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GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Zoning Commission

Public Hearing

Case No. 14-18A [Mid-City Financial Corporation -  
First-Stage PUD Modification and Second-Stage PUD @  
Square 3953, Lots 1, 2, and 3 - RIA Block 7.]

6:30 p.m. to 9:47 p.m.

Thursday, February 23, 2017

Jerrily R. Kress Memorial Hearing Room  
441 4th Street, N.W., Suite 220 South  
Washington, D.C. 20001

1 Board Members:

2 ANTHONY HOOD, Chairman

3 ROBERT MILLER, Vice Chair

4 PETER MAY, Commissioner

5 MICHAEL TURNBULL, Commissioner

6

7

8 Office of Zoning:

9 SHARON SCHELLIN, Secretary

10

11 Office of Planning:

12 JENNIFER STEINGASSER

13 MAXINE BROWN-ROBERTS

14

15

16 Department of Transportation:

17 RYAN WESTROM

18

19

20

21

22

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## 1 P R O C E E D I N G S

2 CHAIRPERSON HOOD: Good evening, ladies and  
3 gentlemen, this is a public hearing of the Zoning  
4 Commission for the District of Columbia. Today's  
5 date is February 23rd, 2017.

6 My name is Anthony Hood. Joining me are Vice  
7 Chair Miller, Commissioner Turnbull, and Commissioner  
8 May. We're also joined by the Office of Zoning  
9 staff, Ms. Sharon Schellin, as well as the Office of  
10 Planning staff, Ms. Brown-Roberts. Ms. Brown-  
11 Roberts, are you by yourself tonight?

12 MS. BROWN-ROBERTS: [Speaking off  
13 microphone.]

14 CHAIRMAN HOOD: We expect to be joined by Ms.  
15 Steingasser and maybe someone from DDOT. Okay. And  
16 we'll announce that at the appropriate time.

17 This proceeding is being recorded by a court  
18 reporter and is also webcast live. Accordingly, we  
19 must ask you to refrain from any disruptive noises or  
20 actions in the hearing room, including the display of  
21 any signs or objects. Notice of today's hearing was  
22 published in the D.C. Register, and copies of that  
23 announcement are available to my left on the wall  
24 near the door.

25 This hearing will be conducted in accordance

1 with provisions of 11 DCMR Chapter 4, as follows.  
2 Preliminary matters, applicant's case, report of the  
3 Office of Planning, report of other government  
4 agencies, report of the ANC, and I think this is ANC  
5 5C, organizations and persons in support,  
6 organizations and persons in opposition, rebuttal and  
7 closing by the applicant.

8           The following time constraints will be  
9 maintained in this meeting. The applicant actually  
10 has up to 60 minutes, but I believe they are  
11 requesting 30 minutes. Organizations five minutes,  
12 individuals three minutes.

13           Okay. When presenting information to the  
14 Commission, please turn on and speak into your  
15 microphone, first stating your name and home address.  
16 When you are finished speaking, please turn your  
17 microphone off so that your microphone is no longer  
18 picking up sound or background noise.

19           The decision of the commission in this case  
20 must be based exclusively on the public record. To  
21 avoid any appearance to the contrary the Commission  
22 requests that persons present not engage the members  
23 of the commission in conversation during any recess  
24 or at any time. In addition, there should be no  
25 direct contact whatsoever with any commissioner

1 concerning this matter, be it written, electronic, or  
2 by telephone. Any materials received directly by a  
3 commissioner will be discarded without being read,  
4 and any calls will be ignored.

5 The staff will be available throughout the  
6 hearing to discuss procedural questions. Please turn  
7 off all electronic devices at this time so not to  
8 disrupt these proceedings. Would all individuals  
9 wishing to testify please rise to take the oath? Ms.  
10 Schellin, would you please administer the oath?

11 MS. SCHELLIN: Yes. We might need to do this  
12 later too.

13 CHAIRMAN HOOD: I'm probably going to have to  
14 read some more announcements later --

15 MS. SCHELLIN: Yes.

16 CHAIRMAN HOOD: -- about not talking to  
17 commissioners.

18 MS. SCHELLIN: Please raise your right hand.  
19 [Oath administered to the participants.]

20 CHAIRMAN HOOD: Okay. Ms. Schellin, do we  
21 have any preliminary matters?

22 MS. SCHELLIN: Yes, sir, we do. The first  
23 one, probably the easiest one is the applicant's  
24 proffered expert witnesses, Sarah Alexander in  
25 Architecture and Daniel VanPelt in transportation.

1 They've both previously been accepted, and so we'd  
2 ask the Commission to also accept them in this  
3 evening's case.

4 CHAIRMAN HOOD: Okay. Certainly. We usually  
5 don't undo what we've done, unless I hear an  
6 objection we will continue our process as making them  
7 experts.

8 MS. SCHELLIN: The mics are off. I believe  
9 Mr. Tummonds has a substitute for transportation.

10 CHAIRMAN HOOD: Oh, okay. Mr. Tummonds.  
11 Okay.

12 MR. TUMMONDS: Yes, instead of Mr. VanPelt,  
13 Rob Schiesel from Gorove Slade --

14 MS. SCHELLIN: Rob Schiesel.

15 MR. TUMMONDS: -- will be presenting his  
16 testimony, the expert testimony. And Mr. Schiesel  
17 has been accepted by this commission before as an  
18 expert.

19 MS. SCHELLIN: Correct.

20 CHAIRMAN HOOD: Okay. So, I think future --  
21 I mean, earlier comments stand.

22 MS. SCHELLIN: Okay. And so, then the only  
23 other preliminary matters before the Commission this  
24 evening is that Exhibit 30, there is a party status  
25 application in opposition from the Brookland

1 Manor/Brentwood Village Residents Association that  
2 was submitted on time by Minnie Elliott, the  
3 president. They are represented by Mr. Will  
4 Merrifield of the Washington Legal Clinic for the  
5 Homeless. And, the applicant submitted at Exhibit  
6 38, their opposition. At least they're not opposed  
7 to the party status request, but they are opposed to  
8 the -- they're opposed to the testimony of the three  
9 witnesses being proffered, and so they would request  
10 to disallow their testimony, of the three witnesses.

11 CHAIRMAN HOOD: Okay.

12 MS. SCHELLIN: So, we'd ask the Commission to  
13 rule on the party status request and then the  
14 applicant's request to disallow the testimony of the  
15 three witnesses.

16 CHAIRMAN HOOD: Okay. Thank you for teeing  
17 that up. Let me just announce that we've been joined  
18 by Ms. Steingasser from the Office of Planning, as  
19 well as Mr. Westrom from the District Department of  
20 Transportation.

21 Okay, colleagues, let's deal with the party  
22 status issue first. As I looked at the submission,  
23 while the applicant is not in opposition of giving  
24 Brookland Manor/Brentwood Village Residents  
25 Association party status, I think some of the issues,

1 and we could discuss this, this is about a  
2 modification and the design of Block 7. Some of the  
3 issues we have discussed in the first-stage PUD,  
4 about bed -- I mean, how many rooms and all. So, we  
5 don't need to rehash the first-stage PUD. We need to  
6 make sure that we stay focused on what's before us  
7 tonight, and also I saw a submission of a court  
8 order. That is not within our jurisdiction. I think  
9 that is -- it shouldn't even be submitted, but I'm  
10 not going to ask that it be stricken from the record,  
11 because I know things have gone on. But that does  
12 not deal with our process of land use.

13           So, I want to make sure that both the  
14 applicant as well as if we grant this party status  
15 application, which I would be in favor of granting  
16 it. But I would grant it on the auspices of not all  
17 the things that they have mixed up in here, because  
18 we've already hashed some of that out in our first-  
19 stage PUD and we do not retry. We have already done  
20 that and moved forward in our first-stage PUD.

21           So, you know, with that being said, let me  
22 open it up and see if my colleagues kind of go down  
23 that line with me, or where we stand. So, let me  
24 open it up for comments.

25           Commissioner May?



1           MR. MAY: Yeah, I would agree that I think  
2 that it may make sense for the party status to be  
3 granted, but there isn't that much in the filing that  
4 goes to the questions that are before us tonight.  
5 And this is not an opportunity to relitigate stage-  
6 one. So, I would hope that the party, if such status  
7 is granted, is able to focus on the issues that  
8 actually are before us tonight, which is a  
9 modification to the, basically to the building type,  
10 and the actual designs for this first portion of the  
11 project, the stage-two design development.

12           So, that's my take on it.

13           CHAIRMAN HOOD: Okay. Vice Chair Miller.

14           MR. MILLER: Thank you, Mr. Chairman. I  
15 would agree with granting party status to the  
16 Washington -- or the Brookland Manor/Brentwood  
17 Residents Association.

18           And as to the applicant's request that we not  
19 allow the three witnesses, the attorneys who are  
20 arguing federal fair housing discrimination and maybe  
21 D.C. Human Rights Act discrimination issues, which  
22 are pending in litigation before a federal court, I  
23 read the filings from both parties and both parties  
24 seem to agree that that's not something that is in  
25 the jurisdiction of the Zoning Commission.

1           So, for that reason -- you know, and I'm  
2 usually not inclined to limit person's testimonies  
3 just because, you know, you're a witness, you get  
4 your three minutes, you can say whatever you want.  
5 But it really should not be the focus of the party  
6 status and opposition request. But I will defer to  
7 the Chairman on that matter.

8           CHAIRMAN HOOD: Okay. Mr. Turnbull, you want  
9 to add anything?

10           MR. TURNBULL: Well, I would just -- I would  
11 absolutely say that party status should be granted.  
12 I mean, I think it's quite obvious that it should.

13           I would also concur that the focus of the  
14 hearing tonight -- going to make me swallow it?  
15 Can't hear me?

16           Anyways, I would say that, I definitely would  
17 agree that this is -- they should be granted party  
18 status, but I would also concur with you, Mr. Chair,  
19 that we need to focus the hearing tonight  
20 specifically on the issues that are confronting us on  
21 this particular aspect of the project, of the PUD,  
22 and let it go at that.

23           CHAIRMAN HOOD: Okay. Unless my colleagues  
24 disagree, and I'll go with the Vice Chair on this --  
25 and let me back up, though. If you cannot hear us,

1 most people don't want to hear us, but if you cannot  
2 hear us, let us know and we'll get into the  
3 microphone so you can hear us.

4           But I will say to the party which we  
5 obviously all agree that we can give party status to,  
6 the first-stage approval would include a reduction in  
7 height of the buildings, replacement over two units  
8 with an apartment building, and an increase in lot  
9 occupancy of the block. The second-stage PUD  
10 addresses the specific design for buildings on the  
11 block, and provides additional information regarding  
12 the development of Block 7. That's what's before us  
13 tonight.

14           All the rest of that is not before us. I'm  
15 not going to go as far as what the applicant has  
16 requested, that we just limit the testimony. As the  
17 Vice Chair has mentioned, they can come up as long as  
18 they talk about those issues. If they don't talk  
19 about those issues, I'm going to be the rudest guy in  
20 the room. Okay? So, we're setting the stage up  
21 front so we know what the parameters are, and what  
22 the parameters are as we move forward. We need to  
23 stay on target, stay on the issue. Okay? All right.

24           So, somebody like to make a motion?

25           MR. MILLER: I would move that we grant party

1 status to the Brentwood -- Brookland Manor/Brentwood  
2 Village Residents Association and ask for a second.

3 MR. TURNBULL: Second.

4 CHAIRMAN HOOD: Okay, it's been moved and  
5 properly seconded. Any further discussion?

6 [Vote taken.]

7 CHAIRMAN HOOD: Ms. Schellin, would you  
8 record the vote?

9 MS. SCHELLIN: Yes. Staff records the vote  
10 four, to zero, to one to grant party status in  
11 opposition to the Brookland Manor/Brentwood Village  
12 Residents Association, Commissioner Miller moving,  
13 Commissioner Turnbull seconding, Commissioners Hood  
14 and May in support, Commissioner Shapiro not present,  
15 not voting.

16 CHAIRMAN HOOD: And, Mr. Tummonds, I actually  
17 denied, we denied your request so that you're going  
18 to -- and I know the motion is passed, but you heard  
19 my parameters for those three witnesses. As long as  
20 they stay within that jurisdiction. If they go  
21 outside of that, I'm going to cut them off.

22 MR. TUMMONDS: I agree completely.

23 CHAIRMAN HOOD: Okay. So, I was supposed to  
24 come to you before I called the motion. I didn't do  
25 that so that's why I came now. Okay.

1 MS. SCHELLIN: You don't have to go to him  
2 anymore. With the new regs it's all done in writing.

3 CHAIRMAN HOOD: Okay. Do we have anything  
4 else, Ms. Schellin?

5 MS. SCHELLIN: No, sir. That's it. The  
6 applicant has requested 30 minutes and just so Mr.  
7 Merrifield knows, he'll have 30 minutes too, unless  
8 they go a little bit over per the Commission's  
9 directions.

10 CHAIRMAN HOOD: Okay. I do see that we have  
11 the chair of ANC 5C, which is an automatic party. Do  
12 we have another --

13 MS. SCHELLIN: Yes. 5B is also automatic.

14 CHAIRMAN HOOD: 5B is also.

15 MS. SCHELLIN: They're considered an affected  
16 ANC. They have the ANC across the street. Yes, 5B.

17 CHAIRMAN HOOD: Do we have anyone here from  
18 5B that I may not recognize?

19 [No audible response.]

20 CHAIRMAN HOOD: Okay. All right. We'll see  
21 what happens as we move forward.

22 Okay, Mr. Tummonds, you may begin.

23 MR. TUMMONDS: Great. Thank you. Good  
24 evening, Mr. Chairman and members of the Zoning  
25 Commission. I am Paul Tummonds with Goulston and

1 Storrs. My colleague, David Lewis is also with me  
2 here this evening, and on behalf of the applicant and  
3 the development team, we're excited to present the  
4 first second-stage PUD application for Block 7 of the  
5 new redevelopment.

6 The application that we are presenting this  
7 evening is the first of what will ultimately be  
8 multiple second-stage PUD applications arising out of  
9 Zoning Commission Order No. 14-18. The key elements  
10 of this phase entail creating a building dedicated to  
11 affordable senior housing and giving the applicant  
12 flexibility to relocate existing residents into new  
13 units in a mix-income, multifamily residential  
14 building on site, as later phases of the development  
15 progress.

16 The instant proposal will redevelop the  
17 property with two buildings, each four stories, and  
18 each containing residential uses only. One building,  
19 Building A, will contain approximate 131 apartment  
20 units. And the other, Building B, will contain 200  
21 senior independent living units.

22 Construction of these buildings on Block 7  
23 will establish a high quality of architecture that  
24 will carry through to later phases of development.  
25 Our project architect, Sarah Alexander of Torti

1 Gallas Urban, will walk us through the plans and  
2 images of this building in a few minutes.

3           First, I'd like to note the standard of  
4 review that is applicable in a second-stage PUD  
5 application. As noted in Subtitle X, Section 302.2,  
6 the Zoning Commission's review of this second-stage  
7 PUD application is focused on a detailed site plan  
8 review of the project to determine its transportation  
9 management and mitigation requirements, final  
10 building and landscape design and materials, and  
11 compliance with the intent and purposes of the first-  
12 stage order.

13           The first-stage order established through  
14 overall development envelope, the mixture of uses and  
15 unit sizes, the affordable housing requirements and  
16 compatibility with adopted policies of the District,  
17 including the Comprehensive Plan.

18           This public hearing in the second-stage PUD  
19 process is not intended as an opportunity to revisit  
20 previous decisions of the Zoning Commission that were  
21 clearly and thoroughly vetted and decided in the  
22 first-stage PUD application.

23           As the Chairman noted, the proposed  
24 modifications to the first-stage PUD approval for  
25 Block 7 include a reduction in the building height,

1 the replacement of two-over-two units with a multi-  
2 family building, and the swapping of the location of  
3 the senior's building and that multi-family building.  
4 The proposed modifications are entirely consistent  
5 with the overall massing, development envelope,  
6 policy objectives, character and appropriateness of  
7 the first-stage PUD order.

8           The Zoning Commission made extensive findings  
9 regarding the first-stage PUD's consistency with the  
10 Comprehensive Plan, as noted in findings of fact,  
11 paragraphs 53 to 62, in Zoning Commission Order 14-  
12 18. None of the modifications to the first-stage PUD  
13 proposed as part of this application disturbed the  
14 Zoning Commission's earlier findings.

15           The record is complete, we believe, with how  
16 this application satisfies the relevant standards and  
17 approval for a second-stage PUD application.  
18 Specifically, we've provided an updated snapshot of  
19 the existing Brookland Manor community, the tenant  
20 relocation plan and construction phasing plan, and  
21 the affordable housing program, as evidenced as  
22 Exhibit 1G of the record.

23           In regards to the affordable housing  
24 commitment. The applicant has committed that as many  
25 as 265 and up to 331 units in this project that we



1 are presenting this evening, will be deeply  
2 affordable and reserved for existing Brookland Manor  
3 residents. All of the units in the seniors only  
4 building will be preserved for the Section 8  
5 occupants, and approximate 65 of the units in  
6 Building A will initially be reserved for -- as  
7 replacement units for current Brookland Manor  
8 residents, and 25 of those units will permanently be  
9 reserved as replacement units.

10           These temporary replacement units will be  
11 used to support the goals of the applicant's tenant  
12 relocation plan, which includes keeping Brookland  
13 Manor residents on site and minimizing the number of  
14 times the residents are required to move.

15           Initially, Building A will include 66 market  
16 rate units, and as those 40 temporary units are no  
17 longer needed to meet the tenant relocation plan  
18 goals, the ultimate configuration of Building A will  
19 be a building that is 81 percent market rate, and 19  
20 percent deeply affordable units. Just as the Zoning  
21 Commission had approved in the first-stage PUD order.

22           One other condition of the first-stage PUD  
23 order was the filing of a fully executed first source  
24 employment agreement. We were able to work with DOES  
25 and we got that filed today. Hard copies uploaded

1 today, hard copies are being presented this evening.

2           With regards to the plans that we are  
3 presenting this evening, we really received minimal  
4 comments at set down with regards to this project.  
5 The most significant comments that we received were  
6 one, to revisit the need for mechanical penthouse  
7 relief on Building B. We have done that. We have  
8 relocated the -- reconfigured the parking garage such  
9 that we are no longer requesting penthouse setback  
10 relief on Building B.

11           And two, we were asked to look at the alley  
12 elevations of Building B, as well as the  
13 architectural details of those buildings. We've  
14 provided those alley elevations in our submissions.  
15 We'll walk through them this evening, and we've also  
16 added rustication and additional balconies, and bay  
17 projections to these buildings, which we think have  
18 really enhanced the architectural details and quality  
19 of this building.

20           In regard to the agency reports, the Office  
21 of Planning supported this application, but noted  
22 that it needed additional information on the  
23 applicant's request for lot occupancy flexibility.  
24 We believe we've provided this in Exhibit 24A. Based  
25 on further discussions with OP, it's my understanding

1 that they concur and that we have therefore provided  
2 the information that they need. They'll obviously be  
3 able to talk about that in their report.

4 The report of the Department of  
5 Transportation also noted that it has no objection to  
6 this application. Mr. Schiesel will address the  
7 transportation and parking related impacts of our  
8 project, and the TDM measures that will be taken.

9 Finally, there was a report of DOEE in this  
10 case, and where it noted its support and  
11 recommendation for approval of this case with  
12 considerations that they felt could improve the  
13 design, and increase environmental performance. We  
14 will actively utilize those considerations in future  
15 development phases of the redevelopment.

16 With that, I will now have Sarah Alexander  
17 walk us through the project.

18 MR. TURNBULL: Mr. Tummonds, I just wondered,  
19 before we start, do you have a materials board?

20 MS. ALEXANDER: Yes, we do. Would you like  
21 that now?

22 MR. TURNBULL: Yes, please.

23 MS. ALEXANDER: No problem. One of the red  
24 bricks is a little loose.

25 MR. TUMMONDS: Is that better?

1 MS. ALEXANDER: Thank you, Paul. Good  
2 evening, Commissioners. My name is Sarah Alexander  
3 and I'm a principle designer at Torti Gallas Urban, a  
4 CBE architect firm located in the District.

5 Additionally, I am a Ward 5 resident and I  
6 live just north of the site in Brookland.

7 Brookland Manor is a 20-acre site located  
8 just south of Rhode Island Avenue. It's approximate  
9 a 10-minute walk east of Rhode Island Metro Station,  
10 and the adjacent neighborhoods are Brooklyn to the  
11 north, and Brentwood to the south.

12 We're here today to discuss the first phase  
13 of development, Block 7. On the screen before you is  
14 the approved plan from the stage-one PUD application.  
15 I'll point out a few of the salient facts for those  
16 of you that might not have been involved in this  
17 process, as relevant to our block.

18 First off, Block 7 is the block on the south  
19 side of the site outlined in red. It is across the  
20 street from the prominent feature of the plan being a  
21 large park in the central portion of the plan that is  
22 connected to Rhode Island Avenue via a pedestrian  
23 walkway.

24 Brentwood Road bounds us on the west, 14th on  
25 the east, and Saratoga Avenue -- Saratoga Avenue on

1 the north. We have a public alley to our south that  
2 we are improving as part of this project.

3 The existing stage-one PUD proposed 28 two-  
4 over-twos on the western portion of the site, a five-  
5 story senior building in the central portion of the  
6 site, and a five-story multi-family building on the  
7 eastern portion of Block 7.

8 As part of our proposed design, we are  
9 reconfiguring the attributes of those buildings  
10 slightly. We have made all buildings four stories,  
11 so there are no five-story buildings in our proposed  
12 development. We have also switched the location of  
13 the senior building and the multifamily building, and  
14 we have a few reasons why. Two are functional  
15 reasons and one is an urban design reason.

16 Functionally, the top lot for the proposed  
17 overall development is to be located in the central  
18 park. We thought locating the multifamily building  
19 adjacent and across the street from the top lot made  
20 a lot of sense. Additionally, Unity Healthcare is to  
21 the west of the site, so seniors being located in the  
22 building on the western side, that also made a lot of  
23 sense for proximity.

24 For urban design reasons, we preferred this  
25 configuration because it allowed both buildings to

1 front on the park. The senior building is slightly  
2 larger in its footprint, and that small difference  
3 actually made the difference between whether or not  
4 that building could have any address or access  
5 directly on to the park square, which you'll see in  
6 some of the renderings.

7           Here are some photos of the -- site photos of  
8 the existing Brookland Manor. It's primarily  
9 comprised of three to four story painted brick walk-  
10 up apartment buildings. Our site has three of these  
11 existing buildings with a surface parking lot behind.

12           One attribute of the site that's important in  
13 our design process, and you'll see play out in the  
14 plans, is there's a 24-foot change of grade across  
15 the site with the southeast portion of the site 24-  
16 feet lower than the northwest portion. So, we needed  
17 to step our buildings accordingly.

18           We are designated moderate density  
19 residential in the Comprehensive Plan, and the stage-  
20 one approved zoning for our block was R-5-B, which is  
21 the RA-2 equivalent in ZR-16.

22           We are consistent with the stage-one PUD of a  
23 3.0 FAR for our site. Our buildings range, the two  
24 buildings, between 49 and 51 feet tall, which is  
25 lower than the 60-foot allowable. Again, they are

1 four stories instead of five. Additionally, we are  
2 asking for relief from lot occupancy. We have 70 to  
3 73 percent on the two buildings, and 60 percent is  
4 allowed. Given the public alley to our south and the  
5 ample green space to the north on the portion of our  
6 building, we felt this was achievable in still  
7 maintaining a very, very appropriate residential  
8 footprint.

9           We are also asking relief for senior bike  
10 parking. We don't think they will need quite as many  
11 bikes as required.

12           We are adhering to the green enterprise -- or  
13 enterprise green communities standards. We are  
14 targeting 83 points of -- there are 35 points  
15 required. Additionally, we are doing the LEED ND  
16 Silver certification as required at the stage-one  
17 PUD.

