

GOVERNMENT  
OF  
THE DISTRICT OF COLUMBIA

+ + + + +

ZONING COMMISSION

+ + + + +

PUBLIC HEARING

+ + + + +

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IN THE MATTER OF: :
   
:
   
VISION MCMILLAN PARTNERS, LLC:
   
AND THE DISTRICT OF COLUMBIA : Case No.
   
- FIRST STAGE AND : 13-14
   
CONSOLIDATED PUD AND RELATED :
   
MAP AMENDMENT @ 2501 FIRST :
   
STREET, NW :
   
:
   
-----:

Monday,
   
May 5, 2014

Hearing Room 220 South
   
441 4<sup>th</sup> Street, N.W.
   
Washington, D.C.

The Public Hearing of Case No.
 13-14 by the District of Columbia Zoning
 Commission convened at 6:30 p.m. in the Jerrily
 R. Kress Memorial Hearing Room at 441 4<sup>th</sup>
 Street, N.W., Washington, D.C., 20001, Anthony
 J. Hood, Chairman, presiding.

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ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairman  
MARCIE COHEN, Vice Chair  
MICHAEL G. TURNBULL, FAIA, Commissioner  
(AOC)  
PETER MAY, Commissioner (NPS)  
ROBERT MILLER, Commissioner

OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN, Secretary

OFFICE OF PLANNING STAFF PRESENT:

JENNIFER STEINGASSER, Deputy Director,  
Development Review & Historic Preservation  
JOEL LAWSON  
MAXINE BROWN-ROBERTS

DISTRICT DEPARTMENT OF TRANSPORTATION STAFF  
PRESENT:

SAM ZIMBABWE

The transcript constitutes the minutes from the Public Hearing held on May 5, 2014.

T-A-B-L-E O-F C-O-N-T-E-N-T-S

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

(6:37:27 p.m.)

CHAIRMAN HOOD: Good evening ladies and gentlemen. This is a public hearing of the Zoning Commission for the District of Columbia for May 4, 2014. My name is Anthony Hood Jordan. We are Commissioner Miller, Commissioner Turnbull, Commissioner May.

We are also joined by the Office of Zoning staff, Miss Sharon Schellin, Office of Planning staff, Ms. Steingasser and Mr. Lawson, Ms. Brown-Roberts, and for District Department of Transportation, Mr. Sam Zimbabwe.

This proceeding is being recorded by court reporter and it's also webcast live. Accordingly, we must ask you refrain from any disruptive noises or actions in the hearing room, including the display of any sign or objects. Some people obviously didn't get the memo, I'm going to just say that, at the last hearing.

Notice of today's hearing was

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1 published in *DC Register*, and copies of that  
2 announcement are available to my left on the  
3 wall near the door.

4 This evening's hearing will only  
5 focus on the multi-family/retail building and  
6 the townhouses which are on Parcels 4 and 5. We  
7 have another hearing on Thursday which will  
8 focus on the healthcare facility. And we will  
9 continue on May 13th with Stage 1, the Master  
10 Plan, Open Spaces and Parks in the Community  
11 Center.

12 So, to be clear, this evening we  
13 will only discuss and take testimony in the  
14 multi-family/retail building and the  
15 townhouses. If you have testimony for the  
16 other parcels you need to come back on those  
17 nights scheduled for testimony for those  
18 parcels.

19 This hearing will be conducted in  
20 accordance with the provisions of 11D serial  
21 marked 3022 as follows. Preliminary matters  
22 to applicant's case, report of the Office of

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1 Planning, report of the other government  
2 agencies, report of the ASCs. In this case,  
3 we'll begin with 5B, 5E, 5A and 1B.  
4 Organizations and persons in support,  
5 organizations and persons in opposition. Then  
6 we will have rebuttal and closing by the  
7 applicant.

8 The following time constraints will  
9 be maintained in this meeting. The applicant  
10 has asked for 35 minutes, organizations 5  
11 minutes, individuals 3 minutes.

12 The Commission intends to adhere to  
13 the time limits as strictly as possible in order  
14 to hear the case in a reasonable period of time.  
15 The Commission reserves the right to change the  
16 time limits for presentations if necessary and  
17 notes that no time shall be ceded.

18 All persons appearing before the  
19 Commission are to fill out two witness cards.  
20 These cards are located on the table near the  
21 door. Upon coming forward to speak to the  
22 Commission please give both cards to the

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1 reporter sitting to my right before taking a  
2 seat at the table.

3 On presenting information to the  
4 Commission please turn on and speak into the  
5 microphone, first stating your name and home  
6 address. When you are finished speaking  
7 please turn your microphone off so that your  
8 microphone is not longer picking up sound or  
9 background noise.

10 The decision of the Commission in  
11 this case must be based exclusively on the  
12 public record. To avoid any appearance to the  
13 contrary, the Commission requests that persons  
14 present not engage the members of the  
15 Commission in conversation during any recess or  
16 at any time.

17 In addition, there should be no  
18 direct contact whatsoever with the Commission  
19 concerning this matter, be it written,  
20 electronic or by telephone. Any materials  
21 received directly by a commissioner will be  
22 discarded without being read and any cause will

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1 be ignored.

2 The staff will be available  
3 throughout the hearing to discuss procedural  
4 questions. Please turn off all beepers and  
5 cellphones at this time so not to disrupt these  
6 proceedings.

7 Would all individuals wishing to  
8 testify please rise to take the oath? Ms.  
9 Schellin, will you please administer the oath?

10 MS. SCHELLIN: Yes, please raise  
11 your right hand. Do you solemnly swear or  
12 affirm that testimony you will give this  
13 evening will be the truth, the whole truth and  
14 nothing but the truth? Thank you.

15 CHAIRMAN HOOD: Okay, at this time  
16 the Commission will consider any preliminary  
17 matters. Does the staff have any preliminary  
18 matters?

19 MS. SCHELLIN: Yes, sir. There  
20 are two party status requests that have been  
21 filed for this evening. In accordance with the  
22 instructions stated in the public hearing

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1 notice the party status, request filed by the  
2 Friends of McMillan Park was specifically for  
3 this hearing.

4           However, the party status request  
5 filed on April 22nd by the McMillan Coalition  
6 for Sustainable Agriculture did not specify any  
7 hearing date.           Notwithstanding this  
8 non-compliance, staff is prepared to treat the  
9 April 22nd party status request as encompassing  
10 this hearing, unless the Commission instructs  
11 otherwise.

12           And staff would further note that  
13 this request was filed one day after the April  
14 21st deadline specified in the public hearing  
15 notice for this hearing.

16           And finally, the McMillan Coalition  
17 for Sustainable Agriculture filed what they  
18 identified as supplemental materials through  
19 Exhibits 148 through 148-D. We would the  
20 Commission to consider these requests.

21           CHAIRMAN HOOD: Thank you, Ms.  
22 Schellin. Ms. Brown, if you could come to the

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1 table while we consider these party status  
2 requests.

3 Colleagues, I'd like to go with the  
4 Sustainable Agriculture party, well, not party  
5 but request. And I would like to rule that  
6 untimely on a one-day notice, and without  
7 getting into the merits I think it's untimely.  
8 And our rules specifically state when  
9 submissions should be presented to this office.

10 That's my, I would open it up for any  
11 further discussion. Commissioner Miller?

12 COMMISSIONER MILLER: I have no  
13 problem with that. I actually thought that we,  
14 what we voted on last time was for the entire  
15 set of the hearings, so I probably already had  
16 denied them for the rest of the hearing and then  
17 accepted Friends of McMillan for the rest of the  
18 hearings as well. But, however you want to  
19 proceed, that's fine, however we get there.

20 CHAIRMAN HOOD: Actually I think,  
21 Commissioner Miller, the one last, for the last  
22 hearing which we've already dealt with which

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1 was untimely as well as this one, and we will  
2 take it again on Thursday when we return.

3 COMMISSIONER MILLER: Okay.

4 CHAIRMAN HOOD: Okay, anyone  
5 further? I will, Mr. Turnbull? Mr. Turnbull,  
6 let me say this, we're glad to have you back.

7 COMMISSIONER TURNBULL: Oh, I'm  
8 glad to be back. This is a lot better than the  
9 emergency room, so.

10 CHAIRMAN HOOD: Yes.

11 COMMISSIONER TURNBULL: I don't,  
12 well maybe not. We'll wait and see how this  
13 goes. I think maybe I'll want to be back in the  
14 ER.

15 I just want to state for the record  
16 that I have reviewed your wonderful hearing  
17 last Thursday through, well, at least most of  
18 it. So I'm very familiar with the arguments  
19 that were presented. And we're ready to, if  
20 you need to vote on it or whatever, but I'm ready  
21 to be a part of it.

22 CHAIRMAN HOOD: I would move that

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1 we deny -- Ms. Brown, do you have anything you'd  
2 like to add?

3 MS. BROWN: We agree that the  
4 motion was untimely.

5 CHAIRMAN HOOD: Okay. I would  
6 move that we deny the Sustainable Agriculture  
7 requests. And, I'm sorry, I don't have the  
8 full, can you give me the full name, Ms.  
9 Schellin?

10 MS. SCHELLIN: McMillan Coalition  
11 for Sustainable Agriculture.

12 CHAIRMAN HOOD: Okay, the McMillan  
13 Coalition for Sustainable --

14 MS. SCHELLIN: Agriculture.

15 CHAIRMAN HOOD: What Ms. Schellin  
16 just said. I would move that we deny them party  
17 status and ask for a second -- for untimeliness,  
18 and ask for a second.

19 COMMISSIONER MAY: Second.

20 CHAIRMAN HOOD: It's been moved and  
21 properly. Second for denying the Sustainable  
22 Agriculture requests on untimeliness. It's

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1       been moved and properly.       Any further  
2       discussion?   All those in favor, aye.   Not  
3       hearing any opposition, Ms. Schellin, would you  
4       record the vote?

5                   MS. SCHELLIN:   Staff records the  
6       vote 4 to 1 to deny party status to the McMillan  
7       Coalition for Sustainable Agriculture for  
8       untimeliness.   Commissioner Hood moving,  
9       Commissioner May seconding, Commissioners  
10      Miller and Turnbull in support.   Commissioner  
11      Cohen not present, not voting.

12                   CHAIRMAN   HOOD:       Okay.   Ms.  
13      Schellin, also, before I forget, I want to wish  
14      our Vice-chair well, who also had a bout with  
15      the hospital, is doing well and rested and  
16      recuperating.   And we want to wish her well and  
17      for a speedy recovery.   And, Vice-chair Cohen,  
18      if you're watching this before you go to sleep  
19      tonight, get well quick.

20                   Okay, Ms. Schellin, what's the next  
21      request?

22                   MS. SCHELLIN:   The next request is

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1 from the Friends of McMillan Park, a party  
2 status request also opposition.

3 CHAIRMAN HOOD: Okay,  
4 commissioners, again, this was filed timely.  
5 I think the, as again, for the other requests,  
6 this one met, I think, the threshold for the  
7 merits of looking at uniqueness. I think the  
8 presentation by this group was very well done  
9 for us to grant them party status and I will  
10 continue to advocate for them to have party  
11 status. We may open it up for discussion.

12 Any further discussion? Okay, if I don't  
13 hear any discussion I would move that we grant,  
14 is it Friends of McMillan, party status and ask  
15 for a second. It's been moved and properly  
16 seconded. Any further discussion? All those  
17 in favor, aye. Not hearing opposition of those  
18 present, Ms. Schellin, would you record the  
19 vote?

20 MS. SCHELLIN: Yes, Staff records  
21 the vote 4 to zero to 1 to grant party status  
22 in opposition to the Friends of McMillan Park.

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1 Commissioner Hood moving, Commissioner Miller  
2 second, Commissioners May and Turnbull in  
3 support, Commissioner Cohen not present, not  
4 voting.

5 CHAIRMAN HOOD: And, Ms. Brown, I  
6 apologize. Before I called for the vote I was  
7 supposed to come to you. Do you have any  
8 objection?

9 MS. BROWN: No objection.

10 CHAIRMAN HOOD: Okay, thank you.  
11 Ms. Schellin, do we have anything else  
12 preliminary?

13 MS. SCHELLIN: Preliminary, the  
14 proffered experts, they're, I see two that have  
15 not previously been before you guys. And  
16 they're both in architecture.

17 CHAIRMAN HOOD: Okay, so, Ms.  
18 Brown, good evening. If we can just --

19 MS. BROWN: Good evening.

20 CHAIRMAN HOOD: I think you have  
21 Jack McLaurin who's been proffered previously?

22 MS. BROWN: Yes, sir. For the

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1 record, Carolyn Brown, from Holland & Knight on  
2 behalf of the applicant.

3 Yes, so the other two that have not  
4 been previously qualified are Mr. David  
5 Jameson, in architecture, and his resume is at  
6 Exhibit 17-G, and Mr. Jim Voelzke, in  
7 architecture. And his resume was submitted  
8 today, and it's Exhibit 178.

9 CHAIRMAN HOOD: Okay.  
10 Commissioners, we have both of those resumes in  
11 front of us. Do you need some time to review  
12 them again, or. One we just received this  
13 evening, 17-G. Does everybody have it?

14 COMMISSIONER TURNBULL: Mr. Chair?

15 CHAIRMAN HOOD: Yes, Commissioner  
16 Turnbull?

17 COMMISSIONER TURNBULL: I have no  
18 problems with either one.

19 CHAIRMAN HOOD: Okay. I think  
20 that was in, yes, okay. Any objections?  
21 Okay, not seeing any objections, Ms. Brown,  
22 anything else?

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1 MS. BROWN: No, sir.

2 CHAIRMAN HOOD: Let me just say  
3 this, is this the young, the baby, who was here  
4 previously, that's going out? Because I  
5 wanted to hear from their parents first.  
6 That's what we wanted to do. I see they left,  
7 but when they come back, if you could ask them  
8 to see Ms. Schellin so that the baby can  
9 testify, well, the baby's parents can testify.  
10 Maybe the baby might want to testify too, can  
11 testify and they can go home and take care of  
12 the little one.

13 Okay, do we have anything else, Ms.  
14 Brown?

15 MS. BROWN: No, sir. We're ready  
16 to proceed.

17 CHAIRMAN HOOD: So we're ready to  
18 go?

19 MS. BROWN: Right.

20 CHAIRMAN HOOD: Thanks.

21 MS. BROWN: Good evening. Again,  
22 for the record, I'm Carolyn Brown with the law

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1 firm of Holland & Knight. I am joined this  
2 evening by Whayne Quin and Jessica Bloomfield,  
3 from our office.

4 We're pleased to return to you  
5 tonight to present the specific plan for the  
6 townhouses and the multi-family/grocery store  
7 building. Both residential components of the  
8 project were reviewed intensively by the  
9 Historic Preservation Review Board which  
10 granted concept approval for them last October.

11 We're also pleased to have the  
12 support of the Office of Planning for this  
13 segment of the PUD as well. We have direct  
14 testimony from five witnesses tonight. Our  
15 other witnesses will be here, available for any  
16 questions that the Commission may have.

17 With that brief introduction I'm  
18 ready to turn to our first witness unless there  
19 is parents of a child that would like to testify  
20 first.

21 CHAIRMAN HOOD: I think your  
22 witness can come forward, we leave one seat.

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1 I'm going to ask Ms. Campbell if she can come  
2 forward now and give her testimony and that she  
3 can, and anybody else who has a young person  
4 with them, so they can take them home and put  
5 them in bed in a reasonable period of time.  
6 We'll going to try to stick to by 11 o'clock.

7 And I want to thank everybody for  
8 allowing me to have Ms. Campbell come up. We  
9 all are understanding, I'm sure. I'm sure this  
10 is one thing I won't get an objection on. Is  
11 there another baby out in the standing  
12 audience? Okay.

13 Okay, could we, Ms. Brown, we're  
14 going to being with Ms. Campbell and then we'll  
15 come back. Okay. Ms. Campbell, you may  
16 begin.

17 MS. CAMPBELL: My name is Nicole  
18 Campbell. My address is 25 Franklin Street,  
19 Northeast. All right, my name is Nicole  
20 Campbell. I'm a resident of the unit block of  
21 Franklin Street and Stronghold, less a half  
22 block from the site.

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1                   I love our neighborhood. Despite  
2 being a relatively small neighborhood,  
3 Stronghold has gained a reputation for being a  
4 close-knit community where people look out for  
5 one another. This is one of the reasons why my  
6 husband and I decided to buy our home in  
7 Stronghold and start a family there.

8                   The recent arrival of our baby has  
9 exacerbated a problematic aspect of our  
10 wonderful community. It is very difficult to  
11 access amenities and kid-oriented play spaces  
12 without having to drive. As a new mother  
13 working full-time, I'm acutely aware of the  
14 amount of time it takes to accomplish basic  
15 tasks such as shopping for groceries, bringing  
16 my child to a playground or simply going out for  
17 a cup of coffee.

18                   When those amenities necessitate  
19 packing up the car and driving to a specific  
20 location or numerous specific locations their  
21 utility is lessened. After a full day of work  
22 and picking up my child, the last thing I want

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1 to do is drive around town to get basic errands  
2 done.

3 With walkable amenity spaces at the  
4 McMillan Sand Filtration site I'd be able to  
5 spend quality time on a nice walk with my son  
6 while accessing basic retail for everyday  
7 needs. So many citizens in other parts of the  
8 city have access to basic options such as a  
9 hardware store, grocery store or pharmacy  
10 without having to drive. None of these are  
11 accessible from Stronghold, much less a  
12 community wellness center or dedicated park  
13 space.

14 I urge the Zoning Commission to  
15 support the VMP plan and move forward with  
16 development of a site that has had no utility  
17 for many decades. Thank you very much for  
18 taking me early, especially.

19 CHAIRMAN HOOD: Sure. Thank you,  
20 Ms. Campbell. Let's see, do we have any  
21 questions up here, commissioners? No  
22 questions. Does the applicant have any cross?

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1 MS. BROWN: No cross examination.

2 CHAIRMAN HOOD: Okay, does ANC 5-E,  
3 Ms. Barnes, do you have any cross?

4 MS. BARNES: No.

5 CHAIRMAN HOOD: Okay. Ms. Thorne  
6 Pozen, do you have any cross?

7 MS. POZEN: No.

8 CHAIRMAN HOOD: Okay. All right,  
9 thank you very much.

10 MS. CAMPBELL: Thank you.

11 CHAIRMAN HOOD: Okay, Ms. Brown,  
12 we're ready to get started.

13 MS. BROWN: Thank you.

14 CHAIRMAN HOOD: Thank you all.

15 DIRECT EXAMINATION

16 MS. BROWN: We will turn to our  
17 first witness, Mr. Aakash Thakkar, of EYA.

18 MR. THAKKAR: Good evening,  
19 commissioners. My name is Aakash Thakkar,  
20 Senior Vice President with EYA. I'm going to  
21 introduce EYA very briefly, walk through our  
22 program and then turn it over to Jack McLaurin

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1 of Lessard Architectural Group to walk through  
2 specifics of the project.

3 Before I begin I'd like to thank the  
4 Deputy Mayor's Office for their work, thank the  
5 Office of Planning and DOT for their work, the  
6 same with SHPO and HPRB, our design team and the  
7 community. Everyone has played an essential  
8 role. And, as Commissioner Hood said, it's  
9 been a long time coming, and I'm glad we are here  
10 today.

11 With regard to EYA, we were founded  
12 in 1992, and our focus is urban in-fill  
13 residential development. We have a proven  
14 track record of over 4,000 homes in this region  
15 and our values are basic and we're passionate  
16 about them.

17 Mixed-income housing, we're one of  
18 the largest developers of fee-simple  
19 mixed-income housing in this region and the  
20 District of Columbia. High quality projects  
21 with creative site plans is something that  
22 we're very focused on.

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1           Ensuring that our architecture  
2 tailors to the communities in which we are in  
3 is very important to us. And we aim to be a  
4 catalyst for revitalization. This site has  
5 sat vacant for a while, and we hope to be part  
6 of something that will be transformational in  
7 a positive way for this community.

8           Finally and most importantly, we're  
9 community-oriented. We work with the  
10 community. We always have, we always will and  
11 we will continue to do so as we work through this  
12 project.

13           I'd like to quickly walk through two  
14 EYA projects. The first is Chancellor's Row.  
15 And I mention this project because it is in Ward  
16 5, less than a half a mile from the McMillan  
17 site. A situation where we worked with the  
18 ANCs in Ward 5 came up with a strong community  
19 benefits package, over the minimum amount of  
20 affordable housing required.

21           And this project is almost  
22 completed today. We just had a neighborhood

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1 barbeque this past weekend. Over 100  
2 residents, not just EYA's project but from the  
3 surrounding community, came out to enjoy what  
4 is now a thriving part of Ward 5.

5 While the architecture's  
6 different, this is a model of the type of thing  
7 that we like to do in communities around the  
8 city and would like to do as part of McMillan.

9 Capitol Corridor, another  
10 important project to the development of the  
11 Baseball District, south of the freeway. In  
12 this situation, we worked with the DC Housing  
13 Authority to put forth one of the largest  
14 mixed-income projects in the city, 238 rowhomes  
15 and a very good blend of market rate, workforce  
16 and affordable apartments.

17 This project, too, is completely  
18 finished. And the model is working. And as we  
19 work with Jair Lynch Development Partners on a  
20 mixed-income and mixed-use community we think  
21 the same will occur at McMillan.

22 EYA and McMillan, we've been

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1 passionate about this site for quite a while.  
2 And in 2007 we were selected, with Jair Lynch  
3 Development Partners, to be the District's  
4 development partner on this project. The  
5 reasons were straightforward when we put  
6 together our proposal.

7 We have a passion for neighborhood  
8 scale, mixed-income housing and historic  
9 preservation. We were aligned then and are now  
10 with the District's goals of preservation, open  
11 space and a mix of neighborhood-serving uses.

12 We want to deliver a park. I think  
13 we all agree that there needs to be a park, a  
14 large park, at McMillan site. And we want to  
15 be part of that. And our low to moderate  
16 density uses are a great transition from the  
17 park and the lower density neighborhoods  
18 surrounding the site with regard to our overall  
19 plan.

20 We're encouraged by HPRB's approval  
21 and with the positive momentum we've had with  
22 ANC 5-E. We're also enthused by DC Water's use

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1 of Cell 14 as we think that's a great way to  
2 actually preserve the site in a way that is in  
3 context with the history of the site, being that  
4 it is a water filtration site.

5 In summary, we think, and this is  
6 both as a Ward 4 resident, lifelong, and as a  
7 part of this team, we need the jobs, we need the  
8 retail, we need the housing.

9 The revenue's often overlooked.  
10 But as a city resident I look to projects like  
11 this to deliver revenue to address other needs  
12 in the city. We need the revenue and we need  
13 the park space. And we're excited about moving  
14 forward.

15 Our development program, so I'm  
16 here to talk Parcel 5, the 146 rowhomes. With  
17 regard to affordable housing, our proposal in  
18 the package is 10 percent of the gross floor  
19 area. We're required to do 8 percent of the  
20 gross floor area, a total of 18 units. And our  
21 proposal, as written, is that they would all  
22 serve incomes up to 80 percent of the area

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1 median income.

2 I'd like to actually make a revision  
3 to our proposal here today based on  
4 Commissioner Miller's feedback, Commissioner  
5 Cohen's feedback, the Coalition of Smart  
6 Growth's feedback, the City and, frankly, us as  
7 mixed-income developer as well.

8 We'd like to amend our proposal and  
9 make half of our units address families at 50  
10 percent of area median income. There's just  
11 been a desire to bring family housing at lower  
12 income levels to the community. So what we're  
13 proposing is 5 percent of our units be at 50  
14 percent of AMI and the other 5 percent be at 80  
15 percent of AMI.

16 We're aiming for LEED Silver or  
17 better. We've got large roof decks, rear decks  
18 and a 12-acre park system for active and passive  
19 recreation. And that ties into our request for  
20 minimal relief with regard to the rear yards.  
21 They are, 12 feet is the minimum and we're  
22 requesting 9 feet. And we think that the

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1 amenities, along with the other projects that  
2 this Commission has approved are consistent  
3 with what we're proposing.

4 We've got sustainable storm water  
5 techniques throughout our streetscape to  
6 address storm water issues onsite. All  
7 parking for homeowners in rear garages,  
8 allowing the street parking, another question  
9 that was brought up by a number of  
10 commissioners, but allowing the street parking  
11 to be for visitors to the park, the community  
12 center, visitors to homes and visitors to the  
13 retail.

14 We think works really well as part  
15 of a mixed-income community and we hope that  
16 folks that work on the site also live at the  
17 site, thereby reducing traffic by having sort  
18 of a self-sustaining environment both on  
19 McMillan and for the neighbors around McMillan  
20 to walk to the amenities and places of work at  
21 the site.

22 With regard to the architecture,

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1 and Jack will walk you through it, if you know  
2 of EYA and you saw the other two projects that  
3 I presented, this is different for us. It's  
4 not typical D.C. row home architecture. It's  
5 something very different.

6 The Office of Planning was  
7 instrumental in kind of pushing the envelope.  
8 And they challenged Jack many a time to come  
9 back with an architecture representative of  
10 McMillan. And Jack will now walk you through  
11 that architecture and program. Thank you very  
12 much for your time.

13  
14 MR. MCLAURIN: Thanks, Aakash.  
15 And, for the record, my name is Jack McLaurin  
16 with Lassard Design.

17 For the next few minutes I'd like to  
18 discuss the rowhomes as it relates to the master  
19 plan that was presented last week to discuss the  
20 program and the architecture. This effort  
21 represents what is truly a once in a lifetime  
22 opportunity which I do not take lightly.

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1                   The importance of this project and  
2                   its ultimate solution cannot be understated.  
3                   And we have met the challenge.    From the  
4                   beginning of our working with HPRB and the  
5                   Office of Planning, the primary concerns with  
6                   the rowhomes were related to the block pattern  
7                   and architecture.

8                   It took some serious work, but HPRB  
9                   is extremely supportive of where we are today.  
10                  This slide on the screen highlights Parcel 5  
11                  which locates the rowhomes in the middle part  
12                  site of the master plan.

13                  As discussed by Matt Bell last week,  
14                  this parcel provides the transition from the  
15                  south service corridor to the northern portion  
16                  of the site, both in height and mass of scale.  
17                  Next slide, please.

18                  The ultimate solution to the  
19                  architecture is driven, actually, by the master  
20                  plan.    The first thing to note is that the block  
21                  sizes and patterns are reminiscent of the size  
22                  and pattern of the existing below grade cells.

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1 This pattern then allows a simplicity and  
2 repetition of blocks which gets translated down  
3 to the architecture.

4 The uniformity and symmetry  
5 provides us with building compositions, not  
6 individual facade designs that are more uniform  
7 and symmetrical and aid in the transition from  
8 the north to the south as well as providing more  
9 cohesion with the buildings to the north.

10 The circulation patterns that are  
11 on Parcel 5 are through a primary network of  
12 north/south streets and a secondary network of  
13 east/west streets which includes Evarts Street  
14 at mid-parcel and the south service corridors  
15 to the north.

16 Being able to bring vehicles on the  
17 south service corridor is critical for the  
18 project as it creates eyes on the street, giving  
19 the historic resource the protection and  
20 activation that it needs, parking for the  
21 community center closest to its entrance and  
22 preservation of the original vehicular use of

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1 this corridor.

2 Also note the green use located  
3 between the back-to-back building and the first  
4 block of rowhomes. The building height of our  
5 rowhomes is 48 feet or less with the measuring  
6 points varying per individual building, either  
7 at the front of the building or at the curb if  
8 the building is fronting on a public street.

9 The other significant benefit  
10 coming out of the master plan is the opening up  
11 of the view corridors from north to south and  
12 the ability of our blocks to face the south  
13 service corridor with our shortest facades.

14 In working with HPRB our primary  
15 goal with the rowhome design has been to be a  
16 backdrop, a true background, to the historic  
17 resources. Combined with the architecture  
18 that we have created, this block pattern allows  
19 us to achieve that goal with emphasis.

20 This slide represents that goal with the  
21 buildings beyond providing that backdrop and  
22 being background to the south service corridor.

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1 Again, the shorter block facade faces the south  
2 service corridor.

3 The rowhomes, as Aakash mentioned,  
4 are fully parked by a network of private alleys  
5 giving access to private garages. Each home  
6 will have the ability to park two cars per unit  
7 off-street as the floor plan in the upper  
8 right-hand corner shows.

9 In the creation of an 8-acre park to  
10 the south, the residential portion of McMillan  
11 is certainly compact. Where challenged in the  
12 past. this particular garage strategy helps us  
13 stay compact and provide the park.

14 The plan in the bottom right-hand  
15 corner shows a unique home design whose sole  
16 purpose is to screen the alley. Its floor plan  
17 is longer than any other home and stretches to  
18 the rear to side-load the cars into its garage,  
19 maintaining a consistent street wall faces the  
20 public realm.

21 The program, as Aakash mentioned,  
22 for Parcel 5 includes 146 total units which is

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1 made up of 130 rowhomes and 16 back-to-back  
2 homes. The back-to-back homes are individual  
3 rowhomes without rear yards that back up to each  
4 other along a common party wall with two and a  
5 half stories of living space and a common  
6 parking garage below.

7 This program was also broken down to  
8 128 market-rate units which include the 16  
9 units in the back-to-back building and 18  
10 affordable units at the AMI that Aakash just  
11 mentioned. These affordable units are shown  
12 with the asterisks in the plan above and, as you  
13 can see, are uniformly distributed throughout  
14 the site. There are no affordable units in the  
15 back-to-back building.

16 This program gives us variety of  
17 housing sizes as the rowhomes include 14-foot,  
18 16-foot, 18-foot and 20-foot wide homes ranging  
19 from approximately 1600 to 3200 square feet.  
20 The back-to-back homes are approximately 22  
21 feet wide and range in size from 2600 to 2700  
22 square feet.

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1           Again, the block pattern in the  
2           master plan allows us to continue the  
3           rectilinear block pattern and home prototype  
4           that is dominant in the surrounding area. And  
5           the location of the back-to-back building  
6           allows us for an additional setback North  
7           Capitol Street, giving us the room to preserve  
8           the original Olmstead Walk.

9           Switching to the architecture now,  
10          our goal was to provide this backdrop, as I  
11          mentioned, to the historic resources while  
12          balancing the challenges in design that are  
13          unique to homeownership rowhomes located in a  
14          mixed-use community.

15          The slide above shows just a few  
16          images representing two years of evolution of  
17          our architecture beginning with more  
18          contextual designs that knit in and blend with  
19          the surrounding neighborhood, the designs  
20          which were more literal interpretations of  
21          regulator houses, the designs that would try to  
22          be more McMillanesque and unique.

