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GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission

Public Hearing

Case No. 14-18 (Mid-City Financial Corporation -
1st Stage PUD & Related Map Amendment at Squares
3953, 3954, 4024, 4025

6:35 p.m. to 10:00 p.m.
Thursday, May 7, 2015

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

1 Board Members:

- 2 ANTHONY HOOD, Chairperson
- 3 MARCIE COHEN, Vice-Chairperson
- 4 ROBERT MILLER, Commissioner
- 5 PETER MAY, Commissioner
- 6 MR. TURNBULL, Commissioner

7

8 Office of Zoning:

- 9 SHARON SCHELLIN, Secretary

10

11 Office of Planning:

- 12 JENNIFER STEINGASSER
- 13 JOEL LAWSON
- 14 MAXINE BROWN-ROBERTS

15

16 DDOT:

- 17 JAMIE HENSON
- 18 RYAN WESTROM

19

20 Other:

- 21 PAUL TUMMONDS
- 22 GENE FORD
- 23 MATTHEW BELL

24

25

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

2 CHAIRPERSON HOOD: Okay. We're ready to
3 get started. Good evening ladies and gentlemen.
4 This is the public hearing of the Zoning
5 Commission for the District of Columbia for May
6 7th, 2015. My name is Anthony Hood. Joining me
7 are Vice Chair Cohen, Commissioner Miller,
8 Commissioner May, and Commissioner Turnbull.
9 We're also joined by the Office of Zoning staff,
10 Ms. Sharon Schellin, the Office of Planning
11 staff, Ms. Steingasser, Mr. Lawson, Ms. Brown-
12 Roberts, the District Department of
13 Transportation, Mr. Henson and Mr. Westrom.

14 This proceeding is being recorded by a
15 court reporter. It's also webcast live.
16 Accordingly we must ask you to refrain from any
17 disruptive noises or actions in the hearing
18 room, including display of any signs or objects.
19 I am not going to read the full statement. This
20 is really, we're reconvening from our last
21 hearing in Zoning Commission Case No. 14-18.

22 And I think what I will do, Ms. Schellin
23 first, is see if do we have any preliminary
24 matters?

25 MS. SCHELLIN: No, sir. At the last

1 hearing as the Commission will recall, I believe
2 all of the preliminary matters were taken care
3 of. Experts were accepted, party status was
4 reviewed and granted to the Brookland
5 Manor/Brookwood Village Residents Association
6 represented by Mr. Merrifield.

7 CHAIRPERSON HOOD: Okay. Thank you, Ms.
8 Schellin. Again, I will ask that that record be
9 -- the opening statement be incorporated with
10 this particular hearing. The applicant in this
11 case has asked for 45 minutes, organizations
12 five minutes, and individuals three minutes.

13 Again we ask please turn off all beepers
14 and cell phones at this time so not to disrupt
15 these proceedings. I guess we would have to do
16 this again. Would all individuals wishing to
17 testify please rise to take the oath. Ms.
18 Schellin, would you please administer the oath?

19 And even if you stood the last time, we
20 need to do it again.

21 MS. SCHELLIN: Yes. Please raise your
22 right hand.

23 (Oath administered to the participants.)

24 MS. SCHELLIN: Thank you.

25 CHAIRPERSON HOOD: Okay. Other than

1 what you stated do we have any additional
2 preliminary matters? Okay.

3 Again, as I've stated at our last
4 meeting, the Zoning Commission, we are into our
5 relaxed dress code so I don't want anyone to
6 think we're not professional. We are. But when
7 it gets hot we like to relax, and that's what we
8 do most of the time in the summer. Okay? So if
9 you come back to the Zoning Commission, come
10 back relaxed. All right?

11 Okay. Mr. Tummonds, you ready to get
12 started?

13 MR. TUMMONDS: Yes.

14 CHAIRPERSON HOOD: Your mic. Oh, I'm
15 sorry. I don't have to use this tonight, I
16 don't think.

17 Okay. You can go ahead.

18 MR. TUMMONDS: There we go. Good
19 evening Mr. Chairman, members of the Commission.
20 I'm Paul Tummonds with Goulston and Storrs. On
21 behalf of Mid-City Financial we are pleased to
22 be here tonight to present a unique, exciting,
23 and transformative project in the Brentwood
24 neighborhood of Ward 5.

25 This project is unique and that we are

1 seeking a Stage 1 PUD approval for approximately
2 20 acres of land that is privately owned. This
3 is an exciting project and it provides the
4 existing Brookland Manor residents, the
5 surrounding Brentwood community, Ward 5, the
6 Office of Planning, and the Zoning Commission
7 the ability to guide the creation of a thriving
8 and inclusive community with a range of housing
9 options for a mix of incomes with new retail and
10 job opportunities, and with open, inviting, and
11 safe public spaces.

12 Finally, and maybe most importantly,
13 this is a transformative project. This project
14 will fix the urban design and site planning
15 mistakes of the past, will establish a truly
16 mixed income community, and will create a
17 significantly safer environment for the existing
18 Brookland Manor residents and future residents
19 of the new Brentwood Village.

20 In response to the concerns raised by OP
21 and the Zoning Commission, the applicant has
22 reduced the overall density of the project and
23 the height of the buildings along Rhode Island
24 Avenue. The zoning map amendment application
25 now seeks the establishment of the C-2-A and R-

1 5-B zoned districts for the site.

2 This project has the support of OP,
3 DDOT, and ANC 5C. In addition this project is
4 supported by the Ward 5 council member, numerous
5 community organizations, religious institutions,
6 and members of the community.

7 In satisfaction of the Stage 1 PUD
8 applications standards this project provides
9 significant public benefits and project
10 amenities. First, housing and affordable
11 housing.

12 The creation of a truly mixed income
13 community of approximately 1,760 residential
14 units with at least 22 percent of those units
15 reserved as affordable housing units, most of
16 those at AMI levels below 30 percent, is a
17 significant public benefit and amenity.

18 The project has a -- I should say, the
19 applicant has additionally committed to allow
20 all households that reside at Brookland Manor at
21 the commencement of the redevelopment of this
22 site to return to the new Brentwood Village
23 community. Our tenant relocation plan.

24 The applicant has spent a great amount
25 of time and energy in creating a tenant

1 relocation and construction phasing plan which
2 should allow all residents the opportunity to
3 stay onsite during the entire development
4 process. The applicant has agreed to pay for
5 all costs of moving residents.

6 Programs for residents. The management
7 of Brookland Manor currently provides its
8 residents with a number of programs that are
9 specifically designed for the children and
10 seniors that live in the community. The
11 existing programs for children include a variety
12 of enrichment activities, such as after school
13 care, tutoring, arts and crafts, community
14 gardening, summer camp, and meal programs to
15 ensure that no child goes home hungry. The
16 senior programs include periodic brown-bag
17 lunches and other events designed to bring
18 Brookland Manor's senior community together.
19 These programs will be retained and enhanced in
20 the Brentwood Village community.

21 Site planning and public infrastructure
22 improvements. The introduction of a more
23 rational and appropriate street system is a
24 significant amenity of this project in terms of
25 both safety and appearance. But such

1 improvements also result in significant costs to
2 the applicant. The street closing and street
3 dedication application that is being processed
4 concurrently will result in the applicant giving
5 the District of Columbia over 57,000 square feet
6 of private property to be used for public street
7 and public alley purposes.

8 The applicant's upgrading of numerous
9 aspects of the public infrastructure throughout
10 the property will also be costly. Initial
11 estimates have those infrastructure improvements
12 projected to be approximately \$2.8 million.

13 Finally, with regards to our urban
14 design and creation of open spaces, we note that
15 all of the proposed buildings address the
16 failings of the existing Brookland Manor complex
17 by providing effective well-defined edges to the
18 streets and the creation of defensible open
19 spaces. The proposed project creates a large
20 community green in the center of the project and
21 a pedestrian walk that connects the community
22 green to Rhode Island Avenue.

23 This community green and pedestrian walk
24 area include more than one acre of private
25 property. This area, as Mr. Bell will describe,

1 will be used for passive and active recreational
2 uses.

3 I will now have the first of our four
4 witnesses this evening, Eugene Ford Jr., present
5 his testimony.

6 MR. FORD: Thank you. I am Gene Ford
7 Jr., and I am Chairman of Mid-City Financial
8 Corporation and Edgewood Management Corporation,
9 and I'm pleased to be here tonight to present
10 our application to the Zoning Commission.

