

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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PUBLIC HEARING

+ + + + +

THURSDAY

JULY 26, 2018

+ + + + +

The Special Public Meeting of the District of Columbia Zoning Commission convened in the Jerrily R. Kress Memorial Hearing Room, Room 220 South, 441 4th Street, N.W., Washington, D.C., 20001, pursuant to notice at 6:30 p.m., Anthony J. Hood, Chairman, presiding.

ZONING COMMISSION MEMBERS PRESENT:

- ANTHONY J. HOOD, Chairperson
- ROBERT MILLER, Vice Chairperson
- PETER G. MAY, Commissioner (NPS)
- MICHAEL G. TURNBULL, FAIA, Commissioner (AOC)

OFFICE OF ZONING STAFF PRESENT:

- SHARON S. SCHELLIN, Secretary

OFFICE OF PLANNING STAFF PRESENT:

- JOEL LAWSON

D.C. DEPARTMENT OF TRANSPORTATION STAFF PRESENT:

- AARON ZIMMERMAN

The transcript constitutes the minutes from the Regular meeting held on July 26, 2018.

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P-R-O-C-E-E-D-I-N-G-S

(6:39 p.m.)

CHAIRMAN HOOD: Good evening, ladies and gentlemen, we're going to get started. Sorry, for being a few moments late. This is a Public Hearing of the Zoning Commission for the District of Columbia. Today's date is July the 26th, 2018.

My name is Anthony Hood, and joining me are Vice Chair Miller, Commissioner May, and Commissioner Turnbull. We're also joined by the Office of Zoning Staff, Ms. Sharon Schellin, Office of Planning Staff, Mr. Lawson, District Department of Transportation, Mr. Zimmerman.

This proceeding is being recorded by a Court Reporter and it's also Web Cast live. Notice of today's hearing was published in the D.C. Register.

The hearing will be conducted in accordance with provisions of 11ZDCMR Chapter 4, as follows: Preliminary matters of Applicant's case, Report of Office of Planning, report of other Government agencies, Report of the ANC, organizations and persons in support, organizations of persons in opposition, and organizations of persons who may be undeclared. Then we'll have rebuttal and closing by the Applicant.

The following time constraints are maintained in this meeting. The Applicant has up to 16 -- 60 minutes, but

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1 we believe we can do it in 15, or less. Organizations, five
2 minutes, individuals, 3 minutes.

3 All persons wishing to testify before the
4 Commission in this evening's hearing, I ask to register at
5 the witness kiosk. The staff will be available throughout
6 the hearing to discuss procedural questions.

7 Please turn off all electronic devices, at this
8 time, so as not to disrupt these proceedings. Would all
9 individuals wishing to testify, please rise, to take the
10 oath. Okay. Ms. Schellin, you're back? I was going to do
11 it. But, Ms. Schellin, would you please administer the oath.

12 MS. SCHELLIN: Please raise your right hand. Do
13 you solemnly swear, or affirm, the testimony you'll give this
14 evening will be the truth, the whole truth, and nothing but
15 the truth?

16 (Chorus of I do.)

17 MS. SCHELLIN: Thank you.

18 CHAIRMAN HOOD: Now, all you all going to be
19 testifying in this case?

20 (Off the record comments.)

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

23 MS. SCHELLIN: Yes, we do. Expert witness, the
24 architects have previously been accepted. The traffic
25 engineers previously been accepted.

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1 The civil engineer's previously been accepted, and
2 the zoning and land use has been previously been accepted,
3 so just ask that the Commission accepts them, as experts, in
4 this case.

5 CHAIRMAN HOOD: Okay, Commissioners, I'm sure we
6 want to continue those expert witnesses, any objections?

7 (No audible response.)

8 CHAIRMAN HOOD: Okay, we'll continue. Anything
9 else, Ms. Schellin?

10 (No audible response.)

11 CHAIRMAN HOOD: Okay. Mr. Freeman, are you taking
12 the lead?

13 MR. FREEMAN: Yes.

14 CHAIRMAN HOOD: We're ready to go. Thank you.

15 MR. FREEMAN: Thank you, sir. Good evening,
16 Chairman Hood and Members of the Commission. I'm Kyrus
17 Freeman, on behalf of the Applicant.

18 Here with me tonight, to my immediate left, is Ms.
19 Jessica Bloomfield, also of Holland & Knight, Keith Turner
20 of Four Points, Laurence Caudle of Hickok Cole, and Erwin
21 Andres of Gorove Slade.

22 We, the folks you, who stood in the back, are
23 available to answer questions, if, if necessary. As the
24 Commission is aware, we are here tonight seeking second stage
25 approval for an office building, what we call Building Four.

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1 The Zoning Commission granted first stage
2 approval, pursuant to Zoning Commission Order 08-07, in 2013,
3 to construct the proposed office building.

4 The first stage approval authorized 90 feet and
5 the density as proposed. In granting the first stage
6 approval, the Zoning Commission has, has already found that
7 the PUD advances the purposes of the comprehensive plan, is
8 not inconsistent with the future land use map, complies with
9 the guide and principles of the comprehensive plan, and
10 furthers a number of the major elements of the comprehensive
11 plan.

12 So we're not going to spend any time on the
13 comprehensive plan tonight, but to the extent you have
14 questions, we, we have Mr. Detmand (phonetic) here available
15 to answer those questions.

16 Instead, we will focus on how our project is
17 consistent with the second stage review standards,
18 specifically, we will provide a detailed site plan, talk
19 about transportation and mitigation and the building design
20 and landscape materials.

21 We have submitted a number of exhibits in the
22 record, so we will, kind of, keep our presentation short
23 tonight and focus, specifically, on the building and answer
24 any questions that are outstanding from, from the Commission,
25 or OP.

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1 We're happy to have OP and DDOT support. OP asked
2 for a little bit of additional information, which we will be
3 providing tonight. DDOT recommended a number of conditions,
4 we have agreed to most of those conditions and, to the extent
5 that we disagree, I think, we're comfortable with moving
6 forward, noting where we, where we don't agree.

7 We're happy to support, report that we have
8 multiple letters of support in the record. We've worked with
9 the ANC and you'll hear from Commissioner Fuller tonight.

10 So all of our evidence, as, as will be reinforced,
11 by our presentation, demonstrates that we meet the standards
12 for approval. And with that, I will turn it over to Mr.
13 Turner of Four Points.

14 MR. TURNER: Good evening, Commissioners. For the
15 record, my name is Keith Turner, representing Four Points,
16 LLC, the Applicant in this present case.

17 Four Points develops throughout the District and
18 has a particular interest in historic Anacostia, having
19 developed a number of buildings in the area, over the past
20 several years. We're committed to the neighborhood and the
21 District, in general.

22 Following approval of the first stage PUD for this
23 site, we helped form the Anacostia Business Improvement
24 District, which has a wide-ranging board that represents
25 business and property owners in the immediate area.

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1 We also have strong relationships with local
2 non-profits, including, but not to be limited to, Anacostia
3 Economic Development Corporation and ARCH Development.

4 That being said, this is a long-term commitment
5 and we are dedicated to improving historic Anacostia
6 neighborhood and continuing to be a part of the community.

7 Before our team does a detailed presentation on
8 Building Four, I want to provide some relevant background
9 information on the overall development.

10 The first stage PUD was approved in 2013 for an
11 eight-acre area that will contain, approximately 1.5 million
12 square feet of mixed use.

13 The next phase of the development includes
14 Building Four, which you're going to hear about tonight, and
15 it's going to be closely followed by a second stage
16 application for Buildings Five and Eight.

17 The subsequent phase will include Buildings One
18 and Two. Building One received second stage approval in May
19 of 2015, and it was extended by this Commission, on June
20 11th.

21 We have worked closely with OP and DDOT and
22 appreciate their reports recommending approval of the
23 application.

24 In response to one of OP's comments about
25 expanding employment opportunities and business opportunities

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1 near the site, we have committed to the following, as part
2 of the Order, should the Commission vote to approve this
3 project.

4 A DOES-approved apprenticeship program, First
5 Source CBE and Davis Bacon requirements, a detailed marketing
6 program of all the employment opportunities to Ward 7 and
7 Ward 8 residents.

8 Specific Ward 7 and 8 employment opportunities
9 will include, but won't be limited to, the reservation of 15
10 pre-development and construction jobs, training and
11 apprenticeship for the Ward 7 and 8 residents that are hired,
12 establishment of a contractor capacity development seminar
13 series for CBE owners, reservation of three permanent jobs
14 for Wards 7 and 8 residents, for a minimum of six years,
15 after certificate of occupancy, partnering with the
16 Hospitality Program for the recruitment, screening, and
17 training of hotel employees, with a goal of ten percent of
18 the hotel employees being Ward 7 and Ward 8 residents.

19 We're going to offer 2,000 square feet of
20 affordable local retail, for existing and emerging local
21 businesses, at rental rates that are 75 percent of market
22 rate.

23 And we're going to dedicate a minimum of 4,000
24 square feet of floor area for the Anacostia Playhouse, a
25 significantly subsidized rental rates for a five-year period.

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1 In addition, Four Points is engaged in extensive community
2 outreach, regarding the overall PUD and Building Four, in
3 particular.

4 We've done presentations twice to Commissioner
5 Fuller, twice to the ANC Executive Committee, one time to the
6 full ANC, one time to the ANC 8A06 Single Member District,
7 as well as, to Mr. Wilson of the Historic Anacostia Block
8 Association, the President of AEDC and the Anacostia
9 Coordinating Council. We'll be presenting to ACC, again,
10 next week, as well.

11 We've also worked closely with other community
12 stakeholders, as evidenced by the eight letters of support
13 for this project that have been filed in the case record.

14 We are very excited to move forward with the
15 development of Building Four and I'll be available for any
16 other questions, as well.

17 MR. CAUDLE: Okay, good evening, Commissioners.
18 Again, my name is Laurence Caudle, I'm with Hickok Cole
19 Architects. I'm going to take a few minutes to do an
20 abbreviated presentation of the project that you, hopefully,
21 are familiar with, starting with the, really, the first page,
22 just to get us oriented.

23 Building Four is, of course, on the top left of
24 this page, here. It is bound by Railroad Avenue to the west,
25 W Street to the north, there's an alley, directly to the

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1 south, and, of course, in the southeast portion of this site
2 is, is an existing building we refer to as Building Three.

3 As per the first stage PUD, the diagram of the
4 building, really, is there is a seven-story bar building that
5 sort of edges the property on the west, which is appropriate,
6 given its context to the freeway, the Anacostia River beyond
7 and so forth.

8 There's a five-story building that anchors W
9 Street and Shannon Place on the right. And then, there's a
10 public, open courtyard that separates Building Three and
11 Building Four.

12 The next page is the ground floor. Again, you can
13 see that significant public open space that separates
14 Building Three and Building Four. Our main lobby for the
15 office building is, is right at the corner of the courtyard,
16 right there in the middle on Shannon Place. To the right of
17 that is about 6,600 square feet of retail space.

18 To the back of the building is where the parking
19 and loading is. We've made some recent changes to the curb
20 cuts to meet some DDOT requests there, which I've been
21 accommodated.

22 To the top right there, is the fitness amenities
23 space, which will provide the lockers for the bike rooms,
24 which are in the parking level below. And then, on the left,
25 is the first of the office space.

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1 You can see, the other change that we made here,
2 recently, per the request, is that we set back the courtyard
3 design to align with the retail, which we had pulled back,
4 also, to give the streetscapes a better condition and more
5 walk-ability there.

6 And you can see, on the right, also that the
7 building sets back significantly from the original property
8 line. That gives, also, a better streetscape condition on
9 that side.

10 The retail will open up and potentially up to
11 three spaces. It can be divided up. There is a separate
12 loading elevator that comes up through the building and will
13 service retail from behind, so none of those activities will
14 be on the street side. I wanted to make sure that was clear.
15 I think there was some questions about that, as well.

16 Moving up to the roof plan. The heavier outlined
17 bar, of course, is a seven-story piece. The five-story piece
18 is, again, there on Shannon Place and W Street. You can see
19 there are significant green buffer areas are provided,
20 amenities terrace at the upper level and the northwest
21 corner.

22 The five-story piece also has an amenity terrace,
23 as well. There is a stair, an egress stair that we do
24 believe we're going to provide.

25 I think there was some flexibility we requested.

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1 But we've added some dimensions to the stair and the trellis
2 that, that extends over it, to make sure that it's clear that
3 we meet the, any setback requirements from the edge of the
4 building. Another thing --

5 COMMISSIONER TURNBULL: Could you show us where
6 the stair is, or would be?

7 MR. CAUDLE: If you look, it's a little light, but
8 on the lower bottom right -- let me see, I can point here.

9 (Off the record comments.)

10 MR. CAUDLE: I'm going to use this cursor. The
11 hand is over where the stair is, right there. And then,
12 above that is a trellis that connects it. And there's some
13 dimensions, this is the closest it's set back a minimum of
14 one-to-one in that condition and the stair is well-within
15 that. Any other question with that?

16 (Off the record comments.)

17 COMMISSIONER TURNBULL: Yes, how high is the stair
18 going to be, then, the stair tower?

19 MR. CAUDLE: I think the stair tower is
20 approximately ten feet.

21 COMMISSIONER TURNBULL: Ten feet?

22 MR. CAUDLE: It's only for the stair, itself.

23 COMMISSIONER TURNBULL: Okay.

24 MR. CAUDLE: It, it's not -- there -- it, it shows
25 up in another section in the full package.

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1 COMMISSIONER TURNBULL: All right, thank you.

2 (Simultaneous speaking.)

3 MR. CAUDLE: So moving on to the exterior. When
4 this was originally presented to the ANC Executive Committee,
5 it had a very different material pallet. There were some
6 concerns that it really didn't feel Anacostia enough.

7 And, even though this isn't in the Historic
8 District, we appreciated those comments. And we, we changed
9 the materiality of the building to a brick, a light-brick
10 frame, which we felt was a little more contextual with the
11 neighborhood and with some metal and glass, obviously.

12 The material pallet is fairly simple, but we did
13 a lot of sculpting and created a few moments around the site
14 to, kind of, fit and knit the building within the site.

15 This, of course, is the freeway side. You see a
16 significant move here, as this angulated glass facade, which,
17 since it faces west, we think, will have a very nice effect
18 in the setting sun.

19 There's nothing much blocking it, so the
20 reflectivity of that will make it a very interesting object,
21 from afar particularly, on the other side of the Anacostia.

22 The buildings are anchored by bricks on both
23 sides. We use a lot of framework to, to bring the scale down
24 of the building, but you can see significantly that the
25 building steps down to the right by one story.

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1 Looking view from the west, excuse me, from W
2 Street, you can see the five-story building, which we've
3 articulated with two colors of brick, one to really anchor
4 the retail, the other to signify the lobby entry.

5 That's also separated by about three feet. On the
6 southern end, we made some changes here to push back the
7 seventh floor by about 15 feet. That's really a six-story
8 brick piece you see on the left that wraps around from the
9 left side.

10 And some of that five-story language, actually,
11 wraps around from the front the building to really help break
12 down the scale of the building, at this end.

13 Again, the materiality is pretty straightforward.
14 We have some contrasting brick that is a bit of an iron spark
15 and a wire cut to give it a little bit of texture.

16 One, really, metal color that will be used to
17 frame the inside of the masonry openings. There's a metal
18 header that helps lighten up the framework, but gives some
19 the detail and a little bit of the mundanity to the building,
20 overall.

21 I'm not going to go into great detail on the
22 landscape plan, but, again, this drawing shows the alignment
23 of the courtyard space that's pushed back to align with the
24 retail to the right. A little bit enlargement of that gives
25 you a little bit of idea of the scale, furnishings, some

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1 light fixtures.

2 There was one change that we made, below, here,
3 on Railroad Avenue side. We have since added sidewalk and
4 street trees that you see in the section up on the top. And
5 then, Erwin.