18           So, when we started this process it was  
19 important to the client and the design team, and I  
20 think the overall community, that this project set  
21 the tone for the overall development. And in one  
22 regard we wanted to do that by announcing the first  
23 phase by something significant and memorable.

24           So, it made sense at the corner of Saratoga  
25 and Brentwood, which is the tallest part of the site,

1 and visible for quite some distance in all  
2 directions, given the topography, that we make a  
3 vertical element which you'll see in the rendering.

4           So, in the design process the idea came to  
5 have a tower at this corner. And the thought is,  
6 this is really the first step, the first moment that  
7 you'll see it coming from any direction, and it will  
8 help create that excitement in the future development  
9 as well.

10           Additionally, of course, we wanted to be  
11 sensitive to the homes to our south and the adjacent  
12 context. So, in addition to being four stories tall,  
13 we bumped out three-story bays that are similar in  
14 height to the adjacent homes in an effort to again  
15 break down the scale and massing of the building.

16           This is the -- let me just go back for one  
17 second. This is the view from the circle for those  
18 of you that aren't familiar with the site. Just  
19 south of our project there's a circle, a roundabout  
20 on Brentwood, and this is the view looking north, and  
21 then a little bit closer.

22           This is the view if you were on Brentwood and  
23 Saratoga, the intersection, looking east. This is  
24 looking at the tower. This is the main residential  
25 entry for the senior building, and the top floor and



1 the roof area you see there, the openings, that's  
2 actually an occupied roof terrace that the seniors  
3 can enjoy. Wonderful views from the roofs here.

4           Additionally, the small three-story bays  
5 continue, and one of the refinements that you'll see  
6 from the previous submission is we actually broke the  
7 cornice. This is a very long and unrelenting  
8 cornice, and so we did these little projections just  
9 to moderate that and break it a little bit.

10           We also added some of these Juliette  
11 balconies, just to further animate the façade.

12           As with all the buildings in our proposal  
13 today, all of them have a very richly detailed façade  
14 that you could see in any market rate building. It  
15 was important these buildings did not look like  
16 affordable housing buildings and that they felt like  
17 any market rate building that you would see going up  
18 in the area as well.

19           They have brick arches, there's an entry  
20 canopy, occupied tower, rusticated brick base, and  
21 Juliette balconies, all giving a wonderful character  
22 to the building. We're using very high quality  
23 materials. The majority of the building is brick.  
24 Here before you, you see a textured brick that will  
25 have a very nice dynamic feel when it's on the

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1 building. We're also using cast stone. And then we  
2 have a darker pallet for the windows and on the rear  
3 portion in the in-set courtyards, there is  
4 cementitious siding that would match the brick.

5           Due to the change in grade, there are  
6 actually two façade types for the senior building.  
7 The darker orange that you see on the screen is the  
8 red brick building that I just shared with you. The  
9 lighter orange, in this portion of the screen, is  
10 actually a different façade type. We thought it was  
11 important, given that the building actually had a  
12 step, given the grade, that also changing the façade  
13 type and creating a rhythm or sequence of scale that  
14 are commiserate with others in the area was  
15 important.

16           So, the orange brick building is the central  
17 building. And one of the key things we thought from  
18 an urban design standpoint was that we wanted to  
19 terminate this, the road on the western side of the  
20 park with a pavilion that kind of was at the end of  
21 that access, which you can see here.

22           And so that allowed both a secondary entrance  
23 for the seniors to access anything that's to the east  
24 of their building, easily. It also created a nice  
25 urban design gesture where the building now starts to

1 have some ownership in the park and the main heart of  
2 the development.

3           Additionally, you can start to see in this  
4 image, some of the details that we're providing, the  
5 rich details for this project. There's a wonderful  
6 entry pavilion with Juliette balconies, cornices, and  
7 you'll see some more details in the next slide.

8           So, we are proposing that there are  
9 articulated bays, a wonderful cornice, Juliette  
10 balconies, interesting window patterns, and of course  
11 the majority of the building being predominantly  
12 brick as well.

13           For this building we chose a flashed orange  
14 brick. For all the bricks on this project we wanted  
15 to make sure they had a range in color to be in  
16 contrast to the painted brick that's currently on the  
17 site. And this one felt appropriate in between the  
18 two other colors we chose. They would have dark  
19 bronze windows and again, on the rear there would be  
20 matching cementitious siding on the alley side.

21           For our multifamily building, we also wanted  
22 to make sure that it had a significant entrance to  
23 the building. So, for our senior building we had the  
24 corner entry tower, obviously very prominent. For  
25 the multifamily building, we wanted to also provide

1 them a great entry, so looking at the larger urban  
2 design plan for the development there is a wonderful  
3 strong access that goes down the pedestrian street  
4 into the park, and our building could have an  
5 entryway that terminated on that view and that  
6 access.

7           Here, you can see that view. You're standing  
8 at the tip of the park looking south, and you can see  
9 our building with the main residential entry, and the  
10 wonderful pair of towers that give that vertical  
11 emphasis and that sense of address to the building,  
12 and also start to embrace and activate the park.

13           One thing I was really happy we were able to  
14 achieve is that we actually curved the building in  
15 this location instead of chamfering it. That subtle  
16 curve I think, just gives a wonderful embrace to the  
17 park to the north and makes the building just feel  
18 very -- a little richer in character.

19           You can see we have lots of balconies, a lot  
20 of the tower elements, the cast stone elements, brick  
21 detailing, really a lot of detail went into this  
22 building.

23           And that detail wraps down 14th Street. This  
24 is standing on 14th Street looking north, and you can  
25 see the continuous series of pavilions breaking down

1 the scale of the building on that side of the street,  
2 and continuing the same language with the same  
3 materials down 14th Street.

4           And here are some of the details in a little  
5 bit closer detail. You can see brackets on the  
6 underside of our tower elements, brick arches on all  
7 of the roof pavilions, cast stone headers, and other  
8 elements that all are giving a level of richness to  
9 this façade. Not really typical in most affordable  
10 housing projects.

11           Here is the flash brick. Again, having the  
12 flash brick with a range of colors to be in contrast  
13 to the current painted brick that is on the site.  
14 Historically, blond brick was to signify some of the  
15 more important buildings in a project, red brick  
16 being the lesser expensive item, still true today.  
17 So, we felt being a statement of this beautiful blond  
18 brick on the park would help elevate its stature in  
19 the development.

20           And as a request of the Commission at our set  
21 down hearing, we've provided these alley views.  
22 We've added the rustication. Previously, we had had  
23 rustication on part of the rear façade, but not say,  
24 the walls facing the courtyard. So, we've continued  
25 that inset brick for all of the portions of the

1 alley.

2           You can see in this view we've also continued  
3 the brick face on the pavilion ends. So the siding  
4 on this portion of the building is only on the inset  
5 portion, and when you're looking down the alley,  
6 really all you can see in this view is the red brick.

7           Additionally, this is the view from the east  
8 looking west down the alley. One thing, I think,  
9 that was important to us and helps activate the  
10 building from this side is, we didn't do a continuous  
11 wall of a building, but did a series of courtyards  
12 facing south. So, it's just a series of smaller  
13 building elements that are across the street --  
14 across the alley from the homes to our south, and a  
15 much friendlier and sensitive design.

16           I'm going to just quickly walk you through  
17 the building plans. We can go through these in more  
18 detail if you have any questions.

19           Because of the change in grade, again, we are  
20 kind of going to start at the bottom and go towards  
21 the west. The garage is buried on the northern side.  
22 But on the southern side, because of the change of  
23 grade, you can actually access that garage on grade.

24           We have 68 parking spaces in our multifamily  
25 building, and, 50 parking spaces in our senior

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1 building.

2           Additionally, on this next plan, you can see  
3 the main residential lobby on access for the park, as  
4 I have discussed, a secondary entry for the senior  
5 building on access with that street to the west of  
6 the park, loading is accessed off of the alley, and  
7 parking is accessed off of the alley. We are  
8 requesting no curb cuts.

9           Next, we have the corner entry for our senior  
10 building, surrounded by amenities and a wonderful  
11 courtyard with a koi pond. And all of our courtyards  
12 are very lushly landscaped, green bio swales, all  
13 that wonderful stuff. Our multifamily building  
14 actually has a nice pool in its large courtyard.

15           A typical floor, we have 200 senior units,  
16 primarily ones, some twos, and we have 131  
17 multifamily buildings that range in size from studios  
18 to three-bedrooms.

19           Here is the upper level plan. Again, the  
20 building terracing up the hillside. And then the  
21 roof plan with the active and wonderful rooftop  
22 terraces, and the completely zoning compliant  
23 penthouse structures.

24           So, from the project inception Mid-City was  
25 committed to creating a high quality building that

1 would set the tone for the rest of the development.  
2 We feel we've set the bar high with this design and  
3 we hope you agree. Thank you.

4 MR. TUMMONDS: Thank you, Sarah. Mr.  
5 Schiesel.

6 MR. SCHIESEL: Yeah, thank you. Good  
7 evening. I'm Robert Schiesel from Gorove Slade  
8 Associates. I'll be brief tonight. We have our  
9 report that is submitted into the record.

10 The impacts for this building, Block 7, were  
11 analyzed as part of our stage-one, traffic report  
12 that we previously discussed. In fact, phase one of  
13 that report covered block seven. So, we've already  
14 kind of thoroughly analyzed the vehicular trip  
15 impacts of this. Block 7 itself is actually  
16 projected in its stage-two application to generate  
17 fewer vehicular trips. So, hence, all the results  
18 from that study are still valid. The number of  
19 parking spaces is in fact lower than what was shown  
20 in a stage-one.

21 As far as the design, as you just heard, no  
22 curb cuts are being requested. In fact, everything -  
23 - all the access is standard and from the alley,  
24 behind, with proper distances from the surrounding  
25 streets. This project proposes to improve the



1 existing alley system. Currently, the alley is L-  
2 shaped and through this development it will become a  
3 T-shaped alley with new pavement.

4           What is shown there in light blue is the  
5 existing alley, and the red and orange pieces are  
6 what's going to be added in by this building creating  
7 more T-shaped porous alley and improved, little bit  
8 wider, next to the building.

9           There are some public space elements that  
10 will still need to be resolved, mostly having to do  
11 with cross-sections of surrounding streets and how  
12 this is transitioned because it is the first phase of  
13 a multiphase project. We've had lots of discussions  
14 with DDOT, and believe we already have resolved many  
15 of those. Just the final details will be put  
16 together at Public Space.

17           We've also worked with DDOT to develop  
18 transportation demand management plan for Block 7.  
19 All the details of this are included in the report on  
20 the record. And with that, I'll just say thank you  
21 for your time and I'll welcome any questions you  
22 have.

23           MR. TUMMONDS: Thank you, Rob. Rob's had a  
24 tough week. We dragged him out of his bed. He's  
25 been sick all week, to come to this hearing. So,

1 thank you for doing that.

2           Finally, the record in this case includes  
3 numerous letters in support, as well as the  
4 signatures of over 160 current residents of Brookland  
5 Manor, also evidencing their support for this  
6 application.

7           Approximate 30 different groups and  
8 individuals had signed up to testify in support of  
9 this application this evening, and we look forward to  
10 their testimony being presented.

11           We think it's very important to remember the  
12 rationale for this first phase of the overall  
13 development of Brookland Manor into the  
14 redevelopment. Tonight, we are presenting a project  
15 that is rather simple and straight forward. We are  
16 proposing to develop a mixed income, multifamily  
17 building that is a significant affordable housing  
18 component, that can accommodate on-site residents of  
19 Brookland manor for relocation purposes for future  
20 phases of this development.

21           Second, we are constructing a senior  
22 independent living building, catering to Section 8  
23 residents, which was a top priority of the Brookland  
24 Manor community, community members, the ANCs, the  
25 Office of Planning, and the Zoning Commission, in the

1 first-stage PUD approval.

2 That concludes our presentation this evening.  
3 In addition to Ms. Alexander and Mr. Schiesel,  
4 representatives of the applicants are here this  
5 evening, and are prepared to answer any questions  
6 that you may have. Thank you very much.

7 CHAIRMAN HOOD: Okay. We want to thank you  
8 for a very succinct presentation to us. Before I go  
9 any further, I know we have a lot of witnesses. So,  
10 at about 8:30, colleagues, about quarter to 9:00  
11 we'll do an assessment. I'm prepared to go to about  
12 11:30. I'm not sure -- I'm not sure who all's going  
13 to go with me, but we'll see how this goes. But I  
14 think in all fairness I don't want to keep the public  
15 here all night, and we want to see how far we get in  
16 the case tonight. So, about 8:30, quarter to 9:00,  
17 Ms. Schellin, can we do an assessment and then we'll  
18 do an assessment by 8:30 or quarter to 9:00, and then  
19 we'll see how far we're going to get, and then we'll  
20 come up with some additional days if we have to,  
21 because we need to make sure that we hear from  
22 everyone.

23 Keeping in mind that we're staying focused on  
24 what's in front of us tonight. I know there are a  
25 lot of people who are bringing other issues that are

1 not germane to the Zoning Commission tonight, about  
2 the fair housing and the three and five and five  
3 bedrooms. We've already dealt with that the first-  
4 stage PUD.

5           So, I'm going to see how this goes, once we  
6 get -- once we finish our questions, and get to  
7 Office of Planning, once we get to the public. But  
8 if we get off, and I'm going to say this again, my  
9 parents didn't teach me to be rude, but we got to  
10 stay on track; stay within the scope of the hearing.  
11 So, I'm going to be the rudest guy in the room  
12 tonight, and I don't like doing that. Okay?

13           All right, colleagues, let's open it up for  
14 questions or comments. Commissioner May.

15           MR. MAY: Okay. I'll try to be fast. So, on  
16 the bike parking reduction, what's the threshold age  
17 to live in the building?

18           MR. TUMMONDS: Sixty-two.

19           MR. MAY: So, in five years I have to stop  
20 riding my bike?

21           MR. TUMMONDS: Well, I think we are providing  
22 bike parking. It's interesting --

23           MR. MAY: It's 10, not 50. I mean, it's a  
24 big building. It's 200 units. I mean, granted there  
25 may not be 50 bicyclists there now, but there may be

1 in the future. Is there an option to add more space  
2 later? I mean, you know, this is not a really big  
3 issue, but you know, you're asking for relief from  
4 the regs, so.

5 MS. ALEXANDER: Yes. I think in the future  
6 if there was need, they could make that adjustment.  
7 We exceed our zoning requirements, so we could, for  
8 parking. For parking we exceed our --

9 MR. MAY: Oh, for parking, yes.

10 MS. ALEXANDER: Yeah.

11 MR. MAY: So, you could eliminate a parking  
12 space if that --

13 MS. ALEXANDER: Right.

14 MR. MAY: -- if the balance shifted. Okay.  
15 I saw, in a layout that shows the location of the  
16 affordable units, but what I saw was the permanent  
17 ones. Is there a map of the temporary that I missed,  
18 or short-term?

19 MR. TUMMONDS: No. And I think our answer  
20 was, we are going to maintain as much as possible,  
21 the flexibility short-term. So, those will be moving  
22 around. So, when we say the permanent ones, those go  
23 into the covenant that is recorded and they will  
24 forever be --

25 MR. MAY: Uh-huh.

1           MR. TUMMONDS:  -- those permanent.  The other  
2  40, we wanted to have that flexibility, and  
3  truthfully for the first number of years, it's going  
4  to be 131 of those units will most likely be  
5  affordable units.

6           MR. MAY:  131 out of 131.

7           MR. TUMMONDS:  Correct.

8           MR. MAY:  Okay.

9           MR. TUMMONDS:  While --

10          MR. MAY:  While you're working --

11          MR. TUMMONDS:  Relocation is going on.

12          MR. MAY:  -- through the -- okay.  You know,  
13  I think we need to understand something about how  
14  that distribution is going to work over time, because  
15  it's ultimately going to work down from 131 down to  
16  26, correct?

17          MR. TUMMONDS:  Correct.  Okay.

18          MR. MAY:  And so, you know, I think we want  
19  to make sure there maintains a distribution.  Not  
20  great disparities between the locations, the type of  
21  units that are being allocated for that purpose, et  
22  cetera.

23                 So, I understand why you cannot map it, you  
24  know, now and at every stage in the future.  But I  
25  think having some sense of how they're going to get

1 redistributed would be important. So, some language  
2 on that.

3 MR. TUMMONDS: Sure.

4 MR. MAY: Okay. I have a few very strictly  
5 architectural questions and they're fairly minor, but  
6 the red brick that you've chosen looks like a -- I  
7 don't know if it's a just manufactured, the red  
8 brick, not the yellow brick.

9 MS. ALEXANDER: It's a tumbled brick, meant  
10 to resemble molded brick.

11 MR. MAY: Yes, right. And it's -- I've had  
12 this issue on other cases and I mean, it really does  
13 not feel like a finish brick, particularly that  
14 matches the design that you've done. So, I'm  
15 wondering why you chose that and would ask you to  
16 maybe reconsider, because it's you know, I mean, when  
17 I see a building like that, I think it should be a  
18 very crisp sharp brick like the -- you know, like the  
19 blond brick that you use. In terms of its finish and  
20 appearance. But tell me more about what you were  
21 thinking.

22 MS. ALEXANDER: I think we were looking at  
23 some of the more industrial style buildings that  
24 sometimes have a somewhat textured brick. And we  
25 liked that aesthetic. There is an edge between this

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1 building, between Romanesque and with a little bit of  
2 industry, the panels that you see in some of the  
3 train stations and some other buildings that we were  
4 looking at.

5 So, that was our idea, but that said, I think  
6 we're willing to take another look at the record.

7 MR. MAY: Yeah, I think you should. I mean,  
8 I could appreciate trying to mix those, but there  
9 isn't enough, sort of you know, industrial look to it  
10 to make it feel that way. It feels very much like a  
11 Romanesque building. It's -- and should be true to  
12 that.

13 You've -- there are a number of arched  
14 openings and I'm wondering if you are -- because some  
15 of them are shallow enough that you can make those  
16 with regular brick, but some of them are very narrow  
17 openings. And when you do that with regular brick,  
18 it doesn't work. It has to be a shaped brick.

19 So, are you planning on using a shaped brick  
20 to make those openings? Please say yes.

21 MS. ALEXANDER: Yes.

22 MR. MAY: Very good. Thank you. Again, a  
23 minor point but it's something that, I mean, I have  
24 the luxury of seeing a lot of the projects that have  
25 actually been approved by this Commission. And over



1 time, when we haven't paid attention to things like  
2 this and we see, you know, one-inch mortar joints at  
3 the top of those arches, it just looks cheap. So,  
4 everything that you're doing to make it look like a  
5 really great building gets lots in the detail. So, I  
6 appreciate the fact that you're paying attention to  
7 that.

8           What is the dimension of the siding that  
9 would be shown on the back of the building? I mean,  
10 I don't think that was shown dimensioned, and I was  
11 kind of hoping we'd see it in the sample board, but  
12 we don't.

13           MS. ALEXANDER: You mean four, six, or eight  
14 inches?

15           MR. MAY: Is your mic still on?

16           MS. ALEXANDER: Regarding if it's four, or  
17 six, or eight-inch siding?

18           MR. MAY: Yeah.

19           MS. ALEXANDER: That's a good question.

20           MR. MAY: Just, what the exposure is. I  
21 mean, just tell us what it is. I mean, you know, the  
22 smaller the dimension again, the richer it feels.  
23 And I don't know what is --

24           MS. ALEXANDER: Uh-huh.

25           MR. MAY: -- affordable or whether they do, I

1 mean, cementitious siding in a triple work or  
2 something like that that makes it cheaper. I don't  
3 know enough about it.

4 MS. ALEXANDER: No, I agree with you. I  
5 think that thinner looks better. So, we'll evaluate  
6 it and --

7 MR. MAY: Yeah.

8 MS. ALEXANDER: -- respond.

9 MR. MAY: Okay. I appreciate that. And then  
10 the last thing I had is -- I mean, I assume this is  
11 all stick-built construction, but --

12 MS. ALEXANDER: Correct.

13 MR. MAY: -- for the blond brick building you  
14 have a number of these bracketed balconies that have  
15 the look and feel of concrete.

16 MS. ALEXANDER: Correct.

17 MR. MAY: So, how is that going to be made?

18 MS. ALEXANDER: We've been using RFP on some  
19 of our projects, which is lighter, but still has the  
20 appearance and finish of brick cast. We've done it  
21 in some of our condo buildings, high-end condo  
22 buildings, and it really does achieve the same look.

23 MR. MAY: Really? Okay. Would you mind  
24 submitting some photos of where you've done that in  
25 the past --

1 MS. ALEXANDER: Sure.

2 MR. MAY: -- because you know, any time we  
3 talk about, you know, new materials, they often  
4 behave a little bit differently and you wind up  
5 seeing joints and things like that, that you -- that  
6 kind of undermine it.

7 MS. ALEXANDER: Correct.

8 MR. MAY: So, but if you can see it, we can  
9 see it, we might know.

10 I think that's it from my questions. Thank  
11 you.

12 CHAIRMAN HOOD: Okay. Who would like to go  
13 next? Commissioner Turnbull?

14 MR. TURNBULL: I see you're looking at me, so  
15 I will go. Thank you.

16 CHAIRMAN HOOD: That is a strong  
17 encouragement.

18 MR. TURNBULL: Thank you, Mr. Chair. I think  
19 you've done an excellent job of addressing our  
20 architectural comments and what we had set down. So,  
21 I think you've picked up a lot of that and I really  
22 appreciate it.

23 I would agree with Commissioner May on the  
24 brick, on the red brick. I think your other two  
25 bricks are very crisp. The both blond and the more

1 orangey color. I mean, they're very crisp. And I  
2 think when we look at the red brick, I mean, the red  
3 brick building is a little gem. I mean, it's this  
4 little corner piece and it's got the tower and  
5 everything else. I think the crisper brick would  
6 really make it look -- would really add the finishing  
7 touch to it. So, I mean, I would agree with them on  
8 that.

9           You said you've met all the setbacks. I was  
10 worried about on the red brick building, the one,  
11 mechanical one looked a little close, but you said  
12 you've met the setback.

13           Al: We have.

14           MR. TURNBULL: Okay. All right. Great. The  
15 only -- I guess the one thing that I had, on the back  
16 of the building, and you picked up a lot -- and I'm  
17 glad you looked at the back of the buildings, and you  
18 added a lot of features to it. The only question I  
19 had is on the yellow brick. The cornice is  
20 eliminated. There's no -- you've got cornices on the  
21 red, you've got a cornice on the yellow, and there's  
22 a turn -- you turn the corner, but then it sort of  
23 ends. Any way you could sort of flesh out a little  
24 bit more on that to accentuate the -- I mean, to add  
25 that --

1 MS. ALEXANDER: Sure, we could study that.

2 MR. TURNBULL: Okay. Great. And the only --  
3 I guess, on the DOE comments, I wonder if anybody  
4 could -- Mr. Tummonds said you'll look at that in the  
5 later phases, which means it sort of tells me you're  
6 not considering anything now.

7 MR. TUMMONDS: Yet. I mean, I think some of  
8 it too is cost implications.

9 MR. TURNBULL: Okay.

10 MR. TUMMONDS: I think that some of -- in the  
11 later phases, when there are more market rates and  
12 there is more ability to incorporate some of those  
13 things that Mr. Wilson discussed, we'd be able to do  
14 that. And I got the sense Mr. Wilson did not say  
15 that as conditions of their support.

16 MR. TURNBULL: Right.

17 MR. TUMMONDS: But he talked about them as  
18 considerations. And I think that's kind of where he  
19 was going. He recognized that this first-stage, the  
20 affordability was significant here, but then in  
21 future phases he wants us to take a look at that and  
22 we agreed to do that.

23 MR. TURNBULL: Yeah, because one of the major  
24 concerns was the storm level management.

25 MR. TUMMONDS: Yes.

1           MR. TURNBULL: So, okay. The other -- I  
2 guess I had only other one question on the landscape  
3 plan. You had some great pictures of the south  
4 garden of the Art Institute of Chicago, which is a  
5 tremendous place to have lunch. But it also has horn  
6 beams. And the horn beams are a nice tree, they're a  
7 lot of shading, but they also have thorns on them.  
8 You've got to be careful. They have to be well  
9 trimmed, so, of a certain height, so I'm just  
10 wondering if you take that into account.