11 I would like to start by telling you a
12 little bit about our companies, my family, and
13 the long-term commitment that we are making to
14 this community. My father, Eugene Ford Sr., is
15 a Washington native, went to George Washington
16 University, and has remained invested in the
17 community since he founded Mid-City in 1965. I
18 am the second generation of Ford family in the
19 business and was born at Columbia Hospital for
20 Women in Washington, D.C. I have spent all my
21 life in the D.C. area as well.

22 The third generation of our family is
23 now working at Edgewood Management. Our family
24 and businesses have been here for more than 50
25 years and plan on being here for many more.

1 Mid-City presently owns interest in
2 approximately 9,000 apartment homes with the
3 preponderance of the units in the D.C. MSA. Our
4 portfolio consists of a variety of market rate
5 assisted and mixed income communities. As a
6 company we are not obligated, but rather we
7 choose as our core business, to involve
8 ourselves in the activities that support the
9 affordable housing and the socioeconomic needs
10 of our residents.

11 Mid-City's affiliate, Edgewood
12 Management Corporation manages a total of 28,000
13 units, apartment units, and is the largest
14 operator of affordable housing in Washington,
15 D.C. The vast majority of Edgewood's portfolio
16 is centered around affordable communities.

17 My father spent much of his life helping
18 shape affordable housing policy on the national
19 level and putting those policies into action on
20 the local level. My father and Mid-City are
21 responsible for developing more than 20,000
22 units of affordable housing of all types. His
23 and our commitment to the preservation and
24 creation of affordable housing and community
25 services is alive and flourishing today.

1 My father is 85 now but remains deeply
2 interested in this property and asks constantly
3 about the process and progress we are making
4 around his vision for Brentwood Village.

5 My family has been instrumental in the
6 creation of two substantial nonprofit entities,
7 Community Preservation and Development
8 Corporation, and Community Service Foundation,
9 which also provide apartment homes and/or
10 related services to low and moderate income
11 communities and families. Additionally our Ford
12 Family charitable interests and foundation have
13 extended to programs that enrich the lives and
14 prospects of children and adults alike in
15 Washington, D.C.

16 Among them are the Washington Middle
17 School for Girls, the Academy of Hope, Community
18 Preservation and Development Corporation, the
19 Ward 8 collaborative, Community Service
20 Foundation, the Ford Center at Rock Creek, and
21 others.

22 As stated before, my family is deeply
23 invested in this community. So we are
24 committing to do this right and make the new
25 Brentwood Village a special place which fits in

1 creation of a variety of housing and commercial
2 uses in a vibrant sustainable community close to
3 transportation and amenities, and incorporation
4 of tried and true urban design principles with
5 accessible green space and connectivity with the
6 surrounding neighborhoods. The Ford Family and
7 Mid-City share and own my father's vision for
8 the Brentwood community and are committing the
9 resources required to reimagine and actualize
10 this transformation based upon the principles
11 previously expressed.

12 We have and will continue to work
13 closely with the residents of Brookland Manor to
14 bring this about. The next step in this
15 commitment comes later this summer when we
16 acquire the adjacent shopping center on Rhode
17 Island Avenue and combine once again the
18 commercial and multi-family components under one
19 ownership.

20 I would like to thank the members of the
21 community for their engagement and participation
22 in this process. Their feedback has been
23 invaluable in our planning effort and has made
24 the application better.

25 I would also like to thank the Zoning

1 Commission for this opportunity and your
2 consideration. Thank you.

3 MR. BELL: Good evening. I'm Matt Bell
4 of Perkins Eastman Architects. And my job is to
5 walk you through the urban design plan.

6 As you heard from Mr. Ford and Mr.
7 Tummonds we believe we've made a plan and a
8 strategy that is transformative for this area.
9 It's transformative by linking to the community
10 around it, which currently this site does not
11 do. It's transformative by brining unique open
12 space to the area; the kind of open space that
13 doesn't currently exist, and diverse uses
14 including retail and diverse housing
15 opportunities for the community.

16 It will be transformative for the
17 existing residents, it will be transformative
18 for the future residents who will live there,
19 and also for the neighbors of the surrounding
20 communities.

21 So let me just take you through. We
22 operate always on principles. And these have
23 been our abiding principles from the beginning
24 which is that to make a great place for existing
25 residents and future residents and engage with

1 both metro rail and also by metro bus.

2 Our plan is really about walkable
3 streets and blocks. We're really trying to make
4 the plan connect well, both in terms of scale to
5 the surrounding neighborhood, designing row-
6 house neighborhoods where they're adjacent to
7 row-houses, building to scale up as we get
8 closer to Rhode Island Avenue, and making a
9 community village green that will be a place
10 that we believe will be cherished by the
11 residents of this community, and the people of
12 the larger community in the larger Brookland
13 Manor neighborhood. It's very walkable.
14 There's smaller streets and blocks. There's
15 great level of connectivity. And the buildings
16 line the street to make safe public spaces with
17 eyes on the street.

18 The existing site is really made up of
19 large super blocks. There are very few streets.
20 There is quite a bit of parking lots and
21 undefined green space. There are a lot of
22 places where it's difficult to see where people
23 are on the site, see where people are on the
24 site, see around corners of buildings. There's
25 a lot of undefined space. You can't tell

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1 whether its public or private. And the shopping
2 center up on Rhode Island Avenue is significant
3 disconnected from the community, and also a
4 place where lots of activity that I think is not
5 really healthy for the community occurs.

6 So it's really a sort of a time piece,
7 and it's really time for this kind of plan to be
8 transformed into something that is more safer
9 for the community and also provides more
10 opportunities for the residents.

11 That's an aerial view. You can see the
12 monoculture of the housing. Fundamentally three
13 and four story apartment buildings, and these
14 sort of undefined spaces between the buildings,
15 some of which are taken up with large parking
16 lots, others of which are very difficult to see
17 around them, and it's really an excess of that
18 kind of space in this community, and then the
19 shopping center up on Rhode Island Avenue.

20 Next. Oh, that's a view of the shopping
21 center with all the different kind of retail
22 that's there from across the street. This is a
23 sort of typical view of the housing types that
24 you -- the house type that you see there, which
25 are these garden apartments all along. This is

1 one particular case along Saratoga. You can see
2 here along the back side of the shopping center
3 the buildings really don't relate to the street,
4 they don't provide a sense of safety and
5 visibility of what's going on out on the street
6 and out on the public realm. And again, another
7 view there as well.

8 So this is really something that the new
9 plan tries very significantly and very
10 forcefully to correct and to make better.

11 So the site strategy is really one borne
12 out of, instead of all of this meandering space
13 all over the site to create a very significant
14 village green in the center. The idea is that
15 this will be the place for people who live here,
16 where people who want to come visit, or young
17 people, or young married couples, or teenagers,
18 or elderly, they'll all meet here and see each
19 other on a daily basis in our village green in
20 the center of the plan.

21 We have a scale that we want to relate
22 to along the edge of this diagram with the scale
23 of the row houses, of the adjacent community to
24 the south. We're suggesting a different scale
25 is possible to the north towards Rhode Island

1 Avenue where there are some larger buildings and
2 some larger setbacks currently. And we believe
3 that there is a -- this should be red. It
4 doesn't show up as red in this projector, but we
5 believe there is a very significant opportunity
6 for gross reanchored retail with great
7 visibility along Rhode Island, a neighborhood
8 Main Street, and a place where people, instead
9 of having to get in a car to go buy a carton of
10 milk, they'll be able to walk down the street to
11 the store and shop. And we believe that that's
12 a significant transformative amenity for the
13 community.

14 So this overlays on top the existing in
15 this light gray, and then you can see the
16 smaller blocks that we're making with the new
17 plan. This shows you where the retail frontage
18 will be. So we're showing about a 65,000 square
19 foot supermarket. The rest is distributed in
20 in-line retail among Montana and along 15th
21 Street extended here. I'm coming around to the
22 park side. Our village green in the center.
23 Our terrace green overlooking Rhode Island and
24 then our walk down from Rhode Island down to the
25 village green, the sort of hart of the plan.