6 MR. ANDRES: Good evening, Chairman Hood, Members
7 of the Commission. For the record, Erwin Andres, with Gorove
8 Slade Associates. We've worked extensively with DDOT in
9 identifying the elements that are important, with respect to
10 access and circulation.

11 So one of the things that we wanted to highlight
12 were that, for Building Four, the access to the building is
13 actually for, both, garage and loading is along Railroad
14 Avenue.

15 As Mr. Caudle identified, as a part of our work
16 for that building and that access, we have improved Railroad
17 Avenue with a streetscape program that addresses their
18 issues.

19 With respect to the local transit facilities, the
20 site is about three-tenths-of-a-mile away from the Anacostia
21 Metro Station and is well-served by a few bus lines.

22 With respect to the characteristics, themselves,
23 they are consistent with the stage one, previous stage one
24 PUD approval. The site plan, as Mr. Caudle had identified,
25 has been updated to address DDOT issues, which include the

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1 improvements, pedestrian improvements on Railroad Avenue.

2 We have developed a Transportation Demand Managing
3 Program that implements DDOT's conditions, and their
4 conditions, as Mr. Freeman had identified earlier, we have
5 agreed to many of them, and they are outlined in our July 25,
6 excuse me, July 25th Memorandum, which Mr. Zimmerman can
7 confirm.

8 Essentially, we, we do agree to most of their
9 conditions. The conditions that we do not agree with them,
10 we are, potentially, looking to coordinate with them through
11 permitting and addressing some of their other issues in, in
12 later phases of the development. So with that, I'm available
13 for questions.

14 MR. FREEMAN: That concludes our presentation.
15 We're happy to answer any questions.

16 CHAIRMAN HOOD: Okay. Thank you, all, very much,
17 for your presentation. Let's see if we have any comments,
18 questions. Let, let me -- okay. You ready? Somebody --
19 anybody ready?

20 (Off the record comments.)

21 CHAIRMAN HOOD: Okay.

22 (Off the record comments.)

23 CHAIRMAN HOOD: Okay. Commissioner May.

24 COMMISSIONER MAY: Can you tell me more about
25 Building Three? I mean, I didn't absorb what the story was

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1 with that building, how that came to be. Is that one of your
2 buildings?

3 Is that part of the PU -- I mean, it's within the
4 PUD boundary, according to some of your maps, but it didn't
5 look like it's something that we reviewed.

6 MR. FREEMAN: Well, it was included in the
7 original PUD, but it's --

8 COMMISSIONER MAY: Yes.

9 MR. FREEMAN: -- as we went through that process
10 that was already in the process of being renovated and
11 updated, through separate permitting, so that building has
12 been renovated. It's fully leased to --

13 MR. TURNER: Yes, the last two buildings, what
14 would be the, the next phase, beyond the two I described?

15 (Simultaneous speaking.)

16 (Off the record comments.)

17 MR. TURNER: Yes that'll be in the last phase, but
18 right now, it's a fully-leased building.

19 COMMISSIONER MAY: So it was an existing building
20 that was renovated? How was it --

21 MR. TURNER: Oh, is it -- isn't he talking about
22 2235?

23 (Off the record comments.)

24 MR. TURNER: Oh, I'm -- I apologize. We have
25 different numbers for all the buildings. Yes that building

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1 was renovated and opened in December of 2014. It's
2 fully-leased to the D.C. Government.

3 COMMISSIONER MAY: And was it an existing building
4 that's, that's been --

5 MR. TURNER: Correct.

6 COMMISSIONER MAY: And when it was renovated, was,
7 did you, did it get a new skin on it, too, is that what --

8 MR. TURNER: Yes, there was --

9 COMMISSIONER MAY: -- it looks both --

10 MR. TURNER: -- there was --

11 COMMISSIONER MAY: -- pretty fresh.

12 (Simultaneous speaking.)

13 COMMISSIONER MAY: -- new skin, I mean, it was an
14 old, I mean, the old police evidence warehouse, and it was
15 converted into a --

16 COMMISSIONER MAY: Got it.

17 MR. TURNER: -- a renovation into a Class A office
18 building.

19 COMMISSIONER MAY: Okay. And, what agency is
20 there, by the way?

21 MR. TURNER: So in there you have Lottery Board.

22 COMMISSIONER MAY: Right.

23 MR. TURNER: Taxicab Commission, there's a small
24 DDOT office, Deputy Mayor, and Council Member White's office.

25 COMMISSIONER MAY: So it's a lot of the stuff that

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1 was across the street?

2 MR. TURNER: Correct, it came out of the older
3 buildings adjacent to it --

4 COMMISSIONER MAY: Yes.

5 MR. TURNER: -- across from W Street.

6 COMMISSIONER MAY: Right. But that was, that was
7 included within the PUD, but instead it was just renovated
8 as it was. And it, ultimately, will it wind up being
9 redeveloped in the PUD, or is it just -- you do --

10 MR. TURNER: No. I mean, it's, it's a new Class
11 A office building, after completing the renovation.

12 COMMISSIONER MAY: Yes, okay. So you, you do have
13 some of these townhouses that are immediately adjacent. And
14 I can't remember what we discussed about that, during stage
15 one, but overall massing of this building is, as you have
16 designed it, is consistent with what we approved in stage
17 one?

18 (No audible response.)

19 COMMISSIONER MAY: Okay.

20 MR. TURNER: Yes.

21 COMMISSIONER MAY: And have you had direct
22 engagement with the residents of those buildings, either,
23 well, related to this particular action?

24 MR. TURNER: Not direct engagements with each of
25 them, individually, but several of them have been in

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1 attendance at the meetings that we did our presentations to
2 the ANC.

3 COMMISSIONER MAY: So several of them, okay. And
4 the last thing, I just have one -- I mean, I'm not going to
5 have too much to say about the design, overall.

6 I mean, you know, it's -- I think it's, it's
7 certainly interesting and different from what else is there,
8 and I think it'll be an improvement in many ways from the
9 existing architecture of that vicinity.

10 And they're, you know, the things that I would
11 have to say would just be quibbles about details, and I won't
12 go into that stuff. But there is one that I think, actually,
13 is kind of relevant, which is the color of the metal panels,
14 the way they are rendered versus what we see in the sample.

15 I mean, you had some details that showed that.
16 I mean, this is not super important, but when we look at
17 that, that image of the window details, it looks like a
18 pretty dark grey.

19 And the samples board is behind me and it's, you
20 know, what's behind me looks like it's maybe a 50 percent
21 grey tone, something like that, which is quite a bit lighter
22 than what you have there.

23 And, even if it were, like, an 80 percent grey
24 over here, it's still going to read a lot lighter in
25 sunlight. So I -- and this is relevant, because I just, you

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1 know, I think, as you look at that you might decide, yes, to
2 get the look that we want, so that the frames don't pop out,
3 because right now the frames are very recessive.

4 But when you're looking at that and you're going
5 through, sort of, final selections and you look, oh well, you
6 know, we're stuck with this metal panel and it's, you know,
7 too costly, or difficult, to, to try to represent -- I mean,
8 I just think you ought to look at, at a broader range of
9 metal panel.

10 I mean, still that level of warmth is appropriate,
11 right, it seems to go well with the dark grey and the, and
12 the red brick. I wouldn't go any warmer, or cooler in the
13 type of grey.

14 But, you know, you might want to look at something
15 that's a little bit darker, so that you get that recess, you
16 know, recessed look for the window frames. That's it,
17 because it's, it seems to be a critical part of how you've
18 made this frame. That's all.

19 MR. CAUDLE: I agree. Appreciate the comments.

20 COMMISSIONER MAY: Yes.

21 MR. CAUDLE: Yes.

22 CHAIRMAN HOOD: All right, any other questions?
23 Commissioner Turnbull.

24 COMMISSIONER TURNBULL: Thank you, Mr. Chair,
25 thank you for your presentation. I guess, sometimes we do

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1 dumb things here, but --

2 (Off the record comments.)

3 COMMISSIONER TURNBULL: I, well, I guess, getting
4 back to your question, about the townhouses and the height
5 of the building. I don't know what we were thinking of, at
6 the time, but I look at A37, Drawing A37. This has got quite
7 a view over into the backyards of these poor people.

8 But what, I guess, what concerns me, also, is that
9 this looks like, oh it's a very nice place to walk, it's
10 going to be very nice and pleasant, but there, there's a
11 little niche on the ground floor, here, on your building.

12 And if you go to the floor plan, if you go to the
13 ground-floor floor plan of what's there, it's Building
14 Services, which is a lot of trash.

15 Now the, your, your drawing on A37 shows it's
16 simply wide-open and it's of this pleasant little space that
17 people are going to be walking by.

18 But I'll tell you, right now, the way you're
19 showing it, you've got trash and you've got dumpsters and you
20 got a lot of deliveries, or junk, going in.

21 I think you're doing, you're not respecting the
22 people in the back there. If you're going to have -- if they
23 want to use this as an alley, if people are going to walk
24 back there, I think something needs to be done to this
25 service court, to dress it up and make it a little bit

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1 respective for the neighborhood.

2 So I think, I think you need some work on that.
3 I don't know what my colleagues think, but it just -- and
4 maybe you haven't gotten to the point of actually figuring
5 out what it's really going to look like.

6 But you only get one vote here. This is not a
7 two-vote session. So I mean I'd like to see something that
8 would make that look a little bit nicer back there.

9 MR. FREEMAN: So just --

10 COMMISSIONER TURNBULL: Yes.

11 MR. FREEMAN: Just so I'm clear, Commissioner
12 Turnbull. So on A21 --

13 COMMISSIONER TURNBULL: Yes, it --

14 MR. FREEMAN: What does it --

15 COMMISSIONER TURNBULL: -- says existing building
16 service.

17 MR. FREEMAN: Okay.

18 COMMISSIONER TURNBULL: It says existing trash
19 area and then it's got a couple of dumpsters in there. But
20 your little perspective shows like it's a very nice little
21 space.

22 (Off the record comments.)

23 COMMISSIONER MAY: Where's the perspective view?

24 COMMISSIONER TURNBULL: A37. Aren't I looking at
25 the -- are we talking about the same space, or am I wrong?

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1 Am I misreading the drawings and the --

2 (Off the record comments.)

3 COMMISSIONER MAY: I'm glad you raised that. I
4 had a question about that, because there's an -- it looks
5 like you're adding a couple of transformers there.

6 I mean, maybe, it's, maybe we just, we need to see
7 a photograph of how it is right now, if that's an existing
8 circumstance, but because you're adding the transformers, it
9 sort of puts it on the --

10 COMMISSIONER TURNBULL: Yes, maybe, you're right.

11 COMMISSIONER MAY: -- our radar.

12 MR. FREEMAN: So my, my understanding is, all of
13 that services Building Three, the existing Building Three.

14 COMMISSIONER MAY: Yes, but there are two new
15 transformers called out.

16 MR. FREEMAN: New.

17 (Off the record comments.)

18 MR. FREEMAN: There's a wall --

19 (Off the record comments.)

20 MR. FREEMAN: -- around that.

21 COMMISSIONER MAY: Right. Okay. So -- and
22 that's, that's, maybe, what we're seeing in the perspective
23 view.

24 MR. FREEMAN: Right.

25 COMMISSIONER MAY: But I mean, seeing -- not

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1 across the tops of fences, as we do in A37, I think, would
2 help. So a view -- I mean, again, again, it may be as simple
3 as taking a photograph of what's there, right now, so we
4 understand how it's treated at Building Three. I don't know.
5 I mean, I'm chiming in on Mr. Turnbull's time here, but --

6 (Simultaneous speaking.)

7 COMMISSIONER TURNBULL: Yes, I -- no that's fine,
8 please do. I guess, when I see something like this, and I
9 see the perspective, I'm a little bit concerned. I don't
10 know what's yours, what's not yours, then, and, and how
11 you're addressing some of the things that are yours.

12 (Simultaneous speaking.)

13 COMMISSIONER TURNBULL: But, I'm just concerned.
14 I mean, --

15 (Off the record comments.)

16 COMMISSIONER TURNBULL: I'm concerned about the
17 height. I know you say you stepped it back, but -- these
18 people have been there for years. I mean, I'm just sad to
19 see this. But, anyways, if you could describe more about
20 what's happening in that corridor, try to define more, I'd
21 appreciate it.

22 Signage. You got a, A47 is your signage sheet,
23 you're asking for a flexibility. Basically, you're saying
24 the signage is going to be one feet high, the retail sign is
25 going to be a foot high, is that what I'm reading? That's

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1 on A47.

2 You're saying it's preliminary showing for
3 illustrative purposes only, it's font, color, material,
4 message, and type and logo may be modified, but the size will
5 not, the height will not change.

6 MR. FREEMAN: So, Commissioner Turnbull, the one
7 foot dimension applies to the lettering.

8 COMMISSIONER TURNBULL: Yes.

9 MR. FREEMAN: So yes.

10 COMMISSIONER TURNBULL: Yes, you're okay?

11 MR. FREEMAN: Yes.

12 COMMISSIONER TURNBULL: Okay. All right, I just
13 want to, I just want to make sure we're all on the same board
14 and we don't get something that comes back at three, or four,
15 feet.

16 Mr. Andres addressed that some of the issues that
17 they're not going to do with the Department of
18 Transportation, but what about OP, did you have some
19 architectural items you want, from the OP Report, you're all
20 onboard with what OP --

21 MR. FREEMAN: We are. OP asked for further
22 information on the flexibility, regarding materials, and it's
23 shown on the materials board.

24 COMMISSIONER TURNBULL: Okay.

25 MR. FREEMAN: So that was their --

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1 COMMISSIONER TURNBULL: Right.

2 MR. FREEMAN: -- their materials comment.

3 (Simultaneous speaking.)

4 COMMISSIONER TURNBULL: But, the language in what
5 you originally submitted --

6 MR. FREEMAN: So, so we were okay with all of
7 their proposed revisions to that --

8 COMMISSIONER TURNBULL: Yes I -- and my --

9 MR. FREEMAN: -- first stage approval.

10 COMMISSIONER TURNBULL: -- comment is, we've gone
11 through this before and, you know, I think you need to take
12 with, just check with Mr. Riddick, the language that, either,
13 we finalize now, for what that, what that comports to, it's
14 similar to what OP said, but I think Mr. Riddick can give you
15 the exact language we've had on other --

16 MR. FREEMAN: Yes, in our -- you shared that
17 comment, at set down, in our prehearing submission, we used
18 language that was approved in a --

19 COMMISSIONER TURNBULL: Okay.

20 MR. FREEMAN: -- in a more recent case --

21 COMMISSIONER TURNBULL: Well --

22 MR. FREEMAN: -- and is further --

23 COMMISSIONER TURNBULL: All right, I --

24 MR. FREEMAN: -- focused on --

25 COMMISSIONER TURNBULL: All I want to say is, I

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1 just want to make sure, in your Exhibit 3, on Page 10, you
2 still have the language, within the color ranges and material
3 types, instead of color ranges of the material types. So
4 we're allowing for color change within the materials, but not
5 approval to change materials. That's the key element in
6 this. But, I think, as I say --

7 MR. FREEMAN: Understood.

8 COMMISSIONER TURNBULL: Okay. Anyways, Mr.
9 Riddick's got that and it's very similar to what OP had. But
10 -- and, I think, Mr. Chair -- oh, the lighting on the top of
11 the roof, you're going for LEED gold, I'm assuming? All the
12 lighting up there is down-lighting and it's nothing invasive?

13 (No audible response.)

14 COMMISSIONER TURNBULL: Okay. Thank you.

15 CHAIRMAN HOOD: Okay, thank you. Vice Chair.

16 VICE CHAIR MILLER: Thank you, Mr. Chairman, and
17 thank you for your presentation. And I appreciate the, the
18 LEED gold and the solar panels on the roof. And generally
19 the use of the materials, for this, for this project.

20 Yes, I guess, I guess, you know, we do approve the
21 massing at first stage. But what is it, what is the height
22 transition from, of those adjacent row houses and the height
23 of -- you're, you're at 90 feet, but I guess, you're stepping
24 back, a little bit, at that point --

25 (Off the record comments.)