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1                   But these approaches fell short as  
2 they represented the architectural vision of  
3 just one design team and not a true cohesive  
4 effort. HPRB helped us recognized this and to  
5 continue to create architecture that was truly  
6 exemplary and unique to the McMillan community,  
7 throwing out all pre-conceived notions of  
8 rowhome design.

9                   We challenged ourselves to look  
10 more carefully at McMillan with the leadership  
11 of Anne Corbett and Matt Bell. We focused more  
12 intently on design guidelines and a sense of  
13 architectural cohesion across the site,  
14 opening up our minds to something new.

15                   We stepped back and looked at the  
16 fundamental principles that are unique to  
17 McMillan and that would ultimately define the  
18 architecture. You will see these principles  
19 recurring in our buildings as well as the  
20 upcoming presentations with my fellow  
21 architects.

22                   This slide represents the skin

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1 pattern and rhythm found in the silos,  
2 translating this into the building materials  
3 of our facades and the rhythm of our building  
4 compositions, the idea of the raised plinth of  
5 the site, which is expressed in our elevated  
6 bays, continued ground plane and treatment of  
7 the upper loft area.

8 Framed openings, as expressed on  
9 our facades with the charcoal-colored bays,  
10 again in rhythms and repetitions prevalent on  
11 the site. This simplicity in the facade  
12 composition, excuse me, the result are rowhomes  
13 that are composed as entire buildings not just  
14 limited to individual facades, giving them a  
15 larger scale proportional with the block and  
16 aiding in the transition to and cohesion with  
17 the multi-family block to the north.

18 The building as a whole has symmetry  
19 not on in the placement of the various unit  
20 sizes but also in the composition of the facade  
21 highlighted with the double charcoal bays at  
22 the ends and flush full masonry units in the

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1 middle with stained wood entrance canopies  
2 spanning the entire individual home facade.

3 As seen in the second elevation on  
4 the screen, sometimes this symmetry is achieved  
5 with cantilevered bays and ground-level  
6 masonry bays. You will also note that the loft  
7 levels constructed out of horizontal metal  
8 panels are set back from the front facade as the  
9 well as the side facades, allowing us to create  
10 a penthouse effect that announces the loft  
11 level rather than try to hide it or make it go  
12 away.

13 HPRB encouraged us to embrace this  
14 four-story aspect of these homes and not shy  
15 away from it, the facades ending up having a  
16 simplicity that balances the raw and refined  
17 that defines McMillan. This simplicity in the  
18 facade composition is simplicity in pattern and  
19 rhythm, this simplicity in the building  
20 materials, again, allow our buildings to be a  
21 backdrop for the historical resources as seen  
22 in this slide.

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1           The next slide shows the block  
2 facade that faces south service corridor, as  
3 seen in the upper right-hand image. The unit  
4 all the way to the left of the building is the  
5 corner unit that is actually set back from the  
6 rest of the street wall that's formed by this  
7 block.

8           The second image is the side facade  
9 that faces Evarts Street with a uniform white  
10 masonry facade and a single charcoal bay in the  
11 center. You can also see the loft-level  
12 constructed in metal panels and it's set back  
13 from the front facade. The grayed-out gap  
14 between the buildings is the alley opening of  
15 the blocks.

16           This is a view of these block end  
17 caps as I call them or the end-of-block facades  
18 providing that backdrop to the historic  
19 resources in the south service corridor. You  
20 can also see the storage cell walls and portal  
21 openings that were discussed in the master plan  
22 hearing last week, providing a soft separation

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1 between the public and private realms which  
2 still allowing the eyes on the street that is  
3 so important to promote permanence and vitality  
4 in the south service corridor.

5 Right now I'd like to escape out of  
6 here and show a quick video of the south service  
7 corridor with the rowhomes on the left, very  
8 brief. It illustrates how we hope to block off  
9 the street at certain occasions for potential  
10 farmer's markets.

11 This next slide shows the view along  
12 Evarts Street and the rhythm and repetition  
13 reminiscent of the silos as you travel down  
14 Evarts Street, which is our secondary street.  
15 Due to the secondary nature of this street the  
16 facades are intentionally void of entrances as  
17 the loading docks for the retail and the  
18 multi-family buildings are also located on this  
19 street.

20 This is the elevation for the  
21 back-to-back building which is identical on  
22 both sides of the building. Similar symmetry

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1 is created with the charcoal bays on the ends  
2 and the full masonry flush units in the middle  
3 accented by our stained wood entrance canopies.

4 Major focus on the height of this  
5 building by taking advantage of the plinth  
6 grade and creating two and a half story facade  
7 on North Capitol Street which is sympathetic to  
8 the existing rowhomes on the other side of North  
9 Capitol Street.

10 The parking for this building is  
11 accomplished at the north end with an entrance  
12 to a below-grade parking garage access off  
13 Evarts Street. This is also in close proximity  
14 to the loading docks, as I mentioned earlier.  
15 So the material treatments for our garage will  
16 be similar as well as continuing the dark metal  
17 panels down the middle of the facade to break  
18 up the scale to a point similar to the ends of  
19 the rowhomes.

20 This is a cross-section of the  
21 back-to-back building that shows the garage  
22 level below grade as well as the green use space

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1 between it and the first rowhome building.  
2 Also note the set back loft level which helps  
3 us achieve this two and a half story facade on  
4 North Capitol Street.

5 As I mentioned earlier, the master  
6 plan helped us define the architecture in terms  
7 of building and block composition. But it was  
8 the decision to have a common color palette  
9 across all building types that really helped us  
10 achieve true design cohesion across the site.

11 Matt Bell discussed this last week  
12 and, as seen in this slide and based on the DNA  
13 that defines McMillan, we made a fundamental  
14 decision to simplify the colors for the primary  
15 building color in the family of white,  
16 fenestration and railings in charcoal or black,  
17 accent colors in stained wood.

18 This simplified color palette then  
19 translates to our rowhomes in wire-cut masonry  
20 veneer as the dominant building material, black  
21 manganese brick on bays, charcoal panel bays,  
22 charcoal metal panels on the loft levels and the

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1 accent of stained wood on our full-width  
2 entrance canopies.

3 This combination of materials  
4 maintains that raw and refined feeling we  
5 discussed. Lastly, this slide illustrates  
6 some of our zoning criteria such as height, FAR  
7 and setbacks. Highlighted in yellow are the  
8 two areas where we need some minor relief.

9 The first is in the area of rear yard.  
10 The required rear yard is 12 feet and we are  
11 asking for flexibility to allow 9 feet on most  
12 of the buildings.

13 The second area is in the area of  
14 courts where a required court dimension is 10  
15 feet, and we are asking flexibility of only 6  
16 inches, down to 9 and a half feet. The court  
17 flexibility is being requested on only one  
18 building.

19 This slide illustrates the two  
20 areas of flexibility being requested. The  
21 first, highlighted in red, shows the reduction  
22 of the rear yard from 12 to 9 feet. This

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1 condition is the result of our alley condition  
2 and access to our internal garages. This  
3 flexibility is being requested to minimize this  
4 alley dimension and focus on the space of the  
5 front yards.

6 As I mentioned earlier, the  
7 residential portion of McMillan is quite  
8 compact which results in more walkable streets  
9 while still trying to provide an 8-acre park  
10 immediately to the south.

11 The second area, highlighted in  
12 blue, shows the court flexibility being  
13 requested. This is really a result of the  
14 technical definition of a court which comes out  
15 of how the front yard is located on the  
16 building.

17 The front setback is at the top of  
18 the image on First Street, the rear at the  
19 bottom on Three-Quarters Street, side yards  
20 resulting in the court being in this location  
21 in blue. This court faces our south service  
22 corridor, not an adjacent building and, again,

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1 is only being requested on one building.

2 This slide provides further  
3 justification for the rear yard flexibility en  
4 lieu of full rear yards. By zoning  
5 requirement, the 12 foot needs to be measured  
6 to the edge of our cantilevered deck, the 12  
7 foot, not to our building wall.

8 The actual building dimension is 14  
9 feet en lieu of a full rear yard. We have  
10 5-foot cantilevered decks. We have rooftop  
11 terraces. And, as you already know, we are  
12 also immediately adjacent to a large communal  
13 park. We also agree with the Office of  
14 Planning's findings that granting this  
15 flexibility would not negatively impact light  
16 and air to the units.

17 In conclusion, we were tasked with  
18 quite a design challenge, the challenge to  
19 create something that has never existed before,  
20 unique to the only one and only McMillan, while  
21 trying to pay homage to and preserve its past,  
22 a challenge to throw away all of our

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1 preconceived notions of what a rowhome  
2 community should look like and to do this in a  
3 community where people would want to live.

4 The people of the District of  
5 Columbia are proud to call Bloomingdale their  
6 home. People of the District are proud to call  
7 Stronghold their home. I could go on and on.  
8 We hope that you will share this vision with us,  
9 ultimately approving this application and  
10 adding McMillan to the list of communities  
11 people in the District are proud to call home.

12 We are excited about what we've done  
13 here. We're excited about bringing home  
14 ownership to McMillan, giving it a sense of  
15 permanence for decades to come. While not an  
16 easy task, we have created something unique  
17 here. There is no other community like it in  
18 the District, nor will there ever be. That was  
19 our goal, unique to McMillan and exemplary in  
20 form.

21 At this point I'd like to hand it  
22 over to Jair Lynch to read the multi-family.

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1                   COMMISSIONER TURNBULL: Before we  
2 go on, could you open those sample boards?

3                   MR. MCLAURIN: We have sample  
4 materials right there which are reflective of  
5 the common color palette of all of McMillan.  
6 The two pieces of brick on the right, the, well  
7 let me talk. The white brick and then the black  
8 brick underneath it, which is the manganese  
9 brick, are the two proposed materials, the  
10 dominant materials.

11                  CHAIRMAN HOOD: Commissioner  
12 Turnbull, do we have anything else? That was  
13 it?

14                  COMMISSIONER TURNBULL: No, I just  
15 wanted to get the sample boards.

16                  CHAIRMAN HOOD: Okay. We're  
17 ready.

18                  MR. LYNCH: Good evenings,  
19 commissioners. My name is Jair Lynch. I'm  
20 the president of Jair Lynch Development  
21 Partners.

22                  We are an urban regeneration

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1 company that focuses on the re-imagining of  
2 walkable urban places. We've been in business  
3 for over 15 years and have delivered nearly 3  
4 million square feet of neighborhood assets  
5 totaling nearly \$700 million.

6 We have developed historic  
7 structures, affordable housing and other  
8 neighborhood assets with award-winning  
9 architecture with a particular emphasis on  
10 place-making. Our sample of our portfolio  
11 will continue to scroll on the screen  
12 throughout my testimony.

13 We are an active multi-family  
14 investor and developer of affordable,  
15 workforce and market-rate housing. The  
16 multi-family component of this project is  
17 directly in our wheel house in terms of size,  
18 scope and scale.

19 We also have a consulting practice  
20 which embraces working on the front lines,  
21 managing the change around us where the  
22 community's vision is embedded in future

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1 projects. We always listen and work with  
2 neighborhoods to move beyond the dreams bound  
3 by fences.

4 I'm a native Washingtonian and I've  
5 been drawn to this industrial site since a young  
6 boy as I was told that it was not safe, not  
7 accessible and the definition of blight. This  
8 often discouraging story was repeated to me  
9 throughout the city in the 1980s.

10 For that reason, I intentionally  
11 returned to Washington and started my business  
12 in Shaw in a rowhome with a laptop and a cell  
13 phone to specifically work in emerging  
14 neighborhoods. This project is a direct  
15 extension of my personal and professional  
16 growth, and I'm here to put forth a responsible  
17 plan of a dream deferred.

18 I was personally recruited by many  
19 members and organizations of the surrounding  
20 neighborhoods who were interested in mixed-use  
21 development. We even created ten principles  
22 around open space, housing and a park within

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1 interested members of the community as part of  
2 the competition for this site.

3 We stayed true to these principles  
4 and, through the robust engagement process,  
5 have listened, dug deep and, frankly, created  
6 something amazing.

7 We have developed a plan with an  
8 elegant balance between development and open  
9 space, respecting the past but building for the  
10 future, doing our part to responsibly transform  
11 an inaccessible three and a half block  
12 industrial site into an accessible plan for the  
13 community to enjoy.

14 While we bring our vision and resume  
15 we also bring our own capital to execute our  
16 component of the plan. We are proud to stand  
17 shoulder to shoulder with two other nationally  
18 recognized development companies as the lead  
19 sponsor developer of the multi-family  
20 component of the project.

21 As a local minority-owned company,  
22 often called CBE, developing with our own

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1 capital with more than 20 percent of the plan,  
2 we're quite frankly another dream deferred.  
3 Our vision is to provide a mixed-used retail and  
4 housing project with a senior component the  
5 community has been calling for.

6 We have designed a building that  
7 embraces the raw and refined for not only  
8 neighborhood residents but also a walkable  
9 alternative for the working population at the  
10 surrounding institutions who currently live  
11 outside the District.

12 I thank you for the opportunity to  
13 testify before you this evening, and I will now  
14 transition our presentation to the dynamic team  
15 of David Jameson Architects and MV&A Architects  
16 to shed light on our vision. Quite frankly, I  
17 chose this team because of their breadth of  
18 knowledge and clear understanding of how to  
19 create a call and response between our building  
20 and the site. David?

21 MR. JAMESON: Thanks, Jair.  
22 Commissioners, good evening. My name is David

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1 Jameson. With me this evening is Jim Voelzke,  
2 Senior Managing Principle of MV&A Architects.

3 Together our studios are  
4 responsible for the design of the  
5 grocery/multi-family and senior housing  
6 project located on Parcel 4. As the image  
7 delineates, I'm sorry, back one.

8 As this image delineates, our site  
9 engages the north service court to the north,  
10 Evarts Street to the south, North Capitol  
11 Street to the east and Quarter Street to the  
12 west. Design inspiration for our project is  
13 rooted in the DNA of McMillan. McMillan is a  
14 visceral tectonic environment, emblematic of  
15 the tension between the refined and the raw.

16 As you know, this site, the  
17 industrial site was constructed as a filter  
18 where unclean water emerged purified. Our  
19 building is conceived to be a conceptual  
20 filter, distilled in the essence of the  
21 experiential soul of McMillan.

22 As master planner Matt Bell

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1 articulated last Thursday, our collective  
2 design team investigated the notion of how the  
3 architectural DNA of the McMillan site could be  
4 embedded in each project in an abstracted and  
5 repositioned esthetic while relating to  
6 various building typologies and programs in a  
7 cohesive manner.

8 The massing of our project is  
9 delineated as three simple bars flowing east to  
10 west on the site above a single-story grocery  
11 plinth. This strategy provides both a  
12 deferential canvas for the historic sand bins  
13 to be read against as well as minimizes the  
14 scale of the project along its North Capitol  
15 elevation.

16 Two of the bars are multi-family  
17 housing with the third accommodating the senior  
18 housing. In addition to the simple massing  
19 elements found at the site McMillan employs  
20 both Cartesian and diagonal grid systems within  
21 the underground cells and manhole covers.

22 Our project utilizes these same

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1 ordering devices in the facade system of our  
2 project in a unique and simple manner. The  
3 resultant construct is a performative screen  
4 system that both aggregates the building  
5 massing and provides a kinetic quality to the  
6 facade, bringing the building back to the act  
7 of filtration.

8 We carefully interrogated the  
9 construction of the sand bins and found  
10 inspirations that could be re-imagined within  
11 our facade systems. Horizontal concrete cold  
12 joints from form lifts in the sand bins are  
13 rethought as linear metal frames demarcating  
14 the floor plates of our building.

15 Additionally, the CADIS of the  
16 vertical board formwork in the sand bins  
17 inspired the vertical fins that act as the  
18 architectural filigree of the project. As one  
19 moves passed the facade, fins positioned in  
20 various configurations further the experience  
21 of the building as a conceptual sieve.

22 Our tertiary ordering device, if

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1 the first being simple geometry and the second  
2 being the grid and banded patterns, is the  
3 framed openings experienced at the sand bins,  
4 regulator houses and cell entrances.

5 We have abstracted these portals of  
6 the site as projected balcony constructs.  
7 Three relate to the sand bins directly in front  
8 of our north service court facade. A fourth  
9 turns the corner, forming a reciprocity with  
10 the sand bin that engages both our building and  
11 Quarter Street.

12 Three additional constructs engage  
13 Evarts Street and form a strong relationship to  
14 the EYA townhouse base to the south. An  
15 initial design inspirational is the  
16 constructed plinth at our McMillan. And our  
17 desire was to capture the essence of the plinth  
18 within the base of our building.

19 This gesture provides a  
20 single-level retail and grocery presence along  
21 the north service court and setbacks for the  
22 filigree of the multi-family housing facade

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1 above. The conditioning of the north service  
2 retail experience also recalls the nuance of  
3 the canted cell entrances by juxtaposing  
4 glazing and gravitas walls. Diagonally  
5 slatted timber screens further enhance the  
6 grocery facade and recall the wood entrance  
7 doors of the cells.

8 This initial rendering articulates  
9 our massing strategy of the three simple bars,  
10 as you can see, flowing east to west across the  
11 site, providing a backdrop for the historic  
12 resources of the north service court and  
13 minimizing the building's elevation along  
14 North Capitol Street.

15 Also seen in this image are the  
16 portal frame balcony constructs relating to the  
17 cadence of the three sand bins experience as one  
18 first enters the north court from North Capitol  
19 Street. This second rendering delineates the  
20 north service court and Quarter Street  
21 intersection of the project.

22 The abstracted plinth housing the

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1 grocery, juxtaposing timber, veiled glazing,  
2 with a canted wall of heavy masonry recalls the  
3 original cell entry experience. An open  
4 corner portal frame balcony responds to the  
5 positioning of the adjacent sand bin.  
6 Apartments clad in visually porous glazing  
7 stitch together the housing positioned above  
8 the retail plinth.

9 This final rendering focuses on the  
10 architectural filigree of the facade system  
11 cladding the three housing bars of the project.  
12 Here the banded and grid patterns of McMillan  
13 are abstracted and aggregated into a kinetic  
14 conceptual sieve, activating the facade and  
15 celebrating the site's history as a filtration  
16 complex.

17 Thank you very much. And now Jim  
18 Voelzke will explain the programmatic and  
19 planning elements of our design.

20 MR. VOELZKE: Good evening. I'm  
21 Jim Voelzke, Senior Managing Principle of MV&A  
22 Architects.

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1 I will walk you through the floor  
2 plans and sections to explain the building  
3 configuration. The street level on the screen  
4 now is lined with continuous retail at the north  
5 service court. The north service court is the  
6 active court with retail edges on both side and  
7 programming proposed for the courts are open  
8 space.

9 To activate the corner retail turns  
10 south onto Quarter Street. Quarter Street is  
11 further activated by both the residential and  
12 senior building entrances. Parking is  
13 accessed from Quarter Street.

14 North Capitol Street forms our  
15 quiet edge with minimal first floor openings  
16 and extensive landscape buffering. Service  
17 happens on Evarts Street with retail and  
18 residential trucks driving west from North  
19 Capitol Street and reversing into truck bays.  
20 When leaving, they pull out and travel west on  
21 Evarts Street, right on First Street and onto  
22 Michigan Avenue.

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1           Solid doors enclose the truck bays  
2 when not in use. As discussed in the  
3 application, we are requesting relief from the  
4 provision of a 55-foot residential loading bay  
5 and instead are providing a 40-foot residential  
6 loading bay.

7           We feel the building has adequate  
8 loading facilities. We'd like to reduce the  
9 presence on Evarts Street. And our experience  
10 with similar urban projects is that 40 foot is  
11 adequate for a residential dock.

12           Upper levels include the  
13 multi-family and senior-affordable  
14 apartments. There are 196 market-rate units  
15 and 85 senior-affordable units. These  
16 programs have two distinct lobbies and two  
17 separate cores.

18           Units face the surrounding streets  
19 or two large open courtyards. Courtyards are  
20 open on the east side to minimize blocking the  
21 western sun towards North Capitol Street. As  
22 you can see in the plan, almost half the length

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1 of our building is only one level tall along  
2 North Capitol Street. The other half is the  
3 open courtyards in the north court plinth.

4 Bicycle and automobile parking is  
5 accessed for all users via one ramp on Quarter  
6 Street. The basement level includes retail  
7 parking at a ration of close to 3 space per 1000  
8 square feet of retail.

9 The garage allows employees to bike  
10 to work with eight secure bicycle storage  
11 lockers and a men's and women's shower and  
12 locker room with 2 showers and 20 lockers.

13 The second basement level includes  
14 residential parking at a ratio of approximately  
15 0.7 per unit. In addition, there are secure  
16 storage spaces for 93 resident bicycles.

17 The roof level potentially includes  
18 an open roof terrace, penthouse structures for  
19 MEP and elevator equipment and freestanding  
20 mechanical equipment. As discussed in the  
21 application, we need relief from the  
22 requirement that housing from mechanical

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1 equipment be set back from all exterior walls,  
2 a distance equal to at least its height above  
3 the roof upon which it is located.

4 Specifically, the elevator and  
5 mechanical core heights may be greater than  
6 their setback from the courtyard walls. I want  
7 to note that our building, at only 77 feet to  
8 the roof as measured from North Capitol Street  
9 at the street level, is 33 feet below the height  
10 limit in this Zone.

11 Finally, as presented, the building  
12 is designed to accommodate a full-service  
13 grocery store. We would like the flexibility  
14 to include a non-grocery alternative retail  
15 plan if needed. This alternative has no  
16 adverse affect on the building facades and  
17 above-grade massing.

18 Goals of this plan remain the same,  
19 to activate the street level at the north  
20 service court. Smaller shops will line the  
21 north edge and turn down Quarter Street.  
22 Residential lobbies and the parking ramp remain

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1 the same. The loading dock on Evarts Street is  
2 greatly reduced and a small dock will be added  
3 to Quarter Street.

4 Parking demand is reduced by the  
5 reduced retail square footage. One of the  
6 basement levels is eliminated and parking is  
7 added at street level, accessed at Evarts  
8 Street.

9 The building is purposely massed to  
10 transition from the North Capitol Street  
11 townhouses to the east and the proposed  
12 townhouses to the south and west to the higher  
13 densities around the north service court.

14 The building is set back behind the  
15 existing burms and restored Olmstead Walk along  
16 North Capitol Street. To further reduce the  
17 massing two deep courtyards open to North  
18 Capitol Street, breaking the residential mass  
19 into three smaller-scaled facades.

20 Mirroring the proposed office  
21 building to the north and in deference to the  
22 north service court, the residential also steps

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1 back behind a one-level plinth. The project is  
2 designed to comply with green community  
3 criteria.

4 And, to conclude, I want to speak  
5 personally. As a Catholic University student  
6 in the early 80s and as a D.C. resident for  
7 almost 35 years, I have always been captivated  
8 by the McMillan site. The cold morning of  
9 December of 2012 that we first toured the site  
10 remains etched in my mind. This is a very, very  
11 cool place.

12 I never imagined on that first tour  
13 that a redevelopment could achieve the level of  
14 quality this proposal does, nor did I imagine  
15 that virtually the entire presence of McMillan  
16 could be kept intact, yet greatly enhanced, by  
17 connecting it to the city and the neighborhoods.

18 Thank you for your consideration.  
19 And David and I can answer any questions you  
20 have.

21 MS. BROWN: Mr. Chairman, that  
22 concludes our testimony on direct for this

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1 evening. Be happy to answer questions.

2 CHAIRMAN HOOD: Okay, thank you all  
3 very much for your presentation to us. Let's  
4 see if we have any questions.

5 I'm reminded to let the opposition  
6 know, party in opposition know that you have 35  
7 minutes for your presentation. So you might  
8 want to start working on that now. I hope we  
9 get to that tonight.

10 Okay, commissioners, any questions?  
11 Comments? Okay, Commissioner Miller.

12 COMMISSIONER MILLER: Thank you,  
13 Mr. Chairman. There was a lot of exciting  
14 design elements there. That was very  
15 impressive.

16 Let me first thank the applicant,  
17 EYA, and the whole team for the amendment that  
18 you made tonight to the inclusionary zoning in  
19 the rowhouse development to have half of the  
20 affordable units being at the 50 percent level  
21 rather than all being at the 80 percent level.  
22 I think that's very important and very much

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1 appreciated.

2 I wonder if you could explain,  
3 somebody could explain, in the multi-family  
4 housing, why the senior housing is separate as  
5 opposed to distributed throughout? Having the  
6 two entrances, I think I can see how you're  
7 having this separate entrance for the seniors,  
8 gets it easier for the seniors to all get to  
9 their accommodations.

10 But they're then furthest, I think,  
11 from the grocery store and the healthcare  
12 facilities on the other side of the thing that  
13 they may need more than the other residents. I  
14 think that having the two separate residences  
15 also creates that roof problem where if you just  
16 have one elevator override or, but maybe with  
17 this large a multi-family building you need two  
18 sets of elevators anyway.

19 But I just wonder, just  
20 programmatically and also symbolically, why we  
21 wouldn't want a diverse population living all  
22 diversified together. And I know some seniors

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1 may not want to live with younger people but  
2 senior is defined here as 55 and older. And so  
3 some of us on this stage qualify and might want  
4 to live with younger people so, rather than a  
5 lot of older people.

6 So maybe if you could just explain,  
7 programmatically, and what's the concept. But  
8 that that they should have a separate,  
9 segregated building or southern wing of the  
10 building.

11 MR. LYNCH: Thank you. To address  
12 your question, first of all, the request for  
13 senior housing was a direct request from the  
14 community. Their instincts were dead-on in the  
15 sense that the senior population in this  
16 neighborhood is growing twice as fast as the  
17 rest in this same market area.

18 There's demand, significant demand,  
19 for senior housing in this location. We also  
20 looked at our portfolio and looked at how our  
21 senior community is currently running, the  
22 amenities that are brought to bear as well as

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1 the pace and the general quality of service that  
2 we try to bring in independent living.

3 In those cases we felt that it was  
4 best to provide a senior-only component that  
5 could be of their own, southern-facing, closest  
6 to the park that allowed to have all of those  
7 amenities particularly designed and programmed  
8 to address seniors.

9 COMMISSIONER MILLER: So there will  
10 be specific amenities in addition to the park  
11 right across from that wing which, I understand,  
12 would be important. There are also amenities,  
13 spaces inside the building for the seniors, or  
14 that would be programmed for just the seniors?

15 MR. LYNCH: Well, there are not only  
16 amenities inside the building but there will  
17 also be specific design criteria for seniors,  
18 whether it's additional grab bars, whether it's  
19 specialized toilets and vanities as well as  
20 other life safety components that are designed  
21 specifically for seniors in the case that they  
22 are unable to continue to walk and may need

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1 assistance.

2 So we make sure all of those things  
3 are going to be a part of a senior community to  
4 make sure we're addressing all of their needs.

5 COMMISSIONER MILLER: No, I  
6 certainly question the need for the senior  
7 housing, and I'm glad that it's being provided.  
8 I'm just not sure I understand fully why it  
9 needed to be segregated even. And I can see my  
10 certain units might need to have extra things  
11 if they're senior units.

12 But I guess I still don't fully  
13 understand. But I appreciate the  
14 presentation. It was very exciting design.  
15 And I have no other questions at this time, Mr.  
16 Chairman.

17 CHAIRMAN HOOD: Thank you,  
18 Commissioner Miller. Any other questions from  
19 the 55 and over group? That doesn't include all  
20 of us. Commissioner May?

21 COMMISSIONER MAY: I guess that by  
22 the time this is decided -- but if that's just

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1 a few months away. Anyway, so first of all  
2 there are a lot of things to like about what I  
3 see here.

4 Mr. McLaurin, we've seen you many  
5 time before. You know, I'm not the biggest fan  
6 of some of the more historical kinds of designs  
7 that you've brought before us. And I was at  
8 first concerned to see the way the townhouses  
9 were configured and to anticipate what was  
10 coming.

11 Once I saw the design I'm actually  
12 generally quite pleased with it. I think it's  
13 improved significantly over where it started.  
14 And it's very clearly the right move to make in  
15 terms of the style. It just works so much  
16 better as a coherent sort of single building  
17 look and a more modern feel.

18 I do still have some concern. I am  
19 very familiar with other projects that EYA has  
20 developed in town and that the Lasarre Group has  
21 designed. And I have to say I'm not being a  
22 fairly detail conscious architect and finicky.

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1           There are certain aspects of design  
2           and construction that were clearly not mastered  
3           in those projects. So I guess what I'm looking  
4           for is some statement or some confidence that,  
5           when rendering this more modern facade, that  
6           it's going to stand the test of time and that  
7           it's going to look good and that it's going to  
8           finish well and that the corners are going to  
9           be up nicely and that we're not going to see some  
10          of the things that I see when I drive past, or  
11          ride my bicycle past many of the project sites  
12          you showed us tonight.

13                 I mean, is this really going to be  
14          a very finely done project? I mean, I see the  
15          materials. The materials, generally speaking,  
16          look good but that doesn't tell me much about  
17          the detailing.

18                 MR. MCLAURIN: Well, thank you for  
19          the question. I think part of the answer is in  
20          the materials. This project, more so than  
21          probably any other project, the materials that  
22          we have selected will have a sense of

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1 permanence, full masonry, full masonry front  
2 facades, masonry bays to the ground.

3 COMMISSIONER MAY: It's still  
4 stick-built, though, right?

5 MR. MCLAURIN: It's still stick  
6 frame. It's panelized and stick frames.

7 COMMISSIONER MAY: Right.

8 MR. MCLAURIN: Panelized gives you  
9 a truer frame setup for your masonry veneer. We  
10 chose wire-cut brick for the clean lines that  
11 that's going to present.

12 COMMISSIONER MAY: Yes.

13 MR. MCLAURIN: But we won't do like  
14 grapefine joint or anything historic. It'll be  
15 just a smooth trowel joint there. So the  
16 detailing of the main --

17 COMMISSIONER MAY: Well that's  
18 exactly what you gave us in the sample, right?  
19 That's the mortar joint?

20 MR. MCLAURIN: That's right. And  
21 the grout that we're suggesting in terms of  
22 color is also represented in those two samples.

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1 COMMISSIONER MAY: Okay.

2 MR. MCLAURIN: So the selection of  
3 the wire-cut provides us opportunities for  
4 clean and simple detailing. And I don't want  
5 to use the word minimalistic, but there's not  
6 ornamentation for the sake of ornatmentation.

7 Therefore, I think it's going to be  
8 easier to execute. The metal paneling on the  
9 loft levels seen, since there, we took a huge  
10 leap in coming up with this commercial product,  
11 this commercial building materia, really, as a  
12 result of working with David and Jim a and their  
13 penthouse materials in there.