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1 This is where the traffic lights will
2 be, so there will be significant accessibility.
3 One of the things we want to try and do in any
4 kind of plan is give people choices of ways to
5 move, whether it's through automobiles or
6 bicycles or on foot. And what the plan does is
7 it weaves all those things together. And Dan
8 VanPelt is going to talk a little bit more about
9 that.

10 So in terms of open spaces, this is the
11 existing plan for Brookland Manor. And this is
12 our village green in the center. And I think
13 it's really important to point out that there
14 are a number of recreation centers and
15 recreation fields, about 20 acres, within a 10
16 minute walk of the Brookland Manor community.
17 So you can see all of them listed here. Some of
18 them are quite large and have pools, like
19 Langdon Park has a pool. Within a five minute
20 walk of the community there's a Brentwood
21 Recreation Center. And what we're really trying
22 to do with the village green is create something
23 that's different than sports fields and the kind
24 of thing that are already available in the
25 neighborhood, but really a place where a lot of

1 different kinds of activities can happen. So we
2 believe we're adding to the inventory of public
3 spaces and public amenities in the area with our
4 village green in the center. It will be
5 complimentary but it won't be the same as those
6 public spaces.

7 So this is a little bit of a diagram
8 showing that the village row, walking down a
9 long sort of pedestrian space, connecting it to
10 Rhode Island, the community green here with a
11 fountain ringed by trees, different kinds of
12 open spaces where they can be programmed for --
13 they can have programmed activities or they can
14 have casual and formal activities as well.

15 The space is sized so that it's easy to
16 see across it, so that people can see if there
17 is anything happening that shouldn't be
18 happening in that space. We want to make it so
19 that people feel safe there, no matter what hour
20 of the day it is.

21 So our master plan calls for C-2-A along
22 Rhode Island Avenue here, and then R-5-B in the
23 lighter color here. So that gives you a bit of
24 the legend, and you can see the surrounding
25 zoning. What that means in terms of our plan is

1 that C-2-A allows up to 65 feet and R-5-B up to
2 60 feet. We've sort of made a more graduated
3 sense of the heights of the buildings, so the
4 darker buildings are up to 65 feet. In C-2-A
5 there is a zone of buildings up to 60 feet in
6 the center of the R-5-B plan there, and then the
7 row-houses are up to 45 feet tall as they border
8 along Downing Street to the south.

9 It's very important to establish a
10 street network that works, and Dan will talk a
11 little bit more about this in detail. But just
12 suffice to say there's really only two streets
13 that go through the community now, 14th Street
14 and Saratoga dividing this up into these very
15 large superblocks. So what we want to do is
16 keep those and eliminate one part of the street
17 as it goes around the corner behind the shopping
18 center. We'll be keeping parts of 14th Street
19 and Saratoga as it comes through, and this is
20 really our plan where we're going to introduce -
21 - eliminate this street and introduce a series
22 of new streets that will make a finer grain of
23 fabric and texture and weave the neighborhood
24 back together.

25 So we have the existing streets that

1 we'll be keeping, and then these new streets
2 that we'll be adding. 15th Street, our main
3 retail spine extended through the plan, a small
4 street off of Brentwood Road, a street around
5 the park, and then another street to create a
6 smaller texture of residential blocks to the
7 south. So, and that will be complimented by our
8 pedestrian way connecting Rhode Island into the
9 park in the center of the plan.

10 So the existing land use is really
11 separation between the commercial and the
12 residential that is -- it's really something
13 that is not practiced today. We're really
14 trying to integrate land uses and make it so the
15 people feel that these kinds of uses are
16 seamlessly connected to one another.

17 So in terms of places in our diagram we
18 have really our Main Street, our village green,
19 our village row and walkway. We have a park
20 overlooking Rhode Island Avenue, and retail
21 facing out on to Montana and throughout with our
22 Main Street.

23 So right now let me turn it over to Dan
24 VanPelt to talk more specifically about some of
25 the transportation aspects. And then I'll come

1 back and talk about some of the views that
2 describe what this community is going to be like
3 in the future.

4 MR. VANPELT: Good evening,
5 Commissioners. For the record my name is Dan
6 VanPelt with the Grove Slade Associates. We
7 assembled the comprehensive transportation
8 review and tonight I'm going to give you a brief
9 summary of our transportation review, the
10 details of our report. Though our report
11 contained much more technical detail so I'm just
12 going to hit the highlights.

13 I'll start by adding a bit more on
14 Matt's discussion of the internal streets.
15 We'll take a quick look at parking and loading
16 access and discuss traffic impacts, multi-modal
17 considerations, and then end with a summary of
18 the mitigations and our coordination with DDOT.

19 When the team was looking at options for
20 laying out the internal streets one of our goals
21 was to create another link to Rhode Island
22 Avenue. DDOT pointed out that the Move D.C.
23 Plan also identified a need for connection to
24 Rhode Island Avenue connecting all the way down
25 to New York Avenue.

1 This beauty explored a way to make at
2 least one half of this link. The Move D.C. Plan
3 shows a connection to 14th Street, but our
4 review of the traffic patterns concluded that a
5 connection via 15th Street extended would be
6 better, as the extension of 14th Street would
7 add a fifth leg to an already busy four-legged
8 intersection at Rhode Island Avenue. But the
9 extension of 15th Street would connect to a less
10 busy three-legged intersection while still
11 setting up a future connection over to New York
12 Avenue in the spirit of the Move D.C. Plan.

13 Matt already touched on this, but we
14 want to reiterate the benefits of the increased
15 connectivity of the proposed street grid. The
16 project's proposed street network will do a
17 better job of dispersing traffic generated by
18 the project and dispersing traffic already on
19 the streets from the surrounding neighborhood
20 too.

21 For example, the neighborhood to the
22 south will be able to drive on 15th Street
23 extended to reach Rhode Island Avenue instead of
24 having to use Montana Avenue or Brentwood Road.

25 Parking and loading. The project's

1 master plan also contains a network of public
2 and private allies. All parking and loading
3 access points for the project are located on
4 these alleyways. In addition ample room is
5 provided for future retail loading.

6 We've performed an extensive analysis of
7 traffic impacts over a large network for several
8 phasing scenarios. This analysis led to several
9 recommended mitigation measures, including
10 reconstruction of the traffic signal where 15th
11 Street extended would meet Rhode Island Avenue,
12 a new traffic signal at the intersection of
13 Montana and Saratoga, and other signing and
14 marking improvements at intersections. And all
15 of these mitigations would be further refined
16 and designed working in coordination with DDOT
17 during the Stage 2 process.

18 The internal street network discussed
19 earlier is also supplemented by several
20 pedestrian links. These links provide a
21 significant increase in site porosity compared
22 today. Not only will pedestrian traffic take
23 advantage of these connections, but so will the
24 surrounding neighbors. For example, neighbors
25 to the south cannot currently walk along 14th or

1 15th Streets to get to Rhode Island Avenue, and
2 with the project in place with the new street
3 grid, they will be able to use both of them.

4 We also review all major pedestrian
5 walking routs to and from the project. The
6 review found one main point of concern, which is
7 how the desired walking route across Montana
8 Avenue to places like the Langdon School will
9 require crossing over an unsignalized crosswalk
10 over Montana. These crosswalks are about 40
11 feet long, which is about the point where an
12 unsignalized crosswalk probably isn't the best
13 solution. So the proposed new traffic signal at
14 Saratoga and Montana addresses this concern, and
15 thus we consider the new signal both a traffic
16 and a pedestrian mitigation.

17 In order to promote cycling to and from
18 the site the applicant is proposing two new
19 Capitol Bike Share stations. In addition during
20 a review of cycling routs during the project we
21 noticed an opportunity to link the north/south
22 routes that are on 12th and on 18th Streets,
23 with an east/west route that would use Saratoga
24 through the site.

25 The applicant is proposing to fund the

1 necessary signing and marking improvements
2 needed to establish this route, and that's all
3 subject to further review with DDOT during the
4 Stage 2 application.

5 During this project we've been in
6 constant communication and coordination with
7 DDOT. We've reviewed the DDOT report and agree
8 with DDOT's findings in the framework of
9 mitigations. The list of mitigation includes
10 the signals that were discussed earlier, the new
11 bike share stations, the signing and marking
12 improvements, and a framework for next steps
13 during the Stage 2 process.

14 We revised our report to address some
15 technical questions from DDOT and I believe that
16 we're now in line with the DDOT report.