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1 VICE CHAIR MILLER: -- adjacent to the row house.

2 (Off the record comments.)

3 MR. CAUDLE: Yes, let me -- you have the full
4 packages in front of you, so let me --

5 VICE CHAIR MILLER: Right.

6 MR. CAUDLE: -- let me just get to that flat
7 elevation. So, I guess, it's A41. Yes, the, the building
8 steps down to six stories, with about a 15-foot setback from
9 the seventh floor above. And that's what you're noting, I
10 think.

11 VICE CHAIR MILLER: And, and what's the distance
12 between the back of those houses and you building?

13 MR. CAUDLE: I'm pretty sure I do not have the
14 dimension there, but we can provide that. I don't think we
15 --

16 MR. FREEMAN: All right, the alley is about 15
17 feet and they have about a 20-foot rear yard, so it's about
18 30-35 feet. But we can confirm that on a plan.

19 MR. CAUDLE: We can confirm that.

20 VICE CHAIR MILLER: And that --

21 CHAIRMAN HOOD: Also -- let me, let me just say
22 --

23 MR. FREEMAN: Yes.

24 CHAIRMAN HOOD: I want to see a rendering, unless
25 you can point to me to one showing me, if I lived in that

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1 house, what I would see from that, in line, not up the
2 street, but from that backyard. If I was in the backyard of
3 one of those homes that's closer to the project. Not a
4 down-the-street-view, but I need to see a rendering of what,
5 how I would see things.

6 VICE CHAIR MILLER: Yes that was one of the
7 requests that we and the Office of Planning, but I know, we,
8 we did make it at --

9 CHAIRMAN HOOD: Okay.

10 VICE CHAIR MILLER: -- at -- and we got some, but
11 I --

12 CHAIRMAN HOOD: Yes, I --

13 VICE CHAIR MILLER: -- think we need a better
14 understanding of that.

15 CHAIRMAN HOOD: Yes. I don't need the trick angle
16 of the camera, I just want it, so I can see.

17 VICE CHAIR MILLER: All right.

18 CHAIRMAN HOOD: I'm sorry. Thank you.

19 VICE CHAIR MILLER: There's no way to underground
20 those utilities. I'm glad you showed them in the picture --
21 not many architects don't show the existing poles that are
22 there and, but was there any consideration given to
23 under-grounding those utility poles, which are certainly ugly
24 everywhere in the City.

25 MR. FREEMAN: No, sir.

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1 VICE CHAIR MILLER: No? Okay. Has the public's
2 benefits package been formulated, yet? Because, I thought
3 we were going to see something by the time of hearing.

4 MR. FREEMAN: So I'll let Commissioner Fuller's
5 --

6 VICE CHAIR MILLER: Okay.

7 MR. FREEMAN: So we met on Tuesday and we
8 developed, what we thought, were, kind of, where I thought
9 we were, and specifically we were told we were 80 to 90
10 percent there.

11 And, at about 3 o'clock, we got a request for a
12 Million Dollars, which, which we, likely, will not be able
13 to agree to, so everything that we agreed to prior to that,
14 we're going to do. We need to figure out how to, how to
15 resolve this most recent request.

16 VICE CHAIR MILLER: We don't have anything in the
17 record on that, yet, what those delineation of items, so
18 we'll look forward to --

19 MR. FREEMAN: Sure, I --

20 VICE CHAIR MILLER: -- getting that from, either,
21 you or the --

22 MR. FREEMAN: Sure.

23 VICE CHAIR MILLER: -- the ANC, or --

24 MR. FREEMAN: Mr. -- I, I -- Mr. Turner went
25 through it, but I can go submit it to --

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1 MR. TURNER: Yes, the items that I highlighted
2 earlier were specific to --

3 VICE CHAIR MILLER: Employment?

4 MR. TURNER: -- job creation and --

5 VICE CHAIR MILLER: Right.

6 MR. TURNER: -- employment. There's --

7 VICE CHAIR MILLER: Do you have any --

8 MR. TURNER: -- several pages of other items.

9 (Simultaneous speaking.)

10 VICE CHAIR MILLER: Yes, what you read from, I
11 don't think we have in writing, we --

12 MR. TURNER: That's my testimony, but we do have
13 copies.

14 VICE CHAIR MILLER: Yes it would be useful, it
15 would be useful to have that in the record.

16 MR. TURNER: I can, we can even submit copies of
17 the draft CBA, as it is today.

18 VICE CHAIR MILLER: That would be great.

19 MR. TURNER: Yes.

20 VICE CHAIR MILLER: So we know where we're, where
21 we're working from and where we hope to get. And, finally,
22 so this is, you're hoping to respond to an RFP from the
23 District Government for another District agency, or has that
24 already happened?

25 MR. TURNER: We have a signed LOI with DGS.

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1 VICE CHAIR MILLER: And you know the agency that,
2 or agencies that are contemplated for that?

3 MR. TURNER: I do, I don't know that I have
4 permission to release --

5 VICE CHAIR MILLER: I got it.

6 MR. TURNER: -- that information, yet.

7 VICE CHAIR MILLER: It's 200,000 square feet of,
8 200-plus thousand square feet.

9 MR. TURNER: It's in the 195 to two in change
10 range, but we do have a signed LOI, as of a couple of months
11 ago.

12 VICE CHAIR MILLER: A couple of months ago, okay.
13 (Off the record comments.)

14 VICE CHAIR MILLER: Okay. I think that's all my
15 questions for you all, so thank you, very much, this will be
16 another revitalization project in an under-utilized vacant
17 area. Thank you, Mr. Chair.

18 CHAIRMAN HOOD: Okay. I, as the Vice Chair was
19 mentioning it, I didn't see it exactly worded in the OP
20 Report, if it's there, it's there, but again, I want to make
21 sure I get that view that I asked for previously.

22 I see we have a number of -- let's talk about the
23 DDOT, and I know we can go to Mr. Zimmerman. For the most
24 part, I only saw, maybe, two to three, and I stand to be
25 correct, two to three issues, where you, you all disagreed,

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1 or disagreed with DDOT, is that correct?

2 MR. FREEMAN: Yes that is correct. And of those,
3 I don't want to speak for DDOT, but of those two to three,
4 I think they ended up agreeing with our position. Why don't
5 I go through them?

6 So the three issues were, the insulation of build-
7 outs on the east side of Martin Luther King at about four or
8 five intersections.

9 Our response to that was, we're happy to do public
10 space improvements in our site, or kind of immediately
11 adjacent to our site. The problem is, a number of those
12 intersections are currently being redeveloped by other folks.
13 So we agreed to revisit that in a subsequent application.

14 There was a request to rebuild a sidewalk on
15 Talbert Street, which is a few blocks from our site, and that
16 that rebuilding will constitute an amenity.

17 At that point we were well in our conversations
18 about what amenities the ANC was looking for and, and so we
19 decided to move forward with the things the ANC was asking
20 for, because that sidewalk was about five blocks away from
21 our site, four or five blocks.

22 There was a request to, we, Mr. Caudle described
23 the fact that we're setting back a portion of the courtyard
24 on our property, in order to provide a continuous
25 streetscape.

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1 There was a request that we dedicate that setback
2 area as a public easement area. We agreed to set it back,
3 but we're not at the point that we want to dedicate that
4 space, exclusively as a, maybe not exclusively, dedicate it
5 as a public easement. So that was three. I think the fourth
6 --

7 CHAIRMAN HOOD: Let's talk about the hourly rate,
8 did we get the results on -- yes.

9 MR. FREEMAN: The fourth was unbundling.

10 CHAIRMAN HOOD: Okay.

11 MR. FREEMAN: DDOT asked us to unbundle, not to,
12 kind of, do certain things, with respect to rates. Our
13 response was that, the majority of the building is going to
14 be occupied by a tenant and we're currently in the middle of
15 negotiations with that tenant, as it relates to lease of the
16 space, including parking, so we're not in a position to add
17 parking restrictions, given, kind of, where we are with the
18 tenant. And I think DDOT understood and agreed to that
19 position.

20 CHAIRMAN HOOD: So that, actually, from your
21 stance in the -- well the Applicant's stance, as well as
22 DDOT, there's going to be continued dialog to try to resolve
23 that issue, the way I understand it?

24 (No audible response.)

25 CHAIRMAN HOOD: I can ask him, too, but --

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1 MR. FREEMAN: Yes, I don't --

2 CHAIRMAN HOOD: -- I mean, is that your
3 understanding?

4 MR. FREEMAN: As, as it relates to that issue, I
5 thought we, we answered that for now.

6 CHAIRMAN HOOD: So, so my -- you answered it, for
7 now, but I'm just trying to see, going down the line, where,
8 where we're going with this?

9 MR. FREEMAN: Sure.

10 CHAIRMAN HOOD: Because I know we went through the
11 same thing with the Waterfront about hourly parking and all
12 that --

13 MR. FREEMAN: Sure.

14 CHAIRMAN HOOD: -- so I want to make sure there's
15 adequate parking for those, who may come and visit, or --

16 MR. FREEMAN: Sure.

17 CHAIRMAN HOOD: -- retail shop, or whatever the
18 case may be. So I'm just trying to get -- and I can ask Mr.
19 Zimmerman, but I want to hear from you all, to see your point
20 of view.

21 MR. FREEMAN: Sure. So I think what they, let me
22 get their exact language, because I don't want to misquote
23 what they were asking for.

24 My recollection is they were saying that we have
25 to prohibit the tenants from how they manage the parking.

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1 And, at this point, we're not -- the District, generally,
2 does not offer hourly parking for spaces that they own, or
3 manage, so practically speaking, we don't think that will be
4 an issue, but at this point, we're not able to agree to that
5 specific condition.

6 CHAIRMAN HOOD: Okay. I will see where DDOT is
7 on that issue. Okay, again, I think, the Vice Chair, or one
8 of my colleagues, started down the line of asking the
9 question of the ANC. The ANC has asked us for, and I think
10 you mentioned additional requests came in, didn't we do the
11 approval of the proffers in the first stage?

12 MR. FREEMAN: Yes, sir.

13 CHAIRMAN HOOD: So this is something additional?

14 MR. FREEMAN: This -- yes, sir. This would be in
15 addition to what --

16 CHAIRMAN HOOD: Okay.

17 MR. FREEMAN: -- what was already --

18 CHAIRMAN HOOD: Okay.

19 MR. FREEMAN: -- what the Commission already
20 viewed, as amenities associated with the project.

21 CHAIRMAN HOOD: Okay. And the Applicant's
22 amenable to having those -- oh, obviously, you are, you're
23 all open --

24 MR. FREEMAN: We are amenable to the things that
25 we have proposed, so far, we're not in a position to agree

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1 to a Million dollars in cash --

2 CHAIRMAN HOOD: So --

3 MR. FREEMAN: -- additional --

4 CHAIRMAN HOOD: So --

5 MR. FREEMAN: -- cash contribution.

6 (Simultaneous speaking.)

7 CHAIRMAN HOOD: I'm, I'm trying, I'm trying to
8 recall, is this the same -- was it, was it, was it -- well,
9 actually, it was a request prior, or was this the same case?
10 The \$5 Million, was this --

11 MR. FREEMAN: It's a --

12 CHAIRMAN HOOD: -- the \$5 Million --

13 MR. FREEMAN: -- it's a different case, but I do
14 believe it's the same ANC.

15 CHAIRMAN HOOD: Oh, the same ANC, okay.

16 MR. FREEMAN: Yes, sir.

17 CHAIRMAN HOOD: Okay. All right. I don't want
18 to mix the two together. Okay.

19 VICE CHAIR MILLER: But, just following up on
20 that, so the draft that you just entered into the record that
21 you passed out --

22 MR. FREEMAN: Yes, sir.

23 VICE CHAIR MILLER: -- is this what you were, have
24 offered?

25 MR. FREEMAN: Yes, sir.

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1 VICE CHAIR MILLER: And, and is there a dollar
2 value associated with it that you can -- I mean, and some of
3 it may not have dollar values --

4 MR. FREEMAN: Sure. We can, we can go through and
5 --

6 VICE CHAIR MILLER: No, I don't need an
7 itemization, I just, total dollar value that you -- and this
8 is on top of the --

9 MR. FREEMAN: I don't want to just make it up,
10 we'd have to go through and --

11 VICE CHAIR MILLER: Okay.

12 MR. FREEMAN: -- and come up --

13 VICE CHAIR MILLER: So maybe --

14 MR. FREEMAN: But some of it is discounted rent
15 for affordable rent for retail tenants, affordable rent for
16 the Playhouse, the reservation of permanent construction
17 jobs, the reservation of permanent operational jobs,
18 hospitality training.

19 One of the future buildings may be a hotel, so
20 it's a commitment to the training and hiring of, of a number
21 of folks for the hotel. So they are what we believe are
22 substantial benefits, given that this is a second stage
23 application.

24 But, at that point, we actually offered some cash
25 contributions, but apparently that was not enough, so we're

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1 willing to offer what we've already offered, or provide what
2 we've already offered. But we're not in a position to make
3 a Million dollars in cash payments to organizations.

4 VICE CHAIR MILLER: Okay, thank you.

5 CHAIRMAN HOOD: What, what are we doing to make
6 sure that our pool's ready for these jobs, because we're --
7 and I say this all the time --

8 MR. FREEMAN: It's a great question.

9 CHAIRMAN HOOD: Yes. But let me, let me just
10 finish, so the Applicant can hear where I stand. We approved
11 these projects. And I do ride by. I do my own, I'm not
12 going to say enforcement, but I do ride by. You can call it
13 enforcement, or whatever.

14 And I see tags from Philadelphia and everywhere
15 else, so what are we doing to make sure our pool is ready?
16 And I'm not picking on this Applicant, I just, I see it all
17 over.

18 And some of the recognize me, when I ride by, some
19 of them I want them to see me, if I'm coming by. Because it
20 sounds good down here in this room, but when the rubber meets
21 the road, we got to make sure to have our pool --

22 MR. FREEMAN: Sure.

23 CHAIRMAN HOOD: -- ready to get those jobs.

24 MR. FREEMAN: So I can let Keith talk about the
25 specific experience on Building Three and Progression Place,

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1 but when you look at our CBA, we specifically included
2 provisions about training to get people ready and prepared
3 for those jobs.

4 We also, when we met on Tuesday, one of the
5 questions was, well, how do you also get CBEs ready and
6 prepared, so we talked about training and information
7 sessions to get the CBEs prepared for those jobs, as well,
8 so that's in the CBA. And I think Mr. Turner can talk a
9 little bit more about their experience on other projects.

10 CHAIRMAN HOOD: Okay.

11 MR. TURNER: Yes, thank you. So one of the things
12 we did on Building Three, which we weren't required to do,
13 at the time, is we did about a six-meeting series on capacity
14 and enhancement for CBEs.

15 Once you have, you know, want to exceed those
16 requirements, you talk to the GC, but it's really up to the
17 CBEs, and what we found, in particular, in that Ward was a
18 lot of them weren't getting opportunities, or they didn't
19 have some of the training when they were putting in their
20 numbers, or putting in proposals, compared to other folks.

21 So we in consultation with a workforce development
22 group and consultation with the GC, over a six-month period,
23 had monthly meetings on, sort of, training CBEs, using
24 attorneys, using the GC's on how to respond for both public
25 and private operators for which they would qualify.

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1 And so we did stuff on finance, we did stuff on
2 proposal writing, we did stuff on workforce development, and
3 so we're proposing to do that, again.

4 That being said, we still know it's an issue. We
5 have spoken with several groups that are workforce
6 development specialists in Ward 7 and Ward 8. We originally
7 -- that's why we expanded it to Ward 7, as well.

8 And we've met with several individuals, who run
9 workforce development programs that we will likely partner
10 with, so that we can help to get out into the neighborhoods
11 and provide training.