14 So there will be less reliance on  
15 craftsmanship of trades with ripping  
16 HardiePanels with saws out in the field. You  
17 know what I'm talking about there. So the  
18 detailing there is going to be a lot cleaner and  
19 --

20 COMMISSIONER MAY: No, I was going  
21 to mention the HardiePanels but I'm glad not to  
22 see them in this circumstance. They have their

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1 place, but --

2 MR. MCLAURIN: Right, well, full  
3 disclosure, the bays, the cantilevered bays are  
4 HardiePanel.

5 COMMISSIONER MAY: They are  
6 HardiePanel?

7 MR. MCLAURIN: Yes, they are  
8 HardiePanel. But, again, there is a focus on  
9 detailing and washing water out and minimizing  
10 caulk joints, and if we have caulk joints  
11 they're in the right place.

12 So I think, to summarize it, the  
13 materials that we're picking will have a sense  
14 of permanence but have less reliance of  
15 historical craftsmen in the construction  
16 industry. They're more commercial type  
17 building products.

18 COMMISSIONER MAY: Okay, well I,  
19 and I do appreciate that. I am a bit concerned  
20 about the HardiePanel. It just says panel  
21 here.

22 MR. MCLAURIN: Right, I mean, and

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1 the HardiePanel is limited in their sizes. I  
2 mean, the bays are predominantly glazing.

3 COMMISSIONER MAY: Yes.

4 MR. MCLAURIN: We don't have large  
5 expanses of HardiePanel which ends up with some  
6 of the quality issues over time that you're  
7 talking about, the buckling of panels, the seams  
8 and gaps that expand over time.

9 So if we keep it to trim materials  
10 and not so much panel materials the trim boards  
11 really have a much better history.

12 COMMISSIONER MAY: So I'm looking  
13 at this image here.

14 MR. MCLAURIN: Yes.

15 COMMISSIONER MAY: So am I, what's  
16 labeled as Number 13 is, that's HardiePanel?

17 MR. MCLAURIN: If you can give me a  
18 second, let me get to it. Do you have the, okay,  
19 13 --

20 COMMISSIONER MAY: There's not --

21 MR. MCLAURIN: Page 99.

22 MR. MCLAURIN: Yes, that's right.

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1 COMMISSIONER MAY: So --

2 MR. MCLAURIN: Well, or it's most  
3 likely, the goal would make it, have a trim  
4 material, not a panel material.

5 COMMISSIONER MAY: Okay, so, but  
6 it's sort of --

7 MR. MCLAURIN: Which is considered  
8 --

9 COMMISSIONER MAY: -- cementitious  
10 product?

11 MR. MCLAURIN: That's right.

12 COMMISSIONER MAY: Hardie product?

13 MR. MCLAURIN: That's right. But  
14 the time materials, I can get in 3/4 and 5/4  
15 dimensions which are going to be a little truer  
16 over time than a 3/8 panel material.

17 COMMISSIONER MAY: Okay. And am I  
18 seeing butt joints, the material between the  
19 horizontals and the verticals?

20 MR. MCLAURIN: Yes, which is  
21 accomplished through a galvanized aluminum  
22 reveal system. It has a horizontal detail and

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1 a vertical detail to run the water off. But it's  
2 a tract that receive the panel edge.

3 COMMISSIONER MAY: So are we ever  
4 going to see an actual reveal or are we just  
5 going to see a line?

6 MR. MCLAURIN: No, it's an actual  
7 reveal.

8 COMMISSIONER MAY: Okay, so that's,  
9 all right.

10 MR. MCLAURIN: Approximately about  
11 a half an inch. I can provide further --

12 COMMISSIONER MAY: And then how  
13 does it turn the corner? Is it just piped --

14 MR. MCLAURIN: It turns the corner  
15 with an outside corner reveal. So it's --

16 COMMISSIONER MAY: Okay.

17 MR. MCLAURIN: You're not meeting  
18 the two pieces of Hardie. There's actually a  
19 galvanized aluminum outside corner to keep that  
20 true.

21 COMMISSIONER MAY: Okay, so, I  
22 mean, I was very pleased to see that, I mean,

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1 for the, well maybe I'm not sure about what I'm  
2 seeing. But for the penthouses, those are all  
3 metal panel, right?

4 MR. MCLAURIN: That's right.

5 COMMISSIONER MAY: So I was pleased  
6 to see that. And I kind of assumed that, based  
7 on the finish that I was seeing in the renderings  
8 and so on that we were not seeing HardiePanel  
9 or any other, you know, kind of PVC trim or  
10 anything like that, that we were actually seeing  
11 metal panel again. And we're not seeing metal  
12 panel there.

13 MR. MCLAURIN: The lofts?

14 COMMISSIONER MAY: No, no, no, in  
15 the bays.

16 MR. MCLAURIN: No, the bays are  
17 cementitious --

18 COMMISSIONER MAY: Yes.

19 MR. MCLAURIN: -- materials.

20 COMMISSIONER MAY: Okay, so I hate  
21 to get into this level of detail but you kind  
22 of steered me right to it. I would like to

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1 understand a little bit about those details and  
2 what those joints are going to look like.

3 MR. MCLAURIN: Sure.

4 COMMISSIONER MAY: Because, again,  
5 I think you know, seeing other projects that EYA  
6 has built and that your company's designed, I  
7 am concerned about the details. And maybe I'm  
8 the only person who notices it, but I do notice  
9 it and I'm sorry I'm, you know, it's just the  
10 way it is.

11 And I think, ultimately, it reflects  
12 on the project if it doesn't look good from the  
13 front. And I think that, you know, I'd much  
14 rather see a panelized product or some other  
15 treatment on the roof and metal panels on the  
16 bays if that could be done.

17 I think that, I forget who mentioned  
18 it but that you're providing 10 percent  
19 affordable and you're only required to provide  
20 8?

21 MR. THAKKAR: I'll answer that.

22 Aakash Thakkar with EYA.

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1 COMMISSIONER MAY: Yes, yes.

2 MR. THAKKAR: So let me just restate  
3 what I stated. We are required to provide 8  
4 percent, all at 80 percent of AMI.

5 COMMISSIONER MAY: Right.

6 MR. THAKKAR: Eight percent of the  
7 gross floor areas. And what we're --

8 COMMISSIONER MAY: Okay, so, and I  
9 appreciate the fact that it's changed.

10 MR. THAKKAR: Yes.

11 COMMISSIONER MAY: But I thought  
12 the requirement for stick-built construction  
13 was 10 percent.

14 MS. BROWN: Not when you get into  
15 the CR district.

16 COMMISSIONER MAY: Oh, okay. So  
17 that answers that for me. The, okay, so the --  
18 explain to me why you really need to rear yard  
19 relief there. I mean, there are a lot of  
20 different treatments that you could use for how  
21 you turn the corner and how you open up or close  
22 off the alley.

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1           And that tight configuration is, I  
2           mean, it's not completely unusual. I mean,  
3           sometimes you see the buildings coming all the  
4           way around the corner and joining up to the next  
5           one when you turn the corner. And sometimes you  
6           see a narrow yard back there.

7           But what you have is essentially  
8           just a narrow passage. It's not this image.  
9           It's the brightest, it's that image where you  
10          show the nine yard, nine feet? Oh, I see.

11          MR. MCLAURIN: Well, I think the  
12          primary reason is we'd rather put the space in  
13          other places. We'd rather put them in the front  
14          yards and we'd rather --

15          COMMISSIONER MAY: Right.

16          MR. MCLAURIN: -- put them in the  
17          park and in the street system.

18          The technical requirement for 12, in  
19          our feeling, is measured to the edge of the deck.  
20          The deck is only a cantilevered deck in a 5-foot  
21          deep dimension. The true physical dimension of  
22          the alley, wall-to-wall, is 28 feet, which is

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1 a 14-foot --

2 COMMISSIONER MAY: I mean, don't  
3 you typically do more like 30 in your past  
4 projects?

5 MR. MCLAURIN: No.

6 COMMISSIONER MAY: No? It's  
7 always been this narrow?

8 MR. MCLAURIN: Well, it's been  
9 less narrow. We have moved from a 4-foot deck  
10 to a 5-foot deck. So we actually have a little  
11 bit, you know, another foot on each side.

12 COMMISSIONER MAY: Okay.

13 MR. MCLAURIN: So, and as I  
14 mentioned, our justification and for en lieu of  
15 the full real yard, considering those  
16 dimensions is the fact that we do have an alley  
17 deck that's cantilevered at 5 feet. We have  
18 full roof terraces on the top, you know.

19 COMMISSIONER MAY: Yes, I  
20 understand that. So what's the, we don't have  
21 a good image other than what you see right here  
22 that implies that there's some sort of planting

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1 on that level of the alley. Is that accurate?  
2 Is there going to be a drive aisle of 20 feet  
3 or something like that and 4 feet of planting  
4 in the back?

5 MR. MCLAURIN: Can we go back up  
6 one? No, that's not an illustrative plant.  
7 The goal would be to have, actually, trees in  
8 those back alleys.

9 COMMISSIONER MAY: Okay.

10 MR. MCLAURIN: Because when we have  
11 units in 14-foot and 16-foot wide dimensions --

12 COMMISSIONER MAY: Yes.

13 MR. MCLAURIN: -- we only have a  
14 single-car-wide bay. It still parks two cars  
15 in tandem. But we have an extra dimension next  
16 to each other to actually be able to get some  
17 greenery, whether it's shrubs or,  
18 potentially, even some trees. We have to  
19 balance that with our decks and maybe get some  
20 custom-shaped decks when start trying to  
21 introduce trees.

22 But they would be green to a certain

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1 degree. Albeit they're functional, the alleys  
2 are very utilitarian, all our gas meters and  
3 electric meters are in the alleys to get them  
4 off of the front facade.

5 COMMISSIONER MAY: Okay, so some,  
6 do you have a drawing that illustrates what the  
7 alley will actually look like? A plan,  
8 illustrative site plan or anything like that?

9 MR. MCLAURIN: No, I'm sorry, we  
10 don't.

11 COMMISSIONER MAY: Okay.

12 MR. MCLAURIN: We could certainly  
13 provide that.

14 COMMISSIONER MAY: Okay, I'm  
15 interested in seeing that. I mean, I know that  
16 this is a costly alternative, but do you ever  
17 look at actually putting a roof over that entire  
18 alley at the first floor so that you could  
19 actually have 14-foot back-to-back rear yards  
20 or something like that? Did you ever study  
21 anything like that?

22 MR. MCLAURIN: Not to any degree

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1 that we feel confident we could pull it off  
2 economically. I mean, there's a significant  
3 express. There's light and air issues, utility  
4 easement issues. Utility companies need to be  
5 back there and have under cover ground to sky  
6 utility easement space.

7 COMMISSIONER MAY: Yes. I just,  
8 you know, a roof deck is not a good substitute  
9 for a rear yard, even a small rear yard. Some  
10 of the other things that we've seen are, even  
11 just small outdoor spaces that are accessible  
12 off the living area are really, can be really  
13 good things, particularly if you have children.

14 Because you aren't necessarily  
15 going to like your children run up to the roof  
16 deck or going off into the balcony off the  
17 kitchen. I mean, I guess it is what it is. I'm  
18 trying to make it into something else. I'll  
19 have to --

20 MR. MCLAURIN: Understand.

21 COMMISSIONER MAY: I'll have to get  
22 adjusted to it. I'm still not adjusted to that

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1 aspect of your particular design, so. But I am  
2 interested in seeing what the alley is like  
3 because it should be a place for people to  
4 inhabit and not just to drive through.

5 And that's just, I mean, not that  
6 people are going to be hanging out in the alley.  
7 Although plenty of people do hang out in alleys.  
8 Certainly in my neighborhood there, you know,  
9 it depends on the alley, there are kids back  
10 there and stuff like that, and sometimes the  
11 alley equivalent of block parties.

12 Okay, so we'll talk about the  
13 multi-family building. So I also think that  
14 the style chosen for this building is  
15 appropriate and works well as a backdrop and  
16 contrast for the historic elements. I mean, I  
17 think it's a very interesting complement.

18 I am also, here, concerned about  
19 details. The white fin, this is a metal  
20 product, right? So, I mean, have you built  
21 these before and seen them 20 years later? The  
22 reason I say this, that I recall, I don't know

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1 where it is, maybe on 19th Street downtown,  
2 there's a, what was originally a very handsome  
3 looking white metal facade building with fins  
4 on it and things like that.

5 And now, 20 years later, it just  
6 doesn't look as good. It looks dingy. And it  
7 looks like it's gotten dirty over the years and,  
8 you know, acid rain or whatever, it winds up not  
9 looking so good.

10 And, I mean, this is always the risk  
11 of more modern treatments, that they're, you  
12 know, where older buildings with lots of detail.  
13 It was the age and you get dirt, sort of  
14 embedded in the material and things degrade a  
15 little bit. It actually highlights some of the  
16 detail that's present in a carved stone or  
17 something like that.

18 But with that you don't have that.  
19 So it just needs to shed water and shed stuff  
20 and stay clean. So what, I mean, what is your  
21 experience with this? And can you give me some  
22 confidence that this is still going to look like

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1 a really good building in 20 or 30 years?

2 MR. JAMESON: We work with metal  
3 consistently. We have engaged A. Zahner, out  
4 of Kansas City, the United States' foremost  
5 metal experts and facade systems. They've done  
6 the de Young Museum, Herzog/de Meuron, a lot of  
7 the Frank Gehry work.

8 And, in fact, Bill Zahner was here  
9 earlier this week and we had dinner and, again,  
10 discussed some of the detailing of the project.  
11 We expect the project to be built as a unitized  
12 mega-wall system where it is a nonload-bearing  
13 facade system.

14 This is a stick-on podium structure.  
15 And the facade would be built in Kansas City or  
16 elsewhere in large lifts which allows for better  
17 craftsmanship, better paint finish and the  
18 such.

19 We're working with Zahner and other  
20 metal companies around the world. We're doing  
21 a project in Vietnam with a lot of metal cladding  
22 on the exterior that Hyundai, out of South

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1 Korea, is doing for us.

2 And our experience is is that with  
3 the proper coating and the proper materiality,  
4 you know, these would be aluminum constructs as  
5 opposed to steel which, A, accepts paint better  
6 and, B, has a much more long lifespan associated  
7 with it, also lighter weight.

8 So the facade system and the  
9 shrinkage that's so often found in this building  
10 typology can be addressed, but with paint  
11 finishes and the such.

12 But I would also sort of challenge  
13 your notion that, you know, McMillan was an  
14 industrial facility at one level or another.  
15 And the patina of a building aging gracefully  
16 is, I think, something that's quite possible to  
17 be a beautiful thing here.

18 As you experience the board-form  
19 concrete lintels of Pei's East Wing, those have  
20 eroded over time and tell the story much like  
21 a nice handbag and the leather does. And I  
22 think that's part of the story and the telling

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1 of time with the building. And I think if it  
2 always looks completely brand new and a little  
3 too shiny it looks like last year's bad car that  
4 you don't want to buy.

5 COMMISSIONER MAY: I think you  
6 misunderstood me. I wasn't suggesting that it  
7 should look new in 20 years, but that it would  
8 look good.

9 MR. JAMESON: I would like it to  
10 look good as well.

11 COMMISSIONER MAY: Right.

12 MR. JAMESON: And we would detail it  
13 according.

14 COMMISSIONER MAY: And, I mean,  
15 that was the point I was trying to make, that  
16 some of the, you know, it was a little bit easier  
17 with more traditional styles of architecture to  
18 incorporate features that would age well and  
19 that where the patina would actually emphasize  
20 the detail and the features.

21 And, again, this is a phenomenon  
22 that, for me, is particular to what I've seen

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1 in white metal buildings, where they tend to  
2 look dingy. And so that's why I'm going to ask.  
3 I definitely appreciate what you have gone  
4 through in terms of researching the system and  
5 making sure that it worked well. And I am not  
6 expecting it to look new in 20 years, but I am  
7 hoping it's going to look good.

8 MR. JAMESON: We routinely visit  
9 the projects that we've designed. I mean, my  
10 studio's only approaching its 15th year at this  
11 point. But we routinely visit the projects  
12 that we've done in the past --

13 COMMISSIONER MAY: Yes.

14 MR. JAMESON: -- and interrogate  
15 those in a manner to understand their building  
16 tectonics. And we engage in the sort of hand  
17 of the artisan or the act of the craftsman and  
18 really engage them in a manner so that these  
19 types of things that you mentioned are built  
20 into the facade system so that they do look good  
21 in 20 years.

22 I had, before I moved my studio to

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1 D.C. a number of years ago, I was in a historic  
2 rowhouse in Alexandria. And if you remember  
3 the old Hinnage printing plant in Alexandria,  
4 it was a sort of metal facade screen system.

5 And that was reclad over a building  
6 that my studio was in for more than 10 years.  
7 And that product still looked quite good after  
8 the entire time that I was there. And it was  
9 obviously 20 years old by the time that I engaged  
10 that space.

11 COMMISSIONER MAY: Okay. So one  
12 last question about material is, I mean, do you  
13 have plans for the ability to clean that facade  
14 through some system? I mean, are you going to  
15 have, I mean, are you just planning for it to  
16 wash with rain or will there be a system for  
17 people to wash it in some other manner?

18 MR. JAMESON: Yes, I mean,  
19 generally it's considered self-cleaning.  
20 Obviously there would be window cleaning  
21 components to the project that would allow  
22 people to maneuver on the building facade, and

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1 in addition to cleaning the glazing also  
2 cleaning the panel systems.

3 COMMISSIONER MAY: Okay. So I have  
4 questions now about, I guess, the first floor  
5 facades which, there's a lot of blank walls.  
6 And I know that might change if the alternative  
7 retail scheme is developed.

8 But there really are a lot of blank  
9 walls there where you have high windows and  
10 things like that. And I understand where that  
11 might be valuable in a certain sense for retail  
12 wall space.

13 But it's not doing a lot to activate  
14 the facade. I'm looking at the image on Page  
15 107 where there's a long stretch. I guess that  
16 must be Quarter Street, going down from the  
17 grocery entrance. And it's really mostly blank  
18 except for when it is interrupted by the  
19 entrance to the residential building.

20 I'm looking at the full  
21 presentation, not the slides that were shown  
22 tonight. And then there's also the facade

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1 along the ground floor along North Capitol which  
2 I assume, we don't really have a clear view of  
3 it, I don't think. It's pretty much blank the  
4 whole way, right?

5 MR. VOELZKE: I think if you,  
6 Commissioner May, if you look at the first floor  
7 plan that we put in the exhibit tonight, we're  
8 actually asking for the ability to have more  
9 glass on Quarter Street.

10 We don't have the tenants signed on  
11 yet and so we were asking for a little bit of  
12 flexibility as to how the storefronts go. But  
13 our intent would be to activate it as much as  
14 possible, depending on what the tenants needs  
15 drive inside the store.

16 We've done a lot of grocery stores  
17 in the city. We've done all the Whole Foods and  
18 a couple of Giants and the Wal-Mart at 77 H  
19 Street. And I think we've done a very good job  
20 of activating the street and balancing the needs  
21 of the retailer with the needs to activate the  
22 street.

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1                   And we would do the sand thing there.  
2                   But not having a tenant yet for that space, I  
3                   don't know what their needs are going to be.  
4                   Our primary commitments are to keep the north  
5                   service court basically transparent along the  
6                   entire facade and then to activate Quarter  
7                   Street as much as possible to basically address  
8                   that specific concern.

9                   That's why we located both  
10                  residential entrances on Quarter Street.  
11                  North Capitol Street is a different animal.  
12                  Our facade is basically set up and back from the  
13                  street. The Olmstead Walk flows in front of it  
14                  and the berm is actually from North Capitol  
15                  Street down to the sidewalk on North Capitol  
16                  Street.

17                  We were particularly sensitive to  
18                  the single-family residences on the east side  
19                  of North Capitol Street. And although we  
20                  didn't want to have a dead facade we did want  
21                  it to be a quiet facade. And so in that case  
22                  it is deliberate.

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1                    obviously, the residential units  
2                    upstairs all have windows and eyes on the  
3                    street. But at the actual street level itself,  
4                    we 've kept it somewhat passive and somewhat  
5                    quiet.

6                    COMMISSIONER MAY: Okay, well, I  
7                    mean, I guess I could accept that. I'm not  
8                    sure. You know, it's such thing. We normally  
9                    want to see street facades that are lively and  
10                    activated.

11                    I recognize that this is quite  
12                    separate from North Capitol Street and so it  
13                    might be a unique circumstance where it makes  
14                    sense. But we've spent hours sometimes trying  
15                    to work with the applicants to figure out the  
16                    right solution.

17                    I mean, I'll go along with that for  
18                    right now. But I'm still troubled by Quarter  
19                    Street. And I'm especially troubled by Evarts  
20                    Street which is basically a loading dock.

21                    And I understand that you don't know  
22                    exactly who the tenant will be. But the idea

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1 that we're going to have that much of the street,  
2 even if it is a secondary street or a tertiary  
3 street, tied up with big loading bays, I mean,  
4 yes, the door's going to close but that'll make  
5 it so you're looking at big blank doors as  
6 opposed to big trucks.

7 Either circumstance, I think, is not  
8 desirable. And I would like to see a solution  
9 that, at the very least, puts all that loading  
10 into the building and not take up so much of that  
11 facade.

12 MR. VOELZKE: I appreciate the  
13 challenge. And, again, having been the  
14 architecture for most of the new grocery stores  
15 in the city, I appreciate what that challenge  
16 is.

17 In this case, the master plan  
18 dictated the parcels sizes and this parcel size,  
19 in order to get the kind of porosity between the  
20 two courts and have the three north/south  
21 streets, Evarts Street is fixed, the north  
22 service court is fixed, the south service court

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1 is fixed.

2 We didn't have a block that was big  
3 enough to accommodate kind of an alley that  
4 would normally be my first go to planning  
5 choice. Separately, the grocery store that  
6 we're showing there is minimal size for most of  
7 the national grocers that they would be looking  
8 at, at 55,000 feet

9 So I didn't have the option to create  
10 an internal loading dock. So in order to get  
11 a grocery store close to what the size that  
12 they're looking for, this was the only solution.  
13 What we've tried to do to address it was turn  
14 the senior building lobby co that is has a corner  
15 and we create an interesting corner at Quarter  
16 Street and Evarts Street.

17 And then all the units upstairs  
18 obviously had windows and balconies and  
19 fenestration looking out to the street. And  
20 then, to accept the fact that it is the tertiary  
21 street or a C street and it is our service  
22 street, then the doors themselves, the docks are

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1 designed to be enclosed when not in use.

2 And the metal and the detailing on  
3 the doors would be similar to the detailing in  
4 the rest of the building.

5 COMMISSIONER MAY: Yes. I'm  
6 sorry, it's still not very satisfactory. And  
7 I don't have a good, I don't have another answer  
8 for you. I'm sure you've studied it quite a  
9 bit.

10 MR. VOELZKE: Yes, we have. I  
11 mean, some of the probably as well is trying to  
12 keep the width of Evarts Street down to a  
13 narrower width so that would reduce paving on  
14 the site. So that dictated that the trucks go  
15 in at an angle that they're going in, and that  
16 created a slightly bigger opening as well.

17 COMMISSIONER MAY: Yes. Well, I  
18 don't know. I'm interested in hearing what my  
19 fellow commissioners have to say about that.  
20 But I find that, for a site, for an overall site  
21 that's this large, to have to settle for that  
22 kind of a configuration when we've seen much,

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1 much smaller developments with much better  
2 loading solutions that address what's needed  
3 for a supermarket, I mean, it's a real  
4 disappointment.

5 So I'll leave it at that. You don't  
6 need to answer that. I mean, we're just sitting  
7 here and, like, I said, we'll hear what  
8 commissioners think. Thank you.

9 CHAIRMAN HOOD: Okay, thank you.  
10 Any other, Commissioner Turnbull?

11 COMMISSIONER TURNBULL: Thank you,  
12 Mr. Chair. I would echo the comments of my  
13 other colleagues and thank you for your  
14 presentation. I think it was precise in the way  
15 you described your logic and the materiality of  
16 the buildings. It made a lot of sense, to a  
17 great extent.

18 But let me just continue on with, in  
19 the line of questions or asking some questions  
20 about the townhomes, similar to Commissioner  
21 May, and that's these are ownership. These are  
22 home ownership so I'm assuming there will be a

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1 homeowner's association developed?

2 MR. TAKKAR: There will be a  
3 homeowner's association and it will also be part  
4 of a broader master association for the entire  
5 McMillan site.

6 COMMISSIONER TURNBULL: Is that  
7 part of the whole thing or is each parcel going  
8 to be like a separate ownership? I mean, in  
9 other words, the homeowners here report to a  
10 homeownership just within Parcel 5 or is it to  
11 the greater context?

12 MR. THAKKAR: So let me be clear.  
13 There will be certain things for which they  
14 report to only the owners on Parcel 5. So the  
15 alleys, for example, and the snow ploughing of  
16 the alleys which serve the homeowners on Parcel  
17 5 would be the business of the homeowner's  
18 association for Parcel 5, right.

19 The landscaping in the front yards  
20 for the homes --

21 COMMISSIONER TURNBULL: Right.

22 MR. THAKKAR: -- would be the

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1 business of the homeowner's association for  
2 Parcel 5. There would also be a broader  
3 association to take of more macro level issues  
4 with regard to, for example, the streets and how  
5 they are work together because the streets don't  
6 belong to anybody. They'll have public use  
7 easements so all district residents can use  
8 them.

9 But it is our obligation, as a  
10 broader McMillan community, to maintain them,  
11 for example. So our home owners would then, in  
12 effect, report to a broader association made up  
13 of the multi-family, the retail and the office  
14 buildings which would, together, manage some of  
15 the macro issues on the site.

16 COMMISSIONER TURNBULL: Okay,  
17 thank you. I guess, getting back to, and we've  
18 always argued, we've always had problems with  
19 the alleys. You had a 4-foot deck, these little  
20 Juliet, a little big bigger than a Juliet  
21 balcony.

22 And you have an option to have a

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1 little outcropping on top. You can have a  
2 bump-out on the level up above. But we really,  
3 I'm just concerned that there's a lot of stuff  
4 that goes on in the alleys. It's a kind of life  
5 of its own.

6 And I'm just concerned that it just  
7 looks like these places are going to be very  
8 dark. Have you done shadow studies that show  
9 what they'll look like?

10 MR. TAKKAR: Right. I guess the  
11 best way that I could address that, as you're  
12 likely aware, we've got a number of projects  
13 with almost identical alleys. Frankly, we  
14 leave alleys just because of the architecture  
15 and design, I think, will be more fully  
16 designed.

17 But the Chancellor's Row project I  
18 showed the Commission, which is in Ward 5, has  
19 that same dimension, 28 foot building to  
20 building, a 20-foot drive aisle. And what we  
21 can say, having done many of them in the city  
22 and around the region, frankly, the balconies

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1 are now actually five feet.

2 We figured out a way to make them  
3 a little bit larger and we've gotten great  
4 feedback from our purchasers with regard to  
5 that sort of being a nice enough size to have  
6 a little living space off of the main level to  
7 barbeque and such.

8 With regard to the alleys, what I  
9 can tell you is that they functionally do work  
10 very well, based on what we have seen. We, like  
11 David, go back and are always involved in the  
12 communities that we have built or are building.  
13 And they are used for folks to park their cars,  
14 for trash pickup, sometimes for deliveries.

15 So they really are not even  
16 tertiary but they really are service related --

17 COMMISSIONER TURNBULL: Right.

18 MR. THAKKAR: -- with a pure  
19 functionality of what I just described. And  
20 the roof decks, if I could just add, they have  
21 really become a place, and we've seen this now,  
22 over 15 years, of where folks get together at

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1 the roof deck level.

2 COMMISSIONER TURNBULL: Right.

3 MR. THAKKAR: And it creates a  
4 great space that sort of at least our purchasers  
5 feel comfortable with as outdoor space.

6 COMMISSIONER TURNBULL: Well on  
7 that section, what is on, what am I looking at  
8 on the ground floor? What about, what am I  
9 looking at at grade?

10 MR. THAKKAR: Give me a second.  
11 So you are talking about here?

12 COMMISSIONER TURNBULL: Yes.

13 MR. THAKKAR: Okay. So you are  
14 looking at, from building face to building  
15 face, 28 feet, right? And then you're looking  
16 at, I'll just pop up off the grade for a second  
17 to the first floor, 5-foot decks.

18 COMMISSIONER TURNBULL: Five  
19 foot?

20 MR. THAKKAR: Five-foot decks on  
21 both sides. Going back to grade what you  
22 essentially see is a four to five-foot sort of

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1 entry and exit from your garage area, as Jack  
2 McLaurin said, planted and landscaped in some  
3 cases, and then an 18 to 20-foot drive aisle  
4 which serves the purpose of folks entering  
5 their garages, trash pickup and such.

6 COMMISSIONER TURNBULL: Well, on  
7 ly little drawing it looked like trash. It  
8 looks like both those were bags of trash out  
9 there.

10 MR. THAKKAR: Where? Right  
11 there?

12 COMMISSIONER TURNBULL: I'm  
13 assuming you have a standardized container that  
14 everybody will use?

15 MR. THAKKAR: We do.

16 COMMISSIONER TURNBULL: Okay.

17 MR. THAKKAR: It can to the  
18 District supercans.

19 COMMISSIONER TURNBULL: And so  
20 those stay inside the garage?

21 MR. THAKKAR: They do. They stay

22 --

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1 COMMISSIONER TURNBULL: Until  
2 pickup?

3 MR. THAKKAR: -- until trash day,  
4 that is correct.

5 COMMISSIONER TURNBULL: Okay.

6 MR. THAKKAR: Yes.

7 COMMISSIONER TURNBULL: So that  
8 will be in the covenant of the homeownership?

9 MR. THAKKAR: Absolutely.

10 COMMISSIONER TURNBULL: With all  
11 the rules?

12 MR. THAKKAR: Yes.

13 COMMISSIONER TURNBULL: Okay.  
14 You had me worried there. There was something  
15 in your description that talked about single or  
16 grouped wood canopies.

17 MR. THAKKAR: Could you repeat  
18 that?

19 COMMISSIONER TURNBULL: There was  
20 something I was reading in the literature about  
21 single or grouped wood canopies. Is that --

22 MR. MCLAURIN: Right. Those are

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1 on the front facades. Anne's going to pull up  
2 an image here. So we have individual canopies  
3 over --

4 COMMISSIONER TURNBULL: Oh,  
5 those? Okay.

6 MR. MCLAURIN: Yes, right there.  
7 But then we have canopies that really run the  
8 full width of the townhome facade that not only  
9 cover the entrance but then continue over and  
10 create an awning effect over the ground-level  
11 windows.

12 COMMISSIONER TURNBULL: I was  
13 concerned that there was going to be something  
14 up on the terrace level.

15 MR. MCLAURIN: No.

16 COMMISSIONER TURNBULL: Okay,  
17 good. Thank you. I would, like Commissioner  
18 May, I would like to see an alley footprint, a  
19 better plan, and maybe even a rendering the  
20 alley to see what that really looks like, if  
21 that could be.