11           MS. ALEXANDER: We will speak with our  
12 landscape architect on that matter.

13           MR. TURNBULL: Okay. But it's a wonderful  
14 plant and I always like it when someone shows me a  
15 picture of the Fountain of the Great Lakes. So,  
16 thank you. And again, I appreciate all the attention  
17 you've done on the architecture. I think the  
18 buildings are really looking quite well.

19           MS. ALEXANDER: Thank you.

20           CHAIRMAN HOOD: Okay, thank you. Vice Chair  
21 Miller.

22           MR. MILLER: Thank you, Mr. Chairman, and  
23 thank you for your presentation. And I agree with  
24 virtually all of the statements of my colleagues thus  
25 far and I appreciate all the changes that you've made

1 since set down, including the one-to-one setback on  
2 the roof and the additional balconies. I always love  
3 more balconies. I wish some of the Juliette  
4 balconies were real balconies, but I guess you can't  
5 do that there. That wouldn't work with that building  
6 or it -- you really can't even get to that Juliette  
7 balcony because it's on a window, right?

8 MS. ALEXANDER: Correct.

9 MR. MILLER: Yeah.

10 MS. ALEXANDER: It was more for character.

11 MR. MILLER: Yeah. Well, and I appreciate  
12 that it does break up the façade, as to do the  
13 additional bay projections, which I think are great.  
14 I think the design is really very attractive.

15 Could you just say again why -- or could you  
16 say why the Juliette -- real balconies wouldn't work  
17 for the Juliettes, or --

18 MS. ALEXANDER: I mean, I think that's  
19 something we could look at. I think that given all  
20 of the rooftop terraces we've provided, and the  
21 courtyards, it was the feeling that we really wanted  
22 to celebrate that space and the balconies were not  
23 where we were going to necessarily add our money.

24 MR. MILLER: All right. Well, that's an  
25 explanation.

1           Is there habitable space in one of the tower  
2 elements? Did you say that, or did I mishear that?

3           MS. ALEXANDER: It's open-air space. So,  
4 it's covered.

5           MR. MILLER: On the yellow -- on the blond  
6 brick, it's --

7           MS. ALEXANDER: On both the blond and the red  
8 brick.

9           MR. MILLER: Oh, it's open air on both.

10          MS. ALEXANDER: They both have tower elements  
11 that are open air.

12          MR. MILLER: Okay. Well, I think they're  
13 attractive elements as well.

14          If, Mr. Tummonds, if you could just repeat or  
15 reiterate, I know it's in the record, the number of  
16 units, total units on this block 7, and at what AMI  
17 level, I think you said deeply affordable which I  
18 interpret to mean 30 percent AMI for most of them, or  
19 for many of them, for the senior building in  
20 particular.

21          MR. TUMMONDS: That's correct. So, the  
22 total --

23          MR. MILLER: If you could just reiterate, go  
24 over that again?

25          MR. TUMMONDS: Sure. Three hundred thirty-



1 one units total. That's 200 units of the senior's  
2 building, 131 in the multifamily building. All of  
3 the senior's building will be deeply affordable, 30  
4 percent AMI. For the 131 units, eventually, at the  
5 end, we have 25 of those units, or 19 percent of the  
6 total building will be 30 percent AMI buildings. As  
7 we discussed, we are going to use this building as  
8 the opportunity for the relocation on site for future  
9 development. So, for the foreseeable future, the  
10 tenants, the residents of that building will be the -  
11 - have a -- will be similar to the Brookland Manor  
12 residents today, predominantly Section 8, 30 percent  
13 AMI, and then -- but there are a handful of market  
14 rate tenants.

15 MR. MILLER: Thank you. So the only other  
16 comment I would make, I think the reduction in  
17 height, which is one of the main modifications that  
18 we're actually looking at here, I think that is  
19 appropriate and does make it more compatible with the  
20 park and the surroundings. So, at first, it's first,  
21 when I saw that it was taking up more room and it  
22 looked like, you know, it was a bigger building, I  
23 was concerned. But then I looked at the actual  
24 numbers and the reduction in the height. I think  
25 that's an important change.

1           So, I have no other questions, Mr. Chairman.  
2 Thank you.

3           CHAIRMAN HOOD: All right. I want to talk,  
4 Mr. Tummonds, about the first source. And I know we  
5 signed an agreement. We sign agreements all the time  
6 down here. What are we doing to make sure that that  
7 first source gets into play and that the folks in the  
8 neighborhood are going to be recipients of those  
9 jobs, and we make sure that that pool is ready when  
10 those jobs come online.

11           MR. TUMMONDS: Right.

12           CHAIRMAN HOOD: Or whether they come online,  
13 when they going to come online? Because I live in  
14 the neighborhood and I know there's a lot of folks  
15 around here can use some of these jobs. What are we  
16 doing?

17           MR. TUMMONDS: Yeah. Well, I think the  
18 benefit that we have for this project is, because  
19 we're coming back; because we know that there are  
20 going to be multiple second-stage PUD applications.  
21 I think it was Mr. Miller who pushed us to do the  
22 first source employment agreement in this stage-one  
23 for all second stages. We, I think, we're completely  
24 comfortable as a condition so that the next time we  
25 come back, the next time we can provide updates as to

1 the -- how well we did no Block 7, with regards to  
2 our first source requirements.

3 So, then it's -- I know that I've been down  
4 here for a number of years where you were saying, you  
5 know, we sign these up and but we never get reports  
6 back from DOES. We don't know.

7 CHAIRMAN HOOD: Well, let me just help you.

8 MR. TUMMONDS: Yeah.

9 CHAIRMAN HOOD: And I appreciate you going  
10 down this line, because what I was thinking, how we  
11 do our campus plans.

12 MR. TUMMONDS: Yeah.

13 CHAIRMAN HOOD: We don't move further to  
14 another second -- I don't know if I have the support  
15 for this, but this is what I was thinking when I was  
16 looking at this, to make sure that this happens, that  
17 we don't move forward to another second stage until  
18 we get a satisfactory report with our first source.  
19 Would the applicant be agreeable to that? That's  
20 really putting the rubber to the road.

21 MR. TUMMONDS: Yes, yes, yeah. Well, we hear  
22 you, understand, and we'll address that in our post-  
23 hearing submission with all this other information.  
24 But I hear you completely.

25 CHAIRMAN HOOD: I'm putting that out there

1 because we really need to get down on these first  
2 sources. They come down here and give us our -- and  
3 I'm not saying you all do this.

4 MR. TUMMONDS: Yeah.

5 CHAIRMAN HOOD: But some people come down  
6 here and give us -- fill out the application and it  
7 all looks grand, work with DOES, go out the door, and  
8 that's the end of it. So, we need to make sure that  
9 this happens. I want to stick to this.

10 And another thing that I'm concerned about  
11 is, as I look through the application when we first  
12 started, and one of the things that I did commend Mr.  
13 Meers on a number of times, was that he came to our  
14 other cases, some of the other cases in the city that  
15 he came to, and watched how we handled those. And he  
16 came down in the first-stage and kind of perfected  
17 that.

18 It seems like some things have fallen off,  
19 from my perspective. I don't see anybody that know  
20 even some of the streets over there in Brookland  
21 Manor on the team. So, I'm having some problems with  
22 people who can't even relate to the neighborhood.  
23 So, I don't know why we have so many people here,  
24 which is great. I'm glad of the participation. But  
25 sometime you have to have somebody who is directly

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1 connected and who is available to the community. So,  
2 I need to hear that. I need to know who is the  
3 person. It used to be Corey Griffin. I don't even  
4 see him anymore.

5 So, I don't know who's working with the  
6 neighborhood that knows the neighborhood. No offense  
7 to who you have. Some of them may not even know what  
8 streets they're on. But what I'm just saying is  
9 sometime in these developments you have to have  
10 people who are connected, and I don't see that  
11 anymore.

12 MR. TUMMONDS: Okay.

13 CHAIRMAN HOOD: I don't necessarily need a  
14 response. I can get it in the post-submission. But,  
15 I want you to know, that's a concern of mine.

16 MR. TUMMONDS: We'll address it in a post-  
17 hearing submission.

18 CHAIRMAN HOOD: Okay. Also, and if you can  
19 direct me, I didn't see the relationship to the  
20 streets on the houses on -- is that Bryant Street? I  
21 didn't see a rendering that showed me, an actual  
22 rendering, that showed me this building, the senior  
23 building, in relationship to what already exists. I  
24 didn't see that. And I mean, actual, what's actually  
25 there now with a rendering showing me a building --

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1 MS. ALEXANDER: Oh, as opposed to a rendering  
2 of the buildings as they are now.

3 CHAIRMAN HOOD: Right.

4 MS. ALEXANDER: Correct.

5 CHAIRMAN HOOD: As opposed to what we have  
6 here, the fictitious. I want to see what's actually  
7 there, how that building is going to relate --

8 MS. ALEXANDER: Yup.

9 CHAIRMAN HOOD: -- to Bryant Street, how it's  
10 going to relate to Brentwood Road, how it's going to  
11 relate to -- I want to see that, what's already  
12 there. And you can do that in the post-submission  
13 also.

14 MS. ALEXANDER: Understood.

15 CHAIRMAN HOOD: And RIA. What is RIA? I  
16 think I know what it is, but what is it?

17 MR. TUMMONDS: That is the name for the new  
18 development.

19 CHAIRMAN HOOD: RIA?

20 MR. TUMMONDS: Yeah.

21 CHAIRMAN HOOD: What does RIA stand for?

22 MR. TUMMONDS: Rhode Island Avenue.

23 CHAIRMAN HOOD: Well, let me just say this,  
24 you have to ask because I can tell you this, I've  
25 seen some other things. And I saw it in the

1 submission. I figured that but I wanted to make  
2 sure.

3 MR. TUMMONDS: Yeah. I mean, I think it's --  
4 I've heard, it's RIA, more than RIA.

5 CHAIRMAN HOOD: And that's what it's going to  
6 be called, eventually, RIA.

7 Let me just say that I would agree with  
8 Commissioner May on the brick. I actually think the  
9 design -- so I can give you something positive, I  
10 actually think the design is very well done. I just  
11 want to see the relationship to what already exists  
12 there.

13 But I do agree with Commissioner -- and this  
14 is one of the things I've learned from Commissioner  
15 May, I don't learn much from him, but I learned this  
16 from him, I do agree with him on the brick. We could  
17 up that brick, and I'm sure, and I think all my  
18 colleagues probably have mentioned that. We need to  
19 do something with that brick.

20 But, I'm really on this first source.

21 MR. TUMMONDS: Okay.

22 CHAIRMAN HOOD: Because if there's any way we  
23 can make this first source work, it's right here.  
24 Okay?

25 And, Mr. Schiesel, when we did the first-

1 stage, traffic is going to be a part of all the  
2 stages as we go through, as this project evolves.  
3 Okay? So, all right.

4 Any other questions up here? Vice Chair  
5 Miller.

6 MR. MILLER: This is -- this may be beyond  
7 the scope, so feel free to rule me out of order, but  
8 because it was such a -- you're bringing up first  
9 source, which is a topic of the first -- the last  
10 hearing on the first-stage; a big topic at that  
11 hearing which I'm sure we'll hear from a lot of  
12 people tonight. It's about the relocation plan.

13 So, as part of the post-hearing submission,  
14 if you could submit what the latest relocation plan,  
15 because I'm not sure we have what the latest  
16 relocation plan is. What the outcomes of that plan  
17 are -- have been, the outcomes of it been, and what  
18 the current occupancy is of the Block 7 site. Is it  
19 totally vacant?

20 MR. TUMMONDS: From my understanding there  
21 are two, two residents still left in Block 7.

22 MR. MILLER: Okay. If you can just make that  
23 part of the --

24 MR. TUMMONDS: Absolutely.

25 MR. MILLER: -- post-hearing submission, I



1 would appreciate that. Thank you.

2 CHAIRMAN HOOD: And if you can't hear us  
3 again, I would ask that you just raise your hand.  
4 Sometimes we get out the mic and we need to stay in  
5 the mic. So, if you can just raise your hand if you  
6 can't hear us.

7 Okay, you can't hear us? Just raise your  
8 hand. So, colleagues, let's make sure we stay in the  
9 mic. Okay?

10 All right. Any other questions up here?

11 [No audible response.]

12 CHAIRMAN HOOD: Okay. I have a issue that I  
13 need to deal with, with the ANCs, and I know as I  
14 stated, they're still learning the rules as I am.  
15 Typically the ANCs are supposed to -- and I just  
16 looked at the regulations, are supposed to submit a  
17 letter. They plan on participating in the hearing  
18 seven days in advance.

19 So, we didn't get a letter from 5B or 5C, I  
20 don't believe. But they can still, we can waive our  
21 rules if we want to, and you know, so, you know.

22 MR. TURNBULL: I was going to suggest that,  
23 Mr. Chair, that we could waive our rules.

24 CHAIRMAN HOOD: These are new rules and all  
25 of us are still learning them. So, what I would ask

1 is that, whoever is the representative for ANC 5B,  
2 and typically I think it has to be the chair, and the  
3 ANC person from 5C who's representing, if you can  
4 come forward.

5           If anybody has any cross-examination from ANC  
6 5B or 5C. Okay. And I think, Ms. James, I saw her  
7 name is -- I think this is your single-member  
8 district. So. And these are the first commissions  
9 that we have with our new regulations, so we're going  
10 to try to get everybody to conform to the  
11 regulations, which you're supposed to submit a letter  
12 seven days in advance, that you're going to  
13 participate. Those are our new rules. And I was  
14 sitting here thinking when Ms. Schellin mentioned it  
15 to me, I wondered, why did we do that.

16           It's not new? It was the old regulation. I  
17 don't know what's new or what's old no more. Okay,  
18 anyway. Okay.

19           So, let's just -- and only one person can  
20 cross-examine, okay? So, I don't know how you all  
21 are going to work that out. Do we have any  
22 representatives from 5B? 5C is the only one.

23           Now, one person needs to do the cross-  
24 examination, not testimony, the cross-examination.  
25 So, you all decide who's going to do it.

1 MS. JAMES: And staff. Thank you, sir. The  
2 only concern that --

3 CHAIRMAN HOOD: Did you identify yourself?

4 MS. JAMES: I am so sorry, Commissioners. My  
5 name is Regina James. I service ANC 5C-05, and the  
6 project in which this community is housed.

7 The question, as it related was, the  
8 transportation. The neighborhood only has -- and  
9 those are concerns immediate that I can come up with.  
10 We do plan to send a submission on the hearing today.  
11 But in talking about the transportation, there is  
12 only a couple of avenues in which to come into the  
13 neighborhood. So who is --

14 CHAIRMAN HOOD: Ms. James, let me say this.

15 MS. JAMES: Okay.

16 CHAIRMAN HOOD: If you could just ask Mr.  
17 Schiesel a question.

18 MS. JAMES: Okay.

19 CHAIRMAN HOOD: Because you, right now, you  
20 can give us your testimony later. Right now it's  
21 just --

22 MS. JAMES: No, no, I'm --

23 CHAIRMAN HOOD: You're getting -- you're  
24 going around Yamma to get to Pramma (phonetic).

25 MS. JAMES: I think so. I think so.

1           CHAIRMAN HOOD: So, if you could just ask a  
2 question.

3           MS. JAMES: Because we're limited in access  
4 to coming in to the neighborhood, is DDOT going to  
5 share it with us, it's plans, and present your  
6 findings to the commission all together?

7           MR. SCHIESEL: I can't answer a question for  
8 DDOT.

9           CHAIRMAN HOOD: You will be able to cross-  
10 examine DDOT later.

11          MS. JAMES: Oh.

12          CHAIRMAN HOOD: Office of Planning and DDOT.

13          MS. JAMES: Okay, that is --

14          CHAIRMAN HOOD: So, if you have a DDOT  
15 question --

16          MS. JAMES: That is the question because  
17 Brentwood, Brookland Manor, we only have limited  
18 access to come into the neighborhood. So, with  
19 regards to that, how are we going to be able to enter  
20 in because the fact is we can't -- we're limited in  
21 access. So, how are they going to handle the  
22 configuration.

23          CHAIRMAN HOOD: You know, sometimes -- these  
24 are my friends. Sometimes you're harder on your  
25 friends than you are anybody else. But yeah, you all

1 my friends. I know you all.

2 MS. JAMES: No, he is my friend.

3 CHAIRMAN HOOD: But here's the thing, here's  
4 the thing. And I'm going to help my friends out. I  
5 help people out all over the city. Commissioner  
6 James, what I'm going to ask you to do --

7 MS. JAMES: Okay.

8 CHAIRMAN HOOD: -- is to reserve that  
9 question.

10 MS. JAMES: Okay.

11 CHAIRMAN HOOD: When we get to the Office of  
12 Planning, we will ask that question. But right now I  
13 want you to ask questions pertaining to the testimony  
14 you heard.

15 MS. JAMES: No.

16 CHAIRMAN HOOD: You have no --

17 MS. JAMES: About the only thing I've tuned  
18 in was the transportation and access in to the  
19 neighborhood.

20 CHAIRMAN HOOD: So, you have no questions  
21 about what you heard us interacting with?

22 MS. JAMES: No.

23 CHAIRMAN HOOD: So, that's fine. So,  
24 everybody's straight with it.

25 MS. JAMES: Okay. RIA. The Chair wants me

1 to ask about RIA. Is that Rhode --

2 CHAIRMAN HOOD: RIA?

3 MS. JAMES: RIA. Is that the Friends of  
4 Rhode Island Avenue?

5 PARTICIPANT: No, is that name set in stone  
6 for them to have that because --

7 MS. JAMES: I don't know.

8 PARTICIPANT: That's what you're asking them.  
9 Ask them that.

10 MS. JAMES: Oh, is RIA -- does it belong to  
11 you?

12 CHAIRMAN HOOD: I think they have made the --  
13 and that's why I made sure that I put it on the  
14 record.

15 MS. JAMES: Okay.

16 CHAIRMAN HOOD: Because no, that is not the  
17 Friends of Rhode Island Avenue.

18 MS. JAMES: Okay.

19 CHAIRMAN HOOD: That is Rhode Island Avenue.  
20 RIA is just short -- they're going to call it RIA,  
21 but it's Rhode Island Avenue. And that's why I  
22 wanted to make sure it was clear, because things get  
23 misnamed in this city and we want to make sure that  
24 we keep everything straight.

25 MS. JAMES: Is there a reason why you're

1 going to call it RIA?

2 CHAIRMAN HOOD: And that's the kind of  
3 question we need to ask.

4 MS. JAMES: Thank you, Mr. Chair.

5 MR. TUMMONDS: I think that there was a  
6 marketing plan to discuss RIA that sort of came up  
7 with. We can absolutely provide more information as  
8 to where that came from. And --

9 MS. JAMES: Okay. But Rhode Island Avenue  
10 runs north to south and it covers Ward 5 and Wards 2,  
11 I believe. So, it doesn't feel like it's a part of  
12 the neighborhood, if you're going to call it Rhode  
13 Island Avenue because down the street we have Rhode  
14 Island Row.

15 MR. TUMMONDS: Sure.

16 MS. JAMES: And even though that is in the  
17 Brentwood community --

18 CHAIRMAN HOOD: I'm going to ask everyone,  
19 you're going to all have a chance to testify on RIA,  
20 or whatever the case is, but right now we need to  
21 hear from the ANC, okay? So, just bear with us.

22 MS. JAMES: Well, I'm talking about a  
23 neighborhood feel. This doesn't feel like a  
24 neighborhood if you're going to call it RIA. We  
25 already have Rhode Island Avenue Row, at the

1 Brentwood subway station, Rhode Island Avenue covers  
2 down to Mount Rainier, all the way up to, what is the  
3 circle? It's DuPont, or Logan Circle.

4 CHAIRMAN HOOD: Okay. Let me help you out.

5 MS. JAMES: So, it's a long stretch.

6 CHAIRMAN HOOD: Let me help you out. This  
7 goes back to my initial question about having people  
8 in the neighborhood who knows, as she mentioned, the  
9 touch and feel. So, maybe you all can have that  
10 discussion?

11 MR. TUMMONDS: Absolutely.

12 CHAIRMAN HOOD: Because, yeah. Maybe you can  
13 work with the ANC and the community on that. That's  
14 something that needs to be worked out.

15 MR. TURNBULL: Great. We'll do it.

16 CHAIRMAN HOOD: Anything else, Commissioner?

17 MS. JAMES: No, I don't have any other  
18 questions.

19 CHAIRMAN HOOD: All right. Thank you all  
20 very --

21 MS. JAMES: No.

22 CHAIRMAN HOOD: Thank you all very much.  
23 Let's go to -- anybody here from 5B? I don't see the  
24 chair.

25 Okay, let's go to the Office of Planning and



1 District Department of Transportation.

2 MR. TUMMONDS: Cross.

3 CHAIRMAN HOOD: Oh, I'm sorry, cross. Thank  
4 you. Mr. Tummonds, do you have any cross of the  
5 ANC?

6 MR. TUMMONDS: No, I think it's an  
7 opportunity for the party to cross-examine.

8 CHAIRMAN HOOD: Oh, that's right, we do have  
9 a party. Do you have any cross for the ANC? You do?  
10 Okay. But the applicant. Okay, I'm getting  
11 confused. For the applicant. Do you have any cross  
12 for the applicant? Yeah, sure. Come up.

13 MR. MERRIFIELD: William Merrifield on behalf  
14 of the Brentwood Village Resident's Association. The  
15 Brookland Manor/Brentwood Village Resident's  
16 Association.

17 Mr. Tummonds, let me ask you. I wanted to  
18 sort of get underneath some of these numbers and the  
19 new units. So, who would be the most appropriate  
20 person to ask about the increased density in the  
21 layout.

22 MR. TUMMONDS: You have to ask questions  
23 based on the testimony that was provided.

24 MR. MERRIFIELD: Right. So, I guess you  
25 talked about, then, the new bedroom size breakdown.

1           MR. TUMMONDS: I did not talk about a bedroom  
2 size breakdown.

3           MR. MERRIFIELD: Absolutely. I mean, there  
4 was testimony with respect to how many new --

5           MR. TUMMONDS: I think Ms. Alexander said --

6           CHAIRMAN HOOD: Well, let's see who -- let's  
7 make sure we get to the right person. Typically we  
8 don't do that, but let's find out who did mention  
9 that and I think --

10          MR. TUMMONDS: Yeah, Ms. Alexander talked  
11 about the unit breakdown in the senior's building.

12          CHAIRMAN HOOD: Okay. So, that's where we  
13 want to direct our questions.

14          MS. ALEXANDER: So, I noted the types of  
15 units we had in each building. Would you like  
16 clarity?

17          MR. MERRIFIELD: Sure. And the senior  
18 building, there's just going to be 200 units?

19          MS. ALEXANDER: Correct.

20          MR. MERRIFIELD: And of those 200 units I  
21 believe that you testified that -- or the plan calls  
22 for and I want to make sure I'm correct on what the  
23 plan calls for, 192 of those units would be one  
24 bedrooms?

25          MS. ALEXANDER: Correct.

1 MR. MERRIFIELD: And, eight would be two  
2 bedrooms?

3 MS. ALEXANDER: Correct.

4 MR. MERRIFIELD: And the senior unit, and I'm  
5 not sure if you're the appropriate person to ask but  
6 I think that it's relevant to the commission, will  
7 only seniors be able to live in the senior building,  
8 or will other people be able to access the senior  
9 building as well?