12 As Mr. Freeman mentioned, you know, we have
13 already agreed that we'll have training and apprenticeship
14 for the Ward 7 and 8 residents that are hired.

15 We are going to do the marketing program for all
16 employment opportunities that are going, specifically, to
17 Ward 7 and Ward 8 folks, in connection with the ANC and with
18 our workforce development team, before we send them out to,
19 not only our DOAS requirement, but also, before they go out
20 to the general public.

21 We realized that, you know, we're ready to hit the
22 ground in the coming weeks, to try and get that up to speed,
23 so that we can be ready for when those job requirements are
24 available.

25 And, specifically, we are committing to creating

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1 15 full-time jobs for the development, which was, you know,
2 approximately, a 24-plus-month period and three permanent
3 jobs that for that going forward.

4 (Off the record comments.)

5 MR. TURNER: That's outside of First Source, CBE,
6 and Davis Bacon. We're also going to have 2,000 square feet
7 of affordable retail, for local and emerging businesses that
8 we're hopeful will generate additional jobs.

9 And for the Playhouse, you know, in our proposal
10 for our CBA, we were talking about rental rates at 25 percent
11 of the market, for the first year, 50 percent for years two
12 and three, and for years four and five, 75 percent. So we're
13 trying to, not only engage and encourage local and existing
14 and emerging local businesses to be part of our project.

15 And when we did our development over in Shaw at
16 Progression Place, we had about 25,000 square feet of retail
17 and we could've easily filled it with banks and dry cleaners
18 and we used a lot of the local community businesses in place
19 there, as well.

20 It's important to us, it actually makes a
21 development more vibrant and it makes it have more character
22 and it makes it more active, so that will be a big component
23 of every effort that we make.

24 CHAIRMAN HOOD: Okay.

25 (Off the record comments.)

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1 MR. FREEMAN: One other thing I think we're
2 forgetting. I'd call it a soft amenity. One of the things
3 that we heard from the ANC is a lack of available space for
4 people to congregate and have events, so we agreed to make
5 our courtyard available to the ANC, or any other
6 organization, for evening and weekend activities, with a jazz
7 concert, for example. Subject, obviously, to approval.

8 So, so that's what you would call a soft amenity,
9 Commissioner Miller. It's not something you can really put
10 a dollar value on, but it's something specifically that we
11 were asked to do, which we've done.

12 CHAIRMAN HOOD: So it's soft enough to where
13 there's no fee to use them?

14 MR. FREEMAN: So -- yes, it's free.

15 CHAIRMAN HOOD: Okay.

16 MR. FREEMAN: And it's soft --

17 CHAIRMAN HOOD: And that would be sort of --

18 MR. FREEMAN: Right.

19 (Simultaneous speaking.)

20 CHAIRMAN HOOD: Okay.

21 MR. FREEMAN: Soft in that, you can, you can just
22 go do it.

23 CHAIRMAN HOOD: Okay, but it would be a
24 coordinated effort, so --

25 MR. FREEMAN: Right.

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1 CHAIRMAN HOOD: -- it won't be 20 people, 20
2 different groups having something at one time, so okay. All
3 right. I'll tell you that I had a chance to look at this,
4 briefly, while you all were talking and, while we won't
5 necessarily put this in our order we will point to it.

6 But, anyway, I'm very, I'm very much up on making
7 sure that the residents are the first ones to get this job,
8 the jobs. That's why I wanted to make sure we get them
9 ready, before it's time.

10 So -- because, what normally happens, in the past,
11 oh we don't have a pool, we don't have qualified people to
12 do the work, so now we got to go over here and, and find
13 people. I want to make sure we, we start now, so we make
14 sure to get the folks from Wards 8 and 7.

15 MR. TURNER: We've already met with Developing
16 Economic Opportunities, which is an organization.

17 CHAIRMAN HOOD: Okay. Okay.

18 MR. TURNER: We've met with Training Ground.
19 We've met with AEDC and we're continuing to work with, you
20 know, sort of, assembling whatever we think will be the best
21 team of folks to assist us in that regard.

22 CHAIRMAN HOOD: So I'm looking --

23 MR. TURNER: You are?

24 CHAIRMAN HOOD: -- I'm looking at your letters of
25 support and I'm getting ready to stop this line of

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1 questioning, but I'm looking at your letters of support. You
2 have the Anacostia Economic Development Corporation, you have
3 them, and you have HABA, the McKinney Group.

4 I'm looking at the support, so you have -- I'm
5 confident in the support you have, you have the necessary
6 tools and the people, who are able to help you foster and do
7 exactly what you say in this job analysis. So I'm confident
8 in that, I just want to make sure that happens. Okay? All
9 right --

10 MR. TURNER: One other thing that I just want to
11 mention that, it's --

12 CHAIRMAN HOOD: Sure.

13 MR. TURNER: -- something that we've, sort of,
14 committed to that I think could be particularly interesting
15 is the Hospitality Training Center, which is going to be in
16 some office space below the hotel.

17 We're committing for two-and-a-half years, upon
18 approval of our agreement to work and to try and put
19 Hospitality Training Centers in the office space below the
20 hotel.

21 And the reason I think it's unique is Ballou High
22 School already has hospitality training, UDC, who we've
23 already met with and spoken with both, both their four-year
24 university and their Associate's degree, they both run a
25 certificate program, an Associate's degree and a BA in

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1 hospitality training.

2 There's also a charter school that we met that's
3 already located in MLK that does hospitality training. The
4 concept that we're trying to work on, is to hold that space
5 available, get a Hospitality Training Center in there, so
6 that folks who are trained and that ten percent of the
7 employees that are going to be in the hotel above are coming
8 from Wards 7 and 8 residents.

9 Besides the federal Government, the hospitality
10 and tourism is the second biggest business in D.C., and so
11 the thought is, if we can get an established program in
12 there, not only can they go into the hotel directly above the
13 office that's connected to it, but they can then move to
14 other locations within the city.

15 CHAIRMAN HOOD: Okay. All right, any --

16 VICE CHAIR MILLER: And --

17 CHAIRMAN HOOD: -- other questions, or comments?

18 VICE CHAIR MILLER: And what's the timing on that
19 hotel?

20 MR. TURNER: So the Building Five and Eight stage
21 two PUD applications, we anticipate to be in, in,
22 approximately, mid to late September.

23 CHAIRMAN HOOD: Okay. Commissioner May.

24 COMMISSIONER MAY: Yes, so the, the conversation
25 about, about the parking situation stirred some questions for

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1 me. So the District Government is negotiating a lease and
2 they're insisting on having bundled parking, so that they can
3 control the parking?

4 MR. FREEMAN: So, so the, the cost of the parking
5 is included in their lease.

6 COMMISSIONER MAY: Right.

7 MR. FREEMAN: So the --

8 COMMISSIONER MAY: And that's because the District
9 of Columbia wants to make sure that it has lots of parking
10 for its employees --

11 MR. FREEMAN: Yes --

12 COMMISSIONER MAY: -- and they don't --

13 MR. FREEMAN: Yes.

14 COMMISSIONER MAY: -- understand that it's
15 District policy to force everyone else to unbundle them?

16 MR. FREEMAN: We don't -- that, that is, that is
17 the --

18 COMMISSIONER MAY: So I'll ask Mr. Zimmerman the
19 same question, because there's a certain irony there, right?

20 (Off the record comments.)

21 COMMISSIONER MAY: But that's, I mean, that's,
22 essentially, what the situation is, right?

23 MR. TURNER: Yes, sir.

24 COMMISSIONER MAY: Anybody know what they charge
25 for parking, nowadays, for District employees? I know that,

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1 when I worked in this building, it was \$40 a month. That was
2 ten years ago.

3 (Off the record comments.)

4 MR. TURNER: I mean, I know, up and near our
5 office --

6 COMMISSIONER MAY: They've, they've, they've upped
7 it? They've upped it?

8 (Off the record comments.)

9 COMMISSIONER MAY: Twice that?

10 (Off the record comments.)

11 COMMISSIONER MAY: Three times that?

12 (Off the record comments.)

13 COMMISSIONER MAY: Four times that?

14 (Off the record comments.)

15 COMMISSIONER MAY: Okay. Well, at least that part
16 of it is better. I mean, the thing about it is that there's,
17 I think that there is a tendency on the part of the District
18 Government to, you know, make sure that there's ample parking
19 for its staff, when in fact, they should be doing everything
20 they can to incentivize people not driving and I don't see
21 that.

22 You know, DDOT talks a good game, but they don't,
23 necessarily, enforce it on them, or are able to enforce it
24 on their own ranks. So -- but I am glad, at least, that the
25 prices have gone up in this building, because it was just

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1 crazy.

2 I mean, I, it was the -- to park for like three
3 days, three individual days would've been like the same as
4 a monthly permit, so I rode my bike every day, but I still
5 paid for parking, you know, in case it rained on a couple of
6 days in the month, or I had to go somewhere else. I mean,
7 it was just crazy. Anyway. Thank you.

8 CHAIRMAN HOOD: Okay, any other questions or
9 comments?

10 (No audible response.)

11 CHAIRMAN HOOD: All right, let's -- does the ANC
12 have --

13 MR. FREEMAN: Mr. --

14 CHAIRMAN HOOD: Yes.

15 MR. FREEMAN: Mr. Chair, I do just have one
16 additional point that I want to make.

17 CHAIRMAN HOOD: Sure.

18 MR. FREEMAN: In preparing for, speaking of
19 parking, in preparing for our hearing today, we, I think, you
20 have the parking plan up, Mr. Caudle.

21 We notice that our parking spaces are 9x18, which
22 is a ZR-16 Standard, whereas, technically, we're a vested
23 ZR-58 standard, where the requirement is 9x19.

24 So we're asking for a flexibility with respect to
25 the, design flexibility, with respect to the size of some of

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1 those parking spaces, so that some can be 9x18, some can be
2 9x19. We, since 9x18 is what ZR-16 permits.

3 COMMISSIONER MAY: That's not flexibility, you're,
4 you're asking for relief from that requirement from ZR-58.
5 I mean, if the standard is 9x19 and you're asked to do 9x18
6 that would be a request for relief.

7 MR. FREEMAN: Oh, we, we can add that, as if, if
8 it has to be relief, instead of flexibility, then yes, we do
9 have --

10 COMMISSIONER MAY: I mean, does, doesn't it have
11 to be, is there some reason why it would not be considered
12 relief?

13 MR. FREEMAN: So we've asked for a design
14 flexibility, in terms of the number and, and location and
15 design and layout of the parking garage.

16 COMMISSIONER MAY: And that, that, to me, sounds
17 like flexibility.

18 MR. FREEMAN: So the extent that size has to be
19 relief, we are, we're happy to amend to ask for --

20 COMMISSIONER MAY: I don't know why you're
21 splitting hairs on it, just ask for the relief.

22 MR. FREEMAN: We're happy to ask for relief to
23 provide 9x18 --

24 COMMISSIONER MAY: I mean, if that's what's
25 necessary, I mean, I, you know, I'll let somebody else decide

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1 whether that's necessary, but --

2 CHAIRMAN HOOD: Well just ask for both and we'll
3 have it covered.

4 COMMISSIONER MAY: Yes.

5 CHAIRMAN HOOD: All right, any other questions,
6 or comments, up here?

7 (No audible response.)

8 CHAIRMAN HOOD: Okay, does the ANC have any cross
9 on the, what you heard, not your report, but any cross? You
10 can come forward?

11 (Off the record comments.)

12 MS. FULLER: Good evening, my name is Greta
13 Fuller, I'm the ANC for 8A and I'm, actually, the ANC
14 Commissioner for 8A06, the single member district, in which
15 this development will take place.

16 A lot of things that are happening here tonight
17 is not because the ANC really agreed on it, it's something
18 that happened the first stage PUD, without any ANC 8A input,
19 because there was no Commissioner. So we still have to move
20 forward with the cards that we're dealt.

21 One thing that I, we never saw materials, so you
22 guys have materials and they're behind you. This developer
23 never offered to show us the materials.

24 We did speak of materials, because it is adjacent
25 to the Historic District, and we did not want the same orange

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1 loud paneling that we see in Shaw, or any colors that just
2 really didn't, kind of, blend in with the Historic District.

3 And I see that they've chosen colors and they are
4 here, so we were wondering, when would the ANC at the
5 community actually get to see the same materials that, that
6 you guys get to see?

7 MR. TURNER: We haven't provided the boards with
8 the presentations, but all of the materials were in the
9 presentations that we did at those meetings.

10 MS. FULLER: And, as they are, the materials are
11 there, they're still not true to life. You know, sometimes
12 you see materials on a piece of paper, but when you actually
13 see materials, they actually look different.

14 (Simultaneous speaking.)

15 CHAIRMAN HOOD: What I think --

16 MR. TURNER: Yes, we're happy to --

17 CHAIRMAN HOOD: Hold on, what I think you're
18 asking for is to have the boards to come to the meeting,
19 right?

20 MS. FULLER: Yes.

21 CHAIRMAN HOOD: Okay.

22 MS. FULLER: Exactly.

23 CHAIRMAN HOOD: Well that's a, that's a --

24 MS. FULLER: Thank you.

25 CHAIRMAN HOOD: -- very legitimate --

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1 MS. FULLER: Yes.

2 CHAIRMAN HOOD: -- request.

3 MS. FULLER: Yes. And they should come, so people
4 can see. Okay, thank you.

5 CHAIRMAN HOOD: I mean, she can see them, but I
6 think he wants your community to see them.

7 MS. FULLER: Yes.

8 CHAIRMAN HOOD: Okay.

9 MS. FULLER: Because there will be another meeting
10 and, and we'd like the community to see what they'll look
11 like. The other thing is, the flexibilities of materials.
12 I, I'm, I'm concerned about the two-story homes that are on
13 Chicago and the alley.

14 In one of the pictures it shows people walking
15 down the alley. It shows somebody with a stroller. It shows
16 a lot of people. I mean, it shows activity. What's going
17 to happen is the people that live on Chicago in those
18 two-story homes and on Shannon, wherever, they, they will no
19 longer have the privacy that they once had.

20 And we're going to have a lot of cars moving back
21 and forth, how are we going to mitigate, or how are you going
22 to mitigate the noise, the traffic, the sounds that they hear
23 all day and night, the trash cans, picking up your trash back
24 and forth?

25 And, I think, it was Commissioner Turnbull,

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1 Turnbull, who brought up, someone talked about trash in the
2 back and that was a concern too.

3 I'm really concerned how we're going to mitigate
4 the sound and all the activity of a five/six-story building
5 in the rear of these people's homes, or where they may have
6 had picnics or cookouts and now we have large buildings
7 overhanging them.

8 MR. FREEMAN: Sure, we can answer that. If you
9 go to our ground-floor plan, all of the access, car, truck
10 access for this building, if you could point to it, Mr.
11 Caudle, is on Railroad and it is the furthest distance of the
12 site away from the existing homes.

13 So if you could point to it? So with respect to
14 the equipment that Mr. Turnbull was asking about, that is,
15 that stuff is there. That's serving the existing Building
16 Three. That is not new equipment that is being installed,
17 as a result of this project.

18 And so all of the truck access, all of the car
19 access, is from Railroad Avenue, Mr. Caudle, if you could
20 point to it, the furthest part of our site from, from those
21 homes on Chicago.

22 MS. FULLER: So are you telling me, you're going
23 to put a barrier up, like they have, I think, near North
24 Capitol and New York Avenue, so that other cars and trucks
25 can't enter from Chicago, or Talbert Street, and come through

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1 the alley and come to your building? Because --

2 MR. FREEMAN: Well, we don't --

3 MS. FULLER: -- it's just like -- one moment.
4 Traffic is like water, a leaking roof, they will go to the
5 least resistant path. And, if it's traffic backed up, for
6 a large building of this size, with all the employees that
7 you're talking about, people are going to be trying to get
8 to work and try to get to work on time.