17 In summary the project has substantial
18 transportation benefits, including a vastly
19 improved street layout compared to the existing
20 conditions, including establishing a link from
21 the Move D.C. Plan, providing all loading and
22 parking access from allies, installing a new
23 traffic signal that will have multimodal
24 benefits, and a framework for additional
25 multimodal improvements.

1 Thus we conclude that with the set of
2 mitigations as identified in our report the PUD
3 would not have a detrimental impact to the
4 transportation network. I appreciate your time
5 to listen to my testimony. I'd be happy to
6 answer any questions you have, and I'll pass it
7 over to Michael.

8 MR. MEERS: I'm Michael Meers and I'm
9 here today to discuss our community engagement,
10 construction phasing, and resident relocation
11 plans. I'll also let you know where discussions
12 stand today with our residents.

13 As it relates to community dialog a
14 detailed description of community meetings has
15 already been entered into the public record, but
16 I would like to reinforce to the Zoning
17 Commission that our outreach for the past year
18 has been extensive, transparent, inclusive, as
19 well as respectful. We've met with ANC 5C and
20 also 5B, civic associations, clergy leaders,
21 philanthropic organizations, District of
22 Columbia elected and agency officials, HUD
23 representatives, individual homeowners, and our
24 residents.

25 We have worked with a diverse coalition

1 of community interest and the input received has
2 improved our proposal immeasurably. We have
3 come away with a consensus about the need for
4 change broadly, and for our proposal
5 specifically. This is well documented in the
6 public records where there are several dozen
7 expressions of support from a cross-section of
8 the community.

9 Our immediate neighbors to the north,
10 south, east, and west have all weighed in with
11 their support. This is a community in search of
12 change and I expect that the discussion tonight
13 will show you that our proposal endeavors to
14 balance the interests of all the stakeholders.

15 Pertaining to our construction phasing
16 and tenant relocation plan, our engagement with
17 residents and their representatives has been
18 respectful and constructive. In fact the legal
19 counsel for the residents, Mr. Merrifield, wrote
20 to me a short time ago stating that, quote,
21 "Your team has been very honest throughout this
22 entire process." End quote.

23 So discussions have been cordial with
24 most of the concerns centering on the resident
25 relocation plan and the right of residents in

1 special place. And Phase 2A is highlighted in
2 the northeast portion of the site.

3 We're engaged a retail broker to
4 identify a suitable grocery anchor for the
5 commercial component, and those discussions are
6 ongoing.

7 Phase 2 will be in the southeast portion
8 of the site, and Phase 3 will be later in the
9 northwest corner of the property.

10 With regard to our discussions with our
11 residents we have worked diligently to address
12 the issues that they registered with the Zoning
13 Commission. We have worked through and agreed
14 to more than a dozen of the discreet issues
15 raised by them. We did this by clarifying our
16 position, making lots of concessions, and
17 otherwise seeking to find common ground. This
18 process has led to valuable input into matters
19 of relocation and community facilities.

20 At the end of the discussions there were
21 only two matters that we couldn't resolve with
22 our residents. The two issues are the creation
23 of new four and five bedroom apartments, and
24 two, the total number of affordable units to be
25 built in the new community. Related to the four

1 and five bedroom apartments we researched the
2 issue extensively to see whether, where, and how
3 others across the country were building those
4 larger unit types. And there's a letter in the
5 case file from the president of the National
6 Multi-housing Council, Doug Bibby, to this
7 effect.

8 Our findings show that for historically
9 impactful reasons no community anywhere in the
10 nation, including the District of Columbia, is
11 building new four and five bedroom apartments.
12 The good news here is that we do not believe
13 that it's necessary to build the larger
14 apartments based upon a review of the current
15 demographics at the property. Based upon the
16 annual certifications provided by our
17 leaseholders our research indicates that all but
18 13 of the existing four and five bedroom
19 households can be housed in smaller units based
20 upon prevailing HUD occupancy standards.

21 And we'll meet individually with these
22 13 families and we'll ensure that they are all
23 reasonably accommodated in the coming years.

24 Of note eight of the 13 families in
25 those larger units have DCHA Housing Choice

1 earliest proposal. At more than 20 percent of
2 the units we believe our affordable housing
3 commitment is as substantial as any new
4 development in the city today in terms of the
5 number of units and the depth of the
6 affordability.

7 Our existing residents recognize and
8 understand that they will all have an
9 opportunity to participate in and shape the new
10 community, and we look forward to working with
11 them in the coming years to create a community
12 that fulfills the great promise of this
13 transformational undertaking. Thank you.

14 MR. BELL: We just want to close with a
15 couple of images and remarks about the nature of
16 this project as a transformative project.

17 One of the things we strongly believe is
18 that sustainability begins with settlement
19 patterns. And it begins with settlement
20 patterns because what we need to do is we need
21 to do projects like Brookland Manor that rethink
22 how we live and build in places where we have
23 existing infrastructure like transit and
24 infrastructure of community centers and stable
25 residential neighborhoods.

1 benefitting from the sorts of amenities and
2 opportunities that the people who live there
3 will have, and also the people in the
4 surrounding neighborhoods.

5 Next. Our residential neighborhoods
6 will also be appropriate in scale. To the south
7 we'll have smaller row-house neighborhoods, and
8 we'll have buildings that line the street so
9 that, as I mentioned before, if there are any
10 kinds of activities that go on on the street,
11 the people living in those houses will know and
12 they'll serve as a deterrent to any kind of
13 illicit activities that occur there, and we will
14 be framing those kinds of views. And this is
15 illustrative of course, but as the architecture
16 gets developed we'll be framing those views into
17 the public realm with beautiful doorways and
18 beautiful windows and places for people to sit
19 on their front steps and talk to their
20 neighborhoods.

21 Next. And finally, this is one of the
22 images I think we like best about the project of
23 the village green in the center. I mentioned
24 before that it is a place that will be unlike
25 any of the other parks and open spaces in the

1 area. We think that's a significant asset here.
2 It's about an acre in size. It's enough room
3 for people to do different things in this space,
4 for people to have a passive activity for kids
5 to play, for people to just take a nice walk, to
6 walk the dog, to sit near some public art like a
7 fountain. It will be ringed by residential
8 buildings and retail buildings, so it will be a
9 very defined public space.

10 But most of all what we think it will do
11 is bring a level of dignity and purpose to the
12 community and through open space. It will
13 elevate the kind of interactions that go on
14 between residents, people who live in our
15 community, and people who live outside the
16 community that come there for interaction.
17 Because when you make spaces and places that
18 people want to go to, that kind of interaction
19 is much more possible. When you don't, it's
20 impossible.

21 And our aim here, really, in the future
22 is to have beautiful public spaces like this
23 that will elevate the interaction between all
24 members of the community. Thank you.

25 MR. TUMMONDS: That concludes our

1 presentation. We're available to answer any
2 questions you may have.

3 CHAIRPERSON HOOD: Okay. Thank you very
4 much for that presentation. Straight to the
5 point. Let's see if we have any questions up
6 here. Commissioners, who would like to start us
7 off?

8 MS. COHEN: Me.

9 CHAIRPERSON HOOD: Okay. Vice Chair
10 Cohen.

11 MS. COHEN: Thank you for the
12 presentation. It was very clear and concise,
13 but I have numerous questions.

14 The number of units -- because you came
15 down from a C-2-B request to a C-2-A. Can you
16 tell me how many units, then, we're losing in
17 this proposal by reducing the zoning?

18 MR. MEERS: Previously we were at 424
19 affordable apartments and that was --

20 MS. COHEN: Total and affordable.
21 That's good.

22 MR. MEERS: I can't do all the math but
23 I can tell you that 20 percent used to be 424,
24 and now it's on the order of 333. But we're
25 committing to 373. And so the loss, your word,

1 is from 424 down to 373. So that's 51
2 affordable units. So our percentage commitment
3 went from 20 to almost 23 percent, but we lost
4 51 units.

5 MR. FORD: Our initial proposal was for
6 22,000 units, and I think we're at 17,060 now.

7 MS. COHEN: I asked the question because
8 as we all know we have a housing -- you know,
9 especially an affordable housing crisis in the
10 city. So I was curious as to what we were going
11 to lose.