10 And by other people, I mean relatives that  
11 may currently be living with senior citizens.

12 MR. TUMMONDS: Do you know that answer?

13 MS. ALEXANDER: I do not know that answer.

14 CHAIRMAN HOOD: Does anybody know that  
15 answer? That's actually a good question. Thank you,  
16 Mr. Merrifield.

17 MR. TUMMONDS: Seniors only, 62 and older.

18 MR. MERRIFIELD: Okay. Sixty-two and older.  
19 And that's, I think, important. So, before I get to  
20 that, so I'm sorry, can people hear me? Okay. The  
21 rest, the other building you had said there would be  
22 an additional 173. I'm sorry, ma'am. Let me go back  
23 to you. An additional 173 units built outside the  
24 senior building.

25 MS. ALEXANDER: A hundred and thirty-one

1 units.

2 MR. MERRIFIELD: A hundred and thirty-one  
3 units. And of those units, what is the bedroom size  
4 breakdown?

5 MS. ALEXANDER: We have three studios.

6 MR. MERRIFIELD: Okay.

7 MS. ALEXANDER: Sixty-one bedrooms.

8 MR. MERRIFIELD: Fifty-two bedrooms. Okay.

9 MS. ALEXANDER: And 18 three-bedrooms.

10 MR. MERRIFIELD: Okay.

11 MS. ALEXANDER: But we do have flexibility  
12 within the order to adjust those somewhat.

13 MR. MERRIFIELD: Okay. And, what stands now  
14 on Block 7 is 64 units, correct?

15 MS. ALEXANDER: Paul?

16 MR. TUMMONDS: Yeah. Ms. Alexander didn't  
17 testify about how many units are on Block 7 right  
18 now.

19 MR. MERRIFIELD: Chairman, this is part of  
20 the submission that the Office of Planning wrote  
21 their report on, that the whole plan, you know,  
22 revolves around the increased density that we have  
23 now on Block 7. And I'm trying to get that out so we  
24 can see what sort of density increase we have.

25 CHAIRMAN HOOD: What was your question?

1 MR. MERRIFIELD: And then we can understand  
2 the breakdown.

3 CHAIRMAN HOOD: What was your question?

4 MR. MERRIFIELD: My question was, out of the  
5 170 -- or 100 and -- I'm sorry, how many units?

6 MS. ALEXANDER: One thirty-one.

7 MR. MERRIFIELD: The 131 units outside the  
8 200 units of the senior building, I'm trying to  
9 understand what the breakdown of bedrooms is for  
10 that.

11 MS. ALEXANDER: That I answered.

12 CHAIRMAN HOOD: I'm being told she asked.  
13 Did you answer it already?

14 MS. ALEXANDER: Yes.

15 CHAIRMAN HOOD: Okay. Can you repeat it so  
16 everybody can hear?

17 MS. ALEXANDER: Sure, no problem. So, in the  
18 131 unit multifamily building we have currently  
19 proposed three studios, 60 one-bedroom units, 50 two-  
20 bedroom units, and 18 three-bedroom units.

21 But again, we do have some flexibility per  
22 the order to adjust those minor modifications as  
23 needed.

24 MR. MERRIFIELD: Okay. And that reminded me  
25 of what my follow-up question was. I was asking how

1 many units currently stand on Block 7. How many  
2 units are currently existing on Block 7?

3 MR. TUMMONDS: Sixty-four.

4 MR. MERRIFIELD: Sixty-four, thank you. So  
5 there is a -- and of those 64 units, what is the  
6 breakdown, bedroom size?

7 MR. TUMMONDS: I think we are headed in the  
8 direction where we were not going to go with the four  
9 and five-bedroom discussion. I think this is where  
10 Mr. Merrifield is going with this.

11 PARTICIPANT: [Speaking off microphone.]

12 CHAIRMAN HOOD: Hold on, hold on, hold on.  
13 We're going to run this in order, in decency and in  
14 order.

15 Let's find out, what was your last question,  
16 Mr. Merrifield?

17 MR. MERRIFIELD: My last question was --

18 CHAIRMAN HOOD: And, I don't want to put no  
19 words in your mouth so that's why I asked you to  
20 repeat it.

21 MR. MERRIFIELD: Yeah, yeah, yeah, my last --  
22 thank you. My last question was, the existing units  
23 that are standing on Block 7 right now, what is the  
24 bedroom breakdown, the bedroom size breakdown in  
25 those units, so we can compare that to what is being

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1 built.

2 CHAIRMAN HOOD: Well, let me say this, Mr.  
3 Merrifield. I think we dealt with that, but for now,  
4 can you give us the answer?

5 MR. TUMMONDS: Sure. It's roughly half  
6 threes and half fours.

7 MR. MERRIFIELD: Okay.

8 CHAIRMAN HOOD: Okay.

9 MR. MERRIFIELD: So --

10 CHAIRMAN HOOD: Next question.

11 MR. MERRIFIELD: So, there would be a  
12 reduction, and I guess --

13 CHAIRMAN HOOD: Mr. Merrifield.

14 MR. MERRIFIELD: Yeah.

15 CHAIRMAN HOOD: I think we've been through  
16 that. We've been through the reduction of three,  
17 four, and five bedrooms. We've been through that.  
18 We've been down that line of questioning, we've  
19 exhausted it, we did it in the first-stage PUD. I  
20 don't want to go back there no more.

21 MR. MERRIFIELD: Chairman Hood, let me --

22 CHAIRMAN HOOD: Tell me where you're doing.

23 MR. MERRIFIELD: With respect.

24 CHAIRMAN HOOD: Tell me where you're going.

25 MR. MERRIFIELD: With respect.

1           CHAIRMAN HOOD: With respect, tell me where  
2 you're doing.

3           MR. MERRIFIELD: With respect, where I'm  
4 going on this is that we have a relocation that was  
5 submitted by the applicant. Okay? And in the  
6 relocation plan there's a certain number of people  
7 that lived at Brookland Manor as of September 16 --  
8 September 19th, 2016. That number was 438 families.

9           CHAIRMAN HOOD: Uh-huh.

10          MR. MERRIFIELD: Or 438 units being occupied.  
11 We now know from the Block 7 plan that 200 of the 373  
12 total affordable units that will be created by the  
13 new plan are for senior citizens only, that no other  
14 people will be able -- no other family members,  
15 besides seniors, will be able to access those  
16 buildings.

17          So, the reason why I believe this line of  
18 questioning is vital for the Commission to understand  
19 is that if there is a commitment, which there was at  
20 the first stage of the PUD, that no one be displaced  
21 by this project we have to get underneath these  
22 numbers and understand if you only have 373  
23 affordable units pursuant to that Section 8 project  
24 based contract, and I want to ask tonight where talks  
25 are in renewal of that contract because I think



1 that's very important. If we only -- if we know we  
2 have 373 units, 200 of them are going to be for  
3 seniors only, yet we still have this whole large  
4 swath of people still at Brookland Manor, how does  
5 this plan, which is how it was sold in the first-  
6 stage as not displacing one single person who lives  
7 there at the commencement of redevelopment, how does  
8 that math work?

9 We have to get to this in order to  
10 understand --

11 CHAIRMAN HOOD: Let me say, Merrifield --

12 MR. MERRIFIELD: -- whether or not --

13 CHAIRMAN HOOD: -- if I listened to your  
14 scenario just now --

15 [Applause.]

16 CHAIRMAN HOOD: Hold on. And I'm glad, I'm  
17 glad that you got an applause. But let me just say  
18 this, we don't applause in the chamber. Okay? So,  
19 let me just say this --

20 [Applause.]

21 CHAIRMAN HOOD: Let me just say this. Let me  
22 just say this, Mr. Merrifield. Let me say something  
23 to you. Your scenario, what you just mentioned, is  
24 not what I heard. Okay?

25 What I heard was, and I'm going to ask the

1 applicant to verify this. What I heard is while  
2 you're doing the relocation I think, was it 25 that I  
3 heard? Twenty-five, or whatever the units were, and  
4 I'm with you, what you're saying, but what the units  
5 were for the time being in the long scheme of things,  
6 nobody is going to be coming off the site. And  
7 while, I guess we're doing the renovation there -- if  
8 I misheard this correctly then I'm going -- I'm going  
9 to have to sit with Mr. Merrifield and we're going to  
10 have to go back through what you just went through.

11 While we're doing the relocation there may be  
12 some people who are under 62 who will be on this  
13 block, for the time being. Did I hear that?

14 MR. TUMMONDS: That's correct.

15 CHAIRMAN HOOD: Okay. So, I'm right. But if  
16 I listen to you I would get confused and I didn't  
17 hear that. So, I think that we still have places for  
18 them to stay for the time being until we get things  
19 resolved, and then they'll come back out of there.  
20 Am I correct?

21 MR. TUMMONDS: That's correct.

22 CHAIRMAN HOOD: Okay.

23 MR. TUMMONDS: And truly, everything Mr.  
24 Merrifield just said is perfectly reasonable for him  
25 to bring up in his presentation. Not, that is not --

1           CHAIRMAN HOOD: But the problem I'm having  
2 with it, it gets confusing.

3           MR. TUMMONDS: I agree.

4           CHAIRMAN HOOD: And it gets the wrong  
5 information out there. And then we get people down  
6 here telling us the wrong information, and then we  
7 look like the bad guys, because I heard something  
8 totally different from what you just said to what's  
9 actually what they just testified to.

10           And here's the thing. That's one of the  
11 things, Mr. Merrifield, and I'm not getting on you,  
12 that's one of the things, because I live in the  
13 neighborhood too, that causes problems for us getting  
14 misinformation. One of the things that I've learned  
15 is, do my own homework.

16           I live next to trash transfer stations. It's  
17 not pleasant. But what I'm saying is, I had to do my  
18 own homework. That's how I ended up here. So, I'm  
19 making sure that people like you, who are leaders,  
20 make sure we give the community the correct  
21 information.

22           MR. MERRIFIELD: Can I respond to that?

23           CHAIRMAN HOOD: Sure.

24           MR. MERRIFIELD: Because, I respect --

25           CHAIRMAN HOOD: I think it's important. And

1 I respect you too. And I appreciate the work you do.

2 MR. MERRIFIELD: And listen, and listen, I  
3 respect that you live in that community that we're  
4 discussing right now. So, I want to be very  
5 respectful of the way I address this.

6 What I think the fundamental misunderstanding  
7 is between the way I'm viewing this project, and how  
8 the information is being perceived by myself, and how  
9 you just laid it out, is that, and I can't talk about  
10 this Chairman, without bringing up the overall plan.

11 That, if there are, pursuant to the first-  
12 stage approval, which I'm not arguing, I'm not trying  
13 to relitigate and undo that approval, but we know  
14 from the first-stage approval that the affordability  
15 requirement is a 373 units pursuant to the Section 8  
16 contract, Section 8 base contract, the renewal of  
17 that contract.

18 What we know from seeing the plans of Block  
19 7, is that now 200 units, and this is what was fuzzy  
20 at the first-stage PUD, but what we know now is that  
21 200 units of that total 373 is a senior only assisted  
22 building. What this means is that only senior  
23 citizens will be able to access that building.

24 What we also know is that right now, at  
25 Brookland Manor, pursuant to Mr. Tummonds -- I'm

1 sorry, the applicant's submission for their most  
2 recent snapshot, the most recent number we have, is  
3 from September 2016 that says there's 438 families at  
4 Brookland Manor. So, if we have a commitment to keep  
5 everyone on site at the commencement of  
6 redevelopment, but we only have 373 units, one, that  
7 math doesn't work. Secondly, if 200 of those units  
8 are for senior citizens only, and this is what we  
9 talked about the first-stage, it's what we didn't  
10 know, then how will there not be displacement from  
11 this project because you have 173 units that take  
12 care of everyone else on that building.

13           Additionally, Chairman Hood, we know from  
14 Exhibit 104C, of the case 14A, they gave demographic  
15 information. We know from that demographic  
16 information that they gave, that by 2020, there will  
17 only be 146 eligible senior citizens at Brookland  
18 Manor. Further, Chairman, we know, because I'm on  
19 the ground at Brookland Manor, that many of those  
20 senior citizens, and we have them behind me tonight,  
21 live with intergenerational families.

22           So, they will have to choose between the  
23 senior building or breaking up their families.  
24 Furthermore, even if people do choose the senior  
25 building, we have to know what happens to their

1 families. If there's a commitment that no one be  
2 displaced from this property, are they going to then  
3 house the seniors and keep that commitment for the  
4 remainder of the families? Because then that grows  
5 the number of people that they have to do.

6 CHAIRMAN HOOD: Here's what I'm --

7 MR. MERRIFIELD: That's why I think we need  
8 to get underneath --

9 CHAIRMAN HOOD: Here's what I'm going to do.

10 MR. MERRIFIELD: -- this stuff.

11 CHAIRMAN HOOD: Here's what I'm going to do.  
12 Here's what I'm going to do.

13 First of all, I'm not going to make that  
14 case. I just know what I heard. I'm going to ask  
15 that you all can repeat some of what you did because  
16 it may have been missed, of what you mentioned, how  
17 that senior whole piece is going to work for the time  
18 being while you're doing the relocation. If you all  
19 can kind of go back through that?

20 MR. TUMMONDS: Sure.

21 CHAIRMAN HOOD: For not just Mr. Merrifield,  
22 but others who will understand, and then we can move  
23 forward.

24 MR. TUMMONDS: Right.

25 CHAIRMAN HOOD: Okay?

1 MR. TUMMONDS: So I think what's important  
2 too is that with the development of Block 7, there  
3 will still be units in Brookland Manor on other parts  
4 of the development that are not touched.

5 MR. MERRIFIELD: Understood.

6 MR. TUMMONDS: And I think that that's part  
7 of the math, kind of the --

8 MR. MERRIFIELD: No, no, no, that's  
9 understood by me.

10 MR. MAY: I'm sorry. How many are going  
11 to -- will remain?

12 MR. TUMMONDS: On the rest of the site,  
13 but -- I can go at it this way. So, right now there  
14 are 64 units in Block 7.

15 MR. MAY: Uh-huh.

16 MR. TUMMONDS: Right? We are putting back  
17 131 multifamily units, and 200 senior units. In  
18 addition, we know that through future development  
19 phases, there will be able -- we have that excess  
20 capacity to move folks who may be in a, say, we'll  
21 refer to like, Block 2, Block 2A. When those people  
22 need to be moved, they might go to Block 7, or they  
23 may go to another part of Brookland Manor that is not  
24 part of the Block 2A development.

25 So, I think it is not a zero sum game at this

1 point for Block 7 that we need to have everyone  
2 because we're not losing that much.

3 MR. MAY: I think we understand that it's  
4 not, you're not trying to relocate all 438 into 331  
5 units. Right? No, I know that was -- but this is  
6 supposed to be cross-examination.

7 MR. TUMMONDS: That's right.

8 MR. MAY: So, we're trying to find out what  
9 the plan actually is.

10 So, the idea is that a certain number will be  
11 relocated, and I think you said that as many as 131  
12 of the 131 will wind up being -- will wind up housing  
13 existing residents who are relocating to make way for  
14 future block development. Right?

15 MR. TUMMONDS: That's correct.

16 MR. MAY: Okay. And then there are -- there  
17 was a discrepancy between the number of eligible  
18 seniors currently at 146, versus 200. I guess Mr.  
19 Merrifield mentioned 146. Is that a correct number?

20 MR. TUMMONDS: I'd have to go back and look  
21 at Exhibit 104 of the previous --

22 MR. MERRIFIELD: 104C.

23 MR. MAY: Previous. Of the previous case.  
24 Right.

25 MR. TUMMONDS: Yeah.



1           MR. MAY: Okay. I mean, I think it is --  
2 it's a legitimate question to understand --

3           MR. TUMMONDS: Sure.

4           MR. MAY: -- what's, you know, where are the  
5 200 coming from, because you know, if it is less than  
6 -- if less than that number live currently on the  
7 site then, you know, they're going to be bringing in  
8 more people. Which, you know, which is perfectly  
9 fine, but how does that work into the total number in  
10 terms of replacement units.

11          MR. TUMMONDS: Sure. I think we can provide  
12 that.

13          MR. MAY: I think that would be most helpful  
14 to understand how these pieces are moving and that is  
15 a legitimate question to understand.

16          MR. TUMMONDS: Okay.

17          CHAIRMAN HOOD: Let's get back to cross-  
18 examination.

19          MR. MERRIFIELD: Yeah, I mean --

20          CHAIRMAN HOOD: That issue is, Commissioner  
21 May just asked for. So, I think we can move on.

22          MR. MERRIFIELD: Yeah. Chairman, if you  
23 would indulge me one --

24          CHAIRMAN HOOD: I know you want to nail  
25

1 that --

2 MR. MERRIFIELD: -- short --

3 CHAIRMAN HOOD: I know you want to nail that  
4 a little more. But I think --

5 MR. MERRIFIELD: If you would indulge me  
6 one --

7 CHAIRMAN HOOD: Go right ahead.

8 MR. MERRIFIELD: -- short. My issues is not  
9 -- I understand that they will be moving people  
10 around through the Block 7 redevelopment, that people  
11 aren't going to be yanked off the property  
12 necessarily because Block 7 is being demolished.  
13 Block 7 is cleared out.

14 My point goes to the overall numbers, that  
15 eventually there is going to be over 1,750 some-odd  
16 units at this redevelopment, and there will only be  
17 373. That's why the numbers are important with  
18 respect to how many people are in that senior unit  
19 that one, will be -- that are Brookland residents now  
20 and will qualify for it. And two, will have to have  
21 their families broken up, because that goes to the  
22 overall number within who's going to get to come  
23 back.

24 MR. MAY: But, I think that what we just  
25 asked for is going to clarify that.

1 MR. MERRIFIELD: Thank you.

2 CHAIRMAN HOOD: And I also think that some of  
3 that, well, I think that is a good question is -- we  
4 got to that. But I think some of that we've already  
5 hashed out in the first stage. So, let's just move  
6 forward and do your cross-examination, and try to  
7 stay away from the things that I asked for earlier so  
8 we can move forward.

9 MR. MERRIFIELD: Understood. So, nobody  
10 testified about the number of existing residents that  
11 are at Brookland Manor now, I don't believe. But I'd  
12 like to know that.

13 MR. TUMMONDS: Sure, we can provide that in  
14 the post-hearing submission.

15 MR. MERRIFIELD: So, you don't know how many  
16 people live at Brookland Manor right now?

17 CHAIRMAN HOOD: He actually, if I remember  
18 correctly -- let me just say this. We talked about  
19 that during the first stage. We have a lot of cases  
20 down here. We talked about that during the first  
21 stage. We hashed it out and I understand that some -  
22 - there was issues -- well, I don't want to get to  
23 the three and five bedrooms. But we hashed a lot of  
24 that out during the first-stage.

25 So, but if you can provide that, it's

1 probably in the first record.

2 MR. TUMMONDS: Absolutely.

3 MR. MERRIFIELD: I appreciate it. I would  
4 like to ask Mr. Tummonds about the good standing  
5 criteria, the qualified tenant criteria. How Mid-  
6 City is judging someone as qualified in order to be  
7 able to live in the redeveloped property.

8 In the first-stage approval there was a --  
9 that qualified tenants would be able to stay if they  
10 were at the redevelopment when it commences. I want  
11 to know what makes someone qualified. What are the  
12 criteria so the tenants can know.

13 CHAIRMAN HOOD: Was that -- well, let me ask  
14 you this. Was that testified to tonight?

15 MR. MERRIFIELD: It wasn't testified to  
16 tonight, but I think it's relevant --

17 CHAIRMAN HOOD: Can you --

18 MR. MERRIFIELD: -- to know.

19 CHAIRMAN HOOD: Well, let me just say this.  
20 Let me just say this. I do know that was discussed  
21 earlier. If we can submit that also?

22 MR. TUMMONDS: Absolutely.

23 CHAIRMAN HOOD: And here's the thing, I don't  
24 want to get to the point we're submitting the old  
25 record into this record, because that record is

1 clear. We can go online -- I believe, Ms. Schellin,  
2 can we pull that case number?

3 No, not the whole case, but I need to give  
4 the case number so I if you want to look --

5 MS. SCHELLIN: It's 14-18.

6 CHAIRMAN HOOD: Okay.

7 MR. MERRIFIELD: 14-18.

8 CHAIRMAN HOOD: Eighteen. Whatever it is.

9 MR. MERRIFIELD: I know it well.

10 CHAIRMAN HOOD: Oh, okay. All right. So,  
11 let me say this, let me say this. I'm getting a  
12 whole lot of interaction. I know emotions are up,  
13 and I understand this is a very emotional issue for a  
14 lot of us, but I would ask that you just hold tight.  
15 You're going to have your time. So, I just want to  
16 get through Mr. Merrifield's cross-examinations --

17 MR. MERRIFIELD: Sure.

18 CHAIRMAN HOOD: -- so we can hear from you.  
19 If not, I'm going to have to give you the second  
20 night and I'll have to see you again.

21 So, I'm trying -- I want to get through this  
22 as much as possible so I won't have to inconvenience  
23 anyone.

24 MR. MERRIFIELD: You know, Mr. Tummonds,  
25 there was testimony with respect to the senior units.

1 Is there someone qualified on this panel that I can  
2 ask about the renewal of the Section 8 project based  
3 contract?

4 MR. TUMMONDS: Again, I think we have these  
5 whole line of questions that are going to the back  
6 door of the issue that I believe we talked about at  
7 the beginning.

8 The second-stage PUD application is intended  
9 to I think really address the issues that we  
10 presented tonight. It's architecture, it is land-use  
11 planning consistency with the first-stage order. I  
12 don't think any of these things are really  
13 appropriate for cross-examination. Especially since  
14 we didn't testify to that.

15 Again, if Mr. Merrifield wants to bring these  
16 up, whether they're relevant or not, he can do that  
17 in his direct testimony. But asking me to come up,  
18 to bring people to testify for something that we  
19 didn't testify to, that's really not the purpose of  
20 cross-examination.

21 MR. MERRIFIELD: Mr. Hood, they're obviously  
22 hiding information. They don't want to be asked  
23 about these very relevant things that go to whether  
24 people are going to be displaced or not.

25 CHAIRMAN HOOD: Mr. --

1 MR. MERRIFIELD: Mr. Meers is sitting right  
2 there. He knows all this information. He testified  
3 at the first-stage.

4 CHAIRMAN HOOD: Mr. Merrifield -- well, if he  
5 testified at the first-stage, why are we bringing it  
6 up again tonight?

7 MR. MERRIFIELD: Because we need updates on  
8 this.

9 CHAIRMAN HOOD: Wait, but hold on, updates  
10 are not -- let me just explain to everyone. Updates  
11 are not done down here with us. We have specific  
12 case law that we have to go by. And, Mr. Merrifield,  
13 I mentioned this earlier, and I know you were here so  
14 I'm not going to repeat what we dealt with. We dealt  
15 -- I'm not going to repeat it.

16 I'm going to ask you, and I know where you're  
17 going. You're rehashing the first-stage. And I  
18 understand you need update. But let me ask you this,  
19 you now are a party. So, you and Mr. Meers and  
20 everybody else can meet on RII --

21 MR. MERRIFIELD: I'd love to. He canceled  
22 the meeting we had planned.

23 CHAIRMAN HOOD: -- and hold up. Well, that's  
24 what I'm saying.

25 MR. MERRIFIELD: Yeah. Yeah.

1           CHAIRMAN HOOD: So, this is not the place for  
2 that. We need to make sure that we are in tune with  
3 the senior building, we're making sure that we're in  
4 tune with that. You and Mr. Meers can talk about  
5 that and you all can work that out at another time on  
6 Rhode Island Avenue, on that avenue.

7           MR. MERRIFIELD: Mr. Hood, if we don't  
8 understand this information, how can we judge, moving  
9 forward, whether these PUDs, if they're going to be  
10 split up piece meal, piece meal, piece meal, whether  
11 they're hitting the objectives that they claimed when  
12 they were selling this project?

13           CHAIRMAN HOOD: You're going backwards.  
14 You're going backwards. The Commission, this  
15 Commission here will do our job within our  
16 jurisdiction. So, what I'm trying to say is, what  
17 you're doing, and they might not understand this now,  
18 I think to some degree, is taking us, holding us in a  
19 standpoint.

20           We need to find -- what we need to do is find  
21 out what's before this Commission tonight, and we  
22 need to be dealing with what's before us tonight,  
23 because if not, we're missing an opportunity.