22 MR. MCLAURIN: Okay.

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1                   COMMISSIONER TURNBULL:   Going on  
2                   to the multi-family though.   And I echo  
3                   Commissioner Miller's concern about the  
4                   isolated senior facility.   But is this rental?  
5                   Is the senior housing and the multi-family  
6                   rental units or condo?

7                   MR. LYNCH:   The senior housing, at  
8                   this location, would be affordable rental.

9                   COMMISSIONER                   TURNBULL:  
10                  Affordable rental?   And the rest of the other  
11                  apartments in the market-rate?

12                  MR. LYNCH:   We'll be targeting  
13                  workforce customers making between \$70,000 to  
14                  \$100,000 typically.

15                  COMMISSIONER   TURNBULL:           But  
16                  rental or condos?

17                  MR. LYNCH:   Rental.

18                  COMMISSIONER   TURNBULL:           Rental  
19                  still?   Okay. I guess, here's my biggest  
20                  concern.   Where you have placed this in your  
21                  lobby it's, on one side I've got a wide parking  
22                  driveway.   And on the other side I've got 60 to

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1 80 feet of loading docks.

2 If I was a card-carrying member of  
3 AARP I would say thank you for giving me the  
4 worst building that I want to live in. How the  
5 hell am I going to walk around all of this stuff?

6 Now, supposedly you have a dock  
7 manager, but you're going to have these big  
8 trucks coming in and out. And supposing I want  
9 to walk around by building, but I've got a  
10 30-foot driveway that I've got to navigate.

11 And you haven't even, I think,  
12 responded to DDOT's concern that on an alley,  
13 on a driveway like that, you need to have a  
14 separation so that people can stop halfway and  
15 get through, especially if you've got a senior  
16 building.

17 Has anybody thought about those  
18 things? Have you thought about the logic of a  
19 senior building with a loading dock that's 80  
20 to 100 feet and a driveway right next to it?

21 MR. LYNCH: Absolutely.

22 COMMISSIONER TURNBULL: Oh, and

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1 that's a good idea.

2 MR. LYNCH: We have very carefully  
3 thought about several things, the senior  
4 customer that we know, including the home aide  
5 workers, the ability for ambulances to have  
6 access, the ability to use Evarts Street.

7 So we have thought through the pros  
8 and cons, and there are several. But we felt  
9 that it was appropriate to have a senior  
10 component that was on the corner, easily  
11 visible by the ambulances and other folks that  
12 may have to come, home aide workers.

13 We also felt that it was closer to  
14 the park. And we felt that those were  
15 appropriate pros in addition to the southern  
16 views, the best views, from the building for the  
17 seniors.

18 COMMISSIONER TURNBULL: Well, I  
19 would like to see either some kind of a impact  
20 on how you're going to accommodate seniors with  
21 a driveway like that and with a loading dock.  
22 I think it's a very serious issue.

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1 I think, from a planning  
2 standpoint, you're making it very awkward for  
3 someone to come out in a wheelchair and navigate  
4 down the street.

5 I mean, it's just simple logic. If  
6 I'm handicapped or challenged in any way and  
7 I've got to cross an intake of a garage coming  
8 back and forth, and you don't have a separation  
9 between in and out, that's a problem.

10 I mean, I think DDOT has a standard  
11 for what you're supposed to do in a driveway  
12 like that. You can't have a simple 30-foot  
13 wide driveway.

14 And you'll have message boards in  
15 both lobbies?

16 MR. LYNCH: Yes.

17 COMMISSIONER TURNBULL: Okay.  
18 Now you're having a dock manager at this dock  
19 24 hours or 12 hours, 8 hours, 8:00 to 5:00?

20 MR. VOELZKE: Yes, out intent's to  
21 meet the recommendations of DDOT. But I do  
22 want to emphasize, I don't, that having done a

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1 bunch a grocery stores, you're not looking at  
2 constant truck traffic here. This is a, the  
3 bulk of the deliveries are smaller vendor  
4 trucks. There will be the main warehouse truck  
5 that comes in.

6 COMMISSIONER TURNBULL: Well, I  
7 saw a diagram in one of these books that showed  
8 a truck coming down the street, backing up and  
9 going in.

10 MR. VOELZKE: That is correct.

11 COMMISSIONER TURNBULL: So I'm  
12 assuming someone's going to be out there  
13 directing traffic?

14 MR. VOELZKE: Directing the  
15 driver, yes. But the operator of the store can  
16 control when the trucks do come and when they  
17 can't come.

18 COMMISSIONER TURNBULL: And  
19 again, if I'm a senior and I want to get out of  
20 the building, what are you going to do? Tell  
21 me to wait?

22 MR. VOELZKE: No, but I think you

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1 can control the times that the deliveries are  
2 made. It's a balancing act between the noise  
3 and the raucus that's created with the delivery  
4 and when people are sleeping.

5 COMMISSIONER TURNBULL: Yes.  
6 Well, I guess my whole thing, getting back to  
7 the impacts, I want to see a sort of a senior  
8 plan for how you're going to accommodate  
9 seniors getting in and out of that building and  
10 getting down the street and not having to deal  
11 with traffic issues.

12 And it's also, you know, what I  
13 haven't seen on this plan so far is any type of  
14 accessibility features, sort of universal, you  
15 know, general accessibility. None of the  
16 renderings show curb cuts which you're going to  
17 be required to have. You simply show a curb all  
18 the way around. And it's a simple way of doing  
19 the drawing, but you know you're going to have  
20 curb cuts.

21 I think it would be appreciated by  
22 the rest of us to know that you've thought about

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1 those things, that you're going to comply and  
2 you'll make your renderings realistic enough to  
3 know that accessibility is a major issue and  
4 you're going to accommodate it.

5 I mean, the whole thing about, your  
6 big thing was community. You said it again  
7 tonight, community. And if you want seniors in  
8 this community to be a part of the community we  
9 need to see a genuine effort that you are  
10 working toward their needs.

11 I haven't seen that so far in this  
12 building. And as Commissioner Miller had  
13 said, where is there a community room? Is  
14 there some kind of assembly room? I don't see  
15 anything in the drawing that shows you're  
16 accommodating seniors other than looks like a  
17 rather large lobby. And maybe they're going to  
18 sit around and watch Dr. Oz all day. I don't  
19 know.

20 But I think we need something that  
21 shows you've thought about senior lifestyle  
22 living. And you've done it, but you haven't

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1 shown it here. And I really think we do need  
2 to get into those kinds of issues for this  
3 development.

4 MR. LYNCH: Appreciate your  
5 comments. We'll work on that.

6 COMMISSIONER TURNBULL: Okay.  
7 Did I also see, down the road from the garage  
8 entrance, an air intake?

9 MR. VOELZKE: One of the air  
10 intakes, I believe, is on the corner, on the  
11 southwest corner of the building, down past the  
12 garage entrance, yes, sir.

13 Those will be required, by code, to  
14 be 15 feet above the sidewalk level. There  
15 shouldn't be any kind of obnoxious connections  
16 between pedestrians and air intake.

17 COMMISSIONER TURNBULL: Okay.  
18 Okay, thank you. If I am challenged and I'm in  
19 a wheelchair, I can go around the entire block.  
20 I can't go up to the Olmstead sidewalk though.

21 MR. VOELZKE: Actually, I believe  
22 the intent is that the Olmstead walk will be ADA

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1 compliant as well.

2 COMMISSIONER TURNBULL: Not from  
3 this block. I think you're showing steps going  
4 up by the grocery store and also by North  
5 Capitol Street. I thought there were steps  
6 going up.

7 MS. CORBETT: My name is Anne  
8 Corbett. I'm the project director, for the  
9 record.

10 So I think there's an error in our  
11 rendering. If you look at this particular  
12 rendering and you can see on the north side of  
13 the north service court there's a ramp. Well,  
14 there's a --

15 COMMISSIONER TURNBULL: Those are  
16 steps, aren't they?

17 MS. CORBETT: There's, so here  
18 there's a ramp that takes you up to the Olmstead  
19 Walk on this side. There should be a similar  
20 ramp right here, that this rendering is  
21 missing.

22 COMMISSIONER TURNBULL: Okay.

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1 MS. CORBETT: I apologize for  
2 that. So --

3 COMMISSIONER TURNBULL: Well, I  
4 guess that would be good if you could correct  
5 some of these images for us so that we don't ask  
6 some dumb questions. And if you've already  
7 solved these things it would be good, just for  
8 the record, to show us that --

9 MS. CORBETT: Certainly.

10 COMMISSIONER TURNBULL: -- that  
11 you've accommodated that. Again, I'm just, I  
12 think it's a tremendous community build to have  
13 the senior residences there. But I think once  
14 you do that you raise the bar on yourself. And  
15 I think if you're going to do that you need to  
16 do the whole nine yards.

17 MS. CORBETT: Certainly, sir.

18 COMMISSIONER TURNBULL: And  
19 really comply with some of these. I mean, I  
20 don't want to be nit-picking, but it's just  
21 those kinds of things that, you know --

22 MS. CORBETT: You should nit-pick.

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1 And I can assure you that the site will be  
2 universally accessible. There is a  
3 significant challenge to that.

4 COMMISSIONER TURNBULL: Oh, I know  
5 there is.

6 MS. CORBETT: And that's why I know  
7 we've looked at it.

8 COMMISSIONER TURNBULL: Yes.

9 MS. CORBETT: Right, because of  
10 the historic typography.

11 COMMISSIONER TURNBULL: Right. I  
12 know you're not going to get anybody to go up  
13 in the little tower. I'm sure no one's going  
14 to go up there. But I'm just think that if  
15 Chairman Hood and I are there years from now and  
16 I've got to wheel him around because of his  
17 basketball injuries, you know, I want to make  
18 sure he can do, we can do it.

19 MS. CORBETT: I assure you, sir, we  
20 will.

21 COMMISSIONER TURNBULL: Okay,  
22 thank you.

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1 CHAIRMAN HOOD: Just nice to know  
2 that you're going to look out for me. But I  
3 hope to be riding my bicycle at that point.

4 COMMISSIONER TURNBULL: Well, I  
5 thought you'd be in the wheelchair because you  
6 fell off it and I have to wheel you back.

7 CHAIRMAN HOOD: Well, I'll be  
8 looking forward -- no, I'm not looking forward  
9 to it, no.

10 Okay, one of the things that  
11 concerned me in the testimony, I'm not sure  
12 exactly who mentioned it, about the grocery  
13 store and asking us for an alternative. Where  
14 is the nearest grocery store now and what  
15 alternatives are we looking at?

16 MR. LYNCH: The nearest  
17 full-service grocery store is either the new  
18 Safeway at Petworth station or the Safeway, or  
19 the Harris Teeter at NoMa or the Safeway in  
20 Shaw.

21 MS. CORBETT: Giant.

22 MR. VOELZKE: Giant in Shaw.

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1 MR. LYNCH: I'm sorry, the Giant at  
2 Shaw. And then finally I look at the grocery  
3 store at Rhode Island Station.

4 MS. CORBETT: Giant.

5 MR. LYNCH: It's a Giant. So  
6 those grocery stores are all over a mile away  
7 from the site. But this site does have  
8 interest. We are taking all interest from all  
9 interested parties.

10 We are looking at alternate grocery  
11 stores, mid-size grocery stores, as an  
12 alternative to ensure that the project can come  
13 up as one face. And we wanted to have the  
14 flexibility to be able to do so.

15 CHAIRMAN HOOD: So I think having  
16 a grocer right there is very key. And it think  
17 probably the support that you have, and I'm just  
18 going out on a limb on this, from the  
19 neighborhood, was contingent on a lot of that,  
20 especially a grocery. I'm almost actually  
21 sure.

22 Now, the ones that don't support

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1 you, they don't support anything that you have.  
2 But I'm just saying, as far as this grocery, I  
3 think that's key. And I heard you say we want  
4 to do this or alternative.

5 I really would strongly encourage  
6 you to do exacting what you said, either look  
7 at a grocer or, maybe if you have to minimize  
8 and do something else. But I think this site  
9 is key for seniors as well as for those under  
10 50.

11 I think this is a key piece, and  
12 even for Stronghold and Bloomingdale. So I  
13 will tell you that that comment concerned me.  
14 But anyway, let's go back to the homeowner's  
15 association. I'm trying to figure out how the  
16 streets would work.

17 I mean, is it going to be a defined  
18 area? And at what point would a home owner's  
19 association, say to build out, at what point  
20 would the home owner's association take effect?  
21 Would it be 75 percent of completion or 100  
22 percent of completion?

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1                   MR. THAKKAR:    So typically it's  
2                   at, well, the developer, in effect, is in charge  
3                   of the homeowner's association and maintains  
4                   all of the responsibilities that the future  
5                   homeowners would have prior to getting to 75  
6                   percent of the project.

7                   CHAIRMAN HOOD:    So it's still 75  
8                   percent?

9                   MR. THAKKAR:    Right, 75 percent.  
10                  That's right.

11                  CHAIRMAN HOOD:    Okay. All right,  
12                  let's talk about the loading areas for the  
13                  residential, for the grocer, and with the trash  
14                  compactors. Can we put that up?

15                  Because according to 109 of the  
16                  rendering we received, I'm just trying to  
17                  figure out, because it's street level, and I'm  
18                  just trying to figure out, show me how it's  
19                  going to work. And I don't know if your traffic  
20                  consultant needs to come up.

21                  I don't want to give him a night  
22                  off, but I wonder if he can come up and show me

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1 the circulation of how the trucks are going to  
2 work here with the -- did we ever come up with  
3 a time, Mr. Turnbull, the dock manager? Was it  
4 24 hours or 8:00 to 5:00?

5 COMMISSIONER TURNBULL: I would  
6 assume it's during normal business hours. I  
7 would say 8:00 to 5:00 it is.

8 MS. CORBETT: It's during all, we  
9 would have a loading dock manager there during  
10 all hours that the loading dock was in  
11 operation.

12 COMMISSIONER TURNBULL: Okay.

13 CHAIRMAN HOOD: Can we go over the  
14 circulation? This is why I wanted to do  
15 transportation for every case. I didn't want  
16 to hear that we had already approved it and  
17 couldn't go back to that. That's why we set  
18 May, so we had transportation for every night.

19 Okay, good evening, Mr. Schiesel.  
20 I'm going to be coming down Evarts, and I need  
21 to get in the loading dock. Can you help me,  
22 can you show me how I'm going to get in there?

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1                   MR. SCHIESEL:     Yes.     For the  
2 record, my name is Rob Schiesel, at  
3 Gorove/Slade Associates.

4                   All loading is expected to enter  
5 from North Capitol Street. As you may recall  
6 from the prior hearing, it's one of the places  
7 where we're recommending a traffic signal with  
8 left-hand turn lane.

9                   So trucks would then enter in from  
10 there, travel down Evarts and then back into the  
11 loading dock.

12                  CHAIRMAN HOOD:    So we'd come in, so  
13 I'm going to be backing in from the street into  
14 the loading dock?

15                  MR. SCHIESEL:     Yes.     Maneuvers  
16 are, there is a desire to keep the street  
17 cross-sections narrow and allow for the balance  
18 between how wide these streets need to get and  
19 the type of maneuvers the trucks are getting  
20 into the docks.

21                  CHAIRMAN HOOD:    So how is that  
22 going to work if you have some cars behind you?

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1 Unless something, maybe there's something I'm  
2 missing. I'm coming down -- and I hear this  
3 down here all the time. But when I'm out in the  
4 street I see something totally different.

5 I see trucks blocking cars,  
6 problems. The truck had -- you know, it just  
7 happens. And here we are, it sounds good down  
8 here. But in actuality, it doesn't work.

9 So what I see here along with the  
10 comments that Mr. Turnbull says is about the  
11 seniors, the seniors being able to maneuver,  
12 what you're telling me, if I understand it  
13 correctly, I don't think it works. Help me  
14 understand how it works.

15 MR. SCHIESEL: Well, you know, we  
16 worked on a bunch of grocery stores in the  
17 District too. And we use them frequently and  
18 we realize there is a bit of an issue about  
19 accommodating large trucks in an urban street  
20 network.

21 And, for the record, it was, in our  
22 report was the recommendation that was made

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1 that this grocery store have a dock manager,  
2 which is similar to other new grocery stores  
3 that are opening up, opening up in the District,  
4 especially on smaller streets.

5 And part of that was specifically  
6 to address the concern of potential cars or  
7 traffic spilling out on the street, queuing up  
8 on Evarts and having those impacts extend to  
9 Capitol, North Capitol Street. Like many of  
10 the other loading dock manager  
11 responsibilities and operations plans were  
12 anticipating the need to schedule deliveries.

13 A lot of these grocery stores have  
14 regular deliveries, vendors that come all the  
15 time. They know what size trucks they're  
16 bringing. And they would schedule them, give  
17 them a window of when they show up, have  
18 contingency plans for their arrival.

19 Get trucks to move around so that  
20 out of the multiple docks they have there always  
21 is going to be a way to accommodate those trucks  
22 in and out.

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1                   CHAIRMAN HOOD: I'm not sure if  
2 this Commission, if we voted on anything on H  
3 Street. I can't remember on the Giant. But I  
4 can tell you that some of my co-workers  
5 definitely know that I sit on the Zoning  
6 Commission and they definitely express how  
7 displeased they are of what's going on down  
8 there on H Street.

9                   So, you know, I just think that it  
10 sounds good here, and I think this Commission,  
11 we need to stop creating problems in the city.  
12 And I understand we've got a lot to work with,  
13 but we need to come up with some better,  
14 innovative ways of doing these type of load-ins  
15 and off-street load-in.

16                   I don't really buy that, Mr.  
17 Schiesel. I hope you all would look into that.  
18 Ms. Brown, if you could maybe help me with a  
19 little research, some PUDs that we may have  
20 approved, where it's working. And I think Mr.  
21 Schiesel said they recommended a dock master.  
22 I'm not sure how long, how much time, Mr. Lynch.

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1           But let's look at that. Because we  
2           don't want to create a problem, especially --  
3           and I take, I would also echo the fact of what  
4           Mr. Turnbull mentioned about the seniors. But  
5           I see this as additional in how we're going to  
6           back in.

7           I'm not saying this is the only  
8           site. I just think we need to start correcting  
9           it and try to put some better measures in place,  
10          okay? Is that a deal?

11          MS. BROWN: Yes, sir. We'll be  
12          happy to get you that information.

13          CHAIRMAN HOOD: Sounds good.  
14          Okay, since my colleagues didn't say a whole lot  
15          I don't think about the materials. I had to  
16          turn around a few times to look at the black and  
17          the white, I guess that's the color. I guess  
18          I'll get used to it.

19          What buffers do we have between the  
20          townhomes and the senior building in the  
21          residential? What kind of buffer are we using?  
22          Are we just using the cells? What else? What

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1 else are we using? Are we putting vegetation  
2 on the cells?

3 What are we doing there? I saw one  
4 of the renderings. I just, okay. Okay, the  
5 cells in between the grocery store, what is  
6 that? What are we doing? Is that the buffer  
7 we're looking at as far as the buffer between  
8 that and the townhomes or what is that? What  
9 are those cells serving the purpose of?

10 MR. VOELZKE: Mr. Hood, if you may,  
11 for a minute? The only thing separating the  
12 senior building is the southern part of our  
13 building. And that is the profile of the  
14 senior building right there. Those units are  
15 sitting directly and overlooking the Evarts  
16 Street which we were just talking about.

17 Across Evarts Street is one of the  
18 regular townhouse blocks with the alley and  
19 then a special townhouse block that has parking  
20 underneath it.

21 CHAIRMAN HOOD: So, but basically  
22 the only buffers we have are the trees.

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1                   MR. VOELZKE:     Yes, there's no  
2 necessarily prescribed buffer. It's street  
3 trees on Evarts Street and Evarts Street in  
4 general.

5                   CHAIRMAN HOOD:         Maybe my  
6 orientation is off but I do see some cells here  
7 across the street from the grocery store. I  
8 believe that's what I see.

9                   MR. VOELZKE:     Yes, this is the back  
10 side of the grocery store. If we can pull up  
11 the first slide of, I think, our presentation,  
12 Anne.

13                  CHAIRMAN HOOD:     You know, you  
14 think about this. I know I asked some  
15 structural questions at the last, about those  
16 cells. And I will tell you, I think it was  
17 Friday or Saturday when we had a building  
18 collapse in the city.

19                  So, you know, those kind of  
20 things, we don't want to create problems. And  
21 that's why I asked those questions about the  
22 structural report at our last hearing on

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1 Thursday.

2 But when you hear those kind of  
3 things it always makes you think, what are you,  
4 Hood, what are you down here approving. So,  
5 I'm sorry, you can go ahead.

6 MR. VOELZKE: Absolutely. Does  
7 this help you oriented to where --

8 CHAIRMAN HOOD: Yes, that's what  
9 I'm looking for.

10 MR. VOELZKE: Because the, yes,  
11 the senior building is actually this south  
12 building here. The two north wings are the  
13 multi-family building. And then they're  
14 setback and the grocery store plinth steps out  
15 into the north service court. And then the  
16 sand bins are out here.

17 They'll certainly be investigated  
18 and reinforced and be structurally sound.  
19 That's a given.

20 CHAIRMAN HOOD: Okay. Now let's  
21 talk about one of the renderings. A picture's  
22 worth a thousand words. Let's talk about them.

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1 I'm not sure who this goes to, but  
2 one of the renderings is where I see the  
3 bicycle. I see people walking. I see the same  
4 color brick from the street. So maybe it's  
5 just the photograph. From the street to the  
6 sidewalk, how is that all going to be  
7 intertwined? How is that going to work?

8 And let me tell you exactly what I  
9 was looking at here.

10 MS. CORBETT: This one,  
11 commissioner?

12 CHAIRMAN HOOD: Okay, let's use  
13 that one. There was another one where it was  
14 a car was turning around a close corner. But,  
15 anyway, let's use that one. How is all that  
16 going to work?

17 Actually, the one I had, it looks  
18 like it was the same color brick. Well, I  
19 didn't have it, you all had it. It was the same  
20 color brick and it looked like there was some  
21 pedestrian walking and there was some  
22 automobile activity.

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1           And the only way you could tell the  
2 difference was if you looked closely at the  
3 rendering, that's it down to the bottom. I  
4 think it was the bottom right, in the middle.  
5 That one. I think that's it. No, that's not  
6 it. That's not it.

7           MS. CORBETT: That one?

8           CHAIRMAN HOOD: Yes, there it is.  
9 There's the little car making the little -- so  
10 you could tell we look at these. There's the  
11 car, the truck, little SUV making that left, on  
12 the left-hand side of the cell.

13           Okay, how is that going to work?

14           MR. BELL: I'm Matt Bell, master  
15 plan architect. I thought it would be  
16 appropriate, perhaps, if I answered this.

17           This is the south service court.  
18 You're on the eastern side of it looking west.  
19 And what you see it that car is navigating  
20 around the turn, around the turn there by the  
21 community center.

22           So just on the other side of the

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1 silos is the community center. And about a  
2 third, a quarter to a third, of the south  
3 service court, in the foreground of this is a  
4 pedestrian area.

5 And what we've done is we're using  
6 the balance of the rest of the south service  
7 court for parking and for vehicular access to  
8 the community center and to this pedestrian  
9 plaza and through the park.

10 And the materials chosen there are  
11 materials that are the historic materials of  
12 what these courts were made of, which was scored  
13 concrete. So you can see, if somebody can  
14 point this out while I'm talking about it, Jim,  
15 with a pointer. You can see the extent of the  
16 roadway going along.

17 So if a car comes in it goes along  
18 here from First Street. It goes along there,  
19 There's parallel parking there, except where  
20 you have the portals of the underground cells  
21 and also entries to the park there.

22 So you could drive along up to the

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1 community center, go around the curb, drop  
2 somebody off there and then you could continue  
3 out. So it's a one-way loop around that. And  
4 so it's sized so that the landmark features in  
5 the Center have their own curb and you could  
6 walk along there or you could walk along the  
7 sidewalk on the edge of the space as well.

8 CHAIRMAN HOOD: So there's really  
9 not anything, a barrier or anything in between  
10 but it's an embankment. The curb is what's  
11 going to help differentiate the two.

12 MR. BELL: It's a small curb, just  
13 like you would have on the street. And we need  
14 to provide access. Commissioner Turnbull  
15 talked about seniors, you know, people are  
16 going to get dropped off at the community  
17 center. We need to make that easy for folks and  
18 for families with kids who don't like to walk  
19 and things like that.

20 And also we have a small pedestrian  
21 plaza there that connects the site down to South  
22 Capitol Street. Or North Capitol Street,

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1       sorry. It would be pretty far if it was South  
2       Capitol Street.

3               But what we're really trying to do  
4       here is to balance various modes of mobility.  
5       In other words, like make it easy for  
6       pedestrians with lots of sidewalks and sidewalk  
7       crossings --

8               CHAIRMAN HOOD: Let me ask you  
9       this. We're making it easy for pedestrians,  
10       but are we making it safe for pedestrians?

11              MR. BELL: Yes. We believe we  
12       are.

13              CHAIRMAN HOOD: Tell me how.

14              MR. BELL: Well, there's a,  
15       throughout the plan there are sidewalks that  
16       have the proper setback from the curb there.  
17       We have parallel parking on the residential  
18       streets and we know that cars go slower in  
19       neighborhoods where there is parallel parking.  
20       So pedestrians are buffered from the street by  
21       the parallel parking.

22              MS. CORBETT: Bump-outs.

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1                   MR. BELL: Yes, and we have lots of  
2 bulbouts there at the corners. You can see  
3 them in the plan. They're particularly in the  
4 south service court which is up there now, that  
5 allow for pedestrians to move around passed the  
6 historic portals and things. So we are working  
7 very hard to make this a great environment for  
8 pedestrians.

9                   CHAIRMAN HOOD: Okay. Do we have  
10 another rendering that shows me all of that,  
11 shows me this exact, a little larger, other than  
12 what I see here? Because I'm trying to see  
13 what's actually in the sidewalk. You say, what  
14 are those called that's in the sidewalk?

15                   MR. BELL: The bulbouts?

16                   CHAIRMAN HOOD: Yes.

17                   MR. BELL: Yes, Jim, can you point  
18 to them there on the south service court?

19                   CHAIRMAN HOOD: I see where they  
20 are but I'm just trying to figure out what  
21 significance, what stops me from -- if I'm like  
22 Commissioner May and can't drive too well and

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1 I run over the top of the curb, I'm just saying,  
2 maybe I'm stretching the imagination. And he  
3 actually drives very good, so.

4 MR. BELL: The purpose of the  
5 bulbouts at the intersections is to narrow the  
6 sense of the width of the intersection so that  
7 it encourages pedestrian activity by people  
8 seeing a shorter distance to cross the street.

9 So, for example, at that first one,  
10 Jim, at Three Quarters Street and south service  
11 court, over to the left a little, yes, that one.  
12 You can see the bulbout. Go up Three Quarters  
13 Street. Right there, there's a bulbout at the  
14 corner there. And so that makes the  
15 intersection narrower.

16 And when your intersection's  
17 narrower, cars go slower because they don't,  
18 you know, cars could go really, people drive  
19 faster on wider streets because there's less  
20 to, you know, in their visual field. So the  
21 idea here is to make it so that it's very clear  
22 that there's a detente between the vehicle, the

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1 bicycle and the pedestrian.

2 CHAIRMAN HOOD: Okay, I'll buy  
3 that. I won't ask for the study. I think I'll  
4 buy that. I think I'll buy that.

5 Okay, thank you very much. Let me  
6 see if I have any other questions. That's all  
7 I have right now. Any other followups?  
8 Commissioner May?

9 COMMISSIONER MAY: Yes, so the  
10 materials that we see tonight, I think, address  
11 the townhouses. Do we get a materials  
12 collection for the mixed-use building?

13 MR. JAMESON: In the material box  
14 is some white powder-coated aluminum. And  
15 then the lower base material is the limestone  
16 panels that you see there.

17 COMMISSIONER MAY: Okay. The, do  
18 you actually have a sample of what the fin would  
19 be like?

20 MR. JAMESON: We have not made a  
21 mockup of that as yet.

22 COMMISSIONER MAY: Not even on a

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1 smaller scale or, I mean, white metal is white  
2 metal here. But it would be interesting to see  
3 an actual fin or something like that. Can they  
4 provide a sample like that without making a  
5 mockup of it?

6 MR. JAMESON: I'm sure we could  
7 make a mockup. That's minuscule enough.

8 COMMISSIONER MAY: I mean, yes, I  
9 mean I'm not looking for something huge, just  
10 something to get a sense of what it's going to  
11 be like and what it will look like up close.

12 MR. JAMESON: Absolutely.

13 COMMISSIONER MAY: I think that  
14 would be very, very helpful for me. And also,  
15 I didn't see any samples of the Hardie pipe  
16 material in the board, I mean, in the box.

17 MR. MCLAURIN: We'll certainly  
18 provide that.

19 COMMISSIONER MAY: Okay. And is  
20 it going to be prefinished?

21 MR. MCLAURIN: No.

22 COMMISSIONER MAY: It'll be

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1 painted onsite?

2 MR. MCLAURIN: That's right.

3 COMMISSIONER MAY: Okay, so I  
4 think we can imagine what the color's going to  
5 be. I'm mostly interested in the texture of  
6 it.

7 MR. MCLAURIN: We'll make it  
8 happen.

9 COMMISSIONER MAY: I'm mostly  
10 interested in what the, you know, the texture  
11 of it.

12 MR. MCLAURIN: Sure.

13 COMMISSIONER MAY: The feeling of  
14 it.

15 MR. MCLAURIN: Sure. We'll  
16 provide that.

17 COMMISSIONER MAY: All right,  
18 thank you.

19 CHAIRMAN HOOD: Okay,  
20 Commissioner Turnbull, you had a followup?

21 COMMISSIONER TURNBULL: Yes, Mr.  
22 Chair. Just following up on your comment on

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1 Evarts Street, just with the two other  
2 driveways on the south side of the street from  
3 the townhall and from the alley and from the  
4 garage.

5 It gets back to the question, at  
6 Quarter Street and Evarts. Now there's no stop  
7 lights anywhere within the project itself on  
8 interior streets. I guess my question is,  
9 getting back to the senior issue, a senior wants  
10 to cross the street.

11 And I don't know how much traffic's  
12 going to be going back and forth but I'm just  
13 concerned about them being able to cross the  
14 street in a safe manner without cars. I mean,  
15 if you don't have a stop sign or anything there,  
16 there is going to be a stop sign?

