C-3-A District for property located on Lot 808 in Square 3629. This approval is subject to the following guidelines, conditions, and standards.
2. The PUD shall be developed in accordance with the plans prepared by Collins & Kronstadt Leahy Hogan Collins Draper LLP dated November 29, 2005 and marked as Exhibit 13A in the record (the "Plans").
3. The project shall have a maximum density of 4.5 FAR and a maximum gross floor area of 176,355 square feet. The project shall contain approximately 170 residential units, with the flexibility to construct between 153 and 187 residential units.
4. The project may include a minimum of 3,000 square feet of retail space on the ground floor. If the Applicant's good-faith effort to lease the retail space fails, the Applicant may convert this space for residential or residential-related uses.
5. Affordable housing shall be provided as specified in the Planned Unit Development Inclusionary Housing Commitment Standards included as Exhibit 23 in the record of this case. The principal provisions of the Planned Unit Development Inclusionary Housing Commitment Standards are:
 - a. the Applicant shall reserve 34,671 square feet of the total marketable residential square footage for units affordable to households earning not less than 60% and not more than 80% of the Area Median Income for the Washington, D.C. Metropolitan Statistical Area and adjusted for family size;
 - b. the mixture of affordable unit types shall be comparable to the mixture of market rate unit types, such that the proportion of affordable studios and one bedroom units may not exceed the proportional mix of market rate studios and one bedroom units;
 - c. the internal square footage of affordable units shall be comparable to market rate units;
 - d. the affordable units shall be evenly distributed vertically and horizontally throughout all building and/or phases of the project, except for the 8th and 9th floors, which have been architecturally designed to distinguish them from the other floors and have higher ceiling heights;
 - e. the external design and materials of affordable units shall be indistinguishable from market rate units. Internally, appliances and finishes shall be comparable, but may be of different quality; and

- f. the first purchaser of each affordable unit shall be required by the Applicant (or its successor in title) to execute a covenant that binds such purchaser and all subsequent purchasers to comply with the affordability requirements specified in the Planned Unit Development Inclusionary Housing Commitment Standards included as Exhibit 23 in the record of this case, which shall be attached to the covenant.
6. The project shall include a minimum of 128 off-street parking spaces.
7. The project shall include a 500-square-foot function space available for community use. The programming of this space shall be finalized in consultation with Advisory Neighborhood Commission 5C and residents of the Edgewood community.
8. Landscaping, streetscape, and open space treatment shall be as shown on Exhibits 13A and 19 in the record of this case.
9. The project shall include the environmental features listed in Finding of Fact 22(f), including, but not limited to 5,000 square feet of "green" roof space.
10. The plans submitted in conjunction with the building permit application for this project shall clearly identify the locations where natural, organic, locally-produced, and post-consumer recyclables are utilized in the proposed building.
11. The Applicant shall have flexibility with the design of the PUD in the following areas:
 - a. To vary the location and design of all interior components provided that the variations do not materially change the exterior configuration of the structures;
 - b. To vary the final selection of the exterior materials within the color ranges and material types as proposed, based on availability at the time of construction, without reducing the quality of the materials; and
 - c. To make refinements to exterior materials, details and dimensions, railings, roof, architectural embellishments, and trim, or any other changes to comply with the District of Columbia Building Code or that are otherwise necessary to obtain a final building permit or any other applicable approvals.
12. The Applicant shall abide by the terms of the executed Memorandum of Understanding with the Office of Local Business Development and commit to make a bona-fide effort to utilize local, small, or disadvantaged business enterprises certified by the District of Columbia Local Business Opportunity Commission in order to achieve, at a minimum, the goal of thirty-five percent (35%) participation in the contracted development costs in connection with the development of the project.
13. The Applicant shall abide by the terms of the executed First Source Employment Agreement with the Department of Employment Services ("DOES") in order to achieve

the objective that fifty-one percent (51%) of the employees hired in connection with the development of the project are District of Columbia residents.

14. No building permit shall be issued for this PUD until the Applicant has recorded a covenant in the land records of the District of Columbia, between the owner(s) and the District of Columbia, that is satisfactory to the Office of the Attorney General for the District of Columbia and the Zoning Division of the Department of Consumer and Regulatory Affairs (DCRA). Such covenant shall bind the Applicant and all successors in title to construct on and use the property in accordance with this Order or amendment thereof by the Zoning Commission.
15. The Office of Zoning shall not release the record of this case to the Zoning Division of DCRA until the Applicant has filed a copy of the covenant with the records of the Zoning Commission.
16. The PUD approved by the Zoning Commission shall be valid for a period of two (2) years from the effective date of this Order. Within such time, an application must be filed for a building permit as specified in 11 DCMR § 2409.1, and the Applicant must start construction within one year after the permit is obtained.
17. The Applicant is required to comply fully with the provisions of the Human Rights Act of 1977, D.C. Law 2-38, as amended, and this Order is conditioned upon full compliance with those provisions. In accordance with the D.C. Human Rights Act of 1977, as amended, D.C. Official Code § 2-1401.01 et seq., (the "Act") the District of Columbia does not discriminate on the basis of actual or perceived: race, color, religion, national origin, sex, age, marital status, personal appearance, sexual orientation, familial status, family responsibilities, matriculation, political affiliation, disability, source of income, or place of residence or business. Sexual harassment is a form of sex discrimination that is also prohibited by the Act. In addition, harassment based on any of the above protected categories is also prohibited by the Act. Discrimination in violation of the Act will not be tolerated. Violators will be subject to disciplinary action. The failure or refusal of the Applicant to comply shall furnish grounds for the denial or, if issued, revocation of any building permits or certificates of occupancy issued pursuant to this Order.

On April 20, 2006, the Zoning Commission **APPROVED** the application by a vote of 3-0-2 (Carol J. Mitten, Kevin Hildebrand, and John G. Parsons to approve; Anthony J. Hood and Gregory N. Jeffries not participating, not voting).

The Order was **ADOPTED** by the Zoning Commission at its public meeting on June 12, 2006, by a vote of 3-0-2 (Carol J. Mitten, Kevin Hildebrand, and John G. Parsons to approve; Anthony J. Hood and Gregory N. Jeffries not participating, not voting).

In accordance with the provisions of 11 DCMR § 3028, this Order shall become final and effective upon publication in the *D.C. Register*; that is on _____.

OFFICE OF DOCUMENTS AND ADMINISTRATIVE ISSUANCES
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