24           MR. MERRIFIELD: All right. Well, listen,  
25 I'm fine with the bricks and I'm fine with the



1 shrubs. I'm worried about displacement.

2 CHAIRMAN HOOD: But it's not about you. It's  
3 about the people that live there. It's not about  
4 you.

5 MR. MERRIFIELD: And that's why I'm stressed  
6 out about this.

7 CHAIRMAN HOOD: But what I'm saying is,  
8 tonight -- but what I'm saying --

9 MR. MERRIFIELD: Because I'm responsible.

10 CHAIRMAN HOOD: Well, what I'm saying to you,  
11 Mr. Merrifield, you know -- well, what --

12 MR. MERRIFIELD: Yeah, believe me. You hear  
13 Ms. Davis right over my ear.

14 CHAIRMAN HOOD: I heard Ms. Davis, but I want  
15 everybody to make sure they do their own homework.  
16 But let me say this, Mr. Merrifield, right now what's  
17 in front of us tonight is what we should be  
18 concentrating on.

19 MR. MERRIFIELD: All right. Well, listen, I  
20 respect the chairman's, and your points.

21 CHAIRMAN HOOD: Thank you. So, can we move  
22 forward?

23 MR. MERRIFIELD: And I'll hold off my cross  
24 and we'll talk about these things in our case-in-  
25 chief. Thank you.

1 CHAIRMAN HOOD: Okay. Thank you. All right.

2 [Applause.]

3 CHAIRMAN HOOD: And again, I'm going to ask  
4 you all not to applaud. And I've told Mr.  
5 Merrifield, I think he does a good job. But I'm  
6 going to ask you all not to applaud.

7 But let me just say this, we have stuff that  
8 we have to go by and stay within the regulations, and  
9 that's what we're doing. Okay?

10 Office of Planning next, right? Office of  
11 Planning and District Department of Transportation.

12 MS. BROWN-ROBERTS: Good evening, Mr.  
13 Chairman and members of the Commission. Maxine  
14 Brown-Roberts for the record, from the Office of  
15 Planning.

16 The applicant's proposal to modify the first-  
17 stage PUD --

18 CHAIRMAN HOOD: Ms. Brown-Roberts, they're  
19 raising their hand they can't hear you. So, we're  
20 not -- really get into that mic.

21 MS. BROWN-ROBERTS: Again, good evening, Mr.  
22 Chairman and members of the Commission. Maxine  
23 Brown-Roberts from the Office of Planning.

24 The applicant's proposal to modify the Stage  
25 1 PUD by changing the building type, reducing the

1 height of the apartments, increasing the number of  
2 units, and eliminating the alley and at-grade parking  
3 will be not inconsistent with the overall aim of the  
4 approved first-stage PUD to retain and relocate  
5 existing Brookland Manor residents on site during  
6 construction, and would allow for a larger number of  
7 residents to be relocated to new homes in this phase.

8           The reduction in height of the building would  
9 make them more compatible to the two and three-story  
10 residences to the south of the site. The second-  
11 stage PUD for Block 7, would have a maximum -- would  
12 have a mixture of unit types, one, two, and three-  
13 bedroom units, with a significant amount of space  
14 dedicated to various amenities for the residents.

15           The reduction in building heights would make  
16 the buildings more compatible with the two and three-  
17 story buildings to the south. The development will  
18 also incorporate outdoor open space and passive  
19 recreation and rooftop recreation.

20           The architecture and design of the buildings  
21 would set the tone for the development of future  
22 phases.

23           Under the RA-2 PUD Zone established for this  
24 block, the applicant has requested variance from the  
25 allowed lot occupancy for both buildings, and a

1 special exception to decrease the long-term bicycle  
2 parking within the senior building.

3 The applicant has provided analysis and has  
4 demonstrated, and OP agrees with the variance test  
5 and the conditions of the special exception, has been  
6 met. The proposal meets the relevant conditions of  
7 the stage-one order. The order established that the  
8 affordable units would be a major public benefit to  
9 the residents, the community, and the District.

10 Public open space and amenities for the  
11 residents would also be provided inside, and external  
12 to the buildings.

13 As found by the Commission at the first-  
14 stage, the proposed modification to the building type  
15 and height, and the second-stage PUD continues to not  
16 be inconsistent with the Comprehensive Plan for  
17 moderate density residential use, and would meet many  
18 of the general elements, the Mid-City element and  
19 policies outlined in the plan.

20 OP therefore recommends approval of the  
21 proposed modification in the first-stage PUD and  
22 second stage PUD. Thank you, Mr. Chairman, and I'm  
23 available for questions.

24 CHAIRMAN HOOD: Okay. Thank you, Ms. Brown-  
25 Roberts. Mr. Westrom.

1           MR. WESTROM: Thank you, Chairman Hood, and  
2 good evening, commissioners. I am Ryan Westrom from  
3 DDOT. DDOT is comfortable resting on the record of  
4 our report for the Block 7 stage-two action, as  
5 observed by the applicant. We do, however, look  
6 forward to working to finalize the street layouts as  
7 part of public space permitting. And, we would also  
8 note that more analysis will be forthcoming as part  
9 of future phases of greater magnitude. I'm happy to  
10 answer any questions.

11           CHAIRMAN HOOD: Okay. I want to thank you  
12 both. Let's see if we have any questions of either  
13 Office of Planning or DDOT.

14           Not seeing any, does the applicant have any  
15 cross?

16           MR. TUMMONDS: No.

17           CHAIRMAN HOOD: ANC. The ANC -- ANC C here,  
18 or they left? Okay. All right.

19           [No audible response.]

20           CHAIRMAN HOOD: All right. Does Mr.  
21 Merrifield, you have any cross of either Office of  
22 Planning or DDOT? Sure. Come up.

23           MR. MERRIFIELD: Good afternoon. Good  
24 evening. I'm sorry.

25           For the Office of Planning, the breakdown of

1 Unit 7, the units, were you clear that those units  
2 would be for seniors only?

3 MS. BROWN-ROBERTS: On one of the blocks, one  
4 of the buildings would be for seniors, yes.

5 MR. MERRIFIELD: Yeah. Were you clear when  
6 you wrote your report that it would be for seniors  
7 only, that other family members of Brookland Manor  
8 residents would not be able to live there?

9 MS. BROWN-ROBERTS: The application said they  
10 were for seniors.

11 MR. MERRIFIELD: Okay. So, is that a yes?

12 MS. BROWN-ROBERTS: Yes.

13 MR. MERRIFIELD: Okay. Would the Office of  
14 Planning be comfortable with this plan if, because  
15 200 units are reserved strictly for seniors, there  
16 would be displacement caused for the existing  
17 residents that aren't seniors?

18 MS. BROWN-ROBERTS: I'm sorry. That was not  
19 something that was before us and that's a  
20 hypothetical that we can't answer to.

21 MR. MERRIFIELD: Do you not think that there  
22 will be additional people in that 173 left over units  
23 that will need housing additionally than --

24 MS. BROWN-ROBERTS: I can't answer that  
25 question.

1 MR. MERRIFIELD: Okay. There's -- are you  
2 aware of, your report make clear that there were 438  
3 occupied units, correct?

4 MS. BROWN-ROBERTS: Yes.

5 MR. MERRIFIELD: Okay. And how many units  
6 were occupied -- what does your report say? How many  
7 units were occupied at the stage-one approval? I  
8 believe it's on page 5.

9 [Pause.]

10 MS. BROWN-ROBERTS: The applicant stated that  
11 there were 503.

12 MR. MERRIFIELD: Okay. So, 503 at stage-one  
13 approval, 438 now. And like I said, what does the  
14 applicant say that that number will get down to by  
15 early 2018?

16 MS. BROWN-ROBERTS: They -- let's see. Go  
17 ahead. Yeah.

18 We testified to the stage -- the stage on  
19 modification that was asked of us and not really on  
20 the question that you are asking.

21 MR. MERRIFIELD: So, you can't testify on the  
22 contents of your own report? Your OP report of  
23 February 13th?

24 MS. BROWN-ROBERTS: Well, whatever is stated  
25 in the application, that's what we have.

1 [Comments from the audience.]

2 CHAIRMAN HOOD: What is the problem?

3 UNIDENTIFIED SPEAKER: That she doesn't know.

4 CHAIRMAN HOOD: No, no, no, no, we're talking  
5 about something else. Somebody's saying there's a  
6 fire. What are they saying?

7 MR. MERRIFIELD: I thought I heard --

8 CHAIRMAN HOOD: Ms. Schellin, do we -- can  
9 you --

10 [Discussion off the record.]

11 CHAIRMAN HOOD: Could you take care of that?  
12 Come on, let me call this back to order,  
13 please, unless we need to evacuate. And then we'll  
14 come back another day.

15 Mr. Merrifield, can you continue your line of  
16 questioning? I think she's answered your question.

17 MR. MERRIFIELD: Okay.

18 CHAIRMAN HOOD: So, let's move forward.

19 MR. MERRIFIELD: Ma'am, did you have  
20 correspondence with DHCD about this project?

21 MS. BROWN-ROBERTS: Yes, we did.

22 MR. MERRIFIELD: And is that correspondence  
23 contained on page 23, in attachment 3?

24 MS. BROWN-ROBERTS: Yes.

25 MR. MERRIFIELD: And what does DHCD ask for?



1 MS. BROWN-ROBERTS: It says, and I'll read it  
2 here. "As requested, my only comment on the proposed  
3 second-stage for Brookland Manor is that it isn't  
4 already -- that if it isn't already documented  
5 somewhere -- " I'm sorry. "As requested, my only  
6 comment on the proposed second-stage PUD for  
7 Brookland Manor is that if it's not already  
8 documented somewhere, it will be nice to see a formal  
9 commitment that Section 8 contract will remain in  
10 effect perpetually, or at least 40 years, and/or if  
11 the Section 8 contract is no longer in effect, what  
12 perpetual affordable units will be provided."

13 MR. MERRIFIELD: So, did your office reach  
14 out to the applicant prior to writing your report to  
15 see where they were in the renewal of that contract,  
16 to see where that process was at?

17 MS. BROWN-ROBERTS: No.

18 MR. MERRIFIELD: Okay. Did your office  
19 conduct any studies with respect to destabilization  
20 of land values --

21 MS. BROWN-ROBERTS: No.

22 MR. MERRIFIELD: -- that the second-stage may  
23 cause?

24 MS. BROWN-ROBERTS: No.

25 MR. MERRIFIELD: Okay. Thank you. Nothing

1 further.

2 CHAIRMAN HOOD: Okay. Thank you very much.  
3 Let's go to -- one second. We don't have any reports  
4 of the ANC, either one, 5B or 5C. Ms. Schellin,  
5 we're ready now to go to -- well, we don't have a  
6 report and I think they've left, so we can just move  
7 forward.

8 [Pause.]

9 CHAIRMAN HOOD: Okay, we're going to keep  
10 pushing, and we may have to do another assessment,  
11 even though I know this is a little bit before the  
12 time I said. So, we'll look at it another 30 minutes  
13 because I don't want to keep people down here all  
14 night and then we don't get to you. So, that's my  
15 goal not to do that.

16 Okay. Let's go to organizations and persons  
17 who are in support. Ms. Schellin, are we ready to go  
18 by the list?

19 MS. SCHELLIN: Yes.

20 CHAIRMAN HOOD: Okay. All right. You're  
21 just going to put the proponents up here first,  
22 right? Okay.

23 [Discussion off the record.]

24 CHAIRMAN HOOD: Okay, I'm going to call, what  
25 do we have eight seats? I'm going to call eight

1 seats. If I mispronounce your name, forgive me, but  
2 if it sounds close, just come forward.

3 Rachel Gleitchman, Ms. Frazier, Stillman  
4 Knight, Dwayne Dawson. No, hold on. Oh, yeah,  
5 Dwayne Dawson, Commissioner Steiner, Dorain Hill, and  
6 Cecilia Rhones.

7 Now, that's eight. Okay. Let me keep going.  
8 Wilma Carter, Brenda Morning, and Cheryl Brunson.

9 Okay. Ms. Brunson. So, we have two more  
10 seats. Okay. Come on back. Cassie Norris and  
11 Anthony Young. Anthony, Mr. -- okay, we have -- no,  
12 we don't. Is Mr. Young here? Barbara Young?

13 Okay, we have one more seat. Two more.  
14 Where am I at? Sandra Romero, Rosa Romero.

15 Ms. Schellin, you going to help me keep who  
16 I've called so we can keep moving. Evelyn Hudgeson  
17 (phonetic).

18 Okay, Ms. Hudgeson, are you going to testify?  
19 Ms. Hudgeson, are you going to testify?

20 PARTICIPANT: [Speaking off microphone.]

21 CHAIRMAN HOOD: Are you a proponent now? I  
22 saw your name and you were in opposition. Are you a  
23 proponent?

24 [No audible response.]

25 CHAIRMAN HOOD: Oh, okay. We'll get to the

1 opposition.

2           Where did I leave off, Ms. Schellin? I'm  
3 trying to get a full table.

4           Cecilia Rhones. Okay, and Wilma Carter.

5           UNIDENTIFIED SPEAKER: [Speaking off  
6 microphone.]

7           CHAIRMAN HOOD: Oh, I'm sorry. This goes  
8 back to -- it goes back. Okay.

9           [Discussion off the record.]

10          CHAIRMAN HOOD: Wakita Evans. Okay. No,  
11 that's -- yeah, we need to perfect this. Veronica  
12 Brown. Well, this person I know is here, Kyle Todd.  
13 I do know a few people. Yeah, I knew he was here. I  
14 see him.

15          Okay. So, we got a full table. We're going  
16 to begin with you, Ms. Steiner.

17          MS. STEINER: Oh. I see okay. Good evening.

18          MS. SCHELLIN: Is your mic on?

19          MS. STEINER: I'm just so upset. But anyway.  
20 Good evening, Zoning Commission. My name is Debbie  
21 Steiner. I am not here as the ANC, I'm here as the  
22 public health and safety chair that has a lot of  
23 information that has not been forthcoming in this  
24 whole process, that I feel as though that is very --  
25 that needs to be.

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1           Number one, I want to say that this is a  
2 private development and if the city and everyone  
3 wants to give pushback, at any time the private  
4 development can at any time say that they do not want  
5 to deal with the certification process with HUD and  
6 then have it all market rate, even though the  
7 expiration of this certification for HUD is this  
8 August.

9           Chairman Hood, you know, first and foremost I  
10 have to say, I have to give it to you individuals  
11 sitting up here on this dais because, you know, you  
12 all have to go through a lot. But, and I'm closing  
13 my eyes because I'm just so upset. But I have to  
14 just get all this information out.

15           In 2012, me as the ANC commissioner, seen the  
16 detriment of my community in the Edgewood section,  
17 with killings, drug activity, and all. Started a  
18 coalition that was public health and safety. It then  
19 branched out to the Brookland community and  
20 Brentwood, with councilmember McDuffie's blessing  
21 because no one else was doing it.

22           On the monthly basis I had DHCD, Metro  
23 Transit Police, MPD, Commanders, HUD, on a monthly  
24 basis. Mr. Meers came to our meeting in December of  
25 2012. I will never forget it. And said that he

1 needed assistance with what was going on in Brookland  
2 Manor.

3           And after we sat down and we talked, and I  
4 had told him on numerous occasions how the disruption  
5 up at Brookland Manor with all of the drug activity,  
6 with the shooting constantly, it was every other day  
7 that their security was not adequate.

8           We then, he said that the needed help and  
9 assistance from the coalition because he realized  
10 what was going on, and it got out of hand. Commander  
11 Porter and Commander Solberg at the time, went up to  
12 Brookland Manor, did an assessment and told them that  
13 they needed to get a new security. They also  
14 indicated how --

15           CHAIRMAN HOOD: Ms., Ms. -- Commissioner  
16 Steiner.

17           MS. STEINER: Oh, okay. I understand.

18           CHAIRMAN HOOD: Commissioner Steiner, since I  
19 know you --

20           MS. STEINER: But just -- oh, I apologize.

21           CHAIRMAN HOOD: Since I know you, I'm going  
22 to use you as an example.

23           MS. STEINER: Okay.

24           CHAIRMAN HOOD: When you hear the bell, let's  
25 stop it.

1 MS. STEINER: I know.

2 CHAIRMAN HOOD: You know, it's hard when you  
3 have to do people you know like that.

4 MS. STEINER: Okay. I know. I know. But --

5 CHAIRMAN HOOD: So, but that's for every --

6 MS. STEINER: -- I'm not trying to be --

7 CHAIRMAN HOOD: But that's actually for  
8 everybody else.

9 MS. STEINER: Okay.

10 CHAIRMAN HOOD: So, give me your closing  
11 thought.

12 MS. STEINER: Okay. Let me give you the  
13 closing.

14 But basically this is a -- okay, basically,  
15 through that meetings, through the meetings, numerous  
16 meetings, we had brought HUD involved. We got HUD  
17 involved. HUD specifically told Brookland Manor or  
18 Mid-City, that they needed to start holding people  
19 accountable for their leases, as well as it was found  
20 out through the post master --

21 CHAIRMAN HOOD: Ms. Steiner --

22 MS. STEINER: -- how people were -- okay.  
23 But I just wanted to make sure --

24 CHAIRMAN HOOD: Ms. Steiner, please work with  
25 me. I got you.

1 MS. STEINER: Okay. I'm wrapping it.  
2 Goodbye.

3 CHAIRMAN HOOD: Thank you. Have a nice  
4 evening. Next. Don't go nowhere, we might have some  
5 questions. Next.

6 MS. STEINER: Okay. Next.

7 CHAIRMAN HOOD: Don't be scared. Just tell  
8 us what your testimony is.

9 MS. CARTER: Okay, I live at Brookland Manor.  
10 I live at --

11 CHAIRMAN HOOD: Can you identify yourself for  
12 us?

13 MS. CARTER: Huh?

14 CHAIRMAN HOOD: Identify. Let us know who  
15 you are.

16 MS. CARTER: My name is Wilma Carter.

17 CHAIRMAN HOOD: Okay, Ms. Carter.

18 MS. CARTER: And I -- how you doing? I live  
19 at 1425 Saratoga at Brookland Manor. I understand  
20 they doing this for the good of the resident and  
21 stuff like that. I'm all good for it. But if it  
22 going to be bad for the resident. But I know them  
23 buildings been there a long time, back in the '60s.  
24 And I been knowing that neighborhood for a long time.  
25 I moved over there in Brookland Manor in 1995. And



1 if it's affordable for the people that Brookland  
2 Manor, I'm for it.

3           You all have a nice day. That's all I can  
4 say.

5           CHAIRMAN HOOD: Thank you. And thank you for  
6 showing Ms. Steiner how you stay within the time  
7 range. I appreciate that.

8           Next.

9           MR. DAWSON: Hi, dear Honorable Chairman,  
10 Councilmembers, and concerned individuals. My name  
11 is Dwayne Dawson.

12           CHAIRMAN HOOD: Is your mic on?

13           MR. DAWSON: Hello?

14           CHAIRMAN HOOD: Yeah, there you go.

15           MR. DAWSON: My name is Dwayne Dawson. I  
16 serve as Director of Programs of Community Services  
17 Foundation. Brings me great pleasure to come before  
18 you today to discuss the service programs offered  
19 within Brookland Manor Community Center. Have over  
20 20 years' experience working with nonprofits and  
21 human services agency serving residents throughout  
22 the Washington Metropolitan area.

23           It is truly a pleasure to work with Mid-City  
24 Development and be a part of their commitment to  
25 provide free programs to the residents. Brookland

1 Manor Community Center offers after-school and summer  
2 enrichment programs to youth ages five to 15, which  
3 includes homework assistance, reading and math  
4 tutoring, public speaking, journaling, Girl Scouts,  
5 Big Brothers and Big Sisters, mentoring programs,  
6 arts and crafts, fun, educational, and recreational  
7 field trips. The programs are offered from the time  
8 school lets out until 6:00 p.m. on school days, and  
9 from 9:00 to 6:00 p.m. during the summer program.

10 Our program provides breakfast, lunch,  
11 supper, snack, and weekend bags at no charge at no  
12 cost, thanks to the program partnership with Capital  
13 Area Food Bank.

14 Brookland Manor's summer program receives  
15 funding from D.C. Trust, formerly known as D.C.  
16 Children and Youth Investment Trust Corporation for  
17 13 -- for 13 of the past 15 years. Our summer  
18 program was enhanced by an on-site swim instruction  
19 program, weekly fieldtrips to local venues, and  
20 health and wellness activities. Once participants  
21 age out of the youth program, they are able to  
22 participate in on-site teen programs.

23 The teen programs include art initiatives,  
24 music instruction, mentoring, communication skills,  
25 conflict resolution, job development activities,

1 anti-bullying workshops, and city-wide activities  
2 with teens in other community services foundation  
3 centers.

4           These programs are provided either in the  
5 teen space, an area specifically reserved for teens,  
6 or in the general Brookland Manor Community Center.  
7 Adults and senior participants in on-site programs  
8 which includes job search, donated food programs,  
9 computer instruction, social activities, and a host  
10 of health and wellness programs that assist with  
11 their everyday needs.

12           Our adult population is well-organized, and  
13 active in determining their programs offered in the  
14 community center. Brookland Manor Community Center  
15 programs are so much more than just programs and  
16 services to the residents. They are often a safety  
17 net or lifeline to their development. The commitment  
18 of both Mid-City Development and Edgewood Management  
19 Corporation is evident in its dedication to provide  
20 funding so that all programs, activities, and events,  
21 are free in an area where social programs are not  
22 always valued. It is phenomenal testament of their  
23 commitment to the Brookland Manor residents.

24           We know that helping communities transition  
25 through a redevelopment effort can be very

1 challenging and scary experience for residents.  
2 However, Mid-City Development has worked to keep the  
3 residents abreast of the redevelopment from the very  
4 beginning, and I completely lend my support to them  
5 to bring in their new plan to reality.

6 CHAIRMAN HOOD: Thank you. Next.

7 MS. BRUNSON: Good afternoon. My name is  
8 Cheryl Brunson and I just want to say that, you know,  
9 I been living at Brookland Manor ever since 1994, and  
10 when I first came to Brookland Manor the residents  
11 and staff took me up under their wing and they took  
12 my family in and we all become one big family.

13 With that being said, you know, I have made  
14 Brookland Manor my home and I've raised my kids  
15 there. When I moved there my kids was 10, 11, and  
16 15. They now 49, 32, and 31. I'm currently raising  
17 my grandchildren there.

18 I would like to stay. I don't know how it  
19 all come to this point. I always say, change is  
20 good. I just would like to see all the residents  
21 that's there come back because they like family to  
22 me. And that includes the staff as well.

23 CHAIRMAN HOOD: Thank you. Next.

24 MR. KNIGHT: Good evening, Chairman Hood and  
25 Commissioners. I'm Stillman Knight, CEO of the

1 Knight Company.

2 CHAIRMAN HOOD: Is your mic on, or do you  
3 need to pull it down?

4 MR. KNIGHT: That better?

5 CHAIRMAN HOOD: Yeah.

6 MR. KNIGHT: My apologies. Good evening,  
7 Chairman Hood and Commissioners. I'm Stillman  
8 Knight, CEO of the Knight Company. I served during  
9 the George W. Bush administration as Deputy Assistant  
10 Secretary for multifamily programs at the Department  
11 of Housing and Urban Development.

12 I was responsible for all the project based  
13 assistance contracts nationwide. This included asset  
14 management of two and a half million multifamily  
15 units, oversight of 25,000 Section 8 project based  
16 contracts, and a budget of eleven and a half billion  
17 dollars.

18 I've seen the end of the era of project based  
19 subsidies as government restrictions expire and many  
20 properties have been torn down or converted to market  
21 rate. We simply no longer have the political will  
22 nor the resources as a nation to pay for these  
23 programs going forward. Once gone, they will not  
24 return.