17 MS. CORBETT: Yes there will  
18 definitely be stop signs, not stop lights.

19 COMMISSIONER TURNBULL: Stop  
20 signs?

21 MS. CORBETT: Stop signs.

22 COMMISSIONER TURNBULL: Okay, I'm

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1 just concerned that a senior who really has a  
2 difficult time and is challenged getting across  
3 the street is going to be able to make it across  
4 the street in a safe amount of time. And I  
5 don't know whether you're going to have a stop  
6 sign with a push button, with a flashing light  
7 that would at least stop -- I don't know.

8 I mean, the Department of  
9 Transportation may have some ideas. I'm just  
10 concerned about this senior building. Again,  
11 I repeat, I think it's a great idea. But I  
12 think we need to accommodate that kind of  
13 lifestyle a little bit.

14 MS. CORBETT: I think those are  
15 great suggestions. And we'll look into that  
16 further, chat with DDOT. And when we speak  
17 again we'll have some other suggestions.

18 COMMISSIONER TURNBULL: Great.  
19 Thank you. Seniors are over 55? Or 65?

20 MS. CORBETT: For the purposes --

21 MR. LYNCH: Yes. Tell him yes.

22 MS. CORBETT: This building, yes.

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1                                   COMMISSIONER                                   TURNBULL:  
2           Fifty-five?   Okay.   And I guess, as we talked  
3           before, one of the things, Ms. Corbett, and I  
4           think, Mr. Bell, were talking about the  
5           accessibility and people getting around.

6                                   And I think one of the, if you, I  
7           mean, this really gets to the major site plan  
8           issue of the whole consolidated PUD.   But I  
9           guess I would like to see a plan that shows the  
10          sort of the universal accessibility of people,  
11          how they get around.

12                                  If there is a way that you could  
13          point that out to us.   I think the community as  
14          a whole may be interested in knowing what are  
15          the points and how people get in and out.

16                                  I guess, and my last question is on  
17          the, in the residential area, in the condos and  
18          the rental units, the size of the units and the  
19          mix, how does that get determined?   And, C, is  
20          this a market-rate study or how does this get  
21          planned out?

22                                  MR. LYNCH:   The senior component

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1 was a direct response to voices in the community  
2 who consistently advocated for the ability for  
3 the seniors in the neighborhood, which,  
4 evidenced by our research represent 21 percent  
5 of the market area. 20 percent of the  
6 population in the market area dictated the  
7 senior component.

8 The market-rate component,  
9 workforce/market-rate component, is a direct  
10 research of the surrounding areas, a mix of  
11 studios, one-bedroom and two-bedroom  
12 apartments.

13 COMMISSIONER TURNBULL: And most  
14 of the seniors are one-bedroom?

15 MR. LYNCH: Correct.

16 COMMISSIONER TURNBULL: Looking  
17 that they're going to be single or maybe a  
18 couple? Or how are you --

19 MR. LYNCH: Our experience with  
20 our existing Dunbar apartments is all one  
21 bedrooms. And it has over a 200-person waiting  
22 list for a 200-unit building.

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1 COMMISSIONER TURNBULL: Okay.  
2 Thank you. Thank you, Mr. Chair.

3 CHAIRMAN HOOD: Okay, thank you.  
4 Any other questions? Okay, let's see --

5 COMMISSIONER TURNBULL: Oh, then I  
6 did. One more, I'm sorry. The loading dock  
7 doors are closed unless someone's going to be  
8 coming in. So normally that street side is the  
9 door is down and they're not, you don't see the  
10 dock itself?

11 MR. LYNCH: Correct.

12 COMMISSIONER TURNBULL: Okay,  
13 thank you.

14 CHAIRMAN HOOD: Okay, let's see if  
15 we have any cross-examination. Commissioner,  
16 Chair -- I'm sorry, Chairperson. Are you the  
17 Chair? Still a Chair?

18 MS. BARNES: No.

19 CHAIRMAN HOOD: Okay,  
20 Commissioner Barnes. Okay, right,  
21 Commissioner Barnes, you have any cross exam?  
22 You can come forward, identify yourself and you

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1 can begin asking your cross examiner questions  
2 on their testimony.

3 COMMISSIONER BARNES: Good day,  
4 Chairman Hood, commissioners and agency heads.  
5 I have one question. Someone mentioned about  
6 the parking. And the parking, really, around  
7 the whole site. Now I think it was Akaash, and  
8 the question was asked, since the streets on  
9 this site is private, are you saying that the  
10 surrounding site for parking is private also?

11 And it's only going to be geared to  
12 the residents that's going to be on this site  
13 versus the residents that are currently with  
14 the neighborhood?

15 MR. THAKKAR: Is it --

16 COMMISSIONER BARNES: Someone has  
17 asked, many constituents, has asked about the  
18 parking surrounding the site itself.

19 MS. CORBETT: So all of the streets  
20 on the site are privately maintained and fully  
21 publicly accessible. They will feel seamless  
22 with other typical public streets. And so

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1 street parking will be controlled, meaning  
2 signage with hourly limits and meters where  
3 appropriate or ParkMobile where appropriate.

4 But again, it will feel the same as  
5 any other public street with publicly  
6 accessible street parking.

7 COMMISSIONER BARNES: Because I  
8 know we already have meters on First Street, but  
9 we don't have meters on the North Capitol side.  
10 So they was asking whether or not the parking  
11 would change and how would it change, or would  
12 it affect the current community.

13 MS. CORBETT: How would it change  
14 on North Capitol Street?

15 COMMISSIONER BARNES: I guess just  
16 around the site in general. Someone asked me  
17 that just this morning when I was doing my walk,  
18 so.

19 MS. CORBETT: So North Capitol  
20 Street is a public street, publicly owned and  
21 maintained.

22 COMMISSIONER BARNES: Oh, okay.

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1 MS. CORBETT: So there would be no  
2 change to North Capitol Street per se.

3 COMMISSIONER BARNES: Isn't First  
4 Street also public too? So there'd be no  
5 change there either, right?

6 MS. CORBETT: First street is a  
7 public street, publicly maintained, publicly  
8 metered and publicly controlled in terms of  
9 parking control measures, meters, time limits,  
10 et cetera.

11 We would have no --

12 COMMISSIONER BARNES: Not too many  
13 changes?

14 MS. CORBETT: There are some  
15 recommended changes in where there is parking  
16 and where some parking would be eliminated to  
17 provide for turn lanes.

18 COMMISSIONER BARNES: Okay.

19 MS. CORBETT: But the  
20 functionality of the publicly accessible  
21 parking spaces that remain would not change.

22 COMMISSIONER BARNES: Okay. Thank

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1 you. I will pass that on.

2 CHAIRMAN HOOD: Okay, let me ask  
3 this now. On the property, onsite, again, how  
4 is that going to work? You said it would be  
5 seamlessly. I already know what you can -- you  
6 can't do anything on North Capitol.

7 But on the project, this goes to  
8 Commissioner Barnes' question, on the  
9 property, if Commissioner Barnes parked her car  
10 on the property, how long could she park? We  
11 haven't gotten into that, but it would be  
12 seamless.

13 But let me just say, if she  
14 overstayed, if she stayed and she could park for  
15 two hours but she overstayed, how would that be  
16 enforced?

17 MS. CORBETT: First of all --

18 CHAIRMAN HOOD: And who would  
19 enforce it?

20 MS. CORBETT: Commissioner Barnes  
21 would not park there. Commissioner Barnes  
22 walks there every single morning. But were she

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1 --

2 CHAIRMAN HOOD: But she's going to  
3 bring me, because she's going to drive. So  
4 we're going to --

5 MS. CORBETT: Were Commissioner  
6 Barnes to park there and overstay the limit in  
7 the space that she chose, there would be parking  
8 enforcement by the community improvement  
9 district there.

10 So she may start with a warning  
11 and/or receive a parking ticket if she  
12 overstayed the limit, given whatever those  
13 specific limits were set. And the regional --

14 CHAIRMAN HOOD: Do they have those  
15 powers now in the city? Do they have those  
16 powers to, I mean, well, let me back up. Okay,  
17 will they have power? So what kind of, how are  
18 they going to have those powers to enforce that  
19 and make it a monetary fine or whatever kind of  
20 fine it is?

21 MS. CORBETT: Okay, so first I  
22 would just say that, philosophically, we would

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1 have the same goals that public streets do where  
2 we would want to provide a set of guidelines and  
3 parking monitoring so that cars turned over  
4 frequently and that free parking, excessive  
5 parking, was discouraged, but --

6 CHAIRMAN HOOD: What I'm saying is  
7 is there some type of fine? Is there, not that  
8 I'm advocating for it. I just want to know, how  
9 is it going to be enforced?

10 MS. CORBETT: That's a great  
11 question. In terms of our specific  
12 enforcement provisions, I would need to look  
13 into that and get back to you.

14 CHAIRMAN HOOD: Okay, I'll look be  
15 looking.

16 MS. CORBETT: I don't know exactly  
17 what our policy is.

18 CHAIRMAN HOOD: And I think that's  
19 important also for the, even though  
20 Commissioner Barnes is going to be walking, but  
21 I think that's important for other residents of  
22 the city to know also how that use is going to

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1       happen.

2                   So we'll be looking forward to  
3       seeing that. And then she'll be able to tell  
4       her constituents that. But most of them will  
5       probably walk with you, right?

6                   COMMISSIONER BARNES: Yes.

7                   CHAIRMAN HOOD: Okay. Okay,  
8       well.

9                   MS. CORBETT: Certainly.

10                  COMMISSIONER BARNES: I was asked  
11       whether or not it was --

12                  CHAIRMAN HOOD: Turn your mic on.

13                  COMMISSIONER BARNES: The  
14       question was asked of me this morning, would the  
15       parking surrounding the site change or would it  
16       stay as it now as far as, except for the curb  
17       cuts or what have you. And it probably won't  
18       be that many curb cuts. But it would, one curb  
19       cut would actually take away at least one or two  
20       parks that, you know, parking in Bloomingdale  
21       is tight.

22                  So, but I has asked also whether or

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1 not, even with the DDOT, like May there  
2 mentioned that the applicant would be the  
3 responsible person as far as determining what  
4 type of parking would be up there. And I  
5 suggested that we just have Ward 5.

6 So if I'm, I live in Ward 5, and I  
7 go over there and drive Commissioner Hood  
8 there, I won't get a ticket. But if you change  
9 it, I mean, with the private streets, it's  
10 totally different. So, and they was concerned  
11 about that, even though some want the private  
12 street, I'm sorry.

13 MS. CORBETT: My only response  
14 would be that with private streets it actually  
15 isn't totally different.

16 COMMISSIONER BARNES: Okay.

17 MS. CORBETT: And I continue to be,  
18 we need to be more thorough in the that way we  
19 explain the functionality of private streets.  
20 Because the private streets is really about  
21 maintenance. And so we've agreed in the  
22 relationship with the District, in terms of

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1 developing this site, we've agreed to take on  
2 the maintenance of the streets so that that is  
3 not an additional burden on the District of  
4 Columbia.

5 That being said, that gives us the  
6 responsibility to develop a curbside  
7 management plan that is appropriate for the  
8 site. And we will continue to work with DDOT  
9 and get their advice and guidance on the best  
10 way to do parking management onsite in a way  
11 that makes the site as accessible as possible.

12 CHAIRMAN HOOD: Okay. Any other  
13 questions, Commissioner Barnes? Okay, thank  
14 you. And I also wanted, I guess we need to look  
15 at, I'd like to figure out what did we do with  
16 Rhode Island Row. What did we do with Rhode  
17 Island Row? I can't remember. Did you all do  
18 that?

19 MR. LYNCH: We did not. I said  
20 we'll look into it as part of the assignment you  
21 just gave --

22 CHAIRMAN HOOD: Okay, yes. I

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1 understand.

2 MR. LYNCH: -- to Ms. Brown to kind  
3 of study some other places.

4 CHAIRMAN HOOD: Because theirs are  
5 mixed there. And that happens there, and what  
6 do we do with that?

7 MR. LYNCH: That's right. It's a  
8 good thought.

9 CHAIRMAN HOOD: Okay, great.

10 MS. CORBETT: If I may, sir?

11 CHAIRMAN HOOD: Sure.

12 MS. CORBETT: Fourth Street, in  
13 southwest, what used to be Waterside Mall but  
14 now has a street, has the street grid replaced,  
15 or restored --

16 CHAIRMAN HOOD: But that went back  
17 to a public street, right?

18 MS. CORBETT: No, that's a private  
19 street.

20 CHAIRMAN HOOD: Now that was in  
21 front of us. Do you remember that? But  
22 anyway, I guess it's been a while. So do you

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1 want to go back to that because we have some  
2 security issues there. I want to know how  
3 that's working. Do you want to bring that back  
4 to it? No, I'm just playing.

5 So what you're saying, when they  
6 open the street back up, that's private. Okay,  
7 that never was turned back over to public?

8 MS. CORBETT: Not that I know of,  
9 sir.

10 CHAIRMAN HOOD: Office of  
11 Planning? Oh, Mr. Zimbabwe? Okay, I saw him  
12 shake his head. That's good, Mr. Zimbabwe. I  
13 might ask you those questions when we come down.  
14 Okay. All right, any other questions? Okay,  
15 thank you.

16 What about Friends of McMillan?  
17 Mr. Pozen?

18 MR. POZEN: Good evening. There  
19 was a significant amount of testimony at the  
20 beginning about balancing the past and the  
21 future and paying homage to the past, keeping  
22 intact pieces of the past.

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1 I just, is it correct, am I correct,  
2 that the below ground historic elements in  
3 Parcels 4 and 5, all of them are going to be  
4 demolished? Is that correct?

5 MS. CORBETT: That's correct.

6 MR. POZEN: Okay. On the housing  
7 issue, I wasn't clear about the affordability  
8 issues with regard to the multi-family. Did I,  
9 am I correct that, did you indicate 100 percent  
10 of the senior component of the housing is going  
11 to be affordable?

12 MR. LYNCH: Correct.

13 MR. POZEN: And then, with that,  
14 the non-senior component, the other two  
15 portions, I don't know if you have a word for  
16 them, the other two towers on the building,  
17 those are market-rate?

18 MR. LYNCH: Correct.

19 MR. POZEN: So there's no  
20 affordable non-senior multi-family housing?

21 MR. LYNCH: Not in this building.

22 MR. POZEN: Okay. For the

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1 affordable, with regard to, I guess, both, and  
2 maybe they're two different answers. I'm not  
3 clear about this. For both the multi-family  
4 and the townhomes, what's the length of  
5 affordability that's required and what's the  
6 mechanism for enforcing affordability over  
7 time?

8 MR. THAAKAR: So I can start. So,  
9 with regard to the rowhomes?

10 MR. POZEN: Yes, sir.

11 MR. THAAKAR: The District has an  
12 inclusionary zoning covenant that goes along  
13 with each of these homes. I believe, and I will  
14 get back to you, that the time period is 20 years  
15 and the enforcement is actually through a  
16 covenant that runs with the land enforced by,  
17 I believe, the Department of Housing and  
18 Community Development, as with all  
19 inclusionary zoning units throughout the city.

20 MR. POZEN: Okay.

21 MR. THAAKAR: So, counsel, before  
22 I forget, the affordability is the life of the

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1 project pursuant to the IZ comment that I just  
2 mentioned.

3 MR. POZEN: What is the life of the  
4 project? I'm sorry. Sorry for my confusion.

5 MS. BROWN: I don't want to be  
6 answering a question because I'm not the fact  
7 witness. But it's in the DC, Chapter 26 of the  
8 inclusionary zoning regulations.

9 MR. POZEN: So this is compliant  
10 with the inclusionary zoning but not beyond  
11 inclusionary zoning?

12 MR. THAAKAR: I'm not sure what you  
13 mean by beyond but it is compliant with, as it  
14 should be.

15 MR. POZEN: Okay. Thank you.  
16 And is that, what's the same for the  
17 multi-family?

18 MR. LYNCH: The  
19 multi-family/senior has several covenants that  
20 will have to be meshed together as part of the  
21 land disposition agreement, including the  
22 covenants related to affordable housing

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1 projects.

2 MR. POZEN: So that's not yet been  
3 finalized at this point?

4 MR. LYNCH: Correct.

5 MR. POZEN: With regard to the  
6 non-grocery store option that was discussed  
7 earlier, I take it there's no commitment at this  
8 point from a grocery store provider? No, a  
9 grocery store company for committing to a  
10 grocery store at this point.

11 MR. LYNCH: Correct, there's no  
12 commitment at this time. We are actively  
13 seeking grocer every day.

14 MR. POZEN: So it's, at this point  
15 anyway, not something that would be pursuant to  
16 the zoning rules and regs regarding something  
17 that is going to be measurable and completed at  
18 the time the project is delivered. I mean,  
19 it's not something you can commit to at this  
20 moment?

21 MS. BROWN: That's asking for a  
22 conclusion on this. I think he has already

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1 testified as to what his goal is for the site  
2 and the PUD covenant, the PUD conditions and  
3 covenant will gage the enforceability of all  
4 this.

5 CHAIRMAN HOOD: Okay, I think  
6 we've beat the grocery store, I know I did  
7 personally. And I appreciate your question,  
8 Mr. Pozen, but next question.

9 MR. POZEN: With regard to the  
10 levels of affordability, do you have ranges of  
11 numbers? You've identified percentages of  
12 affordability. And target, you've referenced  
13 target audiences, target markets of folks that  
14 you're looking towards.

15 Do you have ranges of rents or  
16 potential sale prices, both on the affordable  
17 side and the market side? Is that something for  
18 either the homes, single-family townhomes or  
19 the multi-family units? Is that something  
20 you've done at this point?

21 MR. THAAKAR: We have. So, as you  
22 heard me testify, the townhomes have

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1       afforability to 50 percent of AMI, which is  
2       roughly \$50,000 for a family of four, MSA, and  
3       80 percent, roughly \$80,000 for a family of  
4       four.

5                   And so we've worked through on very  
6       similar projects with the Department of Housing  
7       Community Development general pricing.

8                   MR. POZEN:    Yes.

9                   MR. THAAKAR:   And so I can say, for  
10       the 50 percent it's, you know, somewhere in the  
11       \$225,000 to \$250,000 range for the 50 percent  
12       of AMI and at the 80 percent of AMI it's  
13       somewhere around, our last experience, very  
14       recent, you know, maybe high \$200,000 to mid  
15       \$300,000.

16                   MR.    POZEN:           And for the  
17       affordable, are there target rates that you've  
18       looked for for that as well?  Or is that yet to  
19       be determined?

20                   MR. THAAKAR:   Is that directed to  
21       me?

22                   MR. POZEN:    Well, for both of you,

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1 actually.

2 MR. THAAKAR: When you say reates  
3 what do you mean?

4 MR. POZEN: Amounts, the sale  
5 price.

6 MR. THAAKAR: So, yes. I'm sorry.  
7 I'll just repeat. I said two-hundred and  
8 twenty --

9 MR. POZEN: Right, that was for the  
10 affordable. For the market-rate?

11 MR. THAAKAR: Oh, for market-rate.  
12 Where we haven't gotten into details, I'd say  
13 probably from the high \$400,000 to probably  
14 high \$700,000, a pretty broad range given the  
15 size of the units on the site.

16 MR. POZEN: Unnderstood. And for  
17 the multi-family, is a similar analysis be  
18 done?

19 MR. LYNCH: A similar analysis has  
20 been done. But through the affordable  
21 program, especially through the low-income tax  
22 program, that is actually a rent amount that's

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1 determined by the tax credit program. So that  
2 ranges between unit types as well as ranges  
3 between years.

4 MR. POZEN: Sure.

5 MR. LYNCH: So giving you an exact  
6 number would be stepping too far forward.

7 MR. POZEN: Understood. Anything  
8 on the market-rate?

9 MR. LYNCH: On the market-rate we  
10 would see a full range of unit types again as  
11 as well as a full range of pricing. And that  
12 has not been determined yet.

13 MR. POZEN: Okay. With regard to  
14 the level of commitment to the senior housing,  
15 I wasn't clear whether, what the level of  
16 commitment was through this portion of the  
17 plan. Something that you're committing to a  
18 this point? Or something that's aspirational?  
19 I wasn't clear. What's the level of commitment  
20 within the plan?

21 MR. LYNCH: The application is  
22 fairly clear. Our desire is to do a senior

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1 affordable building. But we had a secondary  
2 plan that exceeds the exclusionary zoning goals  
3 of 20 percent affordable for moderate income  
4 households.

5 MR. POZEN: Okay, one last  
6 question on this point. I wasn't clear about  
7 which, I know this is fairly technical, but  
8 which entities were actually certified by the  
9 district as CBEs. What is the exact CHE that  
10 we're talking about here that would be related  
11 to this particular project?

12 MR. LYNCH: I am a local resident of  
13 Washington, D.C., and as you can tell, a African  
14 American business owner.

15 MR. POZEN: Yes.

16 MR. LYNCH: We have several  
17 businesses. We have a traditional real estate  
18 holding company structure. And we also  
19 conduct real estate transactions in a fairly  
20 typical way in which single purpose entities  
21 are actually the entities that actually develop  
22 specific assets.

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1           We will have a specific, a  
2 project-specific entity created for this  
3 project.

4           MR. POZEN: I see.

5           MR. LYNCH: And because  
6 certifications are only for two years, we have  
7 considered the timing of both the land  
8 disposition and the execution of the project  
9 when we move forward with creating these SPEs.

10          MR. POZEN: Thank you. There was  
11 considerable testimony about parking and  
12 deliveries. And one statement that was made  
13 referenced a noise and ruckus of deliveries.  
14 Has there been any study with regard to this  
15 project in regard to noise pollution or  
16 increased noise related to the traffic  
17 deliveries of otherwise within the project,  
18 with this component of the project in  
19 particular?

20          MS. CORBETT: No, there has not.

21          MR. POZEN: Okay. Likewise, any  
22 studies or projections with regard to carbon

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1 footprint or air pollution related to traffic,  
2 deliveries or other relate to this project of  
3 this portion of the project?

4 MS. CORBETT: There has been no  
5 study of the carbon foot print of the project.

6 MR. POZEN: Okay. What about with  
7 regard to deliveries, traffic or otherwise, on  
8 the immediate adjacent communities? The  
9 impact of that traffic or deliveries, any  
10 studies or contemplation of that?

11 MS. CORBETT: Can you clarify your  
12 question, please?

13 MR. POZEN: Sure. There's been a  
14 great deal of discussion, both today and then,  
15 to some extent, at the previous hearing on  
16 Thursday with regard to people coming and going  
17 to the site and, tonight in particular, to the  
18 housing and retail components of the site.

19 In your study of how to best manage  
20 that, those comings and goings, has there been  
21 any additional study related to the impacts of  
22 those comings and goings on the immediate

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1 communities surrounding the site?

2 MS. CORBETT: I believe that our  
3 transportation impact study included impacts  
4 on the surrounding neighborhood and, yes, did  
5 study the impact on the surrounding  
6 neighborhood. And its recommendations were  
7 made in that context in order to mitigate any  
8 detrimental impacts derived from the  
9 development.

10 MR. POZEN: Okay. And with regard  
11 to the transportation issue, did they include  
12 projected growth rate over time or was the  
13 analysis kind of a static snapshot in time?  
14 And if so, what was the projection for growth  
15 rate, of time, on that?

16 MS. BROWN: We did not testify to  
17 that on direct.

18 MR. POZEN: Oh, but there was a  
19 great deal of discussion about deliveries and  
20 comings and goings to the site, so that's what  
21 I has wondering, whether there was a thought  
22 about, looking at it as a one-time deal or are

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1 we talking about this over time? And if so, was  
2 that contemplated in your study.

3 MS. BOWEN: Oh. We just did not  
4 testify that on direct.

5 COMMISSIONER MAY: He's asking a  
6 question about the study, though. So it's a  
7 simple question. Was it looked at or not?

8 MS. BROWN: She's look --

9 MR. SCHIESEL: The study included  
10 multiple projections of future traffic.  
11 Specifically growth rates assume, are in Figure  
12 22 in our traffic study.

13 MR. POZEN: Okay. All right, and  
14 lastly I wanted to, on direct, there was a  
15 discussion of both storm water management was  
16 referenced as reducing paving surfaces on the  
17 site, presumably in a mitigation effort for  
18 storm water runoff.

19 Plus, at the last hearing, there  
20 was testimony as well dealing with the  
21 permeability of the site, a current  
22 permeability of the site.

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1           Let me ask, have the applicants, as  
2 part of the storm water mitigation plan for the  
3 project, studied the current storm water runoff  
4 from the site as a way of establishing a  
5 baseline against which future runoff can be  
6 measured?

7           MS. CORBETT: Yes, we have.

8           MR. POZEN: And so can you detail  
9 what the current runoff of the site is?

10          MS. CORBETT: No, that wasn't part  
11 of direct.

12          MR. POZEN: I'm sorry?

13          MS. CORBETT: No, that wasn't part  
14 of our direct testimony tonight.

15          MR. POZEN: Your testimony spoke  
16 to managing storm water. So I'm asking about  
17 managing the storm water, and you said that, in  
18 fact, you had looked at as part of your study  
19 and that you had looked at establishing a  
20 baseline of current storm waters.

21                 So I assume if you've done that,  
22 then you know what the current storm water, I

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1 mean, if you don't want to answer that question  
2 of what the current storm water runoff is --

3 MS. CORBETT: First, I want to  
4 clarify what we covered on direct tonight. If  
5 you look at the image on the screen, the  
6 reference to storm water management was made in  
7 regards to low-impact development techniques  
8 being employed throughout the site.

9 And in this image you can, on the  
10 right-hand side, a storm water rain garden.  
11 And hopefully you can see the curb cuts along  
12 there so that storm water runoff down the street  
13 is running into that rain garden.

14 And then on the left side of the  
15 image is where folks can park. And below the  
16 parking strips on the streets there will be  
17 permeable pavers. And, again, there are cuts  
18 in the curb there that you can see as little sort  
19 of dark rectangles where water can naturally  
20 run into the planting strip on the edge, between  
21 the sidewalk and the street.

22 That was the specific testimony

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1 given tonight about storm water management  
2 features integrated into the physical design of  
3 the residential development.

4 MR. POZEN: So is there a reason  
5 why you don't want to answer the question as to  
6 how much storm water runoff is running off the  
7 site now that you are seeking to mitigate  
8 through the very detailed pieces that you've  
9 just referenced?

10 MS. BROWN: Mr. Chairman, I  
11 believe we've answered the question, but I  
12 would also direct Mr Pozen to page 122 of our  
13 Stage I drawings which details the storm water  
14 management plan.

15 CHAIRMAN HOOD: Okay, that  
16 probably was a question for Thursday, but next  
17 question.

18 MR. POZEN: That's all my  
19 questions.

20 CHAIRMAN HOOD: Okay, thank you.  
21 Let's go to the Office of Planning. Let's do  
22 a, see where we are. I was wondering if we

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1 could finish this case tonight. How many  
2 people are here to testify? If you could just  
3 raise your hand? Okay.

4 And, Mr. Pozen, about, do you know  
5 how long you would need? Did you need the full  
6 35 minutes? I'm not rushing you. I'm just  
7 trying to get a calculation of time. We've  
8 already missed the Wizards game, Mr. Pozen, so  
9 don't worry about that. So the full 35?

10 ANC, Ms. Barnes, about how much  
11 time do you think your presentation will be?  
12 Okay. All right, we'll keep pressing. Let's  
13 go to the Office of Planning and DDOT. We'll  
14 do Office of Planning first and then we'll do  
15 DDOT.

16 Good evening. Or should I say good  
17 night? No, good evening.

18 MS. BROWN: Good evening, Mr.  
19 Chairman and members of the Commission. For  
20 the record, I'm Maxine Brown Roberts from the  
21 Office of Planning.

22 Our report of April 25, 2014

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1 details our review of the development proposed  
2 for Parcel 4 and 5. And I think tonight we have  
3 gone and delved deeply from the commissioner's  
4 questions into the presentation by the  
5 applicant.

6 And therefore, I will just be brief  
7 to say that the applicant has requested a number  
8 of areas of flexibility from the roof  
9 structure, from loading. And we believe that  
10 those flexibilities that have been requested  
11 are reasonable and will not have any adverse  
12 effect on either the proposed rights, events or  
13 the surrounding.

14 In addition to that, we are also  
15 pleased that the applicant has also increased  
16 the number of affordable units on the  
17 townhouses and we want to commend them for that.  
18 Other amenities that are included would be the  
19 LEED certification.

20 Again, we believe that the CR zone  
21 is appropriate for this portion of the site with  
22 a mix of uses and an appropriate density and

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1 allows for the transition from the higher  
2 buildings in Parcle towards the low  
3 single-family uses on the east and the south  
4 side of the property.

5 Therefore the Office of Planning  
6 recommends approval of the development for  
7 Parcel 4 and 5. And we also want to say that  
8 we will work with the applicant on those issues  
9 that were highlighted this evening.

10 Thank you, Mr. Chairman. I'm  
11 available for questions.

12 CHAIRMAN HOOD: And thank you, Ms.  
13 Brown-Roberts. Mr. Zimbabwe?

14 MR. ZIMBABWE: Good evening,  
15 commissioners. Sam Zimbabwe, Associate  
16 Director for Policy and Planning at DDOT.

17 We largely stand on our testimony  
18 from last week and our report from April 21st.  
19 If I can pre-empt maybe a few questions, very  
20 briefly, on the parking issues that you all were  
21 discussing before.

22 We do have multiple arrangements.

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1 Rhode Island Row is actually owned by WMATA.  
2 It's not District owned and so we don't regulate  
3 the curb side there. As was mentioned, Fourth  
4 Street is a privately owned street that's  
5 publicly managed in terms of parking  
6 management.

7 The internal streets on the site  
8 would be sort of, from our understanding so far,  
9 it would not be District managed in terms of  
10 parking regulations. Certainly not in terms  
11 of maintenance, but that's something that we  
12 could discuss going forward.

13 And the perimeter streets, again,  
14 those are public and will remain public. And  
15 they will be subject to our purview in terms of  
16 managing them as we see fit, working with the  
17 applicant and the community at large.

18 CHAIRMAN HOOD: Okay, I want to  
19 thank you both. Commissioners, any questions  
20 of either the Office of Planning of the District  
21 Department of Transportation?

22 Okay, not seeing any, does the

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1 applicant have any cross?

2 MS. BROWN: No questions.

3 CHAIRMAN HOOD: Okay, Ms. Barnes,  
4 Commissioner Barnes, do you have any cross?  
5 Mr. Pozen, do you have any cross? Sure.

6 MR. POZEN: I'm sorry, it's Thorn  
7 Pozen. Just one question on the parking issue.  
8 I take it that there's no, that you've received  
9 no specific commitments on the part of the  
10 applicant, nor have you agreed, DDOT, to any  
11 specific commitments with regard to curbside  
12 management/parking plans within the site?