9 So I don't see everybody just driving down
10 Railroad, I see people driving down Martin Luther King to
11 Talbert to Chicago to W, any way possible to get to work, and
12 I, I have to raise this, to ask you, how are you going to
13 mitigate these people just going on Railroad?

14 MR. FREEMAN: So I, I don't, assuming this is
15 cross-exam, there is no access from the alley into the
16 building. That -- no vehicular access from the alley into
17 the building.

18 MS. FULLER: But doesn't that alley go to Railroad
19 and doesn't Chicago go to Railroad? I'm, I'm just saying,
20 Chicago dead ends into Railroad. You can make a right on
21 Railroad, go to W and then turn into your building.

22 It's a two-way street. You can also go through
23 the alley behind the houses, which dead ends into Railroad
24 and still make a right and go back to W Street. You cannot
25 say that this is, I mean, you can say --

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1 MR. FREEMAN: But there's a house there.

2 MS. FULLER: -- but --

3 MR. FREEMAN: I guess, you could, if, if you --
4 Mr. Caudle, if you go to Sheet A03.

5 MS. FULLER: I, I'm just saying there's --

6 MR. FREEMAN: So look at --

7 MS. FULLER: -- a lot of traffic.

8 MR. FREEMAN: If you look at Sheet A03, the, the
9 Chicago Street comes up, there's an alley that runs north to
10 south and then east to west, so I don't, I don't know that,
11 we, we haven't looked at it.

12 But I'm not sure why a vehicle would come up or
13 down Chicago, turn into an alley, and then turn to Railroad
14 and then enter the parking garage.

15 MS. FULLER: Well they don't have to turn into the
16 alley, Chicago dead ends into Railroad. I live there, I
17 know, Chicago turns into Railroad, at the very end. And you
18 can see --

19 CHAIRMAN HOOD: See, here's --

20 MS. FULLER: -- those houses.

21 CHAIRMAN HOOD: Here's, here's what I'm, here's
22 what I'm going to say, here's what I'm going to say, and I,
23 and I appreciate Commissioner Fuller and, and the work she
24 does and she lives there. We can sit here and look at
25 diagrams and stuff all day.

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1 But, I think, you all are going to be going back
2 out there, anyway, right? You're going to take the, I know
3 you're going to take the boards back out there.

4 And, obviously, you still have some unfinished
5 business, from the way I read it, in the record. Some of
6 those concerns, I think, Commissioner Fuller, --

7 MS. FULLER: Okay.

8 CHAIRMAN HOOD: -- you all can -- you -- I'm not
9 cutting you off, now, you can still ask it.

10 MS. FULLER: All right.

11 CHAIRMAN HOOD: But I think you all need to give
12 her, her and her community, some type of assurances. And so
13 even though, they might not be happy all the way, but try to
14 give them a comfort level, as you -- if -- on how this
15 development goes of, of a comfort level, so, because she
16 lives there, she lives there. Okay.

17 MS. FULLER: Well and that's why I wanted to, with
18 Commissioner May, I think he made a great point about us
19 really trying to park cars. One of the things that DDOT is
20 really trying to do, this project is two blocks from the
21 Metro, there's a Metro, there's a walkable Metro.

22 We should be having bike racks, Metro, we should
23 be doing scooters, anything but driving cars through narrow
24 streets of a Historic Anacostia that's already congested.
25 We've got to --

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1 CHAIRMAN HOOD: So, so -- yes.

2 MS. FULLER: -- get people to the Metro.

3 COMMISSIONER MAY: Can -- do you have a question
4 for the Applicant about that?

5 MS. FULLER: Yes, I would like to know, why we're
6 so top heavy on trying to put it -- well, I guess, this is
7 really the city, DDOT, why are they trying to put so many
8 employees to park and drive, when their whole -- everything
9 that DDOT is saying, is like, we want walkable, we want
10 transit, we want people back on the Metro. We have to -- so
11 I don't -- it's really a DDOT question, I'm sorry.

12 CHAIRMAN HOOD: So why don't we, why don't we put
13 that one in the parking lot and when you have a chance to ask
14 DDOT --

15 (Off the record comments.)

16 CHAIRMAN HOOD: Okay.

17 MS. FULLER: Okay. And, okay, I, I, as far as
18 working with DDOT, I have some really -- I mean, I'm, I'm not
19 really sure how to ask these questions.

20 Because, one of the things that we're having --
21 one of our residents, as a matter of fact, the owner of the
22 Anacostia Playhouse just got hit by a car at Martin Luther
23 King at Good Hope Road. That's how bad the traffic is. Like
24 two days ago.

25 So when they start moving all these trucks around

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1 and bringing people in and out, you know, building these
2 buildings and, even just the -- and all of the traffic, how
3 are we really going to mitigate, with the lights and the new
4 building at Maple View Place, and the other new construction
5 at MLK, how are you guys working with those different
6 developers to understand the traffic patterns and, and what
7 your project is going to do to the community? I mean, how
8 -- is it going to cause us more gridlock?

9 MR. FREEMAN: So --

10 MS. FULLER: Are you working with all of them?

11 MR. FREEMAN: So the short answer to your
12 question, Commissioner Fuller, is that Mr. Andres can
13 describe the actual findings, but we performed a traffic
14 study, which we sent to the ANC, which, which we sent to
15 DDOT.

16 And, as part of that study, we identified a number
17 of mitigation measures, we identified a number of
18 transportation demand management measures. We talked about
19 bikes. We're installing a Capital bike share, expanding two
20 Capital bike shares.

21 (Off the record comments.)

22 MR. FREEMAN: Three, sorry. Three Capital bike
23 share stations. We are, I'm doing a number of electric car
24 charging stations, inside bikes, outside bikes, so we're
25 doing a number of transportation demand management measures,

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1 which are on the screen there.

2 Mr. Andres can go through them more. And, again,
3 we did a traffic study. That study took into account all of
4 those background stuff, projects.

5 MR. TURNER: Yes, I think that's important to
6 mention, is the CTR that we did, was the full build-out of
7 all three projects, not just Building Four, but it included
8 the two other ones that are coming in and it included four
9 other projects that are within the vicinity, so it included
10 Maple View Flats and three other ones.

11 MR. ANDRES: And DDOT's official response is
12 identified in their July 16th letter, which I, essentially,
13 identifies their evaluation of our traffic study.

14 And in that, they've recommended these mitigation
15 measures and, as part of their conditions, are what we are
16 actually agreeing to, which supports your point, where we are
17 trying to be multi-modal in addressing the impacts of the
18 project.

19 MS. FULLER: Okay. I will -- it's a lot here and,
20 and I think one of the other things that I, I want to address
21 is, is you said you got something at 3 o'clock, let's be
22 clear that, we met just Tuesday, Tuesday.

23 And we actually sat down, for about four hours,
24 and went through your CBA and, and your traffic plan, then
25 I got it back today, or last night, something like that.

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1 (Off the record comments.)

2 MS. FULLER: Today. I got your response today.
3 So let's not act like I sent you something back. I sent you
4 something back, after I got your response and I've been here
5 all day, at HPRB, testifying for other things in Historic
6 Anacostia.

7 So what I'm trying to say to you is, I really
8 haven't had a chance to review what, it was a young lady that
9 sent me four documents and I did not get a chance to review
10 those four documents, thoroughly, before I, before I came
11 here.

12 So I don't know, if the things that I ask you, if
13 they were incorporated, but what I heard today is that, you
14 guys backed down on some of the numbers.

15 Yesterday, it was maybe like, oh well, Tuesday,
16 it was six people that you were going to gainfully employ,
17 now I hear three, before it was 4,000, now I hear two.

18 So, so what I'm trying to say is, I haven't had
19 a chance to review their responses and the changes that you
20 actually made. So I'm --

21 MR. FREEMAN: And I don't, I did not mean to
22 suggest that, Commissioner Fuller, we have worked closely
23 with Commissioner Fuller, so I did not, in any way, mean to
24 suggest that, that you were, somehow, non-responsive.

25 I, I, I did want to be clear, though, that we

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1 cannot commit to a Million dollars in cash contributions,
2 which, which is what we received today.

3 MS. FULLER: Okay. And I want to be clear that
4 you're going to have a Government lease and that you're
5 getting certain monies from the Government and it's like
6 money, money, money from the taxpayers, but the, the citizens
7 of the District of Columbia, specifically, Historic
8 Anacostia, we have a park with maybe some plugs, so that we
9 can have a jazz concert in the evening.

10 When I go to the Wharf and I go to Navy Yard, or
11 whatever, they got water parks, they have things for people
12 to do, they have places for kids.

13 You got -- this is a whole PUD and we're breaking
14 it up in so many ways and sections that I really don't see
15 where this community is really getting a lot of play fun from
16 it.

17 It sounds like development where people will come
18 in and they'll get their leases taken care of with other
19 District money and, and they'll make money, but the community
20 still doesn't feel like, and that's what I was told, they
21 don't really feel like that this is a part of the community.

22 And, I think, we need to, like, really, look at
23 how do we bring the community into this project and stop
24 piecemealing it building by building.

25 It seems a lot of District Government money is

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1 going into it, of which I'm not opposed, because if we don't
2 take it, somebody else probably will.

3 But what I do have a problem with is that this
4 community, itself, you're taking away our skyline, because
5 you have now a 90-foot, 90 feet buildings that, that the
6 residents of Historic Anacostia would no longer have that
7 look and feel.

8 It's a small street. It's a small community.
9 You're, you're blocking everything that we see now with your
10 tall buildings and you and your tenants will benefit, we
11 won't benefit, because of your tall 90-foot building along
12 the freeway, we won't get anything but your building.

13 MR. FREEMAN: I --

14 MS. FULLER: -- you know, so --

15 MR. FREEMAN: We'll certainly be happy to talk
16 about that. I'm not quite sure how \$100,000 to HAPS,
17 \$400,000 to the Anacostia --

18 MS. FULLER: There's no money to --

19 MR. FREEMAN: -- Coordinating Council --

20 MS. FULLER: -- HAPS. If you read it again, there
21 is no money to HAPS.

22 (Simultaneous speaking.)

23 MR. FREEMAN: Four, \$400,000 to --

24 CHAIRMAN HOOD: Here's what I want to do. Here's
25 what I want to do.

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1 MR. FREEMAN: -- southeast --

2 CHAIRMAN HOOD: Hold on --

3 MR. FREEMAN: -- with a --

4 CHAIRMAN HOOD: -- hold on, hold on, Mr. Freeman.

5 (Simultaneous speaking.)

6 MS. FULLER: Oh, if you want me to --

7 CHAIRMAN HOOD: Commissioner Fuller --

8 MS. FULLER: -- I'll tell you.

9 (Simultaneous speaking.)

10 CHAIRMAN HOOD: Commissioner Fuller, here's what
11 I'm going to do. I let that go on for a little while because
12 the way I'm viewing it is because, if this discussion had
13 been had at an ANC meeting, or a community meeting, I
14 wouldn't have to have an ANC meeting down here.

15 And I can tell you, I, my colleagues and I don't
16 appreciate having an ANC meeting down here, so what, what I'm
17 saying is, what needs to happen is that discussion needs to
18 go back out to the community and have it.

19 I don't usually have ANC -- I go to plenty ANC
20 meetings, plenty. And those kind of things are hashed out
21 in the ANC, sometimes, smaller meetings than the ANC meeting.

22 And yes, you probably did it, but this lets me
23 know that some questions were not answered, there's still
24 some unreadiness, and there's still some concerns.

25 So I, I don't think, I don't think it's too far

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1 away, I just think it's, it's, it's everybody getting on the
2 same page. Because we're going to develop and you're going
3 to go home, Ms. Fuller and them going to still be there. Not
4 you, Mr. Freeman.

5 MR. FREEMAN: We, we are, I believe, going to the
6 ANC on August 20th and again on September 4th.

7 (Off the record comments.)

8 CHAIRMAN HOOD: See them August 20th?

9 (Off the record comments.)

10 CHAIRMAN HOOD: Well, first of all --

11 MR. FREEMAN: That's my understanding.

12 CHAIRMAN HOOD: -- if you all meet on August 20th,
13 my hat's off to you, because most ANCs don't meet in July and
14 August, so I want to commend you all for meeting on August
15 20th and taking your time to do a volunteer job.

16 MS. FULLER: I don't know about a meeting at
17 August 20th.

18 MR. TURNER: Well, when we met with you, you had
19 mentioned that we may be able to present the CBA to the
20 Executive Committee on August 20th.

21 MS. FULLER: Oh, okay.

22 (Simultaneous speaking.)

23 MS. FULLER: That's the Executive that's not the
24 ANC.

25 MR. TURNER: Yes.

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1 (Off the record comments.)

2 MR. TURNER: And then, to the full ANC on, it was
3 either the 4th, or the 7th.

4 MS. FULLER: Yes. And, and we did --

5 CHAIRMAN HOOD: In September?

6 MR. TURNER: Yes, sir.

7 CHAIRMAN HOOD: Okay.

8 MS. FULLER: And the ANC did write a letter. I
9 don't know if it made it into the -- and, and that was --

10 CHAIRMAN HOOD: We actually have two.

11 (Simultaneous speaking.)

12 MS. FULLER: What we're talking about, now, is the
13 thing that we asked, is that we be able to continue to work
14 through our CBA, the rest of it, we, we can't really do
15 anything about it.

16 But, we do want to know, you know, what the
17 building looks and feels like, over these two-story homes,
18 and the activity, the movement. I know I'm going to get a
19 lot of push back from the residents.

20 They don't really understand how large this
21 building is and looming. A lot of them are older and they've
22 been living there for a long time and, you know, some of the
23 residents --

24 CHAIRMAN HOOD: So --

25 MS. FULLER: -- don't come out.

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1 CHAIRMAN HOOD: So, Commissioner Fuller, you all
2 can have a discussion, all right, though, at the meeting,
3 whatever, the 20th, and I will, I would just ask that, and
4 I'm going to ask the community, as well, just make sure that
5 any requests, or whatever you all are going to discuss that
6 you're fair, okay?

7 MS. FULLER: I will. And I was wondering, if, if
8 the Board would take into consideration a letter that we
9 actually sent in and put in the record, is --

10 CHAIRMAN HOOD: Which one is that? We have two
11 of them.

12 MS. FULLER: It was from that, the, the one from
13 that, from the Chair that came on July 24th.

14 CHAIRMAN HOOD: Is that the one about the --

15 MS. FULLER: The schedule here and the vote
16 includes the support --

17 CHAIRMAN HOOD: Yes, yes, we ---

18 MS. FULLER: Yes.

19 CHAIRMAN HOOD: Yes, yes.

20 MS. FULLER: But our CBA is not finalized and, and
21 then that's why we put the date as the 7th, because we
22 thought that we could work September 7th.

23 CHAIRMAN HOOD: Yes, I'm not sure when, when we
24 will do the vote on this. I know it won't be before --

25 MS. FULLER: Oh, okay.

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1 CHAIRMAN HOOD: -- I know it won't be before the
2 7th, because I don't even think we meet before the 7th.

3 MS. FULLER: The 17th.

4 COMMISSIONER TURNBULL: Okay, it's not tonight.

5 CHAIRMAN HOOD: Oh, we meet the 17th? Well, it
6 definitely won't be tonight. Yes, so it'll probably be
7 around the 17th.

8 MS. FULLER: Okay.

9 CHAIRMAN HOOD: Okay. All right, anything else
10 --

11 MS. FULLER: I don't have anything else.

12 CHAIRMAN HOOD: So, so let me ask you this, did
13 you, did you also do your presentation at the same time?

14 MS. FULLER: Yes.

15 CHAIRMAN HOOD: I'm just curious. I mean, you did
16 cross examination, so while you're up, I was going to tell
17 you to keep your seat. Did you have something else you
18 wanted to share with us?