25 I am pleased to share with you, my thoughts

1 on the plans set forth by Mid-City Financial, a  
2 company which has been a partner of affordable  
3 housing in the District and the region for many  
4 generations and decades. I strongly support the  
5 Phase 2 plan proposed by Mid-City Financial. This  
6 plan both preserves the existing low-income Section 8  
7 housing, as well as develops a viable mixed use and  
8 mixed income community that will benefit both the  
9 current and future residents of the property, as well  
10 as this surrounding community.

11 From policy point of view, we have learned  
12 that concentrating subsidized housing only promotes  
13 cycles of poverty. This mixed use development  
14 retains the low-income Section 8 contract based  
15 units, while at the same time expanding on the same  
16 site, housing opportunities for all, and bringing  
17 needed services to the neighborhood. Such  
18 development is vital, particularly in gentrifying  
19 communities like the District. It will mean a better  
20 living environment for all.

21 I've seen many owners drop their Section 8  
22 contracts as their mortgages and government  
23 restrictions burn off. The current use restrictions  
24 on this property cease later this year. The owner  
25 has the right to leave the program completely at that

1 time, and if they choose to do so this assisted  
2 housing would be lost forever. It is both unusual  
3 and remarkable that Mid-City has agreed to continue  
4 to house all residents in good standing and renew  
5 this large Section 8 contract when they are not  
6 required to do so. The majority of the owners of  
7 such properties tend to exit the affordable housing  
8 space.

9 In addition, it is quite unusual to see an  
10 owner commit to better than 20 percent deep  
11 affordability in a new mixed income community. This  
12 is an exceptionally large commitment to  
13 affordability. This is to be applauded and  
14 commended. The current stock of low income Section 8  
15 properties has declined markedly over the past decade  
16 and a half, each of us -- like each of us, it was  
17 never intended to live forever. It is becoming a  
18 rare commodity.

19 You have approved the proposal at Stage 1.  
20 If you approve it tonight you will keep one of the  
21 largest Section 8 project based communities in the  
22 District in place in a rapidly gentrifying  
23 neighborhood. In my view this is a tremendous  
24 positive for the District, the existing residents,  
25 and the neighbors.

1           The housing proposal you have before you  
2 tonight deserves your continued and enthusiastic  
3 support. It will create a vibrant mixed-income  
4 community that will serve the current residents well  
5 for many years to come. It will also attract other  
6 investment into the community. Thank you for your  
7 time. I urge your approval of this application.  
8 Thank you.

9           CHAIRMAN HOOD: Thank you. Ms. Frazier.

10           MS. FRAZIER: Hello, there. My name is  
11 Earline Frazier, and I moved in Brentwood with my  
12 parents when I was 13. I will be 76 in May. So, I  
13 have watched the constant change go from up to in the  
14 middle, to down at the bottom.

15           I like what's going to happen. I hope it  
16 happens in my timeframe. I got to say that the  
17 clearance that Mid-City Financial is doing with what  
18 they consider undesirable, has in a way saved my  
19 neighborhood. My trash bags are getting smaller for  
20 picking up the trash. Everything, I can sleep  
21 through the night with no gunfire, with no foot  
22 traffic, and all day long our block of Downing Street  
23 has become a 9:00 to 5:00 job place where they just  
24 walk up and down and do anything they want.

25           I have love in my heart for my neighborhood.



1 But when I have to excuse myself to come into my own  
2 yard because someone's sitting there with his  
3 buddies, smoking weed, I lost that love in my heart  
4 this year.

5 I like what Mid-City is doing. I know there  
6 are good people in Brookland Manor. I said that  
7 before. But there was also a root evil that wreaked  
8 havoc in a neighborhood that was being torn down by  
9 the Brookland Manor residents, up and down.

10 And we've noticed now, that it's nice. So, I  
11 would hope that Mid-City will continue to do -- to  
12 work out the problems. But you see, my brothers and  
13 sisters, you cannot expect to have something new, and  
14 then you come in and tear it down again. You need to  
15 have the thoughts in your mind now that, we're older  
16 and we can't fight you any longer. So, get it  
17 together. If you want help, if you want to stay  
18 there, get your act together and your kids got to go.  
19 Turn them loose and live there. Quietly. Thank you.

20 CHAIRMAN HOOD: Okay. Thank you. Next?

21 MS. HUDGESON: My name is Evelyn Hudgeson. I  
22 live at 2501. I like what they're doing at Brookland  
23 Manors. I got two -- I raised my two kids there, my  
24 two grandkids, and I don't have no problem around  
25 there with them. So, I like what they're doing.

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1 CHAIRMAN HOOD: Okay. Thank you. Next.

2 MR. TODD: Good evening, Commissioners.

3 Thank you for this opportunity to testify. I am  
4 speaking today as the Executive Director of Friends  
5 of Rhode Island Avenue Northeast, and Rhode Island  
6 Avenue Main Street program. My name is Kyle Todd.

7 When Friends of Rhode Island Avenue Northeast  
8 got its start in 2011, we came together as a group of  
9 neighbors that not only wanted to attract new  
10 community serving retail to the Rhode Island Avenue  
11 corridor, but also to make sure that the community  
12 members had a say in what type of development might  
13 come to our neighborhood.

14 We continue to carry forward those goals, now  
15 as the Rhode Island Avenue Northeast Main Street  
16 Program. Over the last few years, community members  
17 have spoken loudly and clearly when they say they  
18 want more neighborhood serving retail and dining  
19 options. They want a more safe, vibrant, and  
20 attractive commercial corridor.

21 Based on various urban planning studies that  
22 have been conducted for Rhode Island Avenue  
23 Northeast, it is clear that in order to attract and  
24 support the types of businesses that our  
25 neighborhoods have indicated that they want, we must

1 encourage and support appropriate development  
2 projects that will bring increased residential  
3 density to the area.

4           When Mr. Meers first reached out to us in  
5 2012, to get our thoughts on the redevelopment, we of  
6 course asked many questions. We were determined to  
7 make sure that such a project would be a positive  
8 addition to the community and to the existing tenants  
9 of Brookland Manor. This was the first of many  
10 meetings that we had with Mr. Meers, and with each  
11 meeting we became more confident in our ability to  
12 support this project.

13           I also had the opportunity to meet with Mr.  
14 Gene Ford Sr., the founder of Mid-City Financial  
15 Corporation in the months before he passed away.  
16 After talking to him and doing some research on my  
17 own, I came to greatly respect his vision for  
18 providing quality housing and amenities for low-  
19 income residents. Indeed, Mr. Ford's career was  
20 built around not only providing housing, but also  
21 supportive services for families in need. Mr. Ford  
22 Sr. won numerous honors and housing awards for his  
23 innovative approaches to providing assistance through  
24 the years. It was his vision and goal for the  
25 redevelopment of Brookland Manor to be his legacy

1 project and a model for mixed income housing, with  
2 vibrant retail and activity centers to benefit all  
3 the residents.

4 We believe that the plans presented by Mid-  
5 City continue to represent Mr. Ford's vision and  
6 legacy.

7 Mid-City is engaged with the community  
8 extensively, including outreach to the surrounding  
9 civic associations, ANCs, and at events such as the  
10 Rhode Island Avenue Fall Fest.

11 Our organization has also been impressed by  
12 the efforts of Mr. Meers and the Mid-City team have  
13 undertaken to reach out to and work with community  
14 members from the entire length of the Rhode Island  
15 Avenue Main Street Corridor.

16 By approving these stages of the Mid-City  
17 application, the entire project can move forward and  
18 will not create -- will not only create tremendous  
19 new opportunities for retail, dining, and other  
20 neighborhood amenities, but will also provide  
21 opportunities for new jobs, and a much needed boost  
22 in the residential density for the entire corridor.  
23 And perhaps even most importantly, it will provide  
24 updated, state-of-the-art housing for many senior  
25 citizens currently living in Brookland Manor.

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1           On behalf of the Rhode Island Avenue  
2 Northeast Main Street, we support this project and  
3 this particular stage of the PUD application as it is  
4 congruent with the recommendations from DMPED and the  
5 Office of Planning, and when developed will  
6 contribute to an increase in residential density that  
7 will help us attract the type of retailers that our  
8 entire community wants to support.

9           Thank you for the opportunity to speak  
10 tonight.

11           CHAIRMAN HOOD: Okay. I want thank you all  
12 for your testimony. Let's see if we have any  
13 questions up here.

14           [No audible response.]

15           CHAIRMAN HOOD: Okay. Does the applicant  
16 have any cross of anyone? Does the ANC have any  
17 cross of anyone? Does the ANC have any cross?

18           Yeah, they're -- any cross?

19           [No audible response.]

20           CHAIRMAN HOOD: Okay. Thank you. Does the  
21 party?

22           [No audible response.]

23           CHAIRMAN HOOD: Okay. Thank you all very  
24 much. We appreciate your testimony.

25           Ms. Schellin, you going to help me, tell me

1 where we are?

2 MS. SCHELLIN:

3 CHAIRMAN HOOD: Okay, Ms. Helen Poole,  
4 Jeanette Smith, Sophia Hawkins, Natasha Brown,  
5 Bernadette Thompson, Douglas Smith, Aretha Wilson.  
6 Did I pronounce that right?

7 [Discussion off the record.]

8 CHAIRMAN HOOD: Aretha Smith. No, Aretha  
9 Williams, I'm sorry. Wilson. Where am I getting --  
10 okay. I got glasses and still can't see.

11 [Discussion off the record.]

12 CHAIRMAN HOOD: Okay, Lavinia Barnett,  
13 Charles Brown, Hector Gutierrez, Guillermo Gutierrez,  
14 I'm sorry. Janice Payne, Fred Rosario, Rashonda  
15 Tolland, Charlene Brown, Thaddeus James.

16 I've called 20 names and I see three people.  
17 Okay. Which one -- where am I at?

18 Betty Mungrow, Mary Ann James, Maryanna  
19 James, Jamilla Thrower. Okay, I now the Thrower  
20 family. Okay, my thing cut off.

21 [Discussion off the record.]

22 CHAIRMAN HOOD: George Walker, and Veronica  
23 Brown. Is there anyone else who would like to  
24 testify in support?

25 [No audible response.]

1           CHAIRMAN HOOD: Okay, we'll start with this  
2 group and then we'll start to my left. You may  
3 begin. Turn your mic on.

4           MR. BROWN: Good evening, Commissioner. My  
5 name is Charles Brown. I'm the Executive Director of  
6 Healthy Families Grow, and a resident of Ward 5. I  
7 want to thank you for this opportunity to provide  
8 testimony and my support for Mid-City Financial  
9 Corporation and the Brookland Manor redevelopment.

10           I've worked with affordable housing and  
11 community development for my entire career. My work  
12 started during the Bush administration while working  
13 with the Department of Education, working in the  
14 field as a liaison. My work as a liaison allowed me  
15 to create partnerships with affordable housing in  
16 faith-based organizations to help engage parents and  
17 become qualified in -- and I became qualified in  
18 delivery and academic services.

19           Soon after I started offering academic  
20 services to low-income and affordable housing  
21 communities. And through that partnership I started  
22 working with Edgewood Community Services, which is  
23 now known as Community Service Foundation, where I  
24 met Angela Bowman who immediately understood the  
25 purpose, accepted the opportunity, vetted the

1 organization, and helped me begin offering services  
2 at various communities within their network.

3 One of those communities is Brookland Manor.  
4 At Brookland Manor -- at Brookland Manor we offer a  
5 comprehensive complete academic enrichment program.  
6 We do stem programs, complete outreach to parents,  
7 and follow up those programs now with an extended  
8 stem program throughout the summer.

9 Our programs have served over 5 million hours  
10 throughout the country. Within Brookland Manor we've  
11 done 12,000 hours of service within the past four  
12 years.

13 We've seen grade level improvements with  
14 students from an average of 1.5 grade equivalency  
15 improvements, and have seen students make gains of  
16 2.5 over an entire school year.

17 Our partnership, through CSF, with Mid-City,  
18 has allowed us to be a vital part of the community,  
19 offer great growth with inside the community, offer a  
20 safe space, and change the lives of students that are  
21 within that housing community.

22 We look forward to offering continued  
23 services within Brookland Manor, with partnerships  
24 through CSF, and with our partnership with Mid-City  
25 Financial and their commitment to education and



1 providing a great role on the community.

2 CHAIRMAN HOOD: Thank you. Next.

3 MS. MUNGROW: Good evening, Commissioners.

4 CHAIRMAN HOOD: Is your mic on?

5 MS. MUGROW: Okay. Good evening,  
6 Commissioners. My name is Betty Mungrow, and I have  
7 lived on 15th Street Northeast, in the Brentwood  
8 community since 1979. According to some of Mid-  
9 City's, our plans which provide the overall vision  
10 for Rhode Island Avenue apartments, were approved in  
11 November 2015. Plans include new community green  
12 spaces, full service grocery and neighborhood shops,  
13 affordable senior and family residences, townhomes,  
14 and mixed income apartments, new housing for existing  
15 residents, and they state no one in good standing  
16 will be displaced. I have no idea what that's about,  
17 so that's not my call.

18 But I have come down to testify in support of  
19 the proposed rezoning for Brookland Manor. At first  
20 I had reservation about this project because many of  
21 us in the surrounding Brentwood community were led to  
22 believe that all residents were being displaced.  
23 However, I have learned this is not the case. I  
24 fully support the relocation of residents in good  
25 standing according to Mid-City, to be relocated to

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1 Brookland Manor upon completion of the multifamily  
2 housing in 2019.

3           This will be important because not everyone  
4 can afford to buy a home or move to another apartment  
5 complex with much higher rental rates. I think it is  
6 also good that the developer will allow the residents  
7 to move back in at the same rental payment that they  
8 are paying today. This is unheard of in today's  
9 world.

10           I do want to emphasize, though, that those  
11 families who are in good standing should have a  
12 choice of returning because the neighborhood has had  
13 its share of crime over the years. I am glad that  
14 Mid-City has made the necessary changes to mitigate  
15 this because we have less crime.

16           I also hope that they keep the security  
17 guards for the safety of residents in the community.  
18 I believe Mid-City's development plans are offering  
19 the Brookland Manor residents and our Brentwood  
20 community a better life and safer environment.  
21 Please listen to those of us who have been impacted  
22 by everything going on at Brookland Manor over the  
23 years. We live in this community and we want to see  
24 this new development knowing those residents who have  
25 called this home for years and are in good standing,

1 will be taken care of.

2 Thank you for giving me the opportunity to  
3 testify in support of this project.

4 CHAIRMAN HOOD: Okay. Thank you. Next.

5 [Discussion off the record.]

6 MS. SCHELLIN: We were told that the  
7 translators were no longer needed so the --

8 CHAIRMAN HOOD: Okay. Well, that's all  
9 right. Just come on and just do it.

10 UNIDENTIFIED SPEAKER: [Speaking off  
11 microphone] that's here that can translate.

12 CHAIRMAN HOOD: Okay. So, we have someone  
13 that can translate. Because what I can do is we can  
14 -- hold on, we don't have to make this a major issue,  
15 because what we can do is we can do it and,  
16 Commissioners, we can review it on tape and have it  
17 translated for us. But anyway --

18 [Participants speaking off mic.]

19 CHAIRMAN HOOD: Hold tight. Hold tight. I'm  
20 running this, okay? I'm going to run this. I'm  
21 going to ask you to have a seat. I'm running this.  
22 They said they have a -- somebody who can translate  
23 and they can come. I don't need everybody to chime  
24 in on that, okay? But I want to make sure that I  
25 hear from them if we don't have a translator. So,

1 can you translate for them?

2 THE TRANSLATOR: Yeah, I think I was hired by  
3 the office, the Zoning Commission to --

4 CHAIRMAN HOOD: Okay. So we've got it  
5 covered.

6 THE TRANSLATOR: But then they said not to,  
7 so I'm just, I just want to say that I'm back here.

8 MS. SCHELLIN: To clarify it, Jasmena from  
9 One D.C. told us that the two people that needed the  
10 translation did not come, so therefore the  
11 translators were no longer needed. So, that is why.

12 CHAIRMAN HOOD: Who is Jasmena?

13 MS. SCHELLIN: She's from One D.C.

14 CHAIRMAN HOOD: Where is -- where is Jasmena?

15 UNIDENTIFIED SPEAKER: She's the organizer.

16 MS. SCHELLIN: She's the organizer.

17 CHAIRMAN HOOD: Where is she? I want to see  
18 her. Where is she?

19 MR. MERRIFIELD: She's out in the hallway.

20 MS. SCHELLIN: Yes.

21 CHAIRMAN HOOD: Okay. That's another problem  
22 we have.

23 Okay. Here's what I'm going to -- since we  
24 have money to take care of that.

25 MS. SCHELLIN: Yes, she -- well, yes.

1           CHAIRMAN HOOD: So, if you could come on and  
2 just translate.

3           MS. SCHELLIN: Well, yes.

4           CHAIRMAN HOOD: Okay.

5           THE TRANSLATOR: Chairman Hood, I can explain  
6 why --

7           CHAIRMAN HOOD: Hold on, no, no, that's all  
8 right. I don't need no more explanation.

9           But let me say this, though, let me make this  
10 -- we can tweet this too. We can tweet this.

11           One of the things we want to do in these  
12 hearings is make sure we stay in the room so we can  
13 make sure we get the information. The hallway,  
14 downstairs, restroom, upstairs, around the corner,  
15 come back later on, that's why we miss the  
16 opportunities.

17           So, you may begin. You may begin.

18           [Testimony through an interpreter.]

19           MR. G. GUTIERREZ: Good afternoon, or good  
20 evening, rather. I just want to say that we've been  
21 here for four years in the Brookland Manor  
22 apartments, and with the services that we've  
23 received, we are very content here.

24           We don't have any complaints up until now.  
25 You know, we feel that with all -- they're saying

1 that there's problems in unity, but everything is  
2 good up to now.

3 CHAIRMAN HOOD: Okay. Thank you. Next. The  
4 next.

5 MR. G. GUIERREZ: My name is Guillermo  
6 Gutierrez.

7 CHAIRMAN HOOD: Okay. Thank you. Gracias.  
8 Next.

9 [Testimony through an interpreter.]

10 MR. H. GUTIERREZ: Good evening. My name is  
11 Hector Gutierrez, and I've been there for four years  
12 in this apartment. And up until now there has not  
13 been any problems. I'm satisfied living with the  
14 apartment.

15 And so, we're supporting because up until now  
16 they've treated us well and we don't have any  
17 problems. So, thank you for listening.

18 CHAIRMAN HOOD: Okay. Thank you, both.  
19 Let's see if we -- Mr. Interpreter, if you can hold  
20 tight, we might have some questions for them.

21 Do we have any questions up here?

22 [No audible response.]

23 CHAIRMAN HOOD: Okay. Does the applicant  
24 have any? Does the ANC have any questions?

25 [No audible response.]

1 CHAIRMAN HOOD: Okay, and the --

2 MR. MERRIFIELD: No. Thank you.

3 CHAIRMAN HOOD: -- Mr. Merrifield. Okay.  
4 Thank you all very much. We appreciate everyone's  
5 testimony and coming down.

6 Okay, Ms. Schellin, I think we're going to  
7 the party in opposition. Mr. Merrifield, I see you  
8 looking at your watch. How much time do you need?  
9 How much time --

10 MS. SCHELLIN: Could we have them, if the  
11 interpreter could let them know, or anybody else  
12 who's testified, we need the witness cards to be  
13 given to the court reporter? Two cards, please.

14 CHAIRMAN HOOD: Those are opponents?

15 MS. SCHELLIN: Yeah, all of the proponents.

16 CHAIRMAN HOOD: Oh, all of the proponents, we  
17 need witness --

18 MS. SCHELLIN: Witness cards. If you  
19 testified --

20 CHAIRMAN HOOD: -- witness cards.

21 MS. SCHELLIN: -- already, please give two  
22 witness cards to the court reporter.

23 CHAIRMAN HOOD: And if you're going to  
24 testify then we need to make sure that we fill out  
25 two witness cards. So, you can do that in advance.

1 MS. SCHELLIN: Yes.

2 CHAIRMAN HOOD: Because it looks like we're  
3 going to keep moving.

4 MS. SCHELLIN: Yes. Hand them to the court  
5 reporter before you sit down.

6 CHAIRMAN HOOD: So, Ms. Schellin, you all  
7 have to help me.

8 Mr. Merrifield, can you bring your team up?

9 [Discussion off the record.]

10 MS. SCHELLIN: Chairman Hood, just to clarify  
11 too, the translators were asked for, for two  
12 individuals that were testifying in opposition. And  
13 the gentleman who just testified were in support.  
14 And we were not asked for translators for them, so I  
15 just want to clarify that. Jasmena actually asked  
16 for translators for two individuals that came as part  
17 of her group in opposition, not for these  
18 individuals. So, that's why the court report -- I'm  
19 sorry, the translators were sent home, because the  
20 two individuals that she had requested it for did not  
21 come this evening.

22 So, I just want to clarify that.

23 CHAIRMAN HOOD: Well, okay, thank you. But  
24 the translator obviously didn't go home, so we're  
25 glad that he stayed.



1 MS. SCHELLIN: Right. Right.

2 CHAIRMAN HOOD: Stayed around.

3 MS. SCHELLIN: So, he happened to stick  
4 around.

5 CHAIRMAN HOOD: So, it worked out. It worked  
6 out.

7 MS. SCHELLIN: So, I just want to make sure  
8 it was no blame towards her.

9 CHAIRMAN HOOD: Nobody is blaming. We're  
10 going to move forward.

11 MS. SCHELLIN: Okay.

12 CHAIRMAN HOOD: Okay. And, let me say, the  
13 court reporter had mentioned to me about some cards,  
14 but the first name I saw had already testified. So,  
15 I'm not sure -- and we called all the people who were  
16 here as proponents.

17 UNIDENTIFIED SPEAKER: [Speaking off  
18 microphone].

19 CHAIRMAN HOOD: Okay. Well, all the  
20 proponents who are here tonight have testified.  
21 That's where I am, and we'll just move forward from  
22 here.

23 Okay, Mr. Merrifield, you had 30 -- I  
24 believe --

25 MR. MERRIFIELD: Chairman.

1           CHAIRMAN HOOD: Let me ask this, have we  
2 changed that rule, to 30 minutes and 30? Okay, we  
3 have not changed that rule, so that's one that I can  
4 remember. So, it's 30 minutes.

5           MR. MERRIFIELD: And you had said there was  
6 going to be a reassessment. The only reason I ask is  
7 because we have a bus issue to try to get people back  
8 to Brookland Manor. So, if we were -- if you didn't  
9 think we could get it all in tonight, I would ask  
10 that we could pause now and reschedule. If you think  
11 we can get it all in tonight, I guess we'll just have  
12 to figure the bus issue out.

13           But if you don't think we can get it all in  
14 tonight, I would ask that if you were going to  
15 consider that, then maybe we could consider it now.

16           CHAIRMAN HOOD: Let me ask you -- I'm not  
17 sure, because if it goes how the proponents were --

18           MR. MERRIFIELD: Uh-huh.

19           CHAIRMAN HOOD: -- wasn't nobody here. Let  
20 me ask you this, how many people do you have?

21           MR. MERRIFIELD: As I look right now, could  
22 everybody raise their hands that's going to testify  
23 on our behalf?

24           CHAIRMAN HOOD: All over there. So, how many  
25 people you think you have, Mr. Merrifield.

1           About, so you got about 20 at three minutes.  
2   So, we're looking at an hour. And yours is 30  
3   minutes. You have a bus issue. Is the bus  
4   overcharging you or something?

5           MR. MERRIFIELD: I'm not sure. I was told  
6   there could be a bus issue. If you want to push  
7   through, I think we can make it happen.

8           CHAIRMAN HOOD: You think you can make it?  
9   All of us who raised their hand, everybody, we're  
10   going to make. We're going to push it so we don't  
11   have to come back. We can stay home and watch some  
12   repeats of something. Okay?

13           UNIDENTIFIED SPEAKER: [Speaking off  
14   microphone.]

15           CHAIRMAN HOOD: See, I don't know what's in  
16   the overflow room. So, maybe --

17           MR. MERRIFIELD: Yeah, I mean, if we -- the  
18   only thing, the only reason I say is because I would  
19   hate to have people come out tonight and then leave  
20   because they had, you know, work issues tomorrow, or  
21   if they're in the overflow room without seeing the  
22   overflow room.