12 I have a question with regard to the
13 grocery parking. Is that going to be below the
14 grocery store, or the whole retail? Or is it --
15 I mean, where is it going to be?

16 MR. BELL: Yeah, we have it designed so
17 the parking for the grocery store and the
18 residential parking will be underground.

19 MS. COHEN: Okay. And where is that
20 located on the phasing plan?

21 MR. BELL: Okay. Yeah, it's -- Dan has
22 the pointer. We only brought one pointer.

23 Yeah, this is the grocery block here.

24 MS. COHEN: Uh-huh.

25 MR. BELL: And the idea is that there

1 will be a service entry and ramp down into
2 parking there, as you come in. We can't get it
3 too close to Rhode Island. We have to push it
4 back a little bit because we can't have stacking
5 going out into Rhode Island. But the idea is
6 that this will be in-line retail here with the
7 grocery here anchoring that. We've had some
8 preliminary discussions with some people who
9 develop grocery stores. They like this
10 location. It services well and the parking
11 going under it is a very common thing today and
12 that's -- we've studied the service and drop-
13 off.

14 MS. COHEN: Well, is there a grocery on
15 site now? I thought there was. No?

16 UNIDENTIFIED SPEAKER: No, across the
17 street.

18 MS. COHEN: Okay. Across the street.
19 Can you tell me why you have the
20 building set back from Rhode Island Avenue? I
21 believe it's going to be green space.

22 MR. BELL: Here?

23 MS. COHEN: Yes. Why is that set back?
24 I mean, I -- yeah, you tell me.

25 MR. BELL: Yeah, it's two reasons. One

1 is the topography and the second is the property
2 line which comes down pretty sharp in there.

3 MS. COHEN: Okay. If again, my concern
4 in this political environment, federal political
5 environment especially, is the possibility of a
6 loss of subsidies that make the feasibility of
7 very low income people.

8 My question is, do you believe -- I
9 guess this is for you, Mr. Ford Jr., that
10 there's enough cross-subsidy in this project
11 that will enable you to continue to have the
12 people who live on the properties, should
13 Section 8 disappear because it is an annual
14 approval of congress, and we have a very mean
15 spirited congress in place now. How can you end
16 up giving some comfort that people will be able
17 to remain at the site?

18 MR. FORD: Well, very good question. I
19 think we've outlined some parameters in our
20 proposal about what would happen if that went
21 away. But I must tell you that while there has
22 been no new Section 8 property based subsidy in
23 the last years, we don't -- we're in this
24 business every day. We have a lot of Section 8
25 units under management and ownership. I don't

1 expect this to go anywhere.

2 It gets nibbled at from time to time,
3 but that hasn't been the case here recently.
4 Other programs have been nibbled. This is a
5 very basic program that I think people -- I
6 think they're nervous about touching something
7 like that. I know I would be in their shoes.
8 It affects people's lives very deeply.

9 So the answer is, we're willing to go
10 out on the limb. We'll need help from somewhere
11 if that goes away, but I don't foresee that
12 happening.

13 MS. COHEN: Well, remember Social
14 Security used to be a sacred cow too.

15 MR. MEERS: Yes. But it has been
16 continuously funded since 1968 and supports
17 about 5 million families across the country. So
18 we do take some comfort in the almost 50 year
19 history of the program.

20 MR. FORD: And the breadth of it. Five
21 million families pitched in the street is not
22 imaginable politically to me. So.

23 MS. COHEN: Well, again --

24 MR. FORD: And I think that's the reason
25 it's still here.

1 MS. COHEN: -- Social Security was a
2 sacred cow too.

3 I understand what you're saying. I
4 mean, I raised that because I think it's a very
5 important to again, keep in mind that we are
6 needing all of this subsidy for people because
7 most people do not make a living wage, who are
8 living in your property. And that is a major
9 problem in our country. And I'm counting on
10 this being in the archives and people listening
11 to me eventually.

12 Question about again, the size of the
13 units and some families, smaller amount.
14 Thirteen, I believe it is. And eight of the 13
15 need larger units. Now their vouchers can be
16 used for let's say a single family home that may
17 have the number of units available to house
18 them. Do those units exist in the neighborhood,
19 and would you be able to help people identify
20 those types of properties?

21 MR. MEERS: Sure. There's 13 families.
22 They all have different circumstances and
23 household formation, and they all have different
24 needs and preferences. So our expectation would
25 be that we would meet in the coming years with

1 each of the families individually to figure out
2 what their needs are. There may be some of the
3 families who may choose to split into a multi-
4 generational household. There may be others who
5 would like to buy something in the neighborhood.
6 There may be -- so there's an endless list of
7 possibilities for those 13 families. But we're
8 fully committed to working with them to solve
9 their, and our challenge.

10 MS. COHEN: For the families that are
11 interested in purchasing are you going to be
12 providing them with means, either onsite or
13 available for financial counseling and
14 homeownership counseling?

15 MR. MEERS: That's an excellent
16 question. We've already had preliminary
17 discussions with DCHA to identify some of their
18 clients who maybe make enough to qualify for the
19 homeownership program. And so those discussions
20 are preliminary, but there will be a counseling
21 element there.

22 MS. COHEN: Okay. And I just would like
23 to ask, I know the multi-housing council is a,
24 you know, advocacy group for developers,
25 multifamily developers in particular. My

1 question is, the demographics in the United
2 States, you know, you sometimes have families
3 merging. You know, like one person has two
4 children from a prior marriage, one person has
5 one or two children from a prior marriage, and
6 they merge. So why aren't we building larger
7 units? That was not, I believe in the letter,
8 at least that I read in the record.

9 MR. MEERS: Well, I'll have to review
10 your research, but it's possible that we may end
11 up building larger units. But we've got to meet
12 the market.

13 MS. COHEN: But the market can be and
14 you already have some people who have that size
15 family. So do come back with that, please, for
16 you know --

17 MR. MEERS: Certainly.

18 MS. COHEN: -- our review. I know the
19 answer, so I just was hoping you would too, for
20 the record.

21 MR. FORD: One answer is that for the
22 last 50 years we overbuilt in single-family
23 housing which accommodated a lot of people that
24 needed three, four, and five bedroom homes.

25 MS. COHEN: Well, some --

1 MR. FORD: Which is, I think one of the
2 reasons that multifamily construction of those
3 units went away. That's one reason. So.

4 MS. COHEN: Okay. That wasn't the one
5 that I was thinking of, but that's a good point.
6 Thank you.

7 MR. MEERS: Commissioner Cohen.

8 MS. COHEN: Yes. Yes.

9 MR. MEERS: Me again. So, Phase 3, at
10 the final phase is where a number of the larger
11 four bedrooms currently are today. So we expect
12 that there will be a good number of large units
13 onsite for five plus years. In other words,
14 it's later in the phasing.

15 MS. COHEN: Later in the phasing. Okay.
16 Let's see, I think that may be all my questions.
17 But Mr. Chairman Hood, maybe I need you to come
18 back to me later.

19 CHAIRPERSON HOOD: Okay. Will do.

20 MS. COHEN: Thank you.

21 CHAIRPERSON HOOD: All right.

22 Commissioner May, you want to go next?

23 MR. MAY: Thank you very much. I have a
24 handful of questions, hopefully fairly quick.

25 The Stage 2 of this will be a single

1 stage 2 that will cover all phases of future
2 development?

3 MR. TUMMONDS: No, I think we probably
4 envisioned there will be multiple Stage 2s.

5 MR. MAY: Probably envisioned multiple.
6 Can you be a little bit --

7 MR. TUMMONDS: Oh, I'm sorry. We
8 envision multiple.

9 MR. MAY: How many?

10 MR. TUMMONDS: Two, three, four. I
11 mean, I'm sorry. I mean, I --

12 MR. MAY: It would be helpful to know a
13 little bit more. I'm not saying that you have
14 to tell me right now exactly --

15 MR. TUMMONDS: Okay.

16 MR. MAY: -- two, three, or four, but
17 that kind of uncertainty is a little difficult.
18 I mean, this Stage 1 is not as detailed as we
19 usually see. We usually see Stage 1s in
20 conjunction with, you know, consolidated for a
21 portion of it or something like that.