19 MS. FULLER: No, not at this time.

20 CHAIRMAN HOOD: Okay.

21 MS. FULLER: I mean, it's a lot of, a lot of it's,
22 actually, to the City, because if DDOT is giving them
23 guidance on what it's going to look like and feel like and
24 OP is, it's really not them, they're going by, I guess, what
25 DDOT --

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1 CHAIRMAN HOOD: Okay, so --

2 MS. FULLER: -- tells them.

3 CHAIRMAN HOOD: -- so hold your seat, and we're
4 going to, I'm still going to come back to you. So some of
5 those questions that, that may be applicable, or applicable
6 for tonight, you can do that, because we're going to hear the
7 Office of Planning and DDOT Report, okay?

8 MS. FULLER: And, and yes, and one other thing,
9 and this is just for the record, it, it's me in this room,
10 one Commissioner, and we have Phil Pannell, who is with --

11 CHAIRMAN HOOD: Who carries a lot of weight, so
12 you have a lot of weight with you.

13 (Simultaneous speaking.)

14 MS. FULLER: Yes. But, but what I'm saying is,
15 it, it's a lot on one Commissioner, when you have experts and
16 lawyers and architects and people, who do this all day every
17 day.

18 And then, I come in here and I'm one person trying
19 to, like, hold down a PUD. This, I don't know what to say
20 about this, just --

21 CHAIRMAN HOOD: Just help you. You're not, it's
22 not like one -- I can tell you this, you're doing a very good
23 job, I'll tell you that. Okay, so let's go to the Office of
24 Planning and DDOT.

25 MR. LAWSON: Evening, Mr. Chair and Members of the

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1 Commission. Joel Lawson, for the Office of Planning. I'll
2 keep this really brief. Office of Planning remains in
3 support of this second stage PUD.

4 We do appreciate the Applicant providing
5 additional detail on their employment and dedication of space
6 for local retail and for the Playhouse.

7 This was, kind of, the first I heard about this.
8 My apologies. That they sent it to the Project Manager,
9 earlier today. I didn't receive it, until today.

10 So just in general, I think we're very supportive
11 of those efforts from the Applicant, as well as of the
12 Chair's comments, regarding training programs. We look
13 forward to the Applicant providing additional details on
14 those, on those offers into the record.

15 With regards to the parking relief that was raised
16 this evening for the spaces that are nine by, potentially,
17 9x18 feet, as opposed to by 9x19, Office of Planning, whether
18 that's flexibility, or whether that's actually relief, Office
19 of Planning would have no, no concerns with those relief
20 requests. And with that, thank you.

21 CHAIRMAN HOOD: Thank you, Mr. Lawson. Let's go
22 to Mr. Zimmerman.

23 MR. ZIMMERMAN: Good evening. Thank you, Chairman
24 Hood and Commissioners. For the record, my name is Aaron
25 Zimmerman, with DDOT. As you heard, in Mr. Andres' and Mr.

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1 Freeman's presentation, the Applicant has addressed all the
2 comments in DDOT's report and we've come to an agreement on
3 all of the transportation conditions for Building Four.

4 These commitments, by the Applicant, include the
5 reconstruction of Railroad Avenue, the widening of W Street,
6 significant upgrades to the public space design on all sides
7 of the site, an implementation of a revised TDM Plan that
8 further encourages usage of non-automotive modes of travel.

9 Most notably, the TDM Plan includes the
10 installation of a new bike, Capital bike share station, as
11 well as, the expansion of three other bike share stations,
12 nearby.

13 So with all of the conditions documented in the
14 July 25th, 2018 Gorove Slade Memorandum, which was uploaded
15 to the record, earlier today, DDOT has no objection to the
16 approval of the second stage PUD.

17 And, if I may, I just wanted to address a comment,
18 by Commissioner May, a little bit earlier. Your comment
19 about the, the irony of, you know, the District requiring
20 developers and private properties to unbundle their parking,
21 but then, you know, there's the perception that they then,
22 don't do that themselves.

23 I mean, we're aware of that perception and, you
24 know, DDOT continues to push on all applications, private
25 developers, public, you know, public developers.

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1 And, you know, I think, what we can do, at DDOT,
2 you know, aside from continuing to push for those on each of
3 these projects, you know, we can have a conversation with DGS
4 about, you know, policies that they have with leases and, you
5 know, continue to pursue those avenues for, potentially, you
6 know, changing, or amending their policies.

7 COMMISSIONER MAY: Do you know if any -- and do
8 you know if any such conversations have already happened?
9 I mean, is there ever a conversation about those policies,
10 so that DGS is aware of, sort of, best practices that you are
11 trying to promote?

12 MR. ZIMMERMAN: I'm not aware of any conversations
13 that have happened, recently. I haven't been a part of them.
14 This issue doesn't come up too often. I can think of, maybe,
15 one.

16 If I, if I can remember correctly, there was a
17 case we were here for, last year, I think it was one, maybe,
18 one of the park side parcels.

19 We had a lot of discussion back and forth about
20 the unbundling of parking and, ultimately, you know, it came,
21 came down in agreement with the Applicant that, that it
22 couldn't be pursued, at that time.

23 But, in terms of conversations between DDOT and
24 DGS, I'm not aware of any that have happened, recently, but
25 I think we can, you know, restart those. We think it's a

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1 good idea, especially, if we see more and more of these
2 coming up.

3 COMMISSIONER MAY: Well I think, you know, I, I
4 appreciate that and I think that, it may be the sort of thing
5 that just isn't on the radar of all of the decision makers,
6 who probably need to be thinking about it.

7 MR. ZIMMERMAN: Yes.

8 COMMISSIONER MAY: And so I'm sure you'll raise
9 it, within DDOT, and Office of Planning can raise it in their
10 channels, and I'm sure that the Director of the Office of
11 Planning would be in support of that and would be willing to
12 talk to Director Gillis and Director Marootian, about how to
13 push these, you know, bring everything into line, because
14 it's just good smart planning.

15 MR. LAWSON: Sure, I'm, I'm happy to raise that
16 up. I'm actually not aware of DGS requiring, through a lease
17 like this, parking for employees. It's certainly not
18 provided in the building I'm in, or buildings that other
19 people, I know, are in, there.

20 There may some requirements for a limited number
21 of parking spaces for agency vehicles, for those limited
22 number of agencies that still have a small number of
23 vehicles, but we're happy to bring that up.

24 COMMISSIONER MAY: Well, you know, I, I think one
25 key difference is that, Carol Mitten negotiated the lease on

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1 the building that you are in, and she didn't even own a car,
2 so she wasn't that sensitive to -- no, I don't, I'm sure she
3 was very sensitive to it.

4 But, I think, the issue, I mean, at least, when
5 I worked for the District Government, the issue was providing
6 fleet vehicle parking spaces.

7 And here, it just seems like there's such a large
8 number, I mean, to require that number of spaces that I heard
9 before, was 200 spaces, or something, for, they were part of
10 the lease.

11 I mean, that's, that's a lot more than just fleet,
12 unless, maybe, it's DPW and they keep the fleet there, I
13 don't know. But, who knows, maybe, it's all about fleet, who
14 knows?

15 CHAIRMAN HOOD: Okay, anything else?

16 (No audible response.)

17 CHAIRMAN HOOD: All right, any other comments?
18 Commissioner Turnbull.

19 COMMISSIONER TURNBULL: Yes, thank you, Mr. Chair.
20 Mr. Zimmerman, what's the condition of the alley?

21 MR. ZIMMERMAN: You mean, the alley to the south
22 of the property?

23 COMMISSIONER TURNBULL: Yes. Right.

24 MR. ZIMMERMAN: It's a, I know that it's a 16-foot
25 public alley. I'm not sure of the exact, the texture, or the

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1 condition of the surface, I can't --

2 COMMISSIONER TURNBULL: What about, I mean, the
3 lighting in the alley, is the lighting adequate, or --

4 MR. ZIMMERMAN: You know, I don't, I don't have
5 the --

6 COMMISSIONER TURNBULL: Well, here, here, my only
7 question is, on, the Applicant has this composite photo
8 montage on A37, and it's -- I mean, I don't want to make a
9 big deal out of it, but I see this telephone pole has got a
10 light for the alley, it looks like it's going to fall down.

11 It looks like it's being held up by the wires that
12 go to different places. I, I mean, I'm just curious, is that
13 something you would -- is that -- I mean --

14 MR. ZIMMERMAN: You know, we, you know, we
15 typically don't get involved in the design of the alley,
16 unless the Applicant is proposing something, or if something
17 is obviously deficient.

18 In this case, you know, they weren't proposing to
19 touch the alley, or do anything --

20 COMMISSIONER TURNBULL: Yes.

21 MR. ZIMMERMAN: -- so.

22 COMMISSIONER TURNBULL: I'm just, I'm just looking
23 at this and I'm just wondering, you know, I, I see a major
24 building and they've already done one building and I see
25 this, when you do something like this, there should be a

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1 meshing in the neighborhood.

2 There's, something should come together and say,
3 we're going to be a partner and do things, and I'm just
4 looking at this and I'm just like, I can't imagine how the
5 Applicant would even want to see a picture, from this
6 viewpoint, with this telephone pole looking like this. I
7 mean, it looks like -- I don't know, it's, it's -- I'm -- I
8 can't imagine.

9 VICE CHAIR MILLER: Well that's what prompted my
10 question, about under --

11 COMMISSIONER TURNBULL: Right.

12 VICE CHAIR MILLER: -- under-grounding the poles.
13 But, I --

14 COMMISSIONER TURNBULL: Well, this --

15 VICE CHAIR MILLER: -- I appreciate that the
16 architect --

17 COMMISSIONER TURNBULL: Showed it.

18 VICE CHAIR MILLER: -- showed it. We --

19 COMMISSIONER TURNBULL: Yes.

20 VICE CHAIR MILLER: -- usually don't --

21 COMMISSIONER TURNBULL: We don't -- yes.

22 VICE CHAIR MILLER: -- ever see it, except where
23 it's become an issue and the ANC has requested it, so --

24 COMMISSIONER TURNBULL: Well I mean, I'm glad you
25 brought that up, before -- the fact that it's leaning --

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1 VICE CHAIR MILLER: So we appreciate the --

2 COMMISSIONER TURNBULL: I mean, a new pole would
3 be nice. I mean, something to, at least -- but -- all right,
4 thank you, Mr. Zimmerman.

5 (Simultaneous speaking.)

6 VICE CHAIR MILLER: I guess, I'm here, as Vice
7 Chair, so I think the Chairman will be back very shortly.
8 So I would associate myself, I would associate myself with
9 Commissioner May's remarks about, and Commissioner, and Mr.
10 Zimmerman's desire that the District agencies get onboard
11 with what the District policy is.

12 I mean, ZR16, as I recall, for this project, it
13 requires only 73 spaces and we're at 324, which I guess is
14 consistent, or in the ballpark of what ZR58 required.

15 But the, there is a policy, there has been a
16 policy shift of these transportation plans that the District
17 Government has put out, that the Mayor has put out.

18 And, to the extent we can be helpful, in getting
19 DGS to, to, to come into the 21st Century, with what the 21st
20 Century transportation polices are of the District
21 Government, let us know what we can do, to be helpful.

22 If, if -- so and the Office of Planning, we really
23 appreciate you doing whatever you can to, to assist in that
24 effort. I guess you're not in the same cluster, or are you,
25 in terms of when you, when you meet, as, as agency

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1 representatives with the Deputy Mayors, is DDOT in the same
2 room with DGS, but -- they are in the same room, so -- and
3 is that under the City Administrator?

4 MR. ZIMMERMAN: You know, those are meetings I'm,
5 I'm not, necessarily, involved in.

6 VICE CHAIR MILLER: I don't mean to get into all
7 this inter-district stuff, but --

8 (Off the record comments.)

9 VICE CHAIR MILLER: -- I just would encourage --

10 MR. ZIMMERMAN: We're happy to do that.

11 VICE CHAIR MILLER: Thank you. That's okay. Mr.
12 Lawson, I think I asked this question, maybe, at the first
13 stage, or, or I don't think I did, it's set down.

14 But, in your, in the OP Report, I, I, it reminded
15 me about the question, which I think I did ask, at first
16 stage, in terms of the comprehensive plan, the future land
17 use map does call for medium density residential, medium
18 density commercial, which this project certainly fits in
19 with, as all of the rest of the PUD does.

20 But I, it, it jumped out at me, again, that it,
21 that the policy map calls for neighborhood conservation area,
22 which I realize does allow for, encourage and fill
23 development, which is, I guess, what this would fall into,
24 but --

25 MR. LAWSON: We, we agree with that statement.

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1 VICE CHAIR MILLER: -- that it, that it's infill
2 development. But, it, it -- are you going to proposing --
3 it doesn't seem like conservation is what, when we're doing
4 a 200,000-square-foot building, here, and the next door, it
5 doesn't seem like conservation is the right policy.

6 It seems like it's, for this parcel, I think, it
7 should be a neighborhood enhancement. Are, are you all
8 proposing any amendments in this cycle?

9 MR. LAWSON: I, I don't have the list of
10 amendments in front of me --

11 VICE CHAIR MILLER: Yes.

12 MR. LAWSON: -- so I don't know if one is being
13 proposed.

14 (Simultaneous speaking.)

15 VICE CHAIR MILLER: Yes. And I didn't mean to put
16 you on the spot, but I, I just, it just seemed, to me,
17 something that's out of whack. So I'll just make that
18 comment, without asking for you to further comment, unless
19 you want to.

20 MR. LAWSON: No, I would just reiterate that, the
21 Commission determined that this project was not inconsistent
22 with the comprehensive plan --

23 VICE CHAIR MILLER: At the stage --

24 MR. LAWSON: -- at the stage one approval.

25 (Simultaneous speaking.)

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1 VICE CHAIR MILLER: Yes.

2 MR. LAWSON: And that this proposal is consistent
3 with that stage one approval.

4 VICE CHAIR MILLER: Okay. Thank you.

5 CHAIRMAN HOOD: Okay, any other questions, or
6 comments, up here, Office of Planning, or DDOT?

7 (No audible response.)

8 CHAIRMAN HOOD: Okay. I want to thank you. Does
9 the Applicant have any cross?

10 MR. FREEMAN: No, sir.

11 CHAIRMAN HOOD: Does the ANC have any cross of,
12 either, Office of Planning, or DDOT?

13 MS. FULLER: Yes, both, Office of Planning and
14 DDOT, or whomever. I, I really do want to understand more
15 about your plan for the how they will really mitigate, you
16 know, the houses that, that are in the alley?

17 And the Commission did bring up the pole, why
18 don't, what I haven't seen a lot of in our community is how
19 we're really building the streetscape, so that you're
20 building new buildings.

21 And I know you're doing something on Railroad,
22 widening, widening the street on W, you're widening, what
23 about lamp posts, what about streetscape, what about, like,
24 so we can hang banners and flowers and things?

25 I just don't really see your whole plan, where is

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1 some -- you're building this, kind of, new development, you
2 know, in the community and how does it, you know, work with
3 Martin Luther King, as you go from Chicago all the way to
4 Good Hope Road?

5 Because, this project does go to U Street, which
6 is one block off of Good Hope, and what are you guys doing
7 to help enhance --- just Martin Luther King and all the
8 little arteries that feed into this development, how does it
9 look and feel for the community? Will we get the new
10 teardrops? What -- what will you -- you know, are we getting
11 new trees to line the street, you know. What's the
12 beautification is what I'm basically asking, and how is it
13 being cohesively done?

14 Along with the Group -- the Menkiti Group, you may
15 not know, but the MLK Gateway partner, because this -- this
16 butts right up to it and then, also, it's adjacent and across
17 the street from another District project known as Maple View
18 Flats, owned by DACD --- well, DACD produced that.

19 MR. ZIMMERMAN: So back during the stage one PUD,
20 and I looked at a broad vision for the whole area and now
21 we're coming in and looking at individual parcels and how
22 that fits in with that broader vision.

23 So with this development, we're really just
24 looking at Building Four and the streetscapes that surround
25 it and the impacts to -- generated by just building number

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1 four.

2 Other buildings will come in, you know, as you
3 heard the Applicant say earlier, Building Five, Eight and
4 Nine, which are further to the north.