23           Like I said, we're prepared to go, but if it  
24   makes sense for people's convenience --

25           CHAIRMAN HOOD: Well, let me do this; why

1 don't we take -- why don't we try to do at least 15  
2 people tonight? I'm just off the top of my head.

3           Okay, I'll tell you what, because I don't  
4 know what cross-examine -- my colleagues are saying,  
5 we'll do one more hour, 10:00. I tell you what,  
6 after you finish -- let me do this. After you finish  
7 -- because that's messy.

8           Let me do this. After you all finish your  
9 presentation, we'll stop.

10           MR. MERRIFIELD: Okay.

11           CHAIRMAN HOOD: So, everybody that needs to  
12 go, whatever the bus issue is now, unfortunately  
13 they're going to miss your presentation if they have  
14 to leave now. So, whoever is in charge, can they  
15 tell them they can go get their bus and they can --  
16 Ms. Schellin, can we give them the next date?

17           Do we have a short hearing?

18           MS. SCHELLIN: Yes.

19           CHAIRMAN HOOD: Do we have a quick hearing?

20           MS. SCHELLIN: We have an empty date in  
21 March.

22           CHAIRMAN HOOD: We have any empty day in  
23 March, and we can come back and we'll hear from  
24 everybody else, and that will be it, and then the  
25 rebuttal.

1 MS. SCHELLIN: March 16th.

2 CHAIRMAN HOOD: March 16th. Can somebody let  
3 everybody know in the overflow room, who has to catch  
4 the bus? So, those who need to catch the bus, Mr.  
5 Merrifield, they can leave now unless they're at the  
6 table.

7 MR. MERRIFIELD: And I think the only people  
8 with the bus issue are residents. Obviously like,  
9 the general public that's come out, they're fine.  
10 It's a bus issue for the residents.

11 CHAIRMAN HOOD: So, we have residents at the  
12 table now, right?

13 MR. MERRIFIELD: Yeah. Yeah.

14 CHAIRMAN HOOD: So, how many people other  
15 than at the table have a bus issue? Raise your hand.

16 MR. MERRIFIELD: Who's going back on the bus,  
17 other than people at the table?

18 [No audible response.]

19 CHAIRMAN HOOD: So, Mr. Merrifield --

20 MR. MERRIFIELD: Who came on the bus?

21 UNIDENTIFIED SPEAKER: Raise your hand.

22 CHAIRMAN HOOD: Okay. So, you got --

23 MS. SCHELLIN: And some people actually  
24 already left the room, as soon as he made that  
25 announcement they got up and left. So, I think it's

1 too late to go back on that now.

2 CHAIRMAN HOOD: Okay. Well, that's all  
3 right. We're going to finish this and we're going to  
4 call it a night.

5 MS. SCHELLIN: So, that would mean that the  
6 next hearing night will start with individuals --

7 CHAIRMAN HOOD: Persons in opposition.

8 MS. SCHELLIN: -- in opposition.

9 CHAIRMAN HOOD: Right.

10 MS. SCHELLIN: Okay.

11 CHAIRMAN HOOD: March the 16th at 6:30.

12 MS. SCHELLIN: And I'll go down into the  
13 other room just to clarify that.

14 CHAIRMAN HOOD: Thank you. We probably could  
15 have finished tonight.

16 [Discussion off the record.]

17 [Pause.]

18 CHAIRMAN HOOD: Ms. Schellin, is Mr. Shapiro  
19 -- Commissioner Shapiro going to participate in this  
20 case?

21 Yeah, I think I'm going to ask him to do  
22 that.

23 MR. MERRIFIELD: Thank you. Honorable  
24 members of the Zoning Commission, good evening. My  
25 name is Will Merrifield and I'm here as the

1 authorized representative of the Brookland  
2 Manor/Brentwood Village Resident's Association.

3 We are appearing tonight in opposition of the  
4 PUD. All members of the Association are current  
5 tenants at Brookland Manor. I will make a brief  
6 statement regarding the proposed redevelopment of  
7 Block 7 and how it relates to the overall  
8 redevelopment, as well as the Comprehensive Plan.

9 After I am finished the residents and members  
10 of the Association at the table with me will testify  
11 about their concerns and experiences thus far,  
12 through the ongoing redevelopment process.

13 Commissioners, at the time the first-stage  
14 PUD was approved there were 503 occupied units at  
15 Brookland Manor. As of September 9th, 2016, there  
16 were 438 units at the property. The applicant states  
17 that that number will drop to 415 units by the time  
18 construction commences in early 2018.

19 This means during the time frame between the  
20 PUD -- the approval of the PUD in September of 2015,  
21 and the commencement of construction in early 2018,  
22 88 units have been emptied. These 88 units represent  
23 hundreds of people, many of them children, that  
24 either currently live or have lived at Brookland  
25 Manor, that will not live there in the future.

1           So, what the applicant has referred to as  
2 natural attrition, it is not natural. It's planned  
3 displacement.

4           In August of 2016, the Washington Post ran an  
5 article that studied eviction trends at Brookland  
6 Manor. Their data found that between January 2014  
7 and March 2016, lawsuits seeking eviction over small  
8 debts increased by more than 50 percent, and lawsuits  
9 citing lease violations more than quadrupled. You  
10 will hear stories tonight that back up the claims  
11 made by the Post. Specifically, you will hear about  
12 tenants' families being barred from the property for  
13 illegitimate reasons, a private security force that  
14 harasses people at every step and has threatened to  
15 arrest advocates and organizers that came on to the  
16 property. And the erection of fences that limit  
17 people's freedom of movement and make the property  
18 feel like a prison.

19           You will also hear about tenants giving  
20 something called a notice of infraction. These are  
21 notices for alleged lease violations given with no  
22 due process afforded to the tenants to be able to  
23 challenge the underlying allegations contained in  
24 them, which is why I asked how a qualified tenant  
25 would be defined.



1           To understand why this is happening, one only  
2 needs to look at the numbers in the applicant's  
3 current proposal for Block 7. As we discussed, Block  
4 7 will contain a significant portion of the  
5 affordable housing associated with the overall  
6 redevelopment. Specifically, 200 of the 373 total  
7 affordable units, and the overall redevelopment  
8 proposal will be located in Block 7.

9           We know that 200 of those 373 units will be  
10 in the senior building. We also know the units will  
11 be almost entirely one-bedroom units, and that only  
12 seniors will be able to live in that building. This  
13 means there will only be 173 deeply affordable units  
14 left to house the vast majority of the rest of the  
15 families that live at Brookland Manor. Again, the  
16 Section 8 contract has 373 units. Two hundred we  
17 know now, are going to be in the senior building for  
18 seniors only. That leaves 173 units once this  
19 project is redeveloped, to house everybody else that  
20 currently lives there now.

21           Further, the applicant's own demographic  
22 information shows that by 2020 there would only be  
23 147 seniors living at Brookland Manor. Thus, current  
24 Brookland Manor residents will not be able to access  
25 a significant number of the affordable units in the

1 redevelopment. Further, many heads of households  
2 that would otherwise be eligible for senior building,  
3 currently live in intergenerational households with  
4 children and grandchildren. In some cases children  
5 act as caregivers to their parents in these units.  
6 In other cases many seniors watch their grandchildren  
7 while their children are at work. This plan will  
8 break up those networks and force seniors to choose  
9 between accepting a unit in the senior building,  
10 thereby breaking up their families, or keeping their  
11 family unit together and risking displacement.  
12 Commissioners, this is just math.

13           The current number of families on site is  
14 larger than the affordable units that will be  
15 redeveloped. The applicant states there will be 415  
16 units occupied by early 2018. To continue to allow  
17 stages of this plan -- to continue to approve stages  
18 of this plan without acknowledging that such approval  
19 is perversely encouraging the applicant to displace  
20 existing residents, is not supported by the  
21 Comprehensive Plan.

22           Taking all the above into account -- and it's  
23 also not supported by the housing element,  
24 specifically in the Comprehensive Plan,  
25 Commissioners. Specifically, policy of the housing

1 element H-123, of the plan, encourages strategies to  
2 prevent the concentration of poverty. The  
3 applicant's proposed elimination of deeply affordable  
4 units proposed both in Block 7 and the overall  
5 redevelopment will drive families out of an intensely  
6 gentrifying neighborhood, into hyper-segregated and  
7 impoverished areas of the city, thus furthering  
8 segregation and concentrating poverty. Policy H-121  
9 of the plan promotes the creation of low-income  
10 housing as a civic priority. The applicant's  
11 proposed plan does not promote affordable housing.  
12 Specifically, Block 7 is part of the phase of an  
13 overall redevelopment that significantly eliminates  
14 overall affordable housing while tripling density.

15 Moreover, the plan eliminates large swaths of  
16 affordable housing. Policy H-131 of the plan  
17 specifically calls for the retention of three and  
18 four-bedroom apartments to provide housing for  
19 families and children. The applicant's currently  
20 proposed plan, as well as the overall redevelopment,  
21 eliminates all four bedrooms and significant reduces  
22 the three-bedroom apartments. That's just in Block  
23 7.

24 Policy H-211 of the plan recognizes the  
25 importance of preserving affordable rental housing.

1 The applicant's current proposal plan for Block 7  
2 shows that family housing and housing for existing  
3 Brookland Manor residents will be greatly reduced.  
4 Again, this is because 200 of those 373 units we now  
5 know, will be for seniors only.

6 Policy H-213 of the plan calls for programs  
7 to avoid displacement. As stated, there has already  
8 been mass displacement from Brookland Manor as  
9 stated. There has already been mass displacement  
10 from Brookland Manor as evidenced by the significant  
11 reduction of occupied units from the first-stage  
12 approval of the PUD, and to September of 2016. At  
13 the first-stage approval we heard the Office of  
14 Planning say it was 503. Now, the last number we  
15 have is from the snapshot that the applicant  
16 submitted. It was as of September 2016, there was  
17 438.

18 I should also point out this number of  
19 displaced individuals, the number of displaced  
20 individuals would have been much greater if it  
21 weren't for the efforts of Neighborhood Legal  
22 Services, Bread for the City, Legal Aid of the  
23 District of Columbia, and UDC Law School.

24 All three agencies have made representing  
25 Brookland Manor residents and eviction court a

1 priority at one time or another. Because of their  
2 work many tenants who would have been displaced are  
3 still at Brookland Manor. However, many have fallen  
4 through the cracks, as evidenced from the 503 number,  
5 the units occupied, to the 438, as of September of  
6 2016. The applicant didn't know how many were there  
7 now.

8           The reduction -- taking all this into  
9 account, it is clear that the applicant's current  
10 proposal does not meet the purpose of the PUD  
11 process. That purpose is to provide a higher quality  
12 of redevelopments through flexibility and building  
13 controls, including building height and density, that  
14 provided that a PUD, in part, protects and advances  
15 the public health, safety, welfare, and convenience,  
16 and is not inconsistent with the Comprehensive Plan.

17           The reduction of overall affordable units  
18 that will fit the needs of current Brookland  
19 residents, contained in the current proposal, as well  
20 as the elimination of deeply affordable units that we  
21 can clearly see now, as part of the overall  
22 redevelopment plan, does not advance the public  
23 health, safety, and welfare of the community.  
24 Therefore, the applicant's current proposal is not a  
25 community benefit and cannot be approved.

1           Lastly, on behalf of the association, I want  
2 to make clear that all the energy that the tenant  
3 association and the surrounding community that will  
4 testify for us tonight, have put in to oppose this  
5 redevelopment can, and should be rechallenged. The  
6 association pleads with Mid-City to partner with us  
7 to achieve our goals of a replacement of the current  
8 535 deeply affordable units at the same bedroom sizes  
9 and subsidy levels that current exists.

10           We desperately want to partner with Mid-City,  
11 Councilman McDuffie, the ANCs, and get you whatever  
12 funds you need to make what I just said happen. We  
13 will partner with you. We will go get Housing  
14 Production Trust Fund money to make up for any gap  
15 financing that you need to replace all 535 units at  
16 the existing bedroom sizes, at the current -- at the  
17 existing bedroom sizes, at the existing subsidy  
18 level. If we teamed up with Councilman McDuffie, and  
19 went to the housing production trust fund, we could  
20 get that money like nothing to preserve all these  
21 units at Brookland Manor and to make sure that no one  
22 else is displaced.

23           So, that's what we ask of you tonight.

24           MS. DAVIS: Good evening. My name is Dorothy  
25 Davis. I am a 69-year-old senior and a six-year

1 breast cancer survivor, living at Brookland Manor. I  
2 been living at Brookland Manor going on 13 years.  
3 And I am an active part of the community.

4 I'm here today to testify about my serious  
5 concern about the Mid-City proposal for Brookland  
6 Manor. I am especially concerned about how the  
7 proposal will impact our large families and our  
8 seniors. Seniors and large families have the right  
9 to stay at Brookland Manor in affordable housing that  
10 meets all their needs. Nobody has come to speak --  
11 nobody has come to speak -- has come to listen to our  
12 seniors and our large families about what they would  
13 need to stay at Brookland Manor.

14 So far Mid-City had made promises -- had made  
15 promises. Yet, we have received nothing that we can  
16 trust to hold Mid-City to its promise. Mid-City has  
17 not been accountable to us in the past and we do not  
18 trust them to remain accountable to us during this  
19 development process.

20 The Brookland Manor community needs to  
21 maintain three, four, and five-bedroom homes in order  
22 to keep our large families. These families have a  
23 right to housing that allows them to live together  
24 comfortably. We also need housing that is accessible  
25 to people with disabilities and seniors too so that

1 they can get around their housing and the property  
2 with ease.

3           Currently, there is no concern for  
4 accessibility at Brookland Manor and a botch of new  
5 passes preventing people from getting around.

6           Finally, Mid-City tried to isolate seniors in  
7 a senior building. This does not meet our needs and  
8 would make it difficult for people like me to remain  
9 an active part of our community. We don't want to  
10 have to fight Mid-City. We want them to work with  
11 us. But so far, they haven't been.

12           As a Brookland Manor resident, I do not feel  
13 respected or listen to by Mid-City. It is obvious  
14 that Mid-City does not care about our needs and is  
15 putting their property over our families, and our  
16 seniors. This is unacceptable. At this point, I  
17 cannot support Mid-City's proposal.

18           [Applause.]

19           MS. JOHNSON: Hi. I'm Yvonne Johnson. I'm  
20 Vice President of the Brookland Manor Tenant  
21 Association. I've lived in Brookland Manor 35 years,  
22 and I've worked at Noyes Elementary School, 28.

23           I'm speaking on behalf of children, and I did  
24 this before. Our children are becoming depressed.  
25 They're asking their families, where we going to



1 live? Are we going to have to live in D.C. General?

2 No.

3 We're not going to allow that. And one of  
4 the things we want to make sure is that every family  
5 has a place to live. Every family deserves this.  
6 And I'm not going to speak for a long time because we  
7 have other people that need to speak. We need to  
8 preserve our families, and that's what we're here  
9 for. Thank you.

10 MS. EL-AMIN: Good afternoon. My name is  
11 Serita El-Amin. I've been a resident there for 18  
12 years. Mid-City is going about this development in a  
13 way that shows no concern for the residents of  
14 Brookland Manor, or the greater D.C. community. It's  
15 a shame that so many buildings on the property is  
16 boarded up when people can be using them. It's a  
17 shame because the City pays for poor families to live  
18 in them, and the families in shelters have to have  
19 income, and these spaces are unavailable to them.

20 Why have empty apartments and we have people  
21 in the streets, and these apartments should be  
22 available.

23 Downsizing the units after the redevelopment  
24 does not make any sense because there's already not  
25 enough room for big families who have the right,

1 comfortable, affordable housing, you have to have a  
2 house or a large apartment. We cannot afford to live  
3 anywhere in D.C. Mid-City homes, for these big  
4 families, why are they taking them back? It tells me  
5 that you want families on the street. You know that  
6 you can't afford -- that we can't afford these homes  
7 that most people is on welfare and they don't have  
8 any money. Why can't we have this little space to  
9 live?

10 Mid-City and Michael Meers are still getting  
11 paid. One day I want -- one day, I want to pay my  
12 rent. I was told that if I was to put a mop outside  
13 that I would get an infraction letter. I put a rug  
14 outside to dry because it was wet. I was told that  
15 if I put it in my -- I can put it in my bathroom. I  
16 didn't get a letter because I was threatened and  
17 scared to put my rug outside.

18 One of my friends got infraction notice for  
19 putting a plant in the hallway to decorate it for  
20 Christmas, and they had got an infraction letter.  
21 That's crazy.

22 The security guards that Mid-City hired --  
23 hired, harass us when we try to go outside with our  
24 families. Mid-City talks about positive economic  
25 development, but it's not positive to sit out -- they

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1 said it's not positive for us to sit outside with our  
2 kids while they play. Our kids cannot breathe  
3 nature. It doesn't make no sense. Why can't we go  
4 outside? We pay our rent. And we can't even step  
5 outside without getting infraction letters.

6           When it comes to security officers, I have  
7 seen them play with our children and the people in  
8 the street, and smoke drugs, and hang out in front of  
9 the liquor stores and have snacks. I feel as though  
10 that the security guards is not for us.

11           The fences that was mentioned that Mid-City  
12 put up, was made for handicapped disabled. We can't  
13 even go pay our rent. We have to walk all the way  
14 around. That's hard for seniors. It's inconvenient  
15 for us. It's like a jail house. If a fire should  
16 break out, our kids and ourselves, and our seniors  
17 would be trapped.

18           I think that Mid-City has some  
19 misunderstanding that Brookland Manor is the ghetto.  
20 This is not a project community. People might think  
21 that because they see security and fences around  
22 there, that it's all black people around there. We  
23 just like them. Then, we put these liquor stores  
24 around here and try to mispresent and mischaracterize  
25 our community.

1           Let me be clear. The politicians is  
2 supporting this because they want money to support.  
3 And they want to run again. They support rich people  
4 and they get what they want, and they get their  
5 votes. We don't have any money. We don't have  
6 anything to offer them. So, where that leaves us?  
7 Out.

8           We do not need any more luxury apartments in  
9 this city. They need to direct money into education,  
10 housing, transportation. We do not need luxury  
11 apartments that people can't afford. It would be  
12 nice if they give it to us, but we actually need  
13 education, housing, and room for us and our children  
14 to sleep in, and room for the seniors to be with  
15 their family.

16           During this redevelopment, Mid-City keeps  
17 coming to us with a bunch of promises. One of them  
18 is that they're going to build a big park. I did not  
19 see one park in that redevelopment. I don't see no  
20 playgrounds for our kids to play with. There's  
21 nothing for them to play with. I would like to see  
22 that.

23           As he said before, we want to help these  
24 families come back. But the numbers don't match up.  
25 For real, we don't even have 200 seniors. And if you

1 break it down, those 200 seniors probably going to  
2 want to be with their family, so that's going to hold  
3 us up with not having apartments for other people.  
4 And I would like to personally understand what do  
5 good understanding -- good standards means because I  
6 personally feel that I am in good standards, but just  
7 because I feel like that it doesn't mean that I'm  
8 really in good standards. So, I would like to know,  
9 what do good standards mean? I would like to know,  
10 you know, what that means and what it means for us to  
11 come back. That's all I have to say.

12 [Applause.]

13 MS. HOUSTON: Good evening. My name is  
14 Reverend Dr. Loretta Houston, and I am a board member  
15 of the Brookland Manor Tenant Association. I come  
16 this evening to speak on behalf of Ms. Minnie  
17 Elliott, who is the president of the tenant  
18 association. Due to an untimely death of one her  
19 sons, she is unable to be here this evening.

20 So, I come just to -- she gave me a couple of  
21 notes of things that she really wanted me to  
22 emphasize on. She gave her respect to the chair and  
23 to all the commissioners. She really wants you to  
24 know that she is not against Mid-City and the  
25 redevelopment. But as she has been a part of -- a

1 vital part of all the community she's been in, and in  
2 Brookland for like the last 23 years, her heart and  
3 soul is here with us.

4           She wants you to know that she really would  
5 like the 535 units that was presently at Brookland  
6 Manor. She understand that they had went down to  
7 373, but I hear today that it's going to go to 331,  
8 just in Block 7. And then I heard the gentleman said  
9 that just because there's 131 in Block 7, that  
10 doesn't mean it's not going to be the proposed number  
11 from the first issue. Okay? So, I can understand  
12 that.

13           But she is very concerned about the three,  
14 four, and five-bedrooms. We realize from the first  
15 delivery that they going to have 18 three-bedrooms,  
16 just in Block 7. So, they did not say that they  
17 wasn't going to have it in the completion of the  
18 whole four stages. So, she agree.

19           While she's willing to be patient with the  
20 whole development, whether it take 10 years or  
21 whatever long it take, but she is so concerned about  
22 the 535. She said she doesn't -- she feel like in  
23 her lifetime that she's going to see -- she's going  
24 to have a place for her and her children. She say,  
25 but that's not the issue. The issue is, if one of

1 us, or one of the people at Brookland Manor at the  
2 beginning, when we had our first wish list, they said  
3 that everybody who at the groundbreaking of this  
4 redevelopment will be able to stay.

5           So, she wanted to make sure that everybody is  
6 able to be able to stay. She said, it's not good  
7 enough for just a couple of people to be able to stay  
8 to see the redevelopment because the redevelopment  
9 will mean redevelopment while people lie. She say  
10 she's willing to -- she say, you can bring paint and  
11 new bricks. You can bring all that into a community,  
12 but if you're not building up lives, you're building  
13 up no communities. So, that's her main issue she  
14 would like to see before she, herself, go home to be  
15 with the Lord.

16           She, her main concern is the residents. She  
17 do not want these children to be displaced, to be  
18 heartened, and get into more crimes.

19           And one of the main issues also, is the -- on  
20 our wish list, in the first part, we had wished that,  
21 for job placement; that some of the people that's  
22 hanging out on the streets and things like that, from  
23 Brookland Manor, would be able to be trained, job  
24 ready so when the development starts that they would  
25 be able to participate in the building of their own

1 community. So, that's very important also.

2 And, again, she said that she's 100 percent  
3 willing to work with Mid-City, 100 percent. She just  
4 don't want everybody to be overlooked or displaced.  
5 And that's her main concerns. So, and the vouchers,  
6 and the affordable. What is affordable? She want --  
7 she would like more things in writing, you know,  
8 because one thing we realize in real estate, that a  
9 handshake is not -- isn't anything. It must be in  
10 writing.

11 So, if we can get more things in writing  
12 about what is going to actually be available to this  
13 community. Thank you.

14 [Applause.]

15 MR. SULLIVAN: I had a two-page thing I was  
16 going to read, but since we don't have that much  
17 time, I'm just going to try to state what I can.

18 My name is Nico Sullivan and I'm raising some  
19 grandchildren also.

20 I lived on Saratoga for 30 years. Before  
21 that, I'm 66 now. I was 17 and all my girlfriends  
22 lived up in Brentwood before they remodeled it, you  
23 know. And Brentwood always seemed like home. I  
24 don't know what it is about it, but it kept drawing  
25 me back. I lived in houses. I could not afford

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1 them. The gas and electric and water was so much it  
2 was ridiculous. But I tried, because I wanted more  
3 space for my children and my grandkids. But it  
4 didn't work out and I moved back to Brentwood.

5 I got involved in the neighborhood to try to  
6 do some good things. But you know how some people  
7 think that you're a snitch because you're trying to  
8 tell them, you know, pick the paper up, don't mess up  
9 in the hallway, don't stick stuff in the door. So, I  
10 got to the point I just don't say anything anymore.

11 But I still love Brentwood, and Brentwood is  
12 my home. And I want -- I'm not -- I agree with a new  
13 apartment. Oh, I would love it. For my grandkids to  
14 see a beautiful brand new apartment, painted, without  
15 paint slopped all over the place, the tub looking  
16 like mold all around it. Yes, I would like them to  
17 live in a nice clean place.