22 That's not to say that there's anything
23 wrong with this. There's nothing wrong with it.
24 It just, it would be very helpful, I think, to
25 see the bigger picture of you know, how many

1 more times we're going to be --

2 MR. TUMMONDS: Sure. Okay.

3 MR. MAY: -- visiting this.

4 MR. TUMMONDS: And we started to do that
5 with our construction phasing plan.

6 MR. MAY: Right.

7 MR. TUMMONDS: To give a sense, so.

8 MR. MAY: Yes.

9 MR. TUMMONDS: Yes, we can drill down on
10 them.

11 MR. MAY: So, and along those lines I
12 think one of the things that's really crucial is
13 we don't really have some of the information
14 that we might ordinarily see at Stage 1 or Stage
15 1 plus consolidated having to do with, you know,
16 traffic study and so on. I mean, I know that
17 has been done but a lot of information is still
18 to be decided and a lot of things that are being
19 deferred.

20 So I'm hopeful that when we see the
21 first Stage 2 that the entirety of that
22 information is addressed because trying to deal
23 with things like, I mean, traffic impacts and
24 things like that are -- have to do with the
25 project in aggregate. And so taking that --

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1 it's not something we can really do piece meal.

2 MR. TUMMONDS: Yeah.

3 MR. MAY: I also think that, you know,
4 the full amenities and benefits have to be
5 understood and I'm not -- you know, if there is
6 anything that's not addressed here then it will
7 have to be addressed in that next stage. Or
8 that first stage to component.

9 So with the phasing diagram that you had
10 shown, do you have a sense of the timing between
11 phases and how long it will -- I mean, basically
12 what I'm really asking is, when is the whole
13 thing going to be done?

14 MR. MEERS: The Stage 2 for the Phase 1,
15 we were anticipating presenting a consolidated
16 application in late next year or in 2017, and we
17 would expect construction to begin at the end of
18 2017, once the mortgage is fully amortized.

19 MR. MAY: Okay.

20 MR. MEERS: And that's the senior
21 housing building which facilitates the tenant
22 relocation plan, and so that will clearly be --
23 because we have people on site and we're trying
24 to accommodate onsite residents we've got to
25 build that first phase, so we'll be back for a

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1 Stage 2 PUD on that Phase 1. And then there
2 will be one or two other Stage 2 PUDs that will
3 be thereafter.

4 MR. MAY: One or two additional Stage
5 2s. So, just assuming it's two more Stage 2s --
6 well, let me think about this one.

7 MR. MEERS: Yeah.

8 MR. MAY: It's probably going to be
9 three, isn't it?

10 MR. MEERS: It's probably --

11 MR. MAY: Think about it --

12 MR. MEERS: It will probably be three in
13 total because of the -- it's very difficult from
14 a market perspective to drop --

15 MR. MAY: I mean, I'm seeing that one as
16 Phase -- that's Stage -- I'm sorry. That's the
17 first Stage 2, and that's the second.

18 MR. MEERS: Correct.

19 MR. MAY: And then you've got this
20 cluster and this cluster. I mean, I think this
21 one was going to go first and that one is going
22 to go next, right? So it's probably four.
23 Reasonably four, in order to do that kind of
24 staging of the occupancy and so on.

25 MR. MEERS: Correct.

1 MR. MAY: Okay. So I'm hoping that, you
2 know, I appreciate the fact you're trying to
3 step through the occupancy in that fashion and
4 keeping people on site. I think that's a good
5 characteristic. However the down side of that
6 is that you can't start doing multiple phases at
7 the same time. You can't move them forward.
8 And so if we're waiting until end of 2018 to
9 start construction on the next and probably the
10 largest of the second stages, I mean, you know,
11 I could see this thing going on for 20 years if
12 it's not carefully thought out and executed
13 quickly.

14 I mean, that's what I'm really trying to
15 get at, is how long is it going to take to
16 finish everything?

17 MR. MEERS: We were asking for three
18 years to start the first phase and a total of 10
19 years to --

20 MR. MAY: For everything.

21 MR. MEERS: To complete the project,
22 yes, sir.

23 MR. MAY: Okay. Three -- 10 years from
24 when the first Stage 1 is approved.

25 MR. MEERS: Correct.

1 MR. MAY: Okay. Okay. Just one quick
2 question about the connection to the Metro and
3 how people will actually get there. I know we
4 saw a diagram that showed what the radius was
5 and all that, but is the route essentially
6 finding your way to Rhode Island Avenue and then
7 down Rhode Island Avenue and then back up to the
8 Metro? Is that the only real route?

9 MR. MEERS: Yeah.

10 MR. MAY: Okay. And so who among you
11 have walked that route to the Metro? Okay. I
12 know a lot of people in the audience have. So
13 is that a good walk?

14 (Several people in audience answering.)

15 MR. MAY: Okay. It's all right? Back
16 it's up -- I mean, it seems like it's downhill
17 and then it's up.

18 MR. FORD: The downhill part is easier,
19 yes.

20 MR. MAY: It's down and up, isn't it? I
21 mean, no matter how you do it you're down for
22 the Metro and then up Rhode Island Avenue?

23 MR. FORD: Yeah, once you get to Rhode
24 Island it's very direct.

25 MR. MAY: Yeah. I mean, I guess what

1 I'm getting at is whether the streetscape along
2 Rhode Island Avenue through that sequence is in
3 good shape or whether it's -- whether there is
4 improvement needed in that area.

5 (Several people in audience answering.)

6 MR. MAY: I appreciate everybody in the
7 audience want to answer the questions, but I
8 would rather hear from you when you're at the
9 dais and hear from them now. So if someone at
10 the dais could answer whether improvement is
11 needed on Rhode Island Avenue?

12 MR. VANPELT: I think we, in our
13 conversation with DDOT, we've looked at some
14 sort of traffic calming pedestrian improvements
15 in some locations. You might want to talk to
16 DDOT. I know there's a livability study that is
17 going to be looking at Rhode Island Avenue. And
18 I think as we come forward with next pieces of
19 the Stage 2 we'll probably be able to see how
20 this PUD could help address some of those
21 things.

22 MR. MAY: So you are contemplating
23 potential mitigations involving the streetscape
24 or crossing improvements?

25 MR. VANPELT: Well, we certainly are

1 along all the frontage of the site. And I think

2 --

3 MR. MAY: Goes without saying.

4 MR. VANPELT: Yes. And so, and then --

5 MR. MAY: Beyond the site.

6 MR. VANPELT: And then you know, there
7 are some places where there could be some
8 improvement down the corridor so.

9 MR. MAY: Right.

10 MR. VANPELT: Yes.

11 MR. MAY: We already established that.
12 I'm asking if that's one of the things that
13 you're thinking about as potential mitigations
14 or amenities for the project.

15 MR. VANPELT: Our study didn't
16 necessarily find things to be fully substandard.
17 I mean, there are places where there could be
18 some improvements. So the basic infrastructure
19 is there. So I guess what I would offer at this
20 point is that we would continue to look at that
21 as we go forward with the Stage 2.

22 MR. MAY: I think Mr. Tummonds is
23 getting the point.

24 MR. TUMMONDS: I know what you're
25 asking. Yeah, I know what you're asking. We'll

1 address it.

2 MR. MAY: Thank you. I appreciate, you
3 know -- you can't necessarily answer on behalf
4 of the development. Mr. Tummonds understands
5 what I'm trying to get at here.

6 Can you tell, since we're talking about
7 the pedestrian experience, can you tell me more
8 about the pedestrian street that you're creating
9 from Rhode Island Avenue down to the town
10 square?

11 MR. BELL: I'll actually go to the
12 blowup. You know, the idea behind that is it is
13 -- there's a significant grade difference
14 between Rhode Island and that part of the site.
15 Very significant. It's almost two stories in
16 grade.

17 And so we looked at putting a street
18 there, but the distance between intersections
19 and the grade made that very difficult. So what
20 this achieves is people from this part of the
21 community would be able to walk up the street,
22 up this pathway and then get to the Metro. It's
23 one of the reasons -- another benefit of pulling
24 these buildings back was that it made an easier
25 kind of transition down to Rhode Island there.

1 We have active uses facing this walkway
2 on this building. And we're going to line this
3 building with small -- the plan is for small
4 loft units so they face on to that. So what we
5 don't want is blank walls on that space. We
6 want that to be active so that it's safe and
7 inviting. And it's not a very long distance,
8 really. And we designed it as though it's going
9 to be a sort of fun set of steps to move up
10 through there from connecting this small part to
11 our village green in the center.