5 And then, I think, it sounded like the next phase
6 would be all the properties along Martin Luther King Avenue.
7 And, at that point in time, I think that's when we, at DDOT,
8 feel comfortable working with the Applicant on exactly what
9 the new streetscape along Martin Luther King will look like
10 at that time, including the build-outs that we were talking
11 about before, which would be, you know, part of pedestrian
12 improvements and then really enhancing, you know, the quality
13 of the design along the street there. But not necessarily
14 related to Building Four itself.

15 Regarding the alley, typically, we don't do
16 upgrades to the alley as part of developments like this. I
17 mean, the alleys are meant to be for, like,
18 back-of-the-house-operations, like for -- it looks like
19 there's vehicle parking for the row houses, but also the
20 loading area for Building Three.

21 And that's, really, where we want these activities
22 to occur is in the alley so that, you know, we have a really
23 nice public space along the remainder of the public streets
24 surrounding the property.

25 MS. FULLER: Okay. And some of the -- you're

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1 correct, some of -- some people do park in the rear, but some
2 people enjoy their backyard. It's not all just parking. So
3 it's -- some people choose to and some don't.

4 The other thing is, I do want to know about your
5 crossing safety for pedestrians. Even though, maybe you're
6 beautifying along Railroad, W Street, because that's what it
7 -- and Shannon. Will you be doing something on Shannon, as
8 well? And will it --

9 MR. ZIMMERMAN: Yes, correct.

10 MS. FULLER: And will it go from W to Chicago?
11 Will you guys do that entire square, like, Chicago, W,
12 Railroad, Shannon -- Shannon? That's the square that holds
13 the existing new building that is leased out to the
14 Government and then it's going to hold this building. Have
15 you thought about at least doing that square block?

16 MR. ZIMMERMAN: Yes, so if you look at the graphic
17 that's up on the screen right now, you can see, north of
18 Building Three -- which is, kind of, from the middle page to
19 the right, as it's shown on the screen.

20 So from Building Three -- the northern edge of
21 that -- up to W Street, that's what's being proposed with
22 this application, is to improve the streetscape along there.

23 And we've gone back and forth a couple of times
24 with the Applicant on that and, you know, there's a number
25 of things that they have -- they've done to include more

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1 street trees, closed curb cuts -- which also restores
2 on-street-parking -- and also, moving back the little, like,
3 green square courtyard that they have in order to have a
4 wider sidewalk. So.

5 MS. FULLER: And I understand that -- and maybe
6 I'm beating a dead horse -- but, once again, we're not
7 bringing in, actually, a residential street to help improve.
8 I mean, we have the existing building that's there with the
9 Executive Office building.

10 I just think that we should, like, just look
11 broader that little -- that one block. And we should really
12 just think about addressing that block. And, maybe, you're
13 not going to do it, but I do want to put it out there.

14 And the other thing is about safety, crossing
15 these streets. Now you've got a lot of traffic moving back
16 and forth. You've got traffic that's going to be coming on
17 W, Railroad, Shannon, and believe me, Chicago.

18 What traffic mitigation pedestrian safety --
19 because we don't seem like we get speed bumps anymore. And,
20 like I said, someone was just hit. And we're going to be
21 very concerned about 300 cars moving back and forth in that
22 little area.

23 CHAIRMAN HOOD: Ms. -- Commissioner Fuller, I'm
24 going to -- I'm going to ask, now, that you, kind of, ask the
25 question, because some of this, I'm sure you all can discuss

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1 --

2 MS. FULLER: Well --

3 CHAIRMAN HOOD: -- when you have either the --

4 MS. FULLER: The question is --

5 CHAIRMAN HOOD: -- Office of Planning and DDOT --

6 yes.

7 (Simultaneous speaking.)

8 MS. FULLER: The question is, pedestrian safety
9 and traffic mitigation, what are they going to do?

10 CHAIRMAN HOOD: Pertaining to this project?

11 MS. FULLER: Yes.

12 CHAIRMAN HOOD: Okay.

13 MS. FULLER: That's -- yes.

14 CHAIRMAN HOOD: Okay.

15 MS. FULLER: Because, now we have all of these
16 cars going in underground parking. How -- are you going to
17 raise sidewalks, like, I don't know --

18 CHAIRMAN HOOD: Let's give them a chance to
19 answer.

20 MS. FULLER: Okay.

21 MR. ZIMMERMAN: So with this development, I mean,
22 the Applicant has put in new sidewalks around this block
23 where Building Four is. And they're also -- you know, there
24 will also be crosswalks, and curb ramps for wheelchairs, et
25 cetera, et cetera, but that's really, generally, around this

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1 area.

2 And then, as other properties come in, they will
3 do the same thing and, as each property develops and improves
4 the facilities around their property, you know, you'll have
5 a cohesive network, you know, over time. So.

6 MS. FULLER: Okay, so you won't be putting any
7 raised -- are you guys thinking about how to really address
8 the pedestrian safety around this new building for people who
9 are already in other buildings that will be crossing over?
10 That's all I'm asking.

11 I'm just saying, think about it. I know you're
12 saying crosswalks, but sometimes, in buildings of this
13 magnitude and development, you might want to do something
14 that remind people that pedestrians are crossing and this is
15 a residential area. That's what I'm trying to say.

16 MR. ZIMMERMAN: And we generally don't proactively
17 put out speed humps, you know, something like that would have
18 to be a resolution by the ANC to DDOT formally requesting
19 DDOT investigate it further.

20 And then, you know, our folks will go out there
21 and, if there's an actual clear observed problem that's
22 already existing, then something like, you know, speed humps
23 might be warranted.

24 But, generally, we try to build the best design
25 into the streetscape as we can, hence the Applicant removing

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1 four, or five, or six curb cuts surrounding the property that
2 minimizes conflicts with pedestrians and vehicles related to
3 this development. So.

4 MS. FULLER: Okay. No further questions. I'm not
5 getting an answer.

6 CHAIRMAN HOOD: Okay. All right, and I'm sure
7 they will -- OP and DDOT, whichever one -- would be happy to
8 come out to your ANC meeting, at your all's request. Arrange
9 that. All right, let's see where I am. Okay, any other
10 Government reports, Commissioners that I may have missed?

11 VICE CHAIR MILLER: I think we had a Police
12 Department -- a MPD report in the record saying that they
13 didn't see anything.

14 CHAIRMAN HOOD: Okay.

15 VICE CHAIR MILLER: They didn't have any concerns.

16 CHAIRMAN HOOD: The letter from MPD, that's
17 Exhibit 23, okay. Thank you. Anything else that I may have
18 missed, or might not have missed?

19 We haven't -- actually, I was going to -- we do
20 have a number of letters, as I mentioned earlier. I'm going
21 to name a few, for not wanting to leave anybody out, but I
22 think the record speaks for itself, and you can check the
23 file.

24 We had a lot of support letters. We have the MPD
25 letters that stated -- and I'll just leave it at that, for

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1 now. And, naturally, the ANC -- we just went through that,
2 the ANC conversation.

3 Okay, do we have any organizations or persons who
4 are here who are in support that would like to testify?

5 (Off the record comments.)

6 CHAIRMAN HOOD: Yes, well, organizations or
7 persons in support.

8 (Off the record comments.)

9 CHAIRMAN HOOD: Okay. Mr. Pannell. The Honorable
10 Phil Pannell.

11 (Off the record comments.)

12 MR. PANNELL: Good evening, Commissioners. My
13 name is Phillip Pannell, I'm a Ward 8 resident and I also
14 work in Ward 8 for the past 25 years as the Executive
15 Director of the Anacostia Coordinating Council.

16 I've worked at our headquarters at 2401 Shannon
17 Place, Southeast, so this is a development that I know will
18 touch my neighbors quite personally and intimately.

19 Three months ago, the representatives of Four
20 Points, LLC attended a monthly meeting of the Anacostia
21 Coordinating Council, which is a 35-year-old non-profit
22 consortium of individuals and organizations that are involved
23 with the revitalization of Anacostia and its adjacent
24 neighborhoods. Basically, all of Ward 8.

25 And, the presentation was warmly -- if not

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1 enthusiastically -- received. The concern of those in
2 attendance -- and I would say there were around 70 people
3 there -- was that that type of presentation needed to be
4 experienced more widely in the community by more people.

5 So I'm glad to announce that, Four Points and the
6 Anacostia Coordinating Council will be co-sponsoring a
7 community meeting, next Thursday, from 6:00 p.m. to 8:00
8 p.m., at the 1800 Martin Luther King Avenue, at the, at the
9 Anacostia Gateway Office Building.

10 And we, we'll, others that will be hosting this
11 meeting are the Anacostia Economic Development Corporation,
12 Arrington Dixon and Associates, Incorporated, and, as of this
13 evening, Commissioner Greta Fuller.

14 What ACC did, in terms of helping to get the word
15 out about this particular meeting, was to ask Four Points to
16 provide flyers, which the organization so graciously did, and
17 so I have been literally going from door-to-door,
18 particularly, in Shannon Place and Chicago Street, which
19 that's the neighborhood that's going to be most directly
20 impacted by the building.

21 And, most of the people there, absolutely, had no
22 idea that this is coming. So I'm glad to say that, we will
23 have this meeting next Thursday. And this will not be the
24 first, you know, like a, a, this, and only meeting.

25 But, hopefully, we can develop some type of

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1 agreement, so that the community can be continuously updated,
2 as to what is going on, as far as this development is
3 concerned.

4 CHAIRMAN HOOD: All right, we thank you very much
5 for your testimony, providing that testimony and that insight
6 on what was, what's about to transpire. Let's see if we have
7 any questions, or comments?

8 (No audible response.)

9 CHAIRMAN HOOD: Nobody?

10 (No audible response.)

11 CHAIRMAN HOOD: Okay.

12 MR. OTTEN: All right. Thank you --

13 CHAIRMAN HOOD: No, hold tight. Does the
14 Applicant have any?

15 (No audible response.)

16 CHAIRMAN HOOD: Does the ANC?

17 (No audible response.)

18 CHAIRMAN HOOD: Okay. Thank you, very much, Mr.
19 Pannell. All right, any organizations, or persons, who are
20 here in opposition?

21 (No audible response.)

22 CHAIRMAN HOOD: Any organizations, or persons, who
23 are undeclared?

24 (Off the record comments.)

25 CHAIRMAN HOOD: Okay. Can you can up and identify

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1 yourself, and you may begin.

2 MR. OTTEN: Good evening, Commissioners. My name
3 is Chris Otten and I'm representing D.C. For Reasonable
4 Development. We are, we were just informed about this
5 hearing earlier today.

6 We are allied with organizations in the area that
7 have members in the area. And, basically, just wanted to put
8 on the record some key fundamental things that I think will
9 probably get discussed at this meeting that's coming up.

10 But, it's very clear that these types of projects
11 are going to have significant impacts on the surrounding
12 neighborhood. The first stage was discussed a decade ago and
13 -- well, 2008 is the, is the date on that and I think it was
14 heard, again, in 2013.

15 But, you know, the public, since then, has come
16 to better understand what planning is supposed to be in this
17 city, especially, vis-a-vis, the comprehensive plan,
18 200,000-square-foot infill project here that is in a
19 neighborhood conservation area, with buildings face online,
20 the property line, no setbacks, despite the courtyard.

21 It is significantly different than most of the
22 other projects at existing buildings in the neighborhood.
23 There was an exhibit produced by the Applicant of the
24 buildings on Chicago, looking west, and you can see the row
25 houses, compared to the proposed building, and it's, it's

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1 nothing like what exists.

2 Now, when you start comparing, you know, you start
3 commutatively looking at projects in the neighborhood, that
4 like Planning is supposed to do, Maple View Flats is
5 right-face online, this will be face online, you're going to
6 start seeing a canyon effect.

7 People's light and air is going to be effected.
8 There's no undulation in the building, architecture, so what
9 does all this do? Well, since it's so significantly
10 different, as we've seen in NoMa and, also, in Ivy City,
11 where there's brand new buildings that are significantly
12 different than the existing community.

13 Those, the housing prices, the housing taxes, the
14 rents, go through the roof and people can no longer live
15 there. It's called massive displacement and it is par for
16 the course, with development in this city.

17 We want to see a mitigation systems in place, tax
18 abatements for the surrounding communities, tax freezes, for
19 the surrounding community on their properties. We want rent
20 abatements for the people, if this is going to go in.

21 This is the biggest building proposed in the area,
22 with the highest densities. We believe Exhibit 23 is
23 conclusory. There's no FEMS report on the record, about how,
24 if they have the capacity to, to respond to this massive
25 project and still exist and still respond adequately for the

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1 existing community.

2 Exhibit 25, the OP Report, doesn't really discuss
3 the affordable housing that's involved here. Twelve hundred
4 dollar-studios are not affordable.

5 Since there's office space involved here, we want
6 to see much more significant affordability for housing for
7 families, so that's three-plus bedrooms. We don't see a
8 report from DHCD discussing this.

9 And, let me see, let me make sure I'm covering all
10 the issues. And, of course, the jobs. We want to see, in
11 writing that, any jobs associated with this project and award
12 to the benefit of Ward 8 residents and Anacostia residents,
13 in particular. That has to be in writing and, as part of the
14 full gambit of conditions.

15 But, more importantly, is the overall impacts that
16 this project represents and the lack of planning we're seeing
17 around it, especially, because it's in a neighborhood
18 conservation area.

19 And, again, D.C. For Reasonable Development allies
20 with organizations in the area, like Empower D.C. and CARE
21 and they have members in the area.

22 And we're seeing what's happening now in Ward 6
23 and Ward 5 around these major projects that are drastically
24 different than the surrounding areas and that is massive
25 displacement. We do not see any efforts to mitigate that,

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1 and, and folks in Ward 8 are going to see that and they're
2 going to feel that.

3 And to Commissioner Fuller's point about
4 pedestrian safety. We have a pedestrian master plan in this
5 city. None of these projects are being looked at that plan
6 and it needs to happen, because you can't just introduce a
7 200,000-square-foot project into a neighborhood that doesn't
8 have anything like that in the neighborhood and not expect
9 pedestrian safety conflicts.

10 Massive trucks. All the bulldozers that are going
11 to be running around there. We have a lot of kids in the
12 neighborhood there. It's, it's something that needs to be
13 taken seriously. Thank you.

14 CHAIRMAN HOOD: Thank you. Any questions up here?

15 (Off the record comments.)

16 CHAIRMAN HOOD: There, there were a number of
17 issues that were discussed, prior to your arrival. I will
18 tell you that, hopefully, you will join the meeting, for the
19 neighbors, who were most impacted and came up and, hopefully,
20 you -- I don't know if you heard all of their testimony,
21 Commissioner Fuller, as well as, Mr. Pannell, also.

22 There will be a meeting come up real soon from the
23 neighbors, who, who live in that area, so hopefully you'll
24 be able to attend.

25 (Off the record comments.)

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1 MR. OTTEN: I'll pass it along to them, thank you.

2 CHAIRMAN HOOD: Okay. Well, I mean, I'm saying,
3 the neighbors, who live in the area, who --

4 (Off the record comments.)

5 CHAIRMAN HOOD: Yes. Okay.

6 MR. OTTEN: I'll pass it along to the groups that
7 --

8 CHAIRMAN HOOD: To the groups that you're working
9 with?

10 MR. OTTEN: Yes.

11 CHAIRMAN HOOD: Okay. Good, good. All right, and
12 you may want to have a discussion with them, if they will --

13 (Off the record comments.)

14 CHAIRMAN HOOD: -- yes, okay. All right, does
15 the, before you leave, does the Applicant have any cross?

16 MR. FREEMAN: No, no cross, I would like to --

17 CHAIRMAN HOOD: Do you have --

18 MR. FREEMAN: -- I had some rebuttal --

19 CHAIRMAN HOOD: You have some --

20 MR. FREEMAN: -- but no comments.

21 (Simultaneous speaking.)