13 MR. ZIMBABWE: That hasn't been  
14 part of our review.

15 MR. POZEN: Thank you.

16 CHAIRMAN HOOD: Great, thank you.  
17 Okay, let's move right along. Let's go to  
18 report of other government agencies. Do we  
19 have anything, commissioners, that I maybe  
20 missed that you all can recall? Anyway, if we  
21 do, we'll go back when we recall it.

22 Report of ANC in this case is 5-E.

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1 Also, we're going to hear from 5-A and 1 -- is  
2 5-A and 1-B here? Okay. I'm sure they have  
3 provided something, I think, for the main  
4 record. And we'll take that back up and read  
5 it and talk about it on Thursday.

6 But one thing I do want to ask,  
7 probably should have Office of Planning, but I  
8 will ask the applicant where are the air  
9 conditioning units on the townhomes? But I can  
10 ask that, we can do that in rebuttal or you can  
11 just respond to me. No, we'll do it in, it's  
12 just a question I'm going to be asking.

13 MS. SCHELLIN: We need to have  
14 that, get removed everything. Somebody left  
15 their glasses and papers.

16 CHAIRMAN HOOD: Okay,  
17 Commissioner Barnes?

18 COMMISSIONER BARNES: Okay,  
19 again, Chairman Hood, commissioners and agency  
20 heads, I am Dianne Barnes, Commissioner for the  
21 senior member district in which this site  
22 resides in. ANC 5-E has submitted its letter

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1 for support to the recommendations of the  
2 developers that was received from the HPRB to  
3 move forward on the project.

4 That which has been presented, such  
5 as the many necessities, amenities that's  
6 located within other communities are required  
7 of this current community in which the project  
8 has been developed.

9 The need of jobs, walkable retails,  
10 affordable housing, along with the other  
11 benefits and amenities are a necessity which  
12 all communities must have a need of. Many  
13 residents welcome the project and, of course,  
14 there are many that don't welcome the project.

15 But we really would like to see that  
16 fence come down with some kind of development  
17 there. And it's been a long time waiting, so  
18 ANC does support the project to move forward to  
19 the next stage. And that's my report. And we  
20 have submitted a letter already.

21 CHAIRMAN HOOD: Thank you.  
22 Right, thank you, Commissioner Barnes. But

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1 Commissioner Barnes, let me ask you this, and  
2 I asked this the other night. Do we know  
3 actually how long it's been? I'm trying to  
4 figure, I'm really trying to figure out --

5 COMMISSIONER BARNES: I've been in  
6 the --

7 CHAIRMAN HOOD: Was it Skyland or  
8 is it McMillan?

9 COMMISSIONER BARNES: I think it's  
10 McMillan. I've been in that neighborhood for  
11 40 years.

12 CHAIRMAN HOOD: Okay.

13 COMMISSIONER BARNES: And ever  
14 since I've been there somebody's been trying to  
15 get me to work on the project, to talk to the  
16 developers.

17 CHAIRMAN HOOD: So you are saying  
18 40 years? It's been 40 years?

19 COMMISSIONER BARNES: No, well,  
20 it's probably been 30-some years.

21 CHAIRMAN HOOD: No, at least 30?  
22 Okay.

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1 COMMISSIONER BARNES: At least 30,  
2 yes.

3 CHAIRMAN HOOD: At least 30, okay.  
4 Okay, Skyland, I think, was 23, at least the  
5 last person I asked.

6 COMMISSIONER BARNES: So it's been  
7 at least 30-some years that we've been waiting.  
8 We've been entertained by developers and stop,  
9 start back, stop. And this is the first time  
10 that we've actually had someone to actually  
11 come to a Zoning Commission to try to move this  
12 --

13 CHAIRMAN HOOD: Okay, this is the  
14 furthest along you've been?

15 COMMISSIONER BARNES: Yes.

16 CHAIRMAN HOOD: In this process?

17 COMMISSIONER BARNES: Yes.

18 CHAIRMAN HOOD: And what was the  
19 vote again? I don't have it right handily.  
20 What was your vote?

21 COMMISSIONER BARNES: Six for and  
22 eight against.

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1 CHAIRMAN HOOD: Six for and eight

2 --

3 COMMISSIONER BARNES: And two was  
4 absent that evening.

5 CHAIRMAN HOOD: So six and four.

6 COMMISSIONER BARNES: Yes.

7 CHAIRMAN HOOD: And two were  
8 absent.

9 COMMISSIONER BARNES: Right, so  
10 it's a total 10 commissioners.

11 CHAIRMAN HOOD: Okay.

12 COMMISSIONER BARNES: So eight, I  
13 mean, six voted for and two opposed, and two was  
14 absent, so.

15 CHAIRMAN HOOD: Okay.

16 COMMISSIONER BARNES: Okay.

17 CHAIRMAN HOOD: Okay,  
18 commissioner, any questions? Okay. Let's  
19 see. Does the applicant -- one second,  
20 Commissioner Barnes, let's see if any of you.  
21 Now, you gave us some good testimony. They  
22 might have some questions for you. Sometimes

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1 you get drilled now there, so you can keep your  
2 seat for a moment. Does the applicant have any  
3 cross?

4 MS. BROWN: No questions.

5 CHAIRMAN HOOD: Okay, Mr. Pozen,  
6 do you have any cross? Okay, you got off easy.  
7 Tonight.

8 COMMISSIONER BARNES: Well, thank  
9 you.

10 CHAIRMAN HOOD: Okay, let's go to,  
11 oh, I have the list. We'll go on to our  
12 organizations. Oh, organizations and persons  
13 in support. Let me call up eight. I think all  
14 the mics are working.

15 Ms. Cheryl Cort, Brian Olstar --  
16 and forgive me if I mispronounce your name. If  
17 it sounds close, just come to the table. Lee  
18 N. Campbell. I think Ms. Campbell already  
19 testified earlier? Okay. Mr. Brotosos?  
20 Brotisoss? B-R-O-T-S-O-S. He's gone? He  
21 went home and watched the game.

22 Okay, this last name I can't,

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1 Jonathan --

2 MS. SCHELLIN: Something --

3 CHAIRMAN HOOD: Jonathan? Come,  
4 yes, that's it. Jean Reese, Terri Brown,  
5 Timothy Evans, Rashida Brown, Culan Karin  
6 Whiteworth. He left? Okay. Heather  
7 Brostos. Same name, must be related. And  
8 James R. Gaither. James Gaither? Mr.  
9 Gaither?

10 Is anyone else here who would like  
11 to testify in support? If you can come forward  
12 at this time. Okay, and soon as we get settled,  
13 Ms. Cort, you may begin.

14 MS. CORT: Thank you, Chairman.  
15 I'm Cheryl Cort. I'm with the Coalition for  
16 Smarter Growth. We are the leading  
17 organization in the Washington, D.C. region  
18 dedicated to making the case for smart growth.

19 Our mission is to promote walkable,  
20 inclusive and transit oriented communities and  
21 the land use and transportation policies and  
22 investments needed to make those communities

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1 flourish.

2 We wish to express our strong  
3 support for the multi-family/retail building  
4 and townhouse elements of this adaptative reuse  
5 of the McMillan sand filtration plant. We have  
6 tracked the review process through HPRB over  
7 the last year or so and appreciate the evolution  
8 in the designs to today's proposals.

9 Redeveloping and reusing the  
10 historic McMillan sand filtration site is an  
11 important benefit to the city's residents and  
12 overall efforts to focus growth in our region  
13 and protect the environment. This is the right  
14 development and preservation in the right  
15 place.

16 The proposal will add hundreds of  
17 homes and medical offices, stores and  
18 tremendous amount of open space. This  
19 additioned lands in an eclectic context that  
20 has rowhouse residential uses on two sides,  
21 large scale medical institutions to the north  
22 and an industrial open space to the west with

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1 the 70-acre Army Corps of Engineers reservoir  
2 complex.

3 This site is linked to major  
4 transit routes and to the city's transportation  
5 network. While not at a Metro station, this  
6 site is next to one of D.C.'s largest public,  
7 private employers. New housing opportunities  
8 here will strengthen the hospital center and  
9 can shorten commutes for some workers.

10 This site is also close to the core  
11 of D.C. The addition of retail serving,  
12 residential-serving retail in a grocery store,  
13 and along with other smaller retail will likely  
14 serve office workers as a key market and make  
15 this a stronger mixed-use node.

16 Built on a grid of slow streets,  
17 this mix of uses and connectivity to the  
18 Washington's hospital center complex and  
19 surrounding neighborhoods reduces how much  
20 driving is generated by workers and residents.

21 With the addition of the necessary  
22 transit improvements this will be one of the

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1 most important growth nodes outside of downtown  
2 not on a Metro station.

3           These new housing opportunities  
4 next to one of the city's largest private  
5 employers and nearby growing neighborhoods  
6 that are close to downtown are part of the  
7 solution for meeting the high demand for  
8 housing in the city.

9           With the city growing by more than  
10 a thousand residents a month new housing is an  
11 important part of allowing our city to embrace  
12 the strong desire to live here.

13           Regarding the overall scale of the  
14 multi-family buildings and townhouses, we  
15 agree with the approach of stepping down  
16 heights and density from north to south. The  
17 multi-family building and townhouses fit in  
18 south of the taller medical office buildings  
19 facing the Washington Hospital Center complex  
20 and create a transition to residential  
21 neighborhoods to the south and east.

22           The lower-scaled townhouses facing

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1 the south service court, with its preserved  
2 historic sand bins and major new park, is also  
3 an appropriate approach. The addition to the  
4 sensitive tapering of height to respond to the  
5 more residential character of south and east  
6 side, we commend the low-speed street grid that  
7 will tie the large site together and new traffic  
8 signals that will ease connections to adjacent  
9 neighborhoods across North Capitol Street and  
10 Michigan.

11 We also like the Green Streets  
12 approach integrated into the townhouse  
13 section. We note, however, that the  
14 townhouses have a fairly high parking ration of  
15 about 1 to 4. Perhaps additional cost savings  
16 can be found by reducing parking in the  
17 townhouses and allocated to increase  
18 affordability.

19 Regarding affordable housing, we  
20 share the concern raised by Commissioner Cohen  
21 that we need deeper levels of affordability.  
22 In particular, we asked for half of the 10

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1 percent of townhouses set aside to follow  
2 inclusionary zoning standards, affordable at  
3 50 percent, a very median income for low-rise  
4 construction.

5 We are very pleased to hear that  
6 this will now be the case and we commend the  
7 applicant for committing to this critical need.

8 Adding up all the market-rate units  
9 including the, all the below market-rate units  
10 including the townhouses and senior building,  
11 it is 128 units or 18 percent of the residential  
12 component of the project will be affordable.  
13 This is close to the 20 percent that formerly  
14 was the practice for public land dispositions.

15 So we ask that the Zoning  
16 Commission support at least this 128 unit level  
17 and ask DAMPAD to consider additional  
18 affordability.

19 In conclusion, I just wanted to  
20 reiterate our strong support for this  
21 multi-family building/townhouses and retail  
22 use. This is going to be a tremendous asset to

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1 the city and to the neighborhood. Thank you.

2 CHAIRMAN HOOD: Thank you. Next?

3 MR. TOMER: Good evening, Chairman  
4 and commissioners. My name is Jonathan  
5 Colbani Tomer. I am a D.C. resident. I live  
6 in Bloomingdale, about half a mile from the site  
7 of, I guess, Parcel 4.

8 And I'm strongly in favor of the  
9 ANP's planned redevelopment and, in  
10 particular, the multi-family/retail and  
11 townhome parcels.

12 At current growth rates, D.C. is  
13 going to reach its former peak population of  
14 about 800,000 residents in just over ten years.  
15 New housing production is extremely limited and  
16 the income and wealth inequality in the  
17 District continues to rise.

18 As a result, people of lower and  
19 even average income are finding getting an  
20 affordable place to live in the District harder  
21 every year. A report from GMU's Center for  
22 Regional Analysis just came out and noted that

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1 while nominal income has climbed 5 percent in  
2 the past 4 years, rising rents have meant that  
3 effective income has actually dropped 4  
4 percent.

5 And if this trend continues D.C.'s  
6 not going to be a city for everyone. It will  
7 be only the extremely rich will be able to live  
8 here. To stop this trend we need to do two  
9 things. We need to produce more housing and we  
10 need to protect the housing prices for the  
11 city's most vulnerable residents by making the  
12 affordable housing available.

13 And with a zoning code rewrite that  
14 would create a lot of accessory growing units  
15 still delayed the only option is to build more  
16 houses. The VM people have helped on both of  
17 these fronts, adding over 700 new units of  
18 housing and, what I have here is 119, but I guess  
19 Ms. Cort is probably right at 128 units of  
20 inclusionary affordable housing.

21 These are both extremely welcome  
22 additions to the city and to my neighborhood

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1 where house prices have jumped 10 percent in a  
2 year and rent is rapidly becoming unaffordable  
3 for people of modest income.

4 In addition to the retail portion  
5 of the developments, including grocery stores,  
6 especially grocery stores -- hold them to that,  
7 please, Mr. Hood -- we'll ensure that both new  
8 residents and residents of the adjacent  
9 communities live in a thriving, walkable  
10 neighborhood.

11 More about grocery stores. I live  
12 in Bloomingdale. It's about a mile to the  
13 nearest grocery store. It'll be just about a  
14 half a mile to the new one. People living on  
15 Channing Street will see an even more dramatic  
16 jump, going from almost a mile and a half to just  
17 about a quarter mile which is easy for almost  
18 anyone to walk to.

19 The plan is not perfect. I would  
20 like to see some changes. I agree with Vice  
21 Chairman Cohen that a large block of affordable  
22 senior housing doesn't serve the needs of the

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1 city as expressed by the Housing Authority and  
2 the Office on Aging. And I would have like to  
3 have seen it replaced with general dedicated  
4 affordable housing.

5 I agree with Ms. Cort that two  
6 parking spaces per rowhome is probably too  
7 much. Nobody in my neighborhood needs two cars  
8 per house. And it drives up the costs  
9 unnecessarily. Also, 3 parking spaces per  
10 1,000 square feet of retail, I think, is too  
11 much and drives up costs unnecessarily.

12 But no plan is perfect, and I  
13 recognize that while I might like to see some  
14 changes to the plan others might like the exact  
15 opposite changes. And almost any variation is  
16 going to be better than the industrial waste  
17 sight we have today. Thank you.

18 CHAIRMAN HOOD: Thank you. Next.

19 MS. BROWN: Good evening, Chairman  
20 Hood and members of the Zoning Commission. My  
21 name is Rashida Brown and I am a resident of Ward  
22 1.

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1           I live on Irving Street in  
2 northwest Washington, D.C. My property sits  
3 northwest of the McMillan reservoir also known  
4 as Park View.

5           I'm here today to express my  
6 support for the McMillan redevelopment project  
7 and the master plan submitted by the Vision  
8 McMillan Partners. I've attended community  
9 meetings facilitated by the VMP and appreciate  
10 the level of community engagement involved in  
11 the project.

12           Over the past few years McMillan  
13 Partners have done an excellent job of reaching  
14 out to the community in a respectful and  
15 meaningful way. They worked with us in  
16 numerous meeting salons and conversations.  
17 They learned from our comments and developed a  
18 vision and a plan that best suits the area.

19           This consequently led to a  
20 consensus based plan after a comprehensive  
21 master planning process with members of the  
22 community. At least the plan's newly

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1 developed housing structure blends well with  
2 the site's existing historic landmark and the  
3 fabric of the building's designed for  
4 commercial use.

5 At least 20 percent of the housing  
6 units on the redeveloped McMillan site will be  
7 affordable to households making 50 to 80  
8 percent of the area median income. This would  
9 help leverage the city's agenda to increase  
10 affordable housing and make it accessible to  
11 those who need it the most.

12 The Center for Housing Policy  
13 indicates that older Americans are more likely  
14 than younger adults to spend more than half of  
15 their income on housing. The demand for  
16 affordable housing, especially in the  
17 District, continues to increase.

18 Therefore, I am pleased that the  
19 plan meets the unique needs of our seniors.  
20 Low-income housing, tax credits and affordable  
21 housing trust funds will support a separate  
22 area for eligible seniors ages 55 and older.

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1           Extending affording to our seniors  
2           is critical, especially at a time when our baby  
3           boomers are starting to make up a significant  
4           portion of our growing aging population. I  
5           believe the final product would attract  
6           individuals of all generations and bring us  
7           together as a community.

8           In addition to being receptive to  
9           the numerous community benefits that this plan  
10          hast to offer, residents and visitors will want  
11          to be educated about the importance of the  
12          innovative sand filtration approach and the  
13          history behind it.

14          Most of all, I appreciate that the  
15          plan responds to the communities needs,  
16          promoting job creation, affordable housing,  
17          access to high quality health care and high  
18          quality produce which is desperately needed in  
19          an area that is considered to be a food desert.

20          Because this plan is  
21          transformative and incredibly comprehensive I  
22          anticipate that it would foster a safer,

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1 walkable, sustainable and healthier  
2 environment to live, work and play. Its core  
3 principles are centered on a special commitment  
4 to enhancing the viability and spirit of our  
5 community.

6 Historic preservation and economic  
7 development should go hand-in-hand in this  
8 project. They should be interconnected and  
9 help us to survive as a whole. Therefore, I  
10 urge the Commission to move forward and approve  
11 these plans. The site desperately needs to be  
12 revitalized and restored.

13 Much thought, creativity, time and  
14 commitment helped this plan evolve into what it  
15 is today. Discussions about the McMillan  
16 property have been taking place over 20 years  
17 and nothing had materialized. So I think that  
18 the VNP plan is the right plan for us to move  
19 forward. Thanks.

20 CHAIRMAN HOOD: Thank you, next?

21 MR. GAITHER: Good evening,  
22 Chairman Hood and commissioners. My name is

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1 James Gaither, and I'm currently a resident of  
2 Paul Laurence Dunbar Senior Apartments located  
3 at 2001 15th Street, NW.

4 I am here tonight to express  
5 support for the redevelopment of the McMillan  
6 sand filtration site. And more specifically,  
7 the development of senior housing at McMillan.  
8 I currently reside in a 10-story, all senior  
9 building in the heart of Greater U Street area.

10 Jair Lynch Development Partners  
11 was our developer partner. When our tenant  
12 association went under a tenant purchase  
13 process we were concerned when we first started  
14 the process because we all liked living in our  
15 building, but we needed work done.

16 We were scared that anyone who  
17 fixed it would also make it too expensive. We  
18 are not partners in the building ownership and  
19 we have a nice newly rehabbed place to live.

20 In addition to having a lot of  
21 meeting space, a library/learning room and new  
22 lobby we also have elevator the now work and a

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1 lot of special features that you don't in  
2 regular buildings. Most of you may be familiar  
3 with the things that are required for seniors  
4 such as grab bars and special lighting for  
5 evacuation.

6 We are able to keep our building  
7 completely affordable because Jair Lynch  
8 Development Partners helped us fight for and  
9 win a long-term HUD subsidy for Section 8  
10 subsidy.

11 But the most important thing that  
12 we kept is our community at Dunbar. And we  
13 enjoy being together because of our shared age,  
14 background and experience. We have our own  
15 elected officers. I am currently president  
16 of the Paul Laurence Dunbar Resident  
17 Association. And we plan activities together.

18 We use our common areas to  
19 socialize with one another and plan events. We  
20 also let groups from the neighborhood come and  
21 use our space as long as they include us in their  
22 programs. We aren't a group of people who want

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1 to be completely separated from everyone else.

2 But it is nice to live in the U  
3 Street area and be a part of all the interesting  
4 things happening and know you have a quiet, safe  
5 place to come home to.

6 I am familiar with the area around  
7 the McMillan site, having lived in Ledroit Park  
8 for many years, walking and driving past by the  
9 fence there. I know, too, there are a lot of  
10 seniors near there who would probably like to  
11 live in the building that Jair Lynch plans to  
12 develop.

13 With the shops, restaurants and a  
14 walk along to the grocery stores and a park and  
15 community center, it would be a really nice  
16 place to live. Having their own separate  
17 building would make it a lot like Dunbar, a  
18 special community of people, can do things  
19 together and enjoy the neighborhood.

20 I urge you to support his project,  
21 as I do. I am grateful for the service as  
22 commissioners and I hope that you will say yes

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1 to the McMillan site project. Thank you.

2 CHAIRMAN HOOD: Okay, thank you.  
3 Commissioners, do we have any questions?  
4 Okay, I have just one quick question form Mr.  
5 Gaither.

6 Mr. Gaither, do you think that the  
7 grocer is an important part of this project?

8 MR. GAITHER: The grocery?

9 CHAIRMAN HOOD: Grocery store.

10 MR. GAITHER: Yes, sir,  
11 absolutely.

12 CHAIRMAN HOOD: And, Ms. Brown,  
13 what do most of your neighbors say? I know that  
14 you said you lived in Ward 1. What are you  
15 hearing from most of your neighbors? Is it  
16 split with the project as far as support? Or is  
17 it based on most of neighbors, I'm just asking  
18 your neighbors, are most of them supportive of  
19 the project as presented?

20 MS. BROWN: Yes, as a member of the  
21 community that's very engaged, I have spoken  
22 with a number of our community members, and

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1 they're very supportive of the plans.

2 In fact, about a month ago I, along  
3 with several neighbors, helped organize and  
4 event that brought together some of the  
5 developers and of the people working on the  
6 project to have more of our Ward 1 residents  
7 informed and educated about the facts of this  
8 project.

9 And I think that the developers  
10 coming across the aisle to speak with our  
11 community was very valuable. And they're in  
12 complete support. Those persons that attended  
13 the meeting, we brought at 90 persons to this  
14 event, and --

15 CHAIRMAN HOOD: Which ANC are you  
16 in?

17 MS. BROWN: I'm in 1A.

18 CHAIRMAN HOOD: 1A, okay.

19 MS. BROWN: 1A-10.

20 CHAIRMAN HOOD: 1A-10, right.

21 MS. BROWN: Yes, which sits very  
22 close to the reservoir. In fact we have, in

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1 fact we can actually see the reservoir from the  
2 end of our street. I live on Irving Street,  
3 between Park Place and Water Street.

4 CHAIRMAN HOOD: Okay. All right.

5 MS. BROWH. Next to the hospital  
6 centers.

7 CHAIRMAN HOOD: Don't give us all  
8 that information. Commissioners, do you have  
9 any questions at this time? Okay, we thank you  
10 very much. Appreciate it. Oh, I'm sorry,  
11 cross examination. Does the applicant have  
12 any cross?

13 MS. Brown: No cross.

14 CHAIRMAN HOOD: Okay,  
15 Commissioner Barnes, do you have any cross.

16 COMMISSIONER BARNES: No.

17 CHAIRMAN HOOD: okay, and Mr.  
18 Pozen, do you have any cross? Okay, one  
19 question. For all of them or for, Ms. Cort?  
20 Okay.

21 MR. POZEN: It took me longer to  
22 get over here than to ask the question. But,

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1 Ms. Cort, you had indicated in your statement  
2 that you caveated your support for the program,  
3 for the plan, with regard to it based on  
4 necessary transit improvements.

5 Can you expand on what you meant  
6 by necessary transit improvements for the plan?

7 MS. CORT: Well, it would be good  
8 to refer to the DDOT report from the last  
9 hearing talking about the need to, the  
10 assessment is that there is actually not really  
11 sufficient transit service to serve existing  
12 needs right now.

13 And certainly, the city needs to  
14 commit to improved transit in the future, which  
15 is the, you know, enhancing the H line but also  
16 actually implementing bus bus priority  
17 corridor for North Capitol Street, the ADX, an  
18 eventual streetcar.

19 And there were additional  
20 recommendations related to improving bike  
21 parking close to buildings.

22 MR. POZEN: Okay, and you're aware

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1 that, based on both DDOT's testimony and  
2 testimony of the applicant, that with the  
3 exception of some discussion on the bike issue  
4 that there were no actual firm commitments for  
5 that, for those improved transportation  
6 improvements, certainly, in the current budge  
7 of near-term budgets?

8 MS. CORT: Well, these are  
9 important long-term commitments but, I mean,  
10 long-term investments but we are working to  
11 push the city forward in terms of implementing  
12 bus priority corridors throughout the city.  
13 And we'd like to see it on the ADs that's been  
14 identified and developed over the last few  
15 year.

16 So these are immediate  
17 improvements that this neighborhood, with or  
18 without any change at the sand filtration site  
19 needs.

20 MR. POZEN: Thank you.

21 CHAIRMAN HOOD: Mr. Pozen, if you  
22 brought everything, you can just keep your

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1 seat. You can just stay over in this area  
2 because we're going to bring you up. Okay, I  
3 want to thank this panel. We appreciate you  
4 coming out and providing testimony. So, Mr.  
5 Pozen, if you wanted to bring your group up or  
6 come on up, we can get started.

7 And then right after Mr. Pozen  
8 we're going to, and Friends, we're going to go  
9 to those in opposition. And then we'll be  
10 doing a rebuttal and closing.

11 Again, you all have a combined  
12 total of 35 minutes. So we have Ms. Sellin and  
13 Mr. Norman and Mr. Pozen, okay. Okay, Mr.  
14 Pozen, I think we're ready to get started.

15 MR. POZEN: Yes, thank you, sir.  
16 We have two witnesses to speak tonight to  
17 provide testimony in opposition to the plan.  
18 To my left is Anne Sellin and to her left is Tony  
19 Norman.

20 Ms. Sellin we would like to have  
21 qualified as an expert in historic  
22 preservation. Her CV was provided on our

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1 original submission for party status. I have  
2 extra copies if that is something that you would  
3 like now and prepared to present her in any way  
4 that you would --

5 CHAIRMAN HOOD: I'm just curious,  
6 are you going to proffer her as an expert on all  
7 the cases that we have?

8 MR. POZEN: Yes, sir. And we have  
9 two other experts. They are not here tonight.  
10 They will be speaking at the next hearing and  
11 the final or first, I guess, hearing on the  
12 13th.

13 CHAIRMAN HOOD: Okay.  
14 Commissioners, let's open it up and see if we  
15 want Ms. Sellin's resume rises her to the status  
16 of expert.

17 Ms. Sellin, let me just ask, have  
18 you ever been proffered as an expert before in  
19 front of the Commission?

20 MS. SELLIN: Only in zoning.

21 CHAIRMAN HOOD: Okay. You want to  
22 be on your microphone.

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1 MS. SELLIN: Only in zoning.

2 CHAIRMAN HOOD: For historic?

3 MS. SELLIN: Not historic.

4 CHAIRMAN HOOD: What were you  
5 proffered for previously?

6 MS. SELLIN: A zoning PUD on 24th  
7 Street a number of years ago.

8 CHAIRMAN HOOD: Okay, what was  
9 their, do you remember what the proffered  
10 expertise was?

11 MS. SELLIN: In zoning, because I  
12 testified many times before the Zoning  
13 Commission.

14 CHAIRMAN HOOD: So you were a  
15 zoning witness?

16 MS. SELLIN: Yes.

17 CHAIRMAN HOOD: Okay,  
18 commissioners, we have a request as an expert  
19 in historic preservation. Any comments?

20 COMMISSIONER MAY: Ms. Sellin,  
21 thank you for submitting your resume. And we  
22 certainly are familiar with you and your prior

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1 testimony on various cases and from other  
2 circumstances.

3 Have, I guess what I'm kind of  
4 struggling with it that we normally would  
5 expect to see a substantial body of work as a  
6 consultant or as a practitioner in the field.  
7 And what we see in the resume largely has to do  
8 with your activities as a civic participant, if  
9 you will, in various cases.

10 So I'm wondering if you could speak  
11 more to sort of professional qualifications or  
12 practice in the field of historic preservation  
13 which is, I mean, typically what we look for.

14 MS. SELLIN: Well, I have lectured  
15 at the Smithsonian in historic preservation.  
16 I've given many walking tours in historic  
17 preservation and I've lectured at various  
18 universities, and been paid for this, by the  
19 way, at various institutions which are listed.

20 I was paid by the National Trust for  
21 Historic Preservation to prepare this, the  
22 application, for McMillan for historic status.

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1 I've been paid by the city to prepare historic  
2 districts, including St. Elizabeth's as a  
3 national landmark. So --

4 COMMISSIONER MAY: Okay, that's  
5 good for me.

6 MS. SELLIN: It's not to volunteer  
7 civic --

8 COMMISSIONER MAY: Well, no, no,  
9 no. I mean, that's exactly what most of this  
10 stuff looked like volunteer participation and  
11 let's just say we're used to seeing a long list  
12 of prior professional activities that were  
13 paid activities.

14 MS. SELLIN: I've taught art  
15 history at Tulane University.

16 COMMISSIONER MILLER: Mr.  
17 Chairman, I fully would support her being  
18 proffered as an expert.

19 COMMISSIONER MAY: On the basis of  
20 the answers to those questions I would too.

21 CHAIRMAN HOOD: Okay. All right,  
22 any objection? Ms. Brown?

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1 MS. Brown: Not so much an  
2 objection but a point of clarification in the  
3 materials submitted to the record. It was  
4 stated that she would be testifying about  
5 historic preservation and the comprehensive  
6 plan. I don't know that her qualifications  
7 would support her testifying on the  
8 comprehensive plan.

9 So I wanted to make sure that that  
10 testimony would be deemed lay testimony as  
11 opposed to expert testimony.

12 CHAIRMAN HOOD: Okay, thank you  
13 for the separation too. I believe she's just  
14 being proffered tonight as a well, in this case,  
15 as historic preservationist. Okay, am I  
16 correct?

17 MR. POZEN: You are correct.

18 CHAIRMAN HOOD: Okay, any  
19 objections? Okay, so, Ms. Sellin,  
20 congratulations. You are deemed an expert.

21 MS. SELLIN: Thank you, sir.

22 CHAIRMAN HOOD: In historic

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1 preservation, okay. Not zoning but historic  
2 preservartion.

3 MS. SELLIN: All right.

4 CHAIRMAN HOOD: Okay.

5 MS. SELLIN: I had prepared this  
6 testimony for the first hearing on the site  
7 planning. And of course it ended after 11:00  
8 so we never got to that.

9 McMillan Park Reservoir is a key  
10 element in the McMillan plan of 19(1) and (2).  
11 Along with the mall and the circle of civil War  
12 forts, McMillan was designated a federal park  
13 by Congress in 1911 and is a major piece of the  
14 park system and outgrowth of the City Beautiful  
15 movement.

16 Another thing intact, McMillan  
17 Park is unique in the country for its size and  
18 its combined use as an engineering site.  
19 Designed by Frederick Law Olmsted and opened in  
20 1905, it's a feature that should be returned in  
21 full to the people.

22 The McMillan commissioners,

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1 Burnahm, McKim, St. Godins and Frederick Law  
2 Olmstead, Jr. saw that reinforcing existing  
3 open spaces beyond the L'Enfant City in the area  
4 atop the topographic bowl would preserve  
5 stretches of green space and serve as a  
6 mechanism toward this goal.