12 The traffic does go all the way around
13 the village green, so from a kind of public
14 safety point of view and taxi drop off and cars
15 and whatnot, that will all be accessible. And
16 the sidewalks along here are pretty generous as
17 they lead up to that space.

18 So if you look at it -- go back to the
19 overall plan. Just one other thing to point out
20 about that. Yeah, that's a good one. You know,
21 people living here, and right now everyone goes
22 around this community. So I think what we were
23 hoping will happen is people will be able to
24 walk up 15th Street, or they'll continue to walk
25 this way to get down to the Metro through the

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1 community.

2 MR. MAY: Okay.

3 MR. BELL: To make it more connected.

4 MR. MAY: All right. Thanks. So I'm
5 looking forward to seeing more on the
6 development of the design of that space. I
7 think it has tremendous potential. You know, we
8 see a lot of flat stuff. And it is --

9 MR. BELL: This will not be flat.

10 MR. MAY: Right. And so, you know,
11 seeing something with some grade in it and
12 knowing some of the really great things that can
13 be done when you have that, and I think doing
14 something more with that than simply, you know,
15 having the right stuff facing it or you know,
16 planting nice plans, I mean you can make some
17 really good features.

18 MR. BELL: Well, it's really about
19 public art. It is --

20 MR. MAY: (Indiscernible.)

21 MR. BELL: Yeah, no question.

22 MR. MAY: -- or other amenities that
23 might work. I mean, it just I think it's an
24 opportunity to be really creative and making a
25 great space out of it. So I look forward to

1 seeing that.

2 And actually, you know, when I think
3 about the staging of this, you know, one of the
4 things I think we ought to be thinking about is
5 whether there is an opportunity to start making
6 the public spaces early on, right? I mean, you
7 didn't talk about when the village square was
8 going to be done, but is that possibly in --

9 MR. BELL: There is a phasing diagram
10 that does show that.

11 MR. MAY: I see.

12 MR. BELL: So Phase 2A, is it? Yeah, it
13 comes relatively early on and that was a
14 conscious decision --

15 MR. MAY: All right. So it's 2A. Okay.

16 MR. BELL: -- to give the amenity, get
17 the amenity in there early.

18 MR. MAY: Okay.

19 MR. BELL: The walkway to it that you
20 were just asking about would be completed in a
21 later stage, but we believe we can get the
22 village --

23 MR. MAY: Right. The village --

24 MR. BELL: -- green early.

25 MR. MAY: Yeah, the village square.

1 Okay. All right. That's good.

2 Mr. Tummonds you very proudly announced
3 that 57,000 square feet of new roadway -- is
4 that what you said?

5 MR. TUMMONDS: Again, I think was to the
6 idea of the applicant is giving up an acre of
7 private property --

8 MR. MAY: Right.

9 MR. TUMMONDS: -- to create a new street
10 grid.

11 MR. MAY: Okay.

12 MR. TUMMONDS: I mean, that doesn't
13 normally happen.

14 MR. MAY: Right. And is that a net?

15 MR. TUMMONDS: Yes, that's net.

16 MR. MAY: That's net. And that's -- and
17 so it --

18 MR. TUMMONDS: So it gets pulled out of
19 our FAR --

20 MR. MAY: Right.

21 MR. TUMMONDS: -- denominator.

22 MR. MAY: And then the private streets,
23 how do they figure into that calculation?

24 MR. TUMMONDS: We pull those out as
25 well. I mean, I'm sorry. I'm sorry. We pulled

1 the private streets as, you know, are not
2 included in our FAR calculation.

3 MR. MAY: Right. But in terms of the
4 net creation of -- I mean, even after you create
5 the private streets --

6 MR. TUMMONDS: It's still 57.

7 MR. MAY: It's still 57 above and beyond
8 that.

9 MR. TUMMONDS: Correct.

10 MR. MAY: Yeah. Okay. And why are some
11 of them private, some of the streets?

12 MR. TUMMONDS: Those are just the ones
13 that are typical with the town houses.

14 MR. MAY: Right. And why? I mean, why
15 are they made private streets as opposed to just
16 being public streets?

17 MR. TUMMONDS: They could be private,
18 but I think right now it's --

19 MR. MAY: I'm not advocating one way or
20 the other, I'm just trying to understand why.

21 MR. TUMMONDS: I think in most recent --
22 you know, and this is us trying to, I think go
23 to where the market is with the townhouse
24 communities, I think they typically like them to
25 be private, then they can have --

1 MR. MAY: It's easier to do a block
2 party or something like that.

3 MR. TUMMONDS: Exactly.

4 MR. MAY: Yeah.

5 MR. TUMMONDS: Yeah.

6 MR. MAY: Okay. Let's see, okay. So
7 while we're on streets explain to me what's
8 going on on the, I guess the south face of the
9 senior building where it abuts an alley.

10 MR. BELL: Yeah, I think we have an
11 alley there for access.

12 MR. MAY: There's an existing alley
13 there, right?

14 MR. BELL: Yeah. Right.

15 MR. MAY: Right there?

16 MR. BELL: That's correct. So that
17 comes out -- we've taken a look at this. It
18 sort of wiggles a little bit, but it comes out
19 and I think we were trying to align it a little
20 bit so we didn't have a --

21 MR. MAY: Right.

22 MR. BELL: -- misaligned alley.

23 MR. MAY: But I mean, some of the
24 illustrations seem to indicate that the building
25 is actually facing south. Does that just --

1 MR. BELL: No, no, no. No. No.

2 MR. MAY: -- illustrator creativity?

3 MR. BELL: Perhaps. We definitely want
4 a front door.

5 MR. MAY: Right.

6 MR. BELL: And a drop-off on the park.

7 MR. MAY: Yeah. So I mean, if you look
8 carefully at that drawing it kind of looks like
9 parts of that look like they're --

10 MR. BELL: Yeah, right. No, it's a good
11 point. There is a garage entry here that would
12 be there, but --

13 MR. MAY: Garage I understand. It's
14 the, you know, it's like the major building
15 entry. I mean, if it's an alley it really
16 should -- I mean, it looks like it's a beautiful
17 tree lined alley. Unless it's going to be more
18 street-like all the way down maybe it should be
19 treated more alley-like? I don't know.

20 MR. TUMMONDS: I mean, I think and
21 purposely the design -- it has been the thought
22 process. And I don't want to steal our
23 architect's thunder here, but it was to make it
24 a little more than just an alley.

25 MR. MAY: Right. Okay.

1 MR. TUMMONDS: But it is not the front.

2 MR. MAY: Right. And I think the only
3 thing is to not create any confusion. It's okay
4 to have a really nice alley, but we don't want
5 to create confusion and have people walking down
6 there.

7 MR. BELL: And with the senior building
8 we want to be mindful that we want the seniors
9 to face the park.

10 MR. MAY: Right.

11 MR. BELL: And that's very important. I
12 think we also, though, put the trees in there to
13 be good neighbors to the houses to the south.

14 MR. MAY: Right. Got it. So it's sort
15 of like a -- it's almost like a rear yard.
16 Okay.

17 So the project has more parking than
18 required. What's the reasoning for that?
19 What's the rationale for that? You know, DDOT
20 pointed it out. I'm not saying that required is
21 the right number. It's just that, you know, the
22 market is supposed to speak to this and decide,
23 you know, when we need more parking than the
24 minimum required. So what is it about the
25 market that's telling you more parking is

1 appropriate?

2 MR. VANPELT: I think for the purposes
3 of the Stage 1 we're defining the envelope. And
4 I think as we go back and ask the Stage 2s come
5 forward we'll be able to understand a little bit
6 better what the market needs are at that time.

7 I think as we pointed out in our report,
8 and as DDOT has pointed out, that some of the
9 ratios that are there are probably a little
10 higher than what is being improved now. So I
11 think that's something that as we understand the
12 Stage 2s better, as properties get designed, and
13 we understand the market, we'll be looking at
14 that further.

15 MR. MAY: All right. So all the more
16 reason why at Stage 2 we need to be thinking
17 about the parking numbers for the entire
18 project. At the first Stage 2.