18 And I'm going to tell you something about  
19 people. You could be the worst person in the world,  
20 but everybody need a second chance. And I look at it  
21 like this; a lot of people, I say my son for  
22 instance, they barred him off the community. My son  
23 has been smoking ever since he got shot on in there  
24 when he was 17 years old.

25 Okay, now he done changed his life around

1 after Section 8 finally came in and found him a place  
2 because he had a place in a rooming house, which  
3 every day it was an incident, he had to pay \$100, you  
4 know, a week. And he couldn't afford that. So, he  
5 came over my house a lot. You know, he helped me out  
6 even though he's had like three strokes. You know?  
7 He might could carry one bag or something.

8           So, he was barred off the community. Now, my  
9 son is living at 12th and M Street. Him and his  
10 girlfriend got married. He's clean. He's helping  
11 the seniors that can't get around, you know, in the  
12 building, you know, knocking on the door, checking on  
13 him, making sure they all right and everything.

14           But like I said, sometimes people need a  
15 change. You know, I mean, you could be the worst  
16 person in the world. You get a nice apartment, it  
17 will change you. It really do. You be wanting to  
18 fix that place up. You want to fix your kids up  
19 better. You want to have better manners, you know,  
20 and try to get along more better with your neighbors,  
21 you know?

22           But the way we going now, I'm stressed out.  
23 I'm so stressed out I don't know what to do. I feel  
24 like I'm a prisoner. I'm barred all the way around.  
25 I try to be -- every time I try to do a good thing, I

1 get into this, I get into that, and it's ridiculous  
2 when I've done nothing but been a, you know, a real  
3 good neighbor around there. But I guess they take my  
4 kindness for stupidity.

5 But the security, oh, I was happy to see them  
6 when they first came. I said, oh, that's a good  
7 idea. You know. But when they came, Ms. King was  
8 the office, what, office manager at the time. She  
9 told me that the security ain't for you all. It's  
10 for my office. And that's the way they act.

11 Anything they can get on us, a fraction.  
12 That's what they say, fraction this, fraction that.  
13 But they only do it to certain people. They don't do  
14 it to everybody. You know, they do it to ones that's  
15 trying to do the right thing, trying to take care of  
16 their kids, trying to struggle. You know, to bring  
17 food in the house. This is the people that the mess  
18 with. But the ones that don't live in the  
19 neighborhood, hang around, you know, and all like  
20 this, they don't say nothing to them.

21 And they nasty. The kids used to run in the  
22 house when they used to come out. Here come the  
23 security. All the kids would haul tail in the house.  
24 You know, because they talk to them like dogs and  
25 stuff, you know, or trying to pick them to find out

1 what they can find out about their parents or what's  
2 going on in their house, which was wrong.

3           But another thing that I'm really upset, and  
4 I done been to quite a few meetings, and I'm tired of  
5 people in the neighborhood, around Brentwood, keep  
6 stating that Brentwood is such a crime infested  
7 neighborhood. Every neighborhood has crime. But I'm  
8 sorry to tell you, and Mr. Hood, you should know  
9 since you live around there. A lot of them crimes  
10 that happen in Brentwood is from those cute little  
11 house all around us. And the rest of it come from  
12 Edgewood. All the shooting and stuff recently -- and  
13 15th Street, came from Edgewood. And 15th Street  
14 used to be the water neighborhood. You know?

15           The security ain't clean that out. Them  
16 people just got tired of fighting, and arguing, and  
17 shooting at each other. They just stopped selling  
18 it. They ain't cleared nothing out. All they did is  
19 make people more frustrated with each other, ready to  
20 go to the office and tell everything on somebody,  
21 just thinking that's going to make them look good so  
22 the office won't check them out and make sure, you  
23 know, let them see what's going on in their  
24 apartment.

25           You know, but I am so tired of these

1 neighborhoods, get up here at these meetings, and  
2 talk about Brentwood like they do, and I'm not having  
3 it because I have been around there, like I said,  
4 since I was 17 years old. All my little girlfriends  
5 went to McKinley Tech. That's where I graduated  
6 from. They were Montana girls, and Brentwood girls.

7           And ever since I've been around there the  
8 most majority outrageous criminal person came from  
9 the cute little houses around us. And that's the  
10 truth. And they sat up there and talk about, oh,  
11 this neighborhood. But they be the main ones in our  
12 neighborhood. We have more elderly people coming  
13 around there trying to buy this and do this, than  
14 anything. But they be the main one talking about, I  
15 can't walk out in the street, it's dangerous. They  
16 going to get me. And they get a lot of respect.  
17 Them boys respect them more than they respect the  
18 younger people. You know?

19           So, all that, all that lying and stuff on my  
20 neighborhood, they better stop because I'm tired of  
21 it. You know? If that's the case, I would have  
22 moved back there with my kids. All neighborhoods has  
23 trouble. Look at Georgetown. I lived on Capitol  
24 Hill most of my life. And Capitol Hill was not the  
25 specialty place. They have more killings, shootings,

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1 and everything else up there.

2           But I could never understand, and I'm not a  
3 drinker, I'm not a smoker, but I can't understand why  
4 some black people can come out, you know, they got a  
5 beer or they pour it in a cup, and they socializing,  
6 talking, or just talking about different things, and  
7 we always get a -- they'll get an infraction. Or the  
8 police come. But you see white people -- I hate to  
9 say it like that. They be out there with their  
10 cocktail glasses and they all on the porch and  
11 they're celebrating, they're drinking, or somebody's  
12 had a party. And we used to get -- we used to give  
13 little cookouts in the court where we at. And we  
14 would invite everybody there. You know?

15           So, it was like a family thing. We cleaned  
16 up. We did everything.

17           CHAIRMAN HOOD: Thank you very much. I can  
18 tell you, Mr. Merrifield, you didn't manage the clock  
19 well because your time is up and I think -- I get in  
20 so much trouble down here, not just from a legal  
21 standpoint, so I don't know -- I know previously the  
22 party in opposition -- I mean, the party, the  
23 applicant took 30 minutes. The party in opposition  
24 is supposed to take 30 minutes. But I see one more  
25 person who hasn't testified.

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1           So, I'm going to let her testify.

2           MS. SCOTT: Yeah.

3           CHAIRMAN HOOD: But I just want you to know,  
4 when I do it the other way, then I get in trouble.  
5 And then the next thing I know somebody is over at  
6 the Court of Appeals and I have to come back and have  
7 another hearing. And it's happened to me. I've been  
8 here long enough that that has happened to me over --  
9 and I'll tell you, it was in Southwest.

10          So, I'm going to let you testify because --

11          MS. SCOTT: Thank you.

12          CHAIRMAN HOOD: Actually, what's supposed to  
13 happen is you're supposed to get the same amount of  
14 time, and it's in the regulations. And I hope Mr.  
15 Tummonds won't have me come back down here and redo  
16 that. I usually put that out there so the courts can  
17 hear that I've asked. Okay?

18          So, I've been doing this long enough to know  
19 how it works. Okay. You may begin.

20          MS. SCOTT: Good evening, Commissioner. My  
21 name is Valerie Scott. I have been living at  
22 Brookland Manor since '93, over 20 years. I'm here  
23 to testify against Mid-City proposal because they do  
24 not respect the needs of Brookland Manor residents or  
25 those of our families.

1           During the redevelopment I have been seeing  
2 people harassed, bullied by security in the  
3 community. It's gotten to the point where you can't  
4 even sit out on your porch, front porch with you  
5 families, and have a good time. I've seen people  
6 harassed by security for leaning on the gate and  
7 stepping on the grass. They come up to you for no  
8 reason telling you that you need to move. I've seen  
9 where you can't even have visitors as much as you  
10 used to, held accountable for visiting.

11           My mother, who is in her 70s, got evicted  
12 from her home at 1345 Saratoga, because my brother  
13 was outside drinking a beer. After that she started  
14 getting infractions. She wasn't living with -- he  
15 wasn't living with her, he was just visiting. He had  
16 to go to court stating that he needed to sign a paper  
17 that he was banned from the property.

18           He never signed the paper so security had  
19 harassed my mom saying that she had unlawful people  
20 on the property and that she would get evicted. She  
21 went to the landlord/tenant court. She didn't even  
22 understand the paperwork that they had gave her. She  
23 signed the paperwork for them to get rid of her.

24           Once she signed, they been harassing her.  
25 She had to be evicted in a certain amount of time.



1 Maintenance wouldn't come to her house. They blocked  
2 her mail. When she got evicted she waited to go back  
3 in to get some of her items. They wouldn't let her  
4 go back in and get them.

5           Once my mom got evicted they had pictures of  
6 my mom and brother circulating. My mom came to visit  
7 me one time and they told my mom she couldn't come up  
8 here. They did it twice. One time she had to go to  
9 my neighbor house and call me to tell me they  
10 wouldn't let her up to my house.

11           One time security knocked on my door and told  
12 me my mom couldn't come up here. And I told them  
13 that I would see them in court. I got a notice that  
14 my mom was banned and that I would be evicted if she  
15 came to visit me.

16           In another incident, I got an infraction for  
17 having my rug in the hallway, drying in the hallway,  
18 on the rail because I had washed it. Despite all of  
19 the security to harassment there has been many times  
20 where I seen the security guards buying drugs from  
21 drug dealers. And they say they were off -- they  
22 want people off the property.

23           I also seen security officers in my hallway  
24 smoking multiple times in my building, smoking drugs.

25           In addition to the security guards, they had

1 a bunch of new fences. I feel like I'm at Potomac  
2 Gardens, because this makes it so you can't go  
3 through the property, and difficult to get around.  
4 Especially for seniors and people with disabilities.  
5 Also, it's a fire hazard because emergency exits are  
6 blocked by the fences. Mid-City is putting all us  
7 all at risk. All of our lives.

8 We also had to deal with apartments that  
9 don't meet our needs, or apartments of our family. I  
10 got downsized from a four-bedroom to a three-bedroom,  
11 that I don't have the family composition anymore. A  
12 tenant I know, Amelia Wilson, who was in a four-  
13 bedroom, they downsized her to a three-bedroom, then  
14 said they would get her bunk beds and downsized her  
15 to a one-bedroom.

16 The split families up by saying, don't you  
17 want your own unit? They knew they wouldn't get --  
18 they knew they would get evicted because they want to  
19 separate them because sooner or later they will lose  
20 their place. And many of them got put out after  
21 that.

22 You have all the vacancies on the property  
23 that are moving people all around the property.  
24 They're evicting people and downsizing people to try  
25 and move them out so they'll have to build backfilled

1 units. We have so many homeless in D.C. Look at all  
2 these units over here that's vacant. There are so  
3 many people that are homeless, they single out people  
4 to try and find a way to get people out of there.  
5 It's all politics.

6 People can stand outside with beer because  
7 it's White America. They target black people and  
8 Latino and with immigration laws. They target anyone  
9 who doesn't fit into the White America. They have  
10 everything, the money, rent resources, jobs, banks,  
11 the system -- it's a system failure, and Mid-City is  
12 taking part in it.

13 To be clear, I think McDuffie, the mayor, are  
14 supporting those type of things because money is all  
15 about the dollar bill. And Mid-City finance have a  
16 lot of money. You got to get voted back in. If you  
17 don't think you can get your -- get into office it's  
18 up to the (garbled speech) got you here, there and  
19 now. We should be more important to you. We don't  
20 matter, but we should.

21 [Applause.]

22 CHAIRMAN HOOD: All right. Any questions up  
23 here in this panel? Oh, no. What I am talking  
24 about? That's right, of the opposition party. I'm  
25 talking about panel. Opposition party. Must be

1 getting late. Any questions?

2 [No audible response.]

3 CHAIRMAN HOOD: All right. Does the  
4 applicant have any cross? Does the ANC have any  
5 cross? Can you come forward? You have any cross?

6 MR. TUMMONDS: No cross.

7 CHAIRMAN HOOD: You have a question? Is it  
8 cross?

9 UNIDENTIFIED SPEAKER: [Speaking off  
10 microphone.]

11 CHAIRMAN HOOD: Of anybody on the panel.

12 UNIDENTIFIED SPEAKER: [Speaking off  
13 microphone.]

14 CHAIRMAN HOOD: Okay. Come forward. That's  
15 appropriate.

16 Can somebody -- no, I think the question is  
17 for you, Mr. Merrifield.

18 MR. MERRIFIELD: Yeah, I'm just trying to  
19 make room.

20 CHAIRMAN HOOD: Somebody else can make room.  
21 And let me say this before I get -- if you can let  
22 Ms. Elliott know, we send our condolences? Ms.  
23 Elliott has been working in that community a long  
24 time.

25 MS. JAMES: Mr. Merrifield, did you all

1 settle you all lawsuit?

2 MR. MERRIFIELD: I actually didn't file the  
3 lawsuit. So, the lawsuit is filed by the Washington  
4 Lawyer's Committee, and Covington and Burling. So, I  
5 am not party to the lawsuit.

6 MS. JAMES: Okay. Okay. So, how would I go  
7 about finding out whether that lawsuit was settled?

8 MR. MERRIFIELD: I can get you the contact  
9 information for the lawyers at both Covington,  
10 Burling, and the Lawyer's Committee. And I'm sure  
11 they'd be happy to answer any of your questions.

12 MS. JAMES: I would appreciate it. Thank  
13 you, Mr. Merrifield.

14 CHAIRMAN HOOD: Okay. Thank you. All right.  
15 I think this is where we're going to end. If you  
16 have a question you can see Ms. Schellin. She'll be  
17 able to help you.

18 I think this is where we're going to end.  
19 We're going to begin with our organizations and  
20 persons in opposition on March the 16th, at 6:30 in  
21 this room. So, with that, I want to thank everyone  
22 for their participation tonight and with that -- hold  
23 on. Hold on one second.

24 MS. HOWARD: At what time?

25 UNIDENTIFIED SPEAKER: [Speaking off

1 microphone.]

2           CHAIRMAN HOOD: You know what? That meeting  
3 that you all -- that you're going to have on Rhode  
4 Island Avenue, take some people with you and you all  
5 can work out some of that. Okay? Let's work some of  
6 that out there, and then we can continue with our  
7 process here. Okay?

8           All right. So, with that this -- could you  
9 come to Ms. Schellin? Okay, but could you come to  
10 Ms. Schellin, and she'll let me know because I don't  
11 know if it's appropriate for the record? Okay?

12           Hold tight. Hold tight. We almost done.

13           [Discussion off the record.]

14           CHAIRMAN HOOD: Okay. I heard that. Come  
15 right to the table. If everybody who is going to  
16 leave, if you can go right on out, come right on up  
17 and give us your testimony right quick. I'll deal  
18 with that. We're not hard people down here. We just  
19 get treated like it.

20           Okay. So, for those who are not going to  
21 stay, this young lady has a special case. For those  
22 who are not going to stay, I will ask that you would  
23 please exit.

24           You may begin. And she's in -- you're in  
25 opposition? You're in opposition?

1 [No audible response.]

2 CHAIRMAN HOOD: You're in opposition? Okay.

3 MS. HOWARD: Yes.

4 CHAIRMAN HOOD: You may begin.

5 MS. HOWARD: Yes. Hello. My name is Keisha  
6 Howard, and I understand that the time is up and I  
7 asked because I left a sick daughter at home. I have  
8 two special need kids. And I stay on the Brookland  
9 Manor property.

10 And I've been on the property for 17 years.  
11 I am not opposed of the redevelopment that Mid-City  
12 wants to do. I am -- I just kind of want everyone to  
13 kind of work together and stop pointing fingers at  
14 everybody. If everybody just worked together and  
15 honestly come down here and honestly say what's going  
16 on, it does take a lot of depression off children.

17 I have two special need kids. I have a,  
18 about to be a 17-year old who struggles with bi-polar  
19 depression and psychosis. She's been earning a 4.0  
20 ever since first grade.

21 I have a six-year old about to be seven years  
22 old. She has a low immune system, sensory  
23 integration disorder, throughout this testimony I  
24 heard some people talking about the help for the kids  
25 on the property and community. I haven't seen them.

1 And I've asked for help because as a single parent  
2 mother, when you have two special need kids that have  
3 two different illnesses going on, and their SSS,  
4 their SSI money is basically leaving us with nothing,  
5 I hardly have food. I have called the mayor's  
6 office. I have called any kind of group I can get to  
7 try to help me with my kids. And I don't get a  
8 answer.

9           The rooms right now, where my little one has  
10 her nurse over and she's doing therapy with her, it  
11 helps her. She can't go outside like other kids  
12 because of her immune system. So, they talking about  
13 dog parks and stuff, but she can't even have a dog  
14 that can help her with her health because our lease  
15 says we can't have pets.

16           So, the development and everything that  
17 they're building, that would be excellent for air,  
18 the quality of the apartments and everything. And I  
19 understand that you all job is very important and you  
20 have to listen to a whole lot. And you have to  
21 figure out who's actually telling the truth and who's  
22 not. But it all boils down to the kids. If the kids  
23 are depressed and they don't know where they're going  
24 to live, they can't focus at school.

25           My 17-year old, she's not able to focus



1 because even with her grade point average, if she  
2 gets into any ivy league school that the school told  
3 me, she attends Phillips Engineer. They told me that  
4 my daughter could go anywhere she wants. But she  
5 doesn't want to go because she's worried about me and  
6 her little sister. That shouldn't be her trouble.  
7 I'm her mom. I want her to do and go wherever she  
8 wants to go.

9 She's in the Honor Society. I don't even  
10 have money to pay for her robes that go on her  
11 graduation gown, and they're no more than 20 bucks.  
12 I don't have it.

13 I missed December rent because I wanted to  
14 give them a Christmas, because my 17-year-old, she  
15 doesn't ask for much. She didn't have any uniforms  
16 for school this year. She didn't have nothing  
17 because she said to take the money and give it to my  
18 little one.

19 I missed one month. One, out of 17 years,  
20 and I got a note that I was going to be evicted if I  
21 couldn't pay it.

22 I explained to them that I didn't have it  
23 because I wanted to have food and do Christmas gifts.  
24 I don't want to get Toys for Tots if I can buy one  
25 thing for my children, I don't think I should get on

1 Toys and Tots because I feel that that should be more  
2 for homeless families. But when you have Mid-City  
3 who say that they're here to help us and partially  
4 telling us the truth, how can a resident believe that  
5 when it's not the truth. If you have so many  
6 families on the property, everybody is not bad, Mr.  
7 Hood. I do the best I can. My daughters take out  
8 the trash, I take out the trash, I pick up trash that  
9 I do not put on the property. I am nice there.  
10 Every single person on there, they know me, they know  
11 my kids, they know that my little one don't come out  
12 because she's sick. I don't get, I don't get help.

13 My only concern is that the apartment that I  
14 have right now is a three-bedroom. Both of my kids  
15 need their own space. My teenager cannot share a  
16 room with my little one. And even if she gets a job  
17 because she wants to try to help pay for college, my  
18 rent is going to go up because when she turns 18 they  
19 going to include that is my income, when that income  
20 could just be helping to pay for her books or  
21 whatever she needs for college. I don't think that's  
22 right. I don't think it's right that our lease look  
23 like a novel for play. I don't think it's right that  
24 if my teenager turns 18 I got to pick and choose to  
25 downsize to a two-bedroom or she don't have a place

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1 to stay, or if she get a college job, that my rent is  
2 going to go up. My children are always going to come  
3 first. Everybody kids are going to come first.

4 But as a community, if you keep saying  
5 community and I stay there, I see what happens at  
6 night time. I see what those security guards are  
7 doing. I see what they're not telling you. I see  
8 it. They don't see it. They don't live there.

9 If they want to rebuild, that's fine. If  
10 they want to clean it up, that's fine, I applaud  
11 them. But to make people homeless and you don't have  
12 to, the pictures that they show, those are so  
13 beautiful. But if you have the money to do that, why  
14 don't you have the money to put more low-income  
15 apartments on the property so everyone can have a  
16 place to stay. Caucasian people have families too.  
17 We all can work together. We all can help each  
18 other. But if we keep coming down here, pointing the  
19 fingers, and saying this and saying that, when it all  
20 boils down to the numbers don't lie.

21 If you only going to have 18 three-bedrooms  
22 on that property, may it on the first redevelopment,  
23 the second, the third. The only thing everybody  
24 wants to know is to have something in black and white  
25 that say that I am in good standing and I can stay on

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1 the property. If you give everybody that, I don't  
2 think you can have the confusion. I was so confused  
3 when I came over there and I was sitting over there,  
4 to see one side talking to the other side, because  
5 regardless of what everyone is saying, the numbers  
6 are not adding up. The numbers are not adding up.

7 And for some of you up there, you was  
8 confused about your own stuff that you wrote. And  
9 someone was over there helping you. Those are  
10 numbers to you. This is our life.

11 CHAIRMAN HOOD: Okay. What I'm going to do  
12 is, I appreciate your testimony. I'm going to ask  
13 you to wrap it up. And let me just tell you this.  
14 I've heard a lot and again, some people don't think  
15 when I say it's not within our purview, but we do  
16 push a little more than we -- and we've done that for  
17 years. I hear it. I understand. And I hope that  
18 the applicant -- because I do want to know. I  
19 thought security was doing their job.

20 People can come down here and I ride by and  
21 see security. When I ride by I'm thinking, they  
22 doing what they're supposed to be doing. I know I'm  
23 probably not supposed to ask that question, but get  
24 ready --

25 MS. HOWARD: They're not.

1           CHAIRMAN HOOD: But hold on, let me finish.  
2 Get ready for it, because it's coming. I want to  
3 know what security is doing, and I'm going to start  
4 paying them attention, Mr. Meers, when I ride by  
5 there. I'm going to start making it a point to come  
6 by there and see what they're doing.

7           But anyway, we appreciate your testimony. I  
8 see another person that's come to the table, so we're  
9 going to need to cut this off. We hear you loud and  
10 clear.

11           Let me see if any questions? Is there any  
12 cross from the applicant? Any cross from the ANC?

13           MS. HOWARD: The only thing I just, the last  
14 thing I want to say is just to --

15           CHAIRMAN HOOD: Hold on, let me just do this.

16           MS. HOWARD: -- just to keep -- I hear  
17 everyone talking about the seniors, and I hear  
18 everyone talking about the families. But you've got  
19 to also remember that it's people like me that have  
20 special need kids. And it's not a -- and D.C.  
21 regardless, I'm from California. D.C. has the --

22           CHAIRMAN HOOD: Okay. Okay. I'm going to  
23 have to --

24           MS. HOWARD: -- best insurance --

25           CHAIRMAN HOOD: Okay.

1 MS. HOWARD: -- with special need kids here.

2 CHAIRMAN HOOD: I understand. I'm going to  
3 have to cut you off. I'm going to have to cut you  
4 off, because we were getting ready to stop the  
5 hearing, but I heard you say what you said, and I  
6 heard you say about the kids and everything, and I  
7 wanted to hear that.

8 MS. HOWARD: Thank you.

9 CHAIRMAN HOOD: Because we are compassionate  
10 down here. And we're not -- it doesn't fall on deaf  
11 ears with me. I'm around there, so I understand.

12 So, let me -- is there anybody else, because  
13 we've said we were going to hear opposition, and I  
14 only took this young lady because she had a special  
15 case. You have a special -- you have a special case,  
16 why you need to testify tonight? You can't come back  
17 on the 16th.

18 PARTICIPANT: Yeah, I can come back the 16th.

19 CHAIRMAN HOOD: Okay. Well, that's what we  
20 had said we were going to do.

21 PARTICIPANT: Okay.

22 CHAIRMAN HOOD: Okay?

23 PARTICIPANT: I don't have no problem.

24 CHAIRMAN HOOD: All right. So, we'll see you  
25 on the 16th.

1 All right. So, with that let me go back.  
2 And those are some of the questions, Mr. Tummonds,  
3 you know, I know that might be above our scope, but I  
4 am going to inquire. Okay?

5 All right. So, with that this hearing  
6 tonight, and we'll be back on the 16th, is adjourned.

7 [Whereupon, the Public Hearing adjourned at  
8 9:47 p.m.]

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