22 CHAIRMAN HOOD: Okay. Commissioner Fuller, do you
23 have any cross?

24 MS. FULLER: No thank you.

25 CHAIRMAN HOOD: Okay. Thank you. Okay. Any

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1 other questions up here? Not seeing any. Mr. Freeman, would
2 you, do you have a rebuttal, or any closing after that?

3 MR. FREEMAN: Sure, I'll do both. As it relates
4 to rebuttal, first of all, I'd like to have the opportunity
5 to submit a written response, because Mr. Otten went through
6 a lot, so I want to make sure I have a chance to put a
7 response in writing, just to make sure --

8 CHAIRMAN HOOD: Okay, I don't think we have any
9 objection, for the record.

10 MR. FREEMAN: Thank you. A number of comments were
11 just actually inaccurate. This, this building is an office
12 building, so the comments about no affordable housing,
13 displacement, not relevant to this site.

14 If you go to our overall site plan, the area is
15 a commercial area. It's zoned commercial. The majority of
16 the buildings, within this project site, are office, so we're
17 replacing an office, or industrial, with a new office, or
18 industrial. That's, essentially, what we're proposing here.

19 No setbacks. That's not true. We just described
20 setbacks along Shannon Place, we're widening W Street by,
21 essentially, taking land out of our, out of private space and
22 dedicating it.

23 You heard the Architect describe setbacks in the
24 building, differences in heights, setbacks, and massing.
25 Again, all of the, all of the conversation about housing, not

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1 relevant, but because this is a -- no DHCD reports, again,
2 it's an office building.

3 The comments about jobs, we, perhaps, Mr. Otten
4 had missed that part, where we spent significant amount of
5 time talking about jobs that would be reserved for Ward 7 and
6 8 residents.

7 But, again, I will put all of that in writing,
8 just to make sure that --

9 CHAIRMAN HOOD: So --

10 MR. FREEMAN: -- we're on the record.

11 (Simultaneous speaking.)

12 CHAIRMAN HOOD: So here's the thing, once you put
13 that in writing, I'm going to have to allow the party an
14 opportunity to respond.

15 MR. FREEMAN: What are --

16 (Simultaneous speaking.)

17 MR. FREEMAN: I don't know that there are any
18 parties.

19 (Off the record comments.)

20 CHAIRMAN HOOD: The ANC is an automatic party.

21 MR. FREEMAN: Well --

22 CHAIRMAN HOOD: So unless you can touch on it,
23 now, I think you --

24 MR. FREEMAN: So let me -- yes.

25 CHAIRMAN HOOD: -- I think you already did,

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1 actually.

2 (Simultaneous speaking.)

3 MR. FREEMAN: Yes. I think I, I think I covered
4 it --

5 CHAIRMAN HOOD: So --

6 MR. FREEMAN: -- all, again, in terms of --

7 CHAIRMAN HOOD: -- I think the record is complete,
8 but if you want to expound on some other things, I'll leave
9 it --

10 MR. FREEMAN: Sure.

11 CHAIRMAN HOOD: -- I'll leave it open.

12 MR. FREEMAN: Yes, we're happy, I'm happy.

13 (Off the record comments.)

14 MR. FREEMAN: I'm happy to go through all of it,
15 now. Questions about the accumulative impact, again, this
16 is a second stage application, all of that was reviewed, as
17 part of the first stage application.

18 In terms of the, the future, the policy map
19 designation, the Office of Planning actually looked at that,
20 for this site and the overall PUD, as a part of approval for
21 the project so they didn't -- so all of that was balanced,
22 as, as, during the time they reviewed the first stage
23 approval.

24 Comments about shadows, light, air, ventilation,
25 we have exhibits in the record that include shadow studies

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1 that indicate no adverse impacts on light, air, or views.

2 (Off the record comments.)

3 MR. FREEMAN: Displacement. Again, this is
4 currently, all of this is currently, office, or industrial,
5 use. We're not taking residential use, or re-zoning it.

6 The property was originally zoned commercial and
7 it will continue to be zoned commercial, so this granting of
8 a second stage approval will not result in displacement.
9 Anything that I missed?

10 (Off the record comments.)

11 MR. FREEMAN: Jobs, again. I talked about jobs,
12 all of that's in the record, in terms of our amenity package
13 and what we've proffered with, specifically, with respect to
14 jobs reserved for Ward 7 and 8 residents.

15 Give me just one second, I -- traffic mitigation,
16 again, all of that was studied by DDOT and pedestrian safety,
17 all of that was included in the DDOT study and a part of, a
18 part of the, the analysis that, that DDOT reviewed and, and
19 conducted in their report and, ultimately, agreed that, the
20 project should be approved.

21 And last, but not least, densities in neighborhood
22 conservation areas, are guided by the future land use map.
23 We talked a little bit about the future land use map
24 designation for the project and, how it's part of the first
25 stage PUD approval that the Office of Planning, in connection

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1 with the Zoning Commission reviewed the comp plan, reviewed
2 the map, reviewed the policies, elements, et cetera, in
3 support in approving this building on this site with this
4 height and density. So that's all I have for, for a
5 rebuttal.

6 CHAIRMAN HOOD: Okay. Ms., Ms., Commissioner
7 Fuller, did you have any --

8 MR. FREEMAN: Tax liens.

9 CHAIRMAN HOOD: -- additional questions on
10 rebuttal?

11 (Off the record comments.)

12 CHAIRMAN HOOD: Okay.

13 (Off the record comments.)

14 CHAIRMAN HOOD: Okay. All right, so we'll get
15 your closing.

16 MR. FREEMAN: So, so one last point, tax
17 mitigation. We don't think, to the extent that Mr. Otten
18 raised, comments about the District needing an imposed caps
19 on property tax growth and, and other tax policies,
20 associated with the District.

21 This PUD does not implicate those policies. The
22 District is free to do, take those measures, as they deem
23 fit. That, frankly, has nothing to do with the specifics of
24 this project. So --

25 (Off the record comments.)

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1 MR. FREEMAN: So, with respect to closing, we
2 believe the record is full and complete. It indicates how
3 we meet the standards for a second stage approval.

4 You heard from our Architect, with respect to the
5 design of the building and how that's consistent with the
6 90-foot height and density that was approved, as part of the
7 first stage approval.

8 You heard from our traffic consultant that we
9 worked with DDOT. We resolved and agreed to 99 percent of
10 their conditions, as it relates to traffic and mitigations.

11 And, again, you heard from the Office of Planning
12 that, the, the project should be approved. We will,
13 certainly, put our proffers and commitments in the record.

14 We will, certainly, provide the additional
15 information that the Commission asked for, with respect to
16 the views from the alley and the treatment of the existing
17 service space, as well as, clarification on the color range
18 and the, the views and distance from, of the building from,
19 from the existing residents.

20 So again, we think the application is complete and
21 we look forward to -- we will continue to with the ANC and,
22 hopefully, we'll be able to reach a reasonable agreement and
23 we look forward to coming back, hopefully, in September for
24 final action. Thank you.

25 CHAIRMAN HOOD: Okay, thank you. We, also, look

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1 forward to hearing the outcome of, of the meeting with the
2 ANC. I'm also glad to hear that you all are having a meeting
3 with the Anacostia Coordinating Council, as well, and some
4 other groups.

5 So that, that shows an effort of working with the
6 affected neighborhood, of the people, who are going to be
7 affected by the project.

8 And I greatly -- I mean, I'm sure the Commission,
9 we will greatly appreciate it and the citizens, as well. So
10 we want to make sure you all knew exactly -- get back out
11 there and try to hash through some of those things. So we're
12 looking forward to that. Okay, let's see if there any
13 follow-up questions up here? Mr. Turnbull?

14 COMMISSIONER TURNBULL: Yes, I don't have a, I
15 don't have a question, I just want to comment. I just - in
16 looking at this, the drawing that's on the screens, L01,
17 which, actually, you, the drawing, you improved the drawing
18 from what we have in our, what we originally got, from the
19 original set, you've added all the trees along Railroad
20 Avenue, which I greatly appreciate.

21 But, it, it's a telling drawing, in that, what
22 we've often told applicants, architects, and developers, the
23 building is in more than just the visible sides of a project.
24 The, sort of, the front of the building, the thing that sells
25 the building, it's also the back of the building.

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1 And so you go all the way around the building and
2 then you come to, oh God, God forbid we got an alley, and
3 it's the end of the building and it's, what the hell do we
4 do, we -- tough beans, we got to just live with it, and there
5 goes our -- we have had a lot of applicants.

6 And I can think of, I think of the old Hechinger's
7 projects and a couple of others, where they got involved and
8 said, you know -- yes, and I look at that A37 and it says,
9 this is our building. We're a neighbor.

10 We want to make good friends, we want to make good
11 neighbors. We want to be a part of this community. We want
12 to share life in this alley and everything else. I would
13 just ask you, to take another look at that alley.

14 I mentioned about the existing -- I got involved
15 with the existing service area and that's left over from the
16 other one and I'm not sure what it really looks like, but I
17 think, as you're meeting that service area and with the new
18 transformers and everything, please take a careful look at
19 how you want to be a part of the community and how you want
20 your building to face the rest, those townhouses on the other
21 side.

22 I bring up that stupid telephone pole. We've had
23 people, we've had Applicants replace the lighting, do
24 something, to correct a dumb feature that effects your
25 building, as much as it does the rest of the community.

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1 Just, I ask you, just as a proffer, look at
2 something and see if there's something you can do, not only
3 for the community, for your own building. It's going to make
4 that whole place look better. Anyways, just my final
5 thought.

6 MR. TURNER: Yes, absolutely, we'll be more than
7 happy to do that.

8 COMMISSIONER TURNBULL: Thank you, so much.

9 CHAIRMAN HOOD: Okay, any other closing thoughts?
10 Vice Chair Miller.

11 VICE CHAIR MILLER: I would just associate myself,
12 with Commissioner Turnbull's comments, and I, and I'm sure
13 the Applicant wants to have a beautiful building on all four
14 sides.

15 CHAIRMAN HOOD: Okay. Any other closing thoughts?

16 (No audible response.)

17 CHAIRMAN HOOD: Ms. Schellin, do we need to come
18 up with some dates, or something?

19 MS. SCHELLIN: Yes. Sorry, what was the date that
20 the Commission asked for, it was the 7th, right, September
21 7th?

22 MR. FREEMAN: Yes, ma'am.

23 MS. SCHELLIN: Okay. How much time is the
24 Applicant going to need, to get everything in, do you think?

25 MR. FREEMAN: (No audible response.)

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1 MS. SCHELLIN: A couple weeks, two weeks?

2 MR. FREEMAN: So, so I heard a couple of things,
3 on my list I have --

4 MS. SCHELLIN: I don't have a list, so you don't
5 --

6 MR. FREEMAN: Okay.

7 MS. SCHELLIN: -- need to tell me what you have
8 --

9 MR. FREEMAN: So I'm thinking --

10 MS. SCHELLIN: -- on your list.

11 MR. FREEMAN: I'm thinking a couple of weeks.

12 (Simultaneous speaking.)

13 (Off the record comments.)

14 MS. SCHELLIN: And then you guys have to meet.

15 MR. FREEMAN: To --

16 MS. SCHELLIN: What was the date in August, you
17 guys are meeting, August 10th?

18 MR. FREEMAN: So the -- when we last spoke to
19 Commissioner Fuller, the ANC Executive Committee meets on
20 August 20th --

21 MS. SCHELLIN: 20th?

22 MR. FREEMAN: -- so we were hoping to get to that
23 meeting. And then the ANC full meeting is September 4th, at
24 --

25 MS. SCHELLIN: September 4th, okay.

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1 MR. FREEMAN: -- which point we would --

2 MS. SCHELLIN: And they asked for the record --

3 MR. FREEMAN: They asked to be --

4 MS. SCHELLIN: -- to be open until the 7th?

5 (Simultaneous speaking.)

6 MR. FREEMAN: Correct.

7 MS. SCHELLIN: Got you. They meet on Saturdays?

8 No, I'm looking at August, I'm sorry.

9 PARTICIPANT: That's a Tuesday.

10 MS. SCHELLIN: Yes.

11 PARTICIPANT: The first Tuesday.

12 (Off the record comments.)

13 MS. SCHELLIN: Okay, so you guys are meeting on
14 the 20th, okay. So having the meeting with the ANC on the,
15 or the Executive Committee on the 20th --

16 MR. FREEMAN: And, Ms. Schellin, we're happy to
17 file our materials by the 20th, so that we can also have it
18 to take to the, share with the ANC.

19 MS. SCHELLIN: Okay, but then, you want to
20 follow-up from your meeting, too, right?

21 MR. FREEMAN: Hopefully, to follow-up would be a
22 signed CBA.

23 MS. SCHELLIN: Okay. So how about August 27th?
24 That would be a week after the meeting. And then, the ANC
25 would have until the 7th of September, as they requested.

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1 And, of course, I think, Commissioner, or Chairman Hood, the
2 Applicant would still have an opportunity to respond to the
3 ANC report, too, right? So then the Applicant will have until
4 in order to make the 17th meeting, would you be able to
5 respond in just a few days to that report?

6 MR. FREEMAN: Yes.

7 MS. SCHELLIN: So if you could respond by the 12th
8 of September, to the ANC report, and could you provide draft
9 findings of facts and conclusions of law, by September 3rd?

10 (Off the record comments.)

11 CHAIRMAN HOOD: Why are we meeting? What's the
12 second -- why, why are we meeting late in September?

13 MS. SCHELLIN: Because of a Rosh --

14 (Off the record comments.)

15 CHAIRMAN HOOD: Labor Day?

16 MS. SCHELLIN: -- Rosh Hashanah.

17 CHAIRMAN HOOD: Oh, Rosh Hashanah. Oh.

18 MS. SCHELLIN: And actually --

19 (Off the record comments.)

20 MS. SCHELLIN: Yes.

21 (Off the record comments.)

22 MS. SCHELLIN: So then we'll have the meeting on
23 9/17, at 6:30 p.m.

24 MR. FREEMAN: Ms. Schellin, I'd like to, when we
25 submit on August 27th, I'd like to, if okay, be able to

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1 submit just like a full booklet that includes everything, so

2 --

3 MS. SCHELLIN: Including the draft order?

4 (Simultaneous speaking.)

5 MR. FREEMAN: Yes, the --

6 MS. SCHELLIN: Okay.

7 MR. FREEMAN: -- draft order and a full set of
8 plans that --

9 MS. SCHELLIN: Okay.

10 MR. FREEMAN: -- includes the --

11 MS. SCHELLIN: Perfect.

12 MR. FREEMAN: -- new images and any additional
13 changes we make.

14 MS. SCHELLIN: Right. So everything on the 27th,
15 except for your response to the ANC, if you --

16 MR. FREEMAN: Correct.

17 (Simultaneous speaking.)

18 MS. SCHELLIN: -- choose to do one, right? Got
19 it.

20 MR. FREEMAN: Thank you.

21 MS. SCHELLIN: You can always submit the order
22 early, when we give you dates, you don't have to do it -- I
23 see Jessica looking at me. Feel free to always submit them
24 early. OAG will love that.

25 CHAIRMAN HOOD: Okay.

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1 MS. SCHELLIN: That's it.

2 CHAIRMAN HOOD: All right, thank you. Do we have
3 anything else?

4 MS. SCHELLIN: No, sir.

5 CHAIRMAN HOOD: This is our last hearing before
6 our, well we have a meeting, but our last hearing, so I hope
7 everyone has a great summer. We have a month.

8 MR. FREEMAN: Thank you.

9 CHAIRMAN HOOD: So anyway, this hearing is
10 adjourned.

11 (Whereupon, the public hearing in the above-
12 entitled matter was concluded at 8:41 p.m.)

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C E R T I F I C A T E

This is to certify that the foregoing transcript

In the matter of: Public Hearing

Before: DC ZC

Date: 07-26-18

Place: Washington, DC

was duly recorded and accurately transcribed under my direction; further, that said transcript is a true and accurate record of the proceedings.



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