7 McMillan Park was planned as an  
8 essential component of this. Keenly aware  
9 that the city was swiftly developing housing  
10 subdivisions northward, the commissioners  
11 foresaw that a long-range plan was crucial in  
12 order to preserve open space and breezes to blow  
13 into the hot city bowl during the summers.

14 By knitting together a series of  
15 open spaces and by acquiring certain estates,  
16 an emerald necklace would be formed, winding  
17 through the higher portions of Washington's  
18 city from Rock Creek Park to Anacostia.

19 In this area, the knitting together  
20 of public and private spaces, that is  
21 cemeteries, The Soldiers' Home, McMillan Park  
22 and university campuses, would link up to form

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1 flowing green wards. Serving as gills to the  
2 city, they would be used for recreation, walks  
3 and viewpoints to city monuments.

4 Over the years, many of these green  
5 spaces have been either closed to the public or  
6 built over. The southern portion of The  
7 Soldiers' Home where residents still  
8 remembering visiting the city, the dairy farm  
9 there and its south side have seen that big  
10 slice taken over by the hospital center  
11 buildings and parking lots, its western portion  
12 by the Veterans Hospital.

13 Once open to the public, the  
14 Soldiers' Home is open now only by appointment  
15 for group tours to the Lincoln Cottage, but the  
16 campus isn't open. A western portion of  
17 Glenwood Cemetery to the east was sold off for  
18 condominiums.

19 McMillan was fenced off at that of  
20 World World II and has remained so until now,  
21 and I do appreciate people wanting to see its  
22 development. Its larger western half where

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1 water has been purified chemically since '87 is  
2 owned by the Corps of Engineers and will never  
3 see opened as a park again.

4 Thus, ironically, the neighborhood  
5 surround and Ward 5 particularly have less  
6 access to parkland than any other ward in the  
7 city. The 25-acre east side is traversed by  
8 two east/west courts which contain 10 towers  
9 each constructed to house washed sand, washers  
10 that are used for filtering and four regulator  
11 houses each, all designed by water engineer  
12 Allen Haysen.

13 These served as functioning  
14 elements. For the core of the site, the 20  
15 sloped sand filtration compartments or cells  
16 are approximately an acre each.

17 The project envisions destroying  
18 all the cells or compartments but three, of  
19 which one must be used at the northeast side by  
20 the city's water department to collect water as  
21 a measure to prevent flooding in Bloomingdale  
22 and Ledroit Park.

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1           The DC Water system has already  
2 destroyed two compartments in order to  
3 construct a deep sewer tunnel at the southwest  
4 corner of the site.

5           For Parcels 4 and 5 demolition even  
6 includes cells 16, 17, and 19 which the  
7 applicant's own structural engineer, Robert  
8 Silman, finds to be in the best condition.

9           The developers are not concerned  
10 about working with reusable cells as is called  
11 for in the comprehensive plan, but with the  
12 destruction of all the vaults on the site, say  
13 the two at the northeast corner being developed  
14 at the water development for a catch-basin for  
15 runoff water.

16           The Vision McMillan Partners  
17 propose to destroy all the rest of the  
18 compartments, Ogroin Vault and the spectacular  
19 heart of this system. The claim that this  
20 ravaging of the largest number of historic  
21 features on this site constitutes an amenity  
22 under PUD zoning regulations.

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1           It's absurd. The destruction of  
2           80 percent of a park designed by the most  
3           eminent park designer of the 20th century, Fred  
4           Law Olmstead, Jr. and the towering water  
5           engineer, Allen Haysen, completely contravenes  
6           the DC Historic Production Act.

7           The developers' proposal to build  
8           a swimming pool and community structure is  
9           commendable but it would be billed to us  
10          taxpayers and privatized. The entire site,  
11          including all the southern parts of the area  
12          would be private. And a whooping portion of  
13          that is not open space, and it would be  
14          displaced by buildings.

15          This hardly mitigates the carnage  
16          this building campaign would visit to the site.  
17          And once gone, these unique and magnificent  
18          structures can never be replaced.

19          The city could appropriately spend  
20          that money to restore the entire park for the  
21          benefit of the public with no destruction of its  
22          historic elements. The vaults in the worse

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1 condition could be filled in.

2 Again, this is an area least served  
3 by parkland. There's been no attention to  
4 Policy PMC262 regarding historic preservation  
5 at McMillan that adaptive reuse of some of the  
6 underground cells be a component of the site  
7 planning to preserve part of the historic  
8 record.

9 One or two cells are being kept as  
10 catch basins and retained by the city for that  
11 use. Eight cells are stable, except for the  
12 edged, and three more are stable according to  
13 the developer's engineer.

14 The comprehensive plan under  
15 Parks, Recreation and Open Space makes clear  
16 the continued need for more open space. Action  
17 Props 138 states, Develop limits on lot  
18 coverage and impervious surface coverage in  
19 this zone that recognizes and protects the  
20 basic value of parkland as open space.

21 The zoning provision should ensure  
22 that any future construction within parks is

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1 limited to park related uses and facilities.  
2 Medical offices, retail stores and housings do  
3 not fulfill this requirement.

4 The following policy Props 1.4.4  
5 states Acquire and convert abandoned or tax  
6 delinquent land not in productive use into  
7 recreational use more feasible and  
8 appropriate, particularly in parts of the city  
9 that lack adequate access to parkland.

10 This lends strong support to the  
11 retention of the entire park in this part of the  
12 city deficient in parkland.

13 There's nothing in this proposal in  
14 the way of amenities. The so-called community  
15 center, which would be private, and a swimming  
16 pool, which would be private, all financed by  
17 the public purse, are hardly amenities.

18 Also we taxpayers are being asked  
19 to finance the PAD for high office buildings.  
20 I see no amenities in this plan.

21 The entire site was planned by  
22 Olmstead, Jr. to be open to the public, not just

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1 what is now the federal side. When I prepared  
2 the historic designation some 20 years ago I  
3 interviewed a number of people who had used the  
4 park before it was closed off in World War II.

5 I especially remember what Roland  
6 Brown, who grew up in Ledroit Park told me. He  
7 sad, as a boy, he frequently played baseball in  
8 the northeast corner on the east of First  
9 Street, a place the boys called "the fewer  
10 sewers." He even remembered one boy falling  
11 through an open manhole. The boy stood up,  
12 unhurt, and scampered through the vaults and  
13 out the court door to return to the game.

14 Dick Hurlbut, who grew up near the  
15 park, described playing on that site also.  
16 Olmstead intended all of McMillan to be used as  
17 a park. It's sad that not even the three  
18 beautiful maidens in the bronze fountain by  
19 Herbert Adams would be installed on the site.

20 And if you look at the photograph,  
21 you'll see the bottom part along North Capitol  
22 Street and you'll actually see the ghost of the

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1 baseball diamond there where the boys played.

2 This was a picture taken in the  
3 1920s. And in the upper part, this is Michigan  
4 Avenue running here, diagonally. It's just a  
5 little street then. By the way, you can see the  
6 trees that were Mulberry trees that were  
7 planted by the McMillan commissioners there.  
8 And some of them are still struggling along, by  
9 the way, after 112 years.

10 On the north side you see the Old  
11 Soldiers' homesite and the dairy farm that was  
12 part of that site. And that's all built over  
13 by the medical center now.

14 And you can see how much open space  
15 they wanted to preserve. Because if you look  
16 to the top of the page you can see all the  
17 housing that has been built and how crucial the  
18 commissioners felt it was to retain and connect  
19 park space.

20 Now that side of the site also was  
21 designed for people to walk around. If you  
22 look at the next page the bottom picture shows

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1 steps going up on the east portion of the site,  
2 the portion we're talking of. Just below that  
3 would be Channing Street.

4 So the steps emerge from First  
5 Street and Channing and go up. And if you look  
6 at the picture above you'll see a man walking  
7 on one of those sidewalks.

8 The site was used during World War  
9 I for national emergency food, garden  
10 commission girls, who planted food on the site,  
11 a forerunner to the second World War Victory  
12 Gardens. They won a prize for that.

13 And there's a McMillan site, a history  
14 site, that, on the third page that you can look  
15 up. There are other significant areas in the  
16 comprehensive plan, Pros 3-3, Other  
17 Significant Open Space Networks do reinforce  
18 the McMillan knitting together of these open  
19 spaces as McMillan is a part.

20 A unique open space network  
21 comprised primarily of federal facilities,  
22 cemeteries and institutional units is located

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1 just north of the city's geographic center in  
2 an area otherwise lacking in public parkland.

3 The network included McMillan  
4 Reservoir, the Armed Forces Retirement Home,  
5 Rock Creek Cemetery, National Cemetery in  
6 Glenwood, Prospect Hill and St. Mary's  
7 cemeteries.

8 This area was already established  
9 as a major recreational ground for Washington  
10 in the 19th century. Its role as such was  
11 confirmed by the 19.1 McMillan Plan which  
12 recognized the dual function of these lands as  
13 functional facilities and passive open spaces.

14 While public access to many of  
15 these Properties is restricted today, their  
16 presence as open space as a corridor is  
17 primarily visible in aerial photos of the city.

18 And the next, I'm not going to read  
19 all of this, but the next one, Action Pro 3.3,  
20 Creating Washington's Central Park. Work with  
21 the federal government, NCRC, which is no  
22 longer in existence, and institutional and open

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1 space land owners to create a linear system of  
2 parks and open space extending from Bryant  
3 Street on the south to Fort Totten on the north.

4 This system should be created from  
5 existing large, publicly owned and  
6 institutional tracts as well as adjacent  
7 triangled parks, cemeteries and rights of way.

8 And then under the historic  
9 preservation element it says, protect and  
10 enhance the views and vistas, both natural and  
11 designed, which are an integral part of  
12 Washington's historic image. And there are  
13 some very fabulous vistas looking over the  
14 park.

15 The mid-city element states open  
16 space on McMillan Reservoir sand filtration  
17 site requires the reuse of the McMillan  
18 Reservoir sand filtration site dedicate a  
19 substantial contiguous portion of the site for  
20 recreation and open space.

21 That open space should provide for  
22 both active and passive recreational uses and

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1 should adhere to high standards of landscape  
2 design, accessibility and security.

3 Consistent with the 19.1 McMillan  
4 Plan connectivity to nearby open space such as  
5 the Armed Forces Retirement Home should be  
6 achieved through site design.

7 And under historic preservation at  
8 McMillan Park, Policy MC2.6.2, restore key  
9 above-ground elements of this site in a manner  
10 that's compatible with the original plan and  
11 explore the adaptive reuse of some of the  
12 underground cells as part of the historic  
13 record of this site.

14 The cultural significance of this  
15 site and its importance to the history of the  
16 District of Columbia must be recognized. As it  
17 is reused consideration should be given to  
18 monuments, memorials and museums as part of the  
19 site. And NCPC has named this as a site for  
20 federal memorials.

21 And Policy MC2.6.3, mitigating  
22 reuse impacts, ensure that any development on

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1 this site is designed to reduce parking,  
2 traffic and noise impacts on the community and  
3 improve transportation options to the site and  
4 surrounding neighborhood.

5 Any change in use on the site should  
6 increase connectivity between northwest and  
7 northeast neighborhoods. Any change in the  
8 use of the site should increase connectivity  
9 between northwest and northeast neighborhoods  
10 as well as the hospital complex to the north.

11 Policy MC2.6.4 says community  
12 involvement in reuse planning, that amenities  
13 which are accessible to the community and which  
14 respond to neighborhood need should be  
15 included.

16 Now this could be, the parkland  
17 could be completely private and operated as  
18 private with use fees. Now just about three  
19 blocks south of there in Ledroit Park there's  
20 a fairly large public housing group.

21 And I went by there the other day  
22 and children were playing on the sidewalk and

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1 in the street. Will they be able to use this?

2 Under MC 2.6.55 Scale and Mix of New  
3 Uses, recognize that development on portions of  
4 the McMillan sand filtration site may be  
5 necessary to utilize this site and provide the  
6 desired open space and amenities. Where  
7 development takes place is should consist of  
8 moderate to medium density housing, retail and  
9 other compatible uses.

10 Any development on the site should  
11 maintain view sheds and vistas and be situated  
12 in a way that minimizes impacts on historic  
13 resources.

14 Well, vistas are certainly  
15 disrupted from Michigan Avenue. You won't be  
16 able to see the sand towers and from the Old  
17 Soldiers' Home, where there's a wonderful vista  
18 to the Capitol, that also would be invisible if  
19 this is designed as proposed.

20 Thank you.

21 CHAIRMAN HOOD: Mr. Norman?

22 MR. POZEN: Excuse me, Mr. Norman?

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1 MR. NORMAN: Okay, thank you. My  
2 name is Tony Norman. I'm here as a lay witness,  
3 not an expert.

4 But I had the great opportunity of  
5 working with McMillan for over the last 30  
6 years. And, Mr. Chair, to answer your  
7 question, I think McMillan is longer. It's  
8 been at least 30 years McMillan has been in the  
9 process.

10 I have served as president of the  
11 Bloomingdale Civic Association, which is where  
12 the site is located. I had the great  
13 opportunity of serving as chair of MAG. MAG,  
14 I don't know if you, you all haven't heard much  
15 about MAG.

16 MAG is the McMillan Advisory Group  
17 that was set up by the Deputy Mayor's Office and  
18 the city to bring in all the community  
19 stakeholders, composed of all of the  
20 surrounding civic associations and all of the  
21 surrounding ANCs.

22 And we've been working on McMillan

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1 for the last, I'd say MAG's been in existence  
2 for at least seven or eight years. The goal of  
3 MAG was to bring the community together so we  
4 can all come down here together singing Kumbaya  
5 with the city and the developers.

6 And we had hoped to do that. I  
7 would love to be holding hands with Jair Lynch  
8 and Akaash and we'll all singing together.  
9 That was our goal to achieve that. But, so you  
10 need to hear more about MAG because that was the  
11 group to try to iron out all the details about  
12 McMillan and the community and the city  
13 together.

14 And I also had the great  
15 opportunity of representing on the ANC, it was  
16 my single-member district was part of the  
17 historic site, the Reservoir part. And I had  
18 the distinction of serving as chair for A1-B  
19 just recently, just as of last year.

20 And I want to speak that I don't  
21 think can convey itself in the submission and  
22 testimony about the passion of why the

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1 community is involved in this.

2 This site has been an integral part  
3 of that surrounding community for at least the  
4 last 30 or 40 years. Even before they shut it  
5 down in 1940, the community did go on the site.  
6 Actually, it was the first defacto integrated  
7 park in Washington, if not the nation, because  
8 blacks and whites went on the site, they didn't  
9 have air conditioners in the 30s, and they slept  
10 on the site.

11 It was an open site, not just on the  
12 part that had the park that's on the west side.  
13 It was the entire site that was open. And the  
14 reason way I know this, because it was the  
15 senior citizens that did that that got me  
16 involved in the project.

17 As a matter of fact, one of those  
18 senior citizens, who is a major developer and  
19 he asked me not to mention his name, he's a very  
20 prominent, elderly developer and a very  
21 successful developer. And he says I know  
22 that's a fact because I'm one of those who slept

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1 on the site.

2 And so there's an emotional  
3 attachment to this site, what it means to the  
4 community. I served as Chair of the McMillan  
5 Park Committee. We eventually evolved into  
6 Friend of McMillan. And we've been  
7 intricately involved in the McMillan site for  
8 the last 30 years.

9 We're the group that had the site  
10 designated a historic landmark, actually. We  
11 went to the National Trust and got the funding  
12 for it. We're essentially the group that had  
13 it designated to the National, to be placed on  
14 the National Register, which it is now.

15 That's something else you didn't  
16 hear today or even last week. It is a national  
17 historic site. It is a local historic site.  
18 We didn't hear those words a whole lot. But  
19 I want that, we hear words like industrial waste  
20 site, which it was not, by the way.

21 But there is a reason why the  
22 community was involved in this. It's because

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1 of the passion that the community had. In  
2 fact, I've been involved with it for 30 years.  
3 I was in school, I'm not that old, but I was in  
4 school at the time, actually, just finishing  
5 law school.

6 And it was a senior citizen, I'm  
7 glad you all asked the questions about the  
8 senior citizens. The senior citizens, African  
9 American senior citizens that got me involved  
10 in it.

11 They knocked on my door and said  
12 we're going to you, we want you to go to a  
13 meeting and represent us on McMillan. Now at  
14 the time I thought it was a rundown site and,  
15 you know, the area could use some development.

16 And so I don't know if you all know  
17 Miss Perry. You don't Mr. Kincaid. These are  
18 all senior citizens, they're all passed on now,  
19 who fought vigorously to preserve what the site  
20 is about. And the told me you're going to go  
21 to this meeting. I told them I didn't want to  
22 because I didn't want to get involved, but I was

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1 told you're going and you're representing us.

2 And I went and I did. And I don't  
3 know if any of you all ever been on this site,  
4 but if you did it's a very spiritual experience.  
5 And I want to correct some things that I don't  
6 think that's quite conveying itself.

7 We're not a Gates development,  
8 Friends of McMillan. Let me repeat that.  
9 We're not a Gates development. We want  
10 development. We want development that it will  
11 respect the history of this site. In fact, we  
12 would even, we have presented and we will  
13 present an alternative plan.

14 As a matter of fact, I think the  
15 Historic Preservation Board put it well. And  
16 someone, when we testified before the Historic  
17 Preservation Board they said that you all had  
18 managed to take an extraordinary site and turn  
19 it into an ordinary development project.

20 Our goal is to develop this for what  
21 it is, the history for what it is. That is not  
22 incompatible with housing on the site. That's

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1 not incompatible with retail use or office use.

2 We want it to be a great site. This  
3 is an opportunity for the city to turn something  
4 magnificent into something that everybody can  
5 come and see and have development. We're not  
6 a Gates development. We're against the  
7 development that respect the history of the  
8 site and what it's about. More  
9 specifically, we have an alternative plan with  
10 housing. In fact, I'm glad the question that  
11 Commissioner May asked in terms of his he's  
12 happy with the housing. And many of the  
13 changes that you see in this site was due to our  
14 recommendations, the housing, actually, from  
15 the original plan.

16 So I think, Commissioner Hood, you  
17 made earlier that the opponents are against  
18 everything on the site. No. No, no. We're  
19 not against everything on the site. A lot of  
20 the things they have that are positive are the  
21 result of our input.

22 They have the pond, the open pond.

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1 That's us. The open green space at the bottom,  
2 that's us, although they were mandated to do it  
3 through DC Water. But that's us. So there are  
4 some positive things in the site and we are in  
5 favor of developing.

6 As a matter of fact, for the record,  
7 we actually went to Jair Lynch, Friends of  
8 McMillan, McMillan Park, and said we want you  
9 to get involved in this project because we want  
10 something great on that site. We got Jair  
11 Lynch involved. And then they brought Akaash  
12 and EYA, which we were not against at that time.

13 But we want something spectacular.  
14 We even went up, we met once a week, I don't know  
15 for how long, we met once a week in Jair Lynch's  
16 office for, I don't know, maybe six months going  
17 over -- so we're not against development.  
18 We're very much in favor of development.

19 Because we know that if we didn't  
20 get on top of this to show the city what can  
21 happen there then a lot of other crazy things  
22 -- but the thing is when developers get involved

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1 they're like two-year-olds. You give  
2 two-year-olds candy and ice-cream and they'll  
3 continue to eat it until their mothers say no,  
4 you cannot have anymore.

5 Developers will continue to  
6 develop, especially on a 25-acre site, until  
7 the city or somebody steps in and say no, you  
8 can't have, you can't develop there, you can't  
9 develop there.

10 So it just away with itself and it  
11 grew into this massive, big box traditional --  
12 now it's basically a traditional big box  
13 development. But we're saying we have an  
14 opportunity to do something great.

15 In regards to the housing, the  
16 biggest problem with the housing is that it's  
17 not enough affordable housing. When you look  
18 at how much the city owns the site, the city's  
19 putting \$50 million into the site. The city is  
20 paying this development team as a consultant  
21 now.

22 With that much city resources we

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1 can demand much more of affordable housing.  
2 That's not an acceptable, what affordable  
3 housing is that they're offering. There's no  
4 affordable housing on the multi-use-family  
5 building, none, except for what they're saying  
6 is the housing.

7 And if you look at the application,  
8 they're not even committing to do the senior  
9 housing. If you look at the application it  
10 says we may do this if funding comes through.  
11 That's very vague language. And  
12 that's part of the problem with the community  
13 amenities with this, particularly as it relates  
14 to housing and other things. It's not  
15 quantifiable. It's very vague. I guess  
16 that's why they're Vision McMillan Partners.  
17 It's a vision.

18 Most of the things they commit to  
19 we will strive for that. We will seek, if you  
20 notice the terminology, we'll try to seek  
21 Silver LEED. Silver's just the basic  
22 standard. And they say we will try to achieve

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1 Silver in terms of the LEED.

2 And if you look at the community  
3 there's no community amenities. Dianne  
4 Barnes, whom I respect a great deal and she's  
5 a major, a great commissioner, ANC 5E voted for  
6 this project but they also voted for it  
7 contingent upon a community amenities  
8 agreement, which has yet to be signed.

9 And I think we endorsed MAG which  
10 has worked on a community amenities agreement  
11 for the last three or four years that should be  
12 in the record. And it goes over the extensive  
13 things that the community would like done as  
14 related to affordable housing and some other  
15 issues.

16 So we endorse the MAG  
17 recommendation and I think many of the  
18 commissioners, ANC 5E, endorses the MAG. But  
19 they have to yet to reach that agreement. Part  
20 of the reason why it's difficult to reach them,  
21 I think this commission ought to be aware of  
22 this, the city is, in essence, the applicant for

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1 this PUD.

2 Now if you read the application it  
3 says the Deputy Mayor and Vision are applying  
4 for this PUD on behalf of the city, and you can  
5 call us co-applicants from here on out. The  
6 problem with that is they've been kind of  
7 playing a shell game with us when we're trying  
8 to nail them down on commitments to the  
9 community.

10 They'll say well, you should talk  
11 to the city about that. We don't handle that.  
12 The city will make a commit.

13 And then when you go to the city,  
14 you go to Vision McMillan Partners to deal with  
15 that. In fact, even the city, Shive, who I love  
16 to death, and I know him. He's a great city  
17 worker. But even he stated that they're not  
18 involved in the community amenities agreement.

19 So you got this shell game going on  
20 about who's committing to what, and we've been  
21 going through this for the last year about who's  
22 going to commit to do this. The city, are you

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1 going to do it? No. Vision, Vision are you  
2 going to do it? No, the city. So it's like a  
3 tennis match.

4 And if you all can nail it down,  
5 great, I wish you all luck on some of the  
6 commitments that they're committing to this  
7 community because we haven't seen it yet.  
8 Because when you actually look at it there's  
9 really actually very vague language.

10 And I'm disturbed about the private  
11 streets and they also talk about the BIDs. The  
12 community center and the park would be  
13 organized and operated from a BID. Now I'm not  
14 necessarily saying that I'm against that but we  
15 don't even know what those agreements will be.

16 What's the arrangement between how  
17 long those private streets will be private?  
18 Those agreements have not been done yet. Those  
19 agreements have not been signed. I've heard  
20 them commit to things that are not in writing  
21 yet. It is still on the table.

22 They made commitments on the

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1 parking and how that will operate. That's not  
2 in writing. There's no agreement to that  
3 effect. So that's what concerns us, that this  
4 could ultimately turn, I mean, the  
5 probability's there that this could be a very  
6 prized closed development project, including  
7 the park.

8 Because there is not commitment.  
9 I know they're saying that that won't happen,  
10 but the way these things, these agreements  
11 could turn out and by the time you all issue a  
12 decision, we don't know what'll be in those  
13 agreements. It could very easily evolve into  
14 a private development that the city has turned  
15 this major resource over to.

16 We don't know that until we  
17 actually see the agreements about the private  
18 streets, the agreement concerning the condo  
19 units, the agreement concerning all of that.  
20 There is no fully commitment.

21 Now I want to talk briefly about the  
22 Historic Preservation Board's decision. If

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1 you look in the record, and they filed that  
2 decision. It's Exhibit 6-G. They've  
3 testified that the Historic Preservation Board  
4 unanimously signed off on this.

5 That's not entirely true. The  
6 Historic Preservation Board had a great many  
7 comments and concerns about this project,  
8 particularly about demolishing a good 90  
9 percent of the project and particularly  
10 concerning the open space caveat.

11 So, and they're supposed to come  
12 back to the Historic Preservation Board for the  
13 final review. And the question that  
14 Commissioner May asked, actually the Historic  
15 Preservation Board asked some of those similar  
16 questions. So they're supposed to come back  
17 with their each building designs and that sort.

18 The Board did give them a broad, a  
19 general say you can go forward now with the  
20 master plan and the design guidelines. But  
21 you're coming back and you're going to the  
22 Mayor's agent and we're going to look at some

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1 of these things.

2 But I strongly advise you, let's  
3 look at, it's in the Exhibit 6-G. Read the  
4 Historic Preservation Review Board. They also  
5 state some very, they were not -- actually, the  
6 Historic officer did not believe that the  
7 standards will be, I don't know if that was a  
8 question earlier this week about, last week  
9 about the historic being compliant with the  
10 covenants and the historic standards of the  
11 Historic Preservation.

12 And that's not necessarily true.  
13 If you read the Historic Preservation report  
14 they get into that. So there's still some  
15 concerns and reservations about that. And the  
16 only reason I bring that up is because they're  
17 offering, as a community advantage, to  
18 preserving the historic site.

19 That is still nebulous, exactly  
20 what will be preserved and what can be  
21 preserved. That is still an open-ended  
22 question. So that has not been resolved by the

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1 Historic Preservation Board. That is a  
2 question that is still pending and also before  
3 the Mayor's agent.

4 That's still a question to be -- and  
5 it should, actually, the Historic Preservation  
6 officer believed they should go to the  
7 President's Advisory Council because that's in  
8 one of the deeds in the covenants to this  
9 property. And the officer, if you read the  
10 report, it's in the exhibit, he states that  
11 explicitly in the report.

12 I know that was testimony offered  
13 last week that the officer did not believe that  
14 to be the case, but the record will show that  
15 the Historic Review Officer believed that the  
16 substantial demolition of the site is  
17 destroying the open space and he's quite  
18 concerned, and recommended that it go to the  
19 President's Advisory Council.

20 You all don't have to argue about  
21 that. Please read Exhibit 6-G, the Historic  
22 Preservation report.

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1           And, briefly, I also want to say we  
2           are not NIMBYs to say we don't want this in our  
3           backyard. We are GIMBYs. We want greatness  
4           in our backyard because of the historic  
5           character of this site.

6           So we are in favor of development.  
7           And, Mr. Hood, the reason this has been going  
8           on, you're right, for over 30 years. And I  
9           understand what you mean by that question. But  
10          if you know what the city offered, do you know  
11          there was a proposal to put a prison on that site  
12          in that 30 years?

13          There was an offer to put a church  
14          and a strip mall on that site.

15          They ought to thank the senior  
16          citizens who motivated us to get involved. We  
17          saved the city from itself. If we didn't fight  
18          that for 30 years you'd either have a prison  
19          there or a strip mall and a church, that was the  
20          original plan, to put a strip mall. Now how  
21          much revenue is a church going to generate on  
22          that site?

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1           So now the city has a great  
2 opportunity to make up millions of dollars in  
3 revenue thanks to the community that fought  
4 this. Otherwise we wouldn't be here having  
5 these great chances to see all this revenue  
6 that's coming in. But the community did that.  
7 That's what happened in those 30 years.

8           We want the fence to come down. We  
9 want development. And to answer your  
10 question, yes, we want a grocer. That's a very  
11 important element, the grocery store. And  
12 that should be, actually, on the front end, not  
13 on the back end. Definitely, the community  
14 want the grocery.

15           I think people on both sides,  
16 opponent and proponents, want that grocery  
17 store. But you can blend it into a historic  
18 site. Those are not mutually exclusive.  
19 Having a grocery store, housing and having  
20 historic preservation, we're saying that those  
21 are not mutually exclusive. You can have it  
22 all.

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1                   But we're not there yet with this  
2 plan.     There's still a lot of unanswered  
3 questions.   We're not there yet.   We haven't  
4 reached the promised land.   We're not ready to  
5 sing Kumbaya.     And I don't think this  
6 commission ought to sing with them also.  
7 There's still a lot of unanswered questions  
8 about this PUD, particularly about the unusual  
9 arrangement that is coming before you.

10                   Because, and I know I've worked  
11 with the Office of Planning.   I know the staff,  
12 they're great, they're qualified, they're  
13 experts.   But, in essence, what's happening  
14 here is that they're actually reviewing a plan  
15 from their supervisor who is the Deputy Mayor  
16 of Economic Development, who is an applicant,  
17 who is saying I want you to review the zoning  
18 and make sure that this is correct.

19                   They're actually reviewing their  
20 supervisor's recommendation.   And I'm not  
21 trying to cast any dispersions.   They're a very  
22 qualified staff.   I'm just saying there are

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1 unusual circumstances that you're putting  
2 staff in. Normally, they would be objectively  
3 reviewing a project.

4 But now they have to do it from  
5 that, and I think they've done a reasonably good  
6 job trying to be objective, but it's just an  
7 unusual situation for the Office of Planning,  
8 particularly the Office of Planning to be in  
9 when the Deputy Mayor of Planning and Economic  
10 Development is actually making this PUD  
11 request.

12 And finally, I've got a few more  
13 minutes, I'm going to end it right, is that in  
14 terms of the passion for this site, for the  
15 community, the community is -- this site  
16 defines what Stronghold and Bloomingdale is all  
17 about.

18 It's not just, this is not just a  
19 parking lot in Ward 5. That's the message we  
20 haven't been able to get to the city and the  
21 developers. It's not just another parking  
22 lot, a 25-acre parking lot that you can strip

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1 up into a thousand pieces and sell off.

2 It is a part of the history of  
3 Washington, D.C. The water on that site was  
4 the first water that went to the White House  
5 when they were settling Washington, D.C. The  
6 water on the McMillan site was the water that  
7 went to the U.S. Capitol and the White House.

8 It is a part of the history of this  
9 nation and we cannot just sell it into a  
10 thousand pieces. Develop it with that  
11 historic in mind. Do something great. That's  
12 all we're saying. Thank you.

13 CHAIRMAN HOOD: Okay, I want to  
14 thank you all for your presentation to us and  
15 let's open it up. Commissioners, any  
16 questions, comments? Commissioner May?

17 COMMISSIONER MAY: A lot of the  
18 discussion on the Historic Preservation Board,  
19 it's all very interesting but I hope you  
20 appreciate the fact that the Historic  
21 Preservation Review Board is charged with  
22 reviewing the extent of, that this is

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1 consistent with the District's laws for  
2 historic preservation and that they're the ones  
3 who pass judgment on that character.

4 I can understand how it plays into  
5 the extent to which the historic preservation  
6 is regarded as an amenity of this project. And  
7 that's the context in which we have to review  
8 it. But it's not our place to say, well,  
9 there's just not enough preservation of the  
10 structure there because that's not really our  
11 domain to do so. That was a statement, not a  
12 question.

13 I do have some questions though for  
14 Ms. Sellin. You made a couple statement about  
15 what is private. And I guess, in particular,  
16 you refer to the community center being  
17 private. What does that mean to you? You need  
18 to put your microphone on, please.

19 MS. SELLIN: It means that it's  
20 going to be turned over to the developers, and  
21 I assume whoever they assign to control the open  
22 space and "the community center." And we have

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1 no assurances that that will be open to the  
2 public, all the time.

3 We've run into PUDs before where we  
4 were promised, for instance, in the YMCA PUD  
5 that children would be able to use the swimming  
6 pool for free. Didn't ever happen. A lot is  
7 promised in a PUD that is not in bricks and  
8 mortar and is never, never realized or  
9 enforced. So --

10 COMMISSIONER MAY: Well, I don't,  
11 we'll have to look at the record and see what's,  
12 in terms of what's been promised here. But I'm  
13 sure that the applicant will want to speak to  
14 that question directly.

15 And you made also a comment about  
16 the view from the Old Soldiers' Home. Do you  
17 have anything that demonstrates that this will  
18 be an obstruction? Did you do any sort of photo  
19 simulation or a site line diagram?

20 MS. SELLIN: Yes, I can submit to  
21 the record site lines that were drawn by Bob  
22 Gresham and Don Jackson when they were working

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1 at NCPC of site lines. I can put that into the  
2 record. I have it, yes.

3 COMMISSIONER MAY: Okay, that  
4 would be helpful because simply saying it's so  
5 --

6 MS. SELLIN: No, I understand  
7 that.

8 COMMISSIONER MAY: It's better to  
9 demonstrate that.

10 MS. SELLIN: I understand that.  
11 Certainly, you won't be able to see the features  
12 of the site from Michigan Avenue where most of  
13 the traffic is. And some of it will be --

14 COMMISSIONER MAY: Well, yes, I  
15 think that's pretty obvious.

16 MS. SELLIN: -- obscured from  
17 North Capitol as well.

18 COMMISSIONER MAY: Right. I  
19 mean, the views from the street, it's pretty  
20 obvious. It's the question of the view from  
21 the Old Soldiers' Home. And there's, I don't  
22 know if technically it is a character defining

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1 feature of that site, but it is an important  
2 feature of the site nonetheless. So if it is  
3 --

4 MS. SELLIN: There's a fabulous  
5 view of the Capitol that's framed in trees on  
6 the Old Soldiers' Home.

7 COMMISSIONER MAY: Right. Well,  
8 I'm aware.

9 MS. SELLIN: But I'm sorry we can't  
10 get on it, enjoy that space.

11 COMMISSIONER MAY: Yes, it brings  
12 up memories of a very long hearing at NCPC.  
13 Anyway, so that's it for my questions for you.

14 Mr. Norman brought up a number of  
15 points that I think that applicant needs to  
16 respond to directly, assertions that were made  
17 about what's actually being proffered here in  
18 terms of amenities and what the opinion is and  
19 so on. So I'll wait to hear that from the  
20 applicant.

21 CHAIRMAN HOOD: Okay, any other  
22 comments? Commissioner Miller.

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1                   COMMISSIONER MILLER: Thank you,  
2 Mr. Chairman. I would concur with  
3 Commissioner May's comments. And thank the  
4 party and Ms. Sellin and Mr. Norman for you  
5 testimony here tonight and for all the passion  
6 and commitment that you brought to so many  
7 activities and, in particular, land use and  
8 historic preservation issues in the city for  
9 many decades.

10                   MS. SELLIN: Thank you.

11                   COMMISSIONER MILLER: I met you  
12 both in the mid-80s, I think, and saw Mr.  
13 Norman's passion on the first comprehensive  
14 plan amendment cycle that I had to work on,  
15 which was in, well it ended in 1990.

16                   But that cycle was the cycle that  
17 I believe designated the more recently acquire  
18 McMillan site. And I would say it's because of  
19 your work and your commitment and your passion  
20 that that green stripe got on that site and got  
21 on that land use map and remains on that land  
22 use map today.

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1           And, which is why I think the park  
2           and community center component of this project  
3           and this application is so important. And I  
4           think the applicant has made a genuine effort  
5           to try to come up with mixed uses that the plan  
6           called for.

7           But let me ask you, just respond,  
8           I guess, maybe not ask a question but just  
9           respond to say that in terms of the vagueness  
10          of the, the concern about the vagueness of the  
11          commitments or the amenities, I mean, we of  
12          course would want to get as you want to get, as  
13          the applicant wants to get, a community  
14          benefits agreement that everybody agrees on.

15          But to the extent that there isn't  
16          one, there's going to be a benefits and  
17          amenities agreement in this zoning order. The  
18          zoning order is what is going to specify uses.  
19          And there will be the grocery store use, there  
20          will be the affordable housing and it's either  
21          going to get developed that way or somebody's  
22          going to have to come back and ask for an

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1 amendment to make it a different way.

2 So I think in the end those  
3 commitments will be to the extent they're not  
4 already, reduced to writing. They will be in  
5 the PUD and covenant order. The PUD order,  
6 which will, and we may also see other covenants  
7 that will be realized before we get to that  
8 point. I hope we do.

9 But let me just ask you one  
10 question. You submitted a long statement  
11 here. You said you have an alternative plan.  
12 And you're not against development. Does your  
13 plan, is your plan as specific as how many  
14 housing units you'd want to have on the site?  
15 How much in terms of units, let's just go with  
16 that type of example, units then.

17 Because they say reduced the units  
18 in half from what was originally proposed  
19 because the community didn't want all that  
20 density.

21 MR. NORMAN: Let me just say I  
22 played it as a concept. And I think one of our

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1 experts, Miriam, will be here at not maybe the  
2 hearing Thursday or the hearing next week.  
3 She's going to elaborate more in details about  
4 that.

5 But I think it might be the same  
6 amount of housing that they're offering, as I  
7 recall. But it's offering an idea that you can  
8 have just about, I think she has about a million  
9 square feet of development to show that you can  
10 respect the historic site and have the  
11 commercial development, the housing and all of  
12 that.

13 And you can do it and keep the  
14 vistas, pretty much, most of it. And respect  
15 the historic character. You don't have to  
16 destroy it. And you don't have to have big box  
17 development. You could have something  
18 extraordinary that respects the history of the  
19 site. And it's just a concept plan, by the way.

20 COMMISSIONER MILLER: I  
21 understand. Well, thank you. I look forward  
22 to the applicant's response to some of the

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1 concerns that both of you have raised. And  
2 I'll read your material that you've submitted  
3 tonight a little bit more carefully as well.  
4 Thank you.

5 CHAIRMAN HOOD: Okay, thank you.  
6 Commissioner Turnbull?

7 COMMISSIONER TURNBULL: Thank  
8 you, Mr. Chair. Ms. Sellin, I appreciate all  
9 your comments tonight. Usually what I hear  
10 about vistas, we often talk about vistas  
11 through avenues and streets and vistas through  
12 trees. And it always worries me when someone  
13 can't see my building and say that's where  
14 Commissioner Turnbull works.

15 So I'd be interested in it if you  
16 have anything further on that, on the other  
17 vista. And I appreciate it.

18 MS. SELLIN: I will submit that.  
19 It's mostly done from the Old Soldier's Home.

20 COMMISSIONER TURNBULL: Yes,  
21 usually we talk about avenues and streets.

22 MS. SELLIN: Well, since it's part

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1 of the comprehensive plan it's one of the  
2 elements referring to this area that I think is  
3 quite important.

4 COMMISSIONER TURNBULL: Well, I  
5 appreciate all your comments. And, Mr.  
6 Norman, again, I appreciate your comments.  
7 For somebody who gives a testimony and then  
8 doesn't even look at it and can speak  
9 extemporaneously like you do, there was  
10 obviously a great deal of passion there and  
11 knowledge.

12 But I don't want to repeat what  
13 Commissioner Miller said, but I think before  
14 this thing is done and the zoning order is  
15 published, we will cover a lot of the issues  
16 that have come up. But thank you.

17 CHAIRMAN HOOD: Okay, I want to  
18 thank you for your testimony. Mr. Norman, I  
19 know the history and I know how long you've been  
20 involved prior to me even being on the Zoning  
21 Commission.

22 I know were you were involved with

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1 that whole community site. And you're exactly  
2 right. There are a lot of seniors who have gone  
3 on who, some of them may not agree with what  
4 you've said. I do know that. And a lot of  
5 them, and you're right. A lot of them are  
6 deceased.

7 But one thing that I want to find  
8 out is what happened to MAG? What happened to  
9 it? Was it taken off the map? I mean what  
10 happened to that everybody singing and coming  
11 in and holding hands? It never happened  
12 though, but --

13 MR. NORMAN: It's still  
14 functioning. Actually, some of them will  
15 testify later today. It is still a functioning  
16 entity and advisory group with the Deputy  
17 Mayor. It has been meeting at least two times  
18 a month for the last year, couple of years.

19 CHAIRMAN HOOD: Okay.

20 MR. NORMAN: And we're trying to,  
21 the whole purpose was to achieve a consensus  
22 with the community stakeholders.

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1                   CHAIRMAN HOOD:   How many different  
2 groups, over the years, would you say there has  
3 been that has approached McMillan?  I'm just  
4 curious.

5                   MR. NORMAN:   Development groups  
6 or?

7                   CHAIRMAN HOOD:   Yes, I mean  
8 different, you know, every time they reach out  
9 to the community and get started and they  
10 disappear and reach back out and get started and  
11 disappears.  You stated earlier this is how,  
12 this is the first time we really went this far.

13                  MR. NORMAN:   It's at least five or  
14 six different development groups.

15                  CHAIRMAN HOOD:   Okay.

16                  MR. NORMAN:   And I want to say  
17 McMillan has always been a desirable  
18 development project, even in the worst of  
19 economic conditions of the city.  There were  
20 unsolicited proposals for developers to  
21 develop McMillan.

22                  CHAIRMAN HOOD:   So the Target that

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1 went up on 14th Street, was that a proposal, was  
2 that a conversation about McMillan also?

3 MR. NORMAN: The Target on 14th  
4 Street?

5 CHAIRMAN HOOD: 14th Street USA,  
6 was that also a conversation for McMillan that  
7 you know of, since you've been involved for so  
8 long? I'm just curious.

9 MR. NORMAN: I don't recall that  
10 being directly involved. I know Joe Horning  
11 was involved with that and he was one of the --

12 CHAIRMAN HOOD: Right, well it  
13 was. It was, okay. I just --

14 MR. NORMAN: It was one of the  
15 proposals that was submitted to D.C., but to the  
16 extent -- I was involved actually with that  
17 Target development project.

18 CHAIRMAN HOOD: Now the other  
19 thing, Mr. Norman, is that you mentioned a lot  
20 of things were changed due to the fact, I guess,  
21 of MAG of, to the community's input. So when  
22 I heard that I said well, we didn't get

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1 everything we wanted.

2 It seems to be this is a community  
3 project from, I'm taking your testimony now,  
4 not mine. It seems though, from what you said,  
5 it's a community project more or less because  
6 the applicant has made some changes. Some of  
7 the requests that they've heard from the  
8 community.

9 Now they didn't come down here with  
10 100 percent of everything that those who are in  
11 office should want it, but they did make some  
12 changes. Am I correct?

13 MR. NORMAN: Oh, yes, definitely.  
14 In fact, I commended them before the Historic  
15 Preservation Review Board on the changes that  
16 were made. We never denied that. We're just  
17 saying we haven't reached the promised land yet  
18 or how we can turn McMillan into a great  
19 development project.

20 CHAIRMAN HOOD: Well, one of the  
21 things that I will tell you I'm very concerned  
22 about is some of the things that you mentioned

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1 about this uncertainty, about what things are  
2 memorialized and have an opportunity to close  
3 the project.

4 My colleagues have already  
5 mentioned they will be here to respond. And  
6 I'm sure that things, as my colleagues already  
7 mentioned, will be in this zoning order. We're  
8 going to try to get to a lot of that as we go  
9 through this process.

10 And I'm sure that what's in the  
11 zoning order, we'll make sure it will hold their  
12 feet to whatever's been presented and whatever  
13 we approve. That's our goal.

14 Now you all can continue to work.  
15 I'm not sure if those discussions will continue  
16 to go on while we're --

17 MR. NORMAN: We are.

18 CHAIRMAN HOOD: okay, well good.  
19 You all can continue to work. Because at the end  
20 of the hearing it will be great if we all sing  
21 at least three quarters of Kumbaya. I don't  
22 expect for us to sing the whole song. But if

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1 we can sing three-quarters of it, it will make  
2 us a lot happier.

3 Because those who will want to be  
4 the ones impacted. Actually, for something  
5 like that I think the city is going to be  
6 impacted because, especially those who live  
7 right around there. So we want to make sure  
8 it's pleasant and you all continue to try to get  
9 go -- you know, go to those rehearsals and try  
10 to at least come in here and sing at least  
11 three-quarters of that song, okay?

12 Can I get that commitment?

13 MR. NORMAN: Yes, definitely.  
14 I'm committed to working to try to reach the  
15 Promised Land and sing Kumbaya.

16 CHAIRMAN HOOD: And I know your  
17 work and I want to commend you and keep on  
18 pressing on. And thank you, Ms. Sellin also.

19 Any other questions up here?  
20 Okay, let's go to the applicant. Do you have  
21 any cross-examination?

22 MS. BROWN: No, Mr. Chairman, the

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1 Commission asked and answered all the questions  
2 that we planned on.

3 CHAIRMAN HOOD: Okay,  
4 Commissioner Barnes, do you have any  
5 cross-examination?

6 COMMISSIONER BARNES: No, I do  
7 not. But we are continuing to work --

8 CHAIRMAN HOOD: Okay, you got any  
9 cross? Do you want to come to the mic? Do you  
10 have a comment or a cross?

11 COMMISSIONER BARNES: No, just a  
12 comment. I don't have a --

13 CHAIRMAN HOOD: Okay, I just  
14 wanted to know if you had a cross even.

15 COMMISSIONER BARNES: I don't.

16 CHAIRMAN HOOD: Okay. You can  
17 squeeze that in on another night, the comment.  
18 Okay, I was about to say Mr. Pozen. It must be  
19 getting late. I know you don't have any cross.  
20 All right, thank you all.

21 MR. POZEN: No, I don't.

22 CHAIRMAN HOOD: I wasn't even

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1 really asking. Thank you very much. We  
2 appreciate your testimony.

3 Okay, let's go to, how many people  
4 again do we have who are here going to testify  
5 in opposition? Okay, if you can come forward.  
6 It looks like I see three. It looks we may be  
7 able to finish tonight.

8 Ms. Brown, if you could tell me  
9 about how long you think you're going to have  
10 rebuttal and closing. And if not we may be able  
11 to do that at another night.

12 MS. BROWN: Mr. Chairman, most of  
13 the testimony that we heard tonight really went  
14 to the overall plan which we were planning on  
15 generating rebuttal on --

16 CHAIRMAN HOOD: So some of those,  
17 okay.

18 MS. BROWN: -- on the 13th.

19 CHAIRMAN HOOD: So you don't have,  
20 you probably won't have any rebuttal so far of  
21 what you heard tonight.

22 MS. BROWN: Right.

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1 CHAIRMAN HOOD: And we can look at  
2 it on the 13th.

3 MS. BROWN: Right, I think we can  
4 all do that on the 13th.

5 CHAIRMAN HOOD: Okay, it sounds  
6 good. I was just hoping we could stay until at  
7 least a quarter, 11:45. Okay, anyone else  
8 who's here in opposition? Okay, we're going to  
9 start with my right, we're going to come down  
10 to the left. Start with you, young lady.

11 MS. THARRINGTON: I apologize for  
12 not having copies of my testimony. This is its  
13 current state so I'll edit it and make sure it's  
14 submitted afterwards.

15 Good evening. My name is Ali  
16 Tharrington. And I live just off Rhode Island  
17 Avenue in Northeast, about zero point seven  
18 miles from the McMillan site. I'm a five-year  
19 resident of Ward 5. I'm 28-years-old. I'm a  
20 college graduate. I work in consulting and I  
21 make \$74,000 annually. And I am white.

22 I am what many in this city would

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1 classify as a gentrifier with a capital G. I'm  
2 also apparently a future candidate for VMP's  
3 so-called "affordable housing." At 80 percent  
4 of area median income I'd have to make more than  
5 \$90,000 per year not to qualify for a subsidy  
6 at a VMP's new McPark Country Club.

7 We're here tonight to talk about  
8 housing and housing is a hot topic in D.C. and  
9 rightfully so. With thousands of our families  
10 homeless the city is in need of real affordable  
11 housing for people who truly need it.

12 The VMP housing plan is not going  
13 to help long-term families and D.C. natives  
14 stay in Bloomingdale or help their children to  
15 remain a part of the neighborhoods that their  
16 families have lived in for generations.

17 And those residents are critical to  
18 the vibrancy of this community. In fact, in  
19 1990 and 2000 when the community sounded sent  
20 the city packing with their crazy development  
21 plans the people at the heart of those protests  
22 were long-term, often elderly and usually black

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1 residents, as my friend, Tony, has testified  
2 tonight.

3 VMP's so-called neighborhood  
4 outreach coordinator claimed to connect people  
5 to projects. However, in Bloomingdale,  
6 they're known for approaching many of these  
7 same longtime community members and even some  
8 ANC commissioners as they themselves have told  
9 us by playing up and playing on fears that those  
10 who oppose the development are white outsiders  
11 with only our best interests at heart.

12 That's not neighborly or community  
13 oriented and it's simply not true. They're  
14 also, by the way, known for hiring a PR firm out  
15 of Baltimore to "neutralize" opposition to  
16 their plan and to characterize specifically  
17 Friend of McMillan as "hijacked by non-local  
18 special interests."

19 It was Friend of McMillan who, on  
20 Sunday, spent hours in the community without  
21 pay or profit motive, engaging with neighbors,  
22 voicing our concerns, hearing theirs. And in

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1 the process, gathering 170, one-seven-zero,  
2 new letters of opposition in one day.

3 So, sure, let's talk about VMP's  
4 plan for housing. But when we do, let's be  
5 clear about what they mean when they use the  
6 phrase "affordable" and let's be clear who  
7 they're really marketing to. Thank you.

8 CHAIRMAN HOOD: Thank you, next.  
9 Make sure your microphone is on. Make sure  
10 your mic, green light. Yes, just hit the  
11 button.

12 MS. ANDERSON: Thank you,  
13 commissioners. My name is Carol Lewis  
14 Anderson. I've tried to understand what is  
15 going on with this applicant and its  
16 relationship to the city. And I find it very  
17 hard, so I've chosen to ask questions relating  
18 to legality, due process, civil rights, finance  
19 and best practices.

20 What is the market value of the land  
21 today, including the value of the subterranean  
22 caverns and excluding the caverns?

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1                   When was the latest appraisal done?  
2                   Is there a copy available for the public?

3                   It seems that an RFQ for design of  
4                   a master plan, one by developers, not  
5                   designers, was bid. But there's not been an  
6                   RFQ for development or partnership or highrise  
7                   construction. How can that be legal?

8                   Does           this           private/public  
9                   partnership reflect the best interests of the  
10                  people when it is, in effect, a taking of the  
11                  people's land and then giving to private owners  
12                  for private profit?

13                  What will it cost the District to  
14                  deliver the PADs, how much is VMP going to pay  
15                  for those?

16                  The facts of the original proposals  
17                  have been changed, including a reduction in the  
18                  amount of taxable square footage. And yet the  
19                  expected amount of proposal to generate, it's  
20                  still proposed to generate close to \$1.2  
21                  billion in revenue to the city. I don't  
22                  understand how that number remains the same.

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1       What is the detail behind it? Can we see those  
2       numbers?

3                   The jobs proposed have been reduced  
4       to 6,000. 3,000 of those are construction  
5       workers. I've never seen a project this size  
6       with 3,000 construction workers. Where are  
7       the other 3,000 jobs coming from? I understand  
8       50 percent will be for the District residents.

9                   We have a high unemployment rate in  
10       Ward 5. Have there been democratic studies of  
11       the unemployed in the District? What specific  
12       jobs has VMP associated with the various  
13       cohorts of the unemployment data?

14                   Is there a slide that shows that  
15       research? A housing study was mentioned of the  
16       housing needs for Ward 5. I've not seen that  
17       study anywhere. Are there answers to these  
18       questions or will, to Tony Norman's point, the  
19       zoning decision be based on a presentation  
20       peppered with words such as expect, propose,  
21       anticipate, am planning, shooting for, aiming  
22       for?

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1           The property is listed in the  
2 National Register of Historic Sites and  
3 designated as a D.C. landmark. What do those  
4 designations mean? And what do they require?  
5 Until those issues are dealt with I think we're  
6 premature sitting here.

7           To aim at a Silver LEEDs is  
8 ridiculous in today's environment, especially  
9 in the context of the D.C. plan for  
10 sustainability. We should be looking for Gold  
11 or Platinum.

12           We should be looking at solar  
13 panels on the tops of all of those roofs. I  
14 conclude with the fact that this is an  
15 exhausting process for those of us neighbors,  
16 residents, citizens, forward thinkers on the  
17 basis of many things that are in the rest of my  
18 testimony.

19           CHAIRMAN HOOD: Thank you, next.

20           MR. VINING: Thank you. Kirby  
21 Vining. My home is in the unit block of  
22 Franklin Street, NE, just a couple hundred feet

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1 from the fence to McMillan Park.

2 I've been active in most aspects of  
3 community involvement of the McMillan issue  
4 since about 1988 including the door-to-door  
5 survey of about a thousand household in  
6 Stronghold and Bloomingdale neighborhoods two  
7 summers ago and the current Friends of McMillan  
8 petition campaign.

9 I've met with people with a variety  
10 of interests in the park from those who want it  
11 maintained exactly as it is to those who want  
12 total development of it.

13 But our door-to-door survey  
14 revealed that about 85 percent of the adjacent  
15 neighborhood residents would like to see  
16 significant surface park, meaning 50 to 75  
17 percent, some locally focuses retail with a  
18 grocery store at the top of the list and some  
19 creative reuse of the underground caverns now  
20 that they're no longer needed for water  
21 purification.

22 Among the top things that we found

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1 neighbors did not want was highrise buildings,  
2 meaning taller than the five stories  
3 recommended by the comprehensive plan.

4 And this has been consistent over  
5 the years with worries that overly dense  
6 development would not fit well into these  
7 neighborhoods. In fact, I cannot recall any  
8 single individual who was big on the idea of  
9 highrises on that site.

10 In about 1989 Mr. Rick Sole, a now  
11 deceased Bloomingdale resident and activist  
12 strongly committed to sports and education  
13 programs for children, suggested that a  
14 combination of services be provided using the  
15 cells that are roughly at grade on the southern  
16 end of the park at Channing Street.

17 Mr. Sole suggested that we needed  
18 a library with a community meeting room, a  
19 police substation and perhaps a couple of  
20 appropriately sized, the rent from which would  
21 support the library and the police substation.

22 That idea resonated strongly among

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1 the people who heard him describe it. But all  
2 the various plans that had been proposed for  
3 McMillan had been developer-driven, not  
4 community or even city driven.

5 The 2002 OP organized summary of  
6 recommendations for McMillan site  
7 revitalization, which is Exhibit 72, captures  
8 well the interests of the community. In fact,  
9 even the very few proposals that the applicant,  
10 the very first few proposals by the applicant  
11 seemed to be moving in that direction.

12 Then the highrises were added, not  
13 because of a need to build up rather than out,  
14 to get more park space. But, because,  
15 according to Exhibit 87, the project apparently  
16 would not be financially viable without the  
17 highrise buildings.

18 I find that the current proposal  
19 unacceptable, primarily because of the  
20 highrise buildings and what they would do to  
21 both eliminate our majestic views of the city,  
22 demolish all or almost all of the underground

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1 caverns, eliminating entirely the possibility  
2 of reusing them, and the horrific traffic  
3 problems, I have not heard effective mitigation  
4 efforts to relieve. Thank you.

5 CHAIRMAN HOOD: Okay, thank you.  
6 You mentioned Mr. Rick Sole. He's another one  
7 who's been out there a long time. I had the  
8 opportunity to speak at his funeral service.  
9 So you're bringing back some history for me.  
10 As I mentioned to Mr. Norman, also, so I'm kind  
11 of aware of those who have been out there  
12 laboring for a long time in the vineyard.

13 Miss, young lady, right here in the  
14 center. Ms. Anderson, I'm going to ask that  
15 you give a copy of your testimony to Ms. Brown.  
16 And I would like for the applicant to answer  
17 those questions.

18 Okay, oh, you don't have, I thought  
19 you had a extra copy. I'm going to ask the  
20 applicant to review those questions and answer  
21 them. As well, as we've already stated, to  
22 comment at the rebuttal to what Mr. Norman

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1 mentioned because I think those are some very  
2 important issues as well as what we heard  
3 previously.

4 Commissioners, are there any  
5 questions of this matter? I don't see any.  
6 Okay.

7 COMMISSIONER TURNBULL: Mr.  
8 Chair, I just had one comment for Ms.  
9 Tharrington. Believe me, there's several of  
10 us on this Commission who believe that the IZ  
11 requirement is not correctly stated. And  
12 we're working to correct that. And that the 80  
13 percent really does not represent the best that  
14 we should be going for, so please be assured,  
15 we are going to address that.

16 CHAIRMAN HOOD: Yes, and I'll just  
17 comment, while I appreciate what the applicant  
18 mentioned, 50 percent, I just haven't got  
19 around to me requesting the 30 percent that I  
20 was going to look at. That comes in our  
21 deliberations.

22 Okay, Commissioner Miller?

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1 COMMISSIONER MILLER: Thank you.  
2 Thank you for your testimony.

3 CHAIRMAN HOOD: Any other  
4 questions or comments? Okay, oh, cross exam.  
5 Does the applicant have any cross-examination?

6 MS. BROWN: No questions.

7 CHAIRMAN HOOD: Okay.  
8 Commissioner Barnes, do you have any cross?  
9 Mr. Pozen, do you have any cross? Okay, thank  
10 you very much. Thank you all. We appreciate  
11 your testimony.

12 Ms. Brown, can we come up and figure  
13 out our next schedule? And are we going to do  
14 rebuttal and closing on the 13th? Or either  
15 the day, the day we come up with. Did we come  
16 up with another date? Well, we'll have to do  
17 that on the 13th.

18 MS. SCHELLIN: We'll have to do  
19 that on Tuesday.

20 CHAIRMAN HOOD: We'll have to do  
21 that on the 13th.

22 MS. BROWN: Yes, we had planned on

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1 doing rebuttal for the overall plan on May 13th,  
2 as I suggested. And I guess I just wanted some  
3 clarification too on, since what we heard  
4 tonight from the opposition from the Friends of  
5 McMillan, it was not necessarily specific to  
6 Parcels 4 and 5. If what we're going to hear  
7 on May 13th is what we heard tonight or how that  
8 will be framed.

9 CHAIRMAN HOOD: I'm sorry, I  
10 didn't follow you.

11 MS. BROWN: Sure, for the Friends  
12 of McMillan tonight we heard their comments and  
13 testimony that they said they were going to be  
14 giving last Thursday which dealt with the  
15 overall plans.

16 And what we heard tonight was not  
17 really specific to Parcels 4 and 5. So I just  
18 want to understand what we anticipate to hear  
19 from Friends of McMillan this Thursday. And  
20 then on the 13th, if it's going to be a repeat  
21 of what we heard tonight or if it's going to be  
22 specific to what the hearing is designated, for

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1 example, on Thursday, for the medical office  
2 building.

3 CHAIRMAN HOOD: Ms. Brown,  
4 sometimes when we do these cases we have good  
5 experience, there we've done the waterfront.  
6 Sometimes we'll get overlapped and we  
7 understand that. I'm sure that we'll try to  
8 keep it focused to the healthcare on Thursday.  
9 Sometimes that happens. I anticipate that  
10 the, I really can't speak for what they're going  
11 to testify on. But I will, my opening remark  
12 is going to be whatever that specific case is  
13 that night.

14 And some of their general  
15 questions, yes, were applicable to what we're  
16 going to do on the 13th. We understand that.  
17 There's room for a little bit of that.

18 But I will ask where the units are  
19 on the townhomes. I can ask that tonight. Can  
20 you all give me that? Where the air  
21 conditioning on the units on the townhomes.

22 MS. BROWN: Yes.

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1                   CHAIRMAN HOOD:   Since that's, can  
2                   I ask that tonight?   Or do you want me to wait  
3                   until next Tuesday?

4                   MS. BROWN:   We'd be delighted to  
5                   answer it tonight.

6                   MR. THAKKAR:   Aakash Thakaar,  
7                   Senior Vice President with EYA, for the record.  
8                   So there will be two air conditioning units,  
9                   four stories, each one will handle two zones.  
10                  And they will be not on the roof deck but on top  
11                  of what we're calling the penthouse or fourth  
12                  story.   And so we've had some experience with  
13                  this where we've looked at different places.  
14                  The right place in order for the residents to  
15                  most enjoy their homes is to put them, all of  
16                  them, on top of the building.

17                  CHAIRMAN HOOD:   Do we have a  
18                  picture depicting that?   I'm not really seeing  
19                  it.   But, I mean, you don't have to --

20                  MR. THAKAAR:   We don't but we'd be  
21                  happy to submit one for the record.

22                  CHAIRMAN HOOD:   Yes, if we could do

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1 that for the record, that would be great.

2 MR. THAKAAR: Be happy to.

3 CHAIRMAN HOOD: Okay. Anything  
4 else, commissioners? Okay, so, Ms. Brown, I  
5 know I really didn't answer your question, but  
6 I answered the best I could.

7 MS. BROWN: I said I understand  
8 your direction. I appreciate it, thank you.

9 CHAIRMAN HOOD: So we will meet on,  
10 well that's the end of this hearing. Okay,  
11 well let me just do that. Ms. Schellin, do we  
12 have anything else?

13 MS. SCHELLIN: No, sir.

14 CHAIRMAN HOOD: Okay, I want to  
15 thank everyone for their participation  
16 tonight. And the hearing on this particular  
17 multi-family and retail Parcel 4 and townhomes  
18 and Parcel 5 and the transportation plan is  
19 adjourned. Thank you and good night.  
20 Appreciate your participation.

21 (Whereupon, the hearing in the  
22 above-entitled matter was concluded at

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1 10:57:51 p.m.)

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