19 MR. VANPELT: Yes. And I think --

20 MR. MAY: Yeah.

21 MR. VANPELT: Yeah, sometimes in
22 projects too, we might look a little higher
23 parking in the first phase and as the project
24 comes online maybe the --

25 MR. MAY: Right.

1 MR. VANPELT: -- parking issues go down,
2 so.

3 MR. MAY: Right. So and the parking
4 totals, does it include the on-street parking,
5 either public or private on-street parking?

6 MR. TUMMONDS: No, it's the parking was
7 really just --

8 MR. MAY: It's just all going to be
9 below grade so that -- so the parking numbers
10 theoretically are potentially even higher since
11 there is going to be a net increase in the
12 number of street, or the area of the streets,
13 right?

14 MR. TUMMONDS: Fifty-seven -- yeah, that
15 is correct.

16 MR. MAY: Fifty-seven thousand.

17 MR. BELL: The two over twos and the
18 towns won't have below grade. There will be
19 parking.

20 MR. MAY: Yeah, right. Right. I see
21 what those are. We can talk about those when
22 they come in. Mr. Tummonds knows how much I
23 like those units. But anyway.

24 Okay so what about -- I understand that
25 there is some proximity to playground and

1 recreation facilities and so on, but it's also,
2 this is something that shows up in the ANC
3 letter, a desire to have play facilities of some
4 sort. Not necessarily ball fields, but
5 playgrounds or other features that are going to
6 encourage active recreation. So it seems a bit
7 absent. So what's -- have you even thought to
8 adding more or is it just --

9 MR. BELL: Absolutely.

10 MR. MAY: -- a layout that hasn't been
11 brought in yet?

12 MR. BELL: Absolutely. Absolutely. I
13 think the park -- I think one of the things we
14 want to do with the park is provide a play area
15 in the community green in the center. And that
16 would come through later in further stage
17 development of that.

18 MR. MAY: Right. So I mean, you're --

19 MR. BELL: But not like a recreation
20 center.

21 MR. MAY: No. And not something I'm
22 suggesting. But, you know, a really great
23 playground. And there are some really great
24 playgrounds that have been designed around the
25 country lately that can integrate into a -- you

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1 know, become part of a village green kind of
2 thing. In fact the Park Service is working on
3 one right now with the District of Columbia at
4 Franklin Park. It will become part of that
5 square downtown where we have not traditionally
6 done playgrounds and it's going to be a very --
7 I think a very innovative design.

8 The image that we have here on the wall,
9 it seems to evoke a particular architectural
10 style. Is that where this is heading, or is
11 that notional at this point? And is it going to
12 be --

13 MR. BELL: That's a rendering. I think
14 --

15 UNIDENTIFIED SPEAKER: Notional.

16 MR. BELL: Yeah.

17 MR. MAY: It's notional.

18 MR. BELL: It's notional. Yes.

19 MR. MAY: Okay.

20 MR. BELL: We need to get to that.

21 MR. MAY: Right.

22 MR. BELL: But obviously we want
23 architecture that is well scaled for streets.

24 MR. MAY: Right.

25 MR. BELL: That is friendly, that is

1 welcoming, of durable materials, that looks like
2 it is a good neighbor to the communities around
3 it, but yet distinctive.

4 MR. MAY: Right.

5 MR. BELL: So we'll need to do all those
6 things.

7 MR. MAY: So toward that end, I'm really
8 not trying to steer the architectural direction
9 of this, but if you -- you know, as you start to
10 explore this I would suggest that the pallet
11 shouldn't be limited to things of this notion,
12 even. Right? There are some other more
13 interesting things that are a bit more modern
14 and we've seen a few things kind of flirt with
15 more modern design when they come before us as
16 PUDs and very often they just simply lapse into
17 much more traditional stuff.

18 I understand that, you know, that's what
19 many people want. Maybe most people want. But
20 I think that your explorations should be broad,
21 at least initially. Again, I'm not trying to
22 steer it in any particular direction, I'm just
23 encouraging creativity. That's it for me.

24 CHAIRPERSON HOOD: Okay. Commissioner
25 Turnbull.

1 MR. TURNBULL: Thank you, Mr. Chair. I
2 want to commend the applicant for its
3 presentation also. I think it was very thorough
4 and I think this has a potential for being a
5 very exciting project, even though it may take
6 15 years, but I think it's going to be a very
7 exciting project.

8 MR. MAY: Mr. Turnbull, he said 10, so
9 we're going to hold them to that, right?

10 MR. TURNBULL: Well, that was 10 after
11 we get the three --

12 MR. MAY: No, I think that was 10 from
13 today.

14 UNIDENTIFIED SPEAKER: No.

15 MR. TURNBULL: No.

16 MR. MAY: No?

17 MR. TURNBULL: It was 10 from 20 --

18 MR. MAY: I misunderstood that?

19 MR. TURNBULL: -- from 2018.

20 MR. MEERS: From whenever you approve
21 the Stage 1.

22 MR. MAY: Okay. So that should be
23 sometime in 2015, so the whole thing is going to
24 be done in 2025.

25 MR. TURNBULL: Right.

1 MR. MAY: It's in the record now.

2 MR. TURNBULL: The rendering, the
3 aerial, the bird's eye view we see up here, that
4 was never changed from the original submittal.

5 MR. BELL: No, actually it wasn't. It
6 wasn't changed.

7 MR. TURNBULL: So the scale of the
8 buildings to the north --

9 MR. BELL: Little bit different. Yeah.

10 MR. TURNBULL: -- are higher than what
11 they should be.

12 MR. BELL: Right. And the other
13 renderings were changed.

14 MR. TURNBULL: Right. So at some point
15 in time you're going to correct this and submit
16 a corrected version that would show us more --

17 MR. BELL: Sure.

18 MR. TURNBULL: -- exactly what is --

19 MR. TUMMONDS: Yes.

20 MR. TURNBULL: The other thing, which we
21 don't have is, we have a phasing diagram in the
22 handout we got tonight. But it's not as clear
23 as what you showed tonight, going through sheet
24 by sheet and actually showing the actual areas.
25 I mean, the blocks aren't called out. You call

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1 the blocks out but the blocks aren't identified
2 on the plans.

3 So can you submit a corrected phasing
4 diagram showing each phase and what's included?
5 That would be great.

6 On the first Stage 2, and this gets back
7 to the housing center and those houses, and this
8 whole thing about the alley; alley, street,
9 whatever it is. I think when we get to that
10 stage we're definitely going to need -- I mean,
11 I guess I don't know what condition the alley is
12 in. Are you proffering at some point to fix
13 that alley, or other than just your own -- I
14 mean, I think it's something you've got to think
15 about. I mean, I don't know what condition that
16 alley is. You've got all the homes backing up
17 to this. So I think in the long term when you
18 get to the second stage you need to look at what
19 that street scape is going to be and how it
20 integrates with what's there. And I think we're
21 going to need some good views down that to see
22 exactly what's going on.

23 There are some other areas. The C-2
24 areas, C-2-A areas on Montana and Brentwood, you
25 have housing across the street. And I think

1 when we get to those you may want to think about
2 the relationships of height, and either some
3 setbacks, just making sure that you blend in
4 with what you're proposing in the other areas.
5 So I think it might be worthwhile to take a --
6 again, we're looking in the next stages, but I
7 think it's something to note about how the
8 different phases meet one another and how they
9 meet contextually with the neighbors across the
10 street. So I mean, setbacks are an option.
11 There's probably other ways too.

12 Is most of the parking is underground?
13 Some looked like it might be wrapped by other --

14 MR. BELL: No, we're not --

15 MR. TURNBULL: So it's all underground?

16 MR. BELL: No, we're not wrapping any
17 garages in the multi-family retail area. The
18 only parking that's at grade is really the two
19 over twos and the towns.

20 MR. TURNBULL: Okay.

21 MR. BELL: Everything else -- we looked
22 at this pretty carefully. It's under.

23 MR. TURNBULL: Okay. Okay. Could you,
24 on the overall plan, show the retail areas
25 again, once more?

1 MR. BELL: So this block would be the
2 grocery store, inline retail, we could probably
3 have a small anchor there.

4 MR. TURNBULL: Okay.

5 MR. BELL: On the corner for visibility.
6 Retail along Montana. We'd like to have it
7 facing the park. That's always a harder thing
8 to do. We've included it in the PUD as
9 something, you know, that is aspirational. I
10 mean, obviously the visibility along Rhode
11 Island is the best place for it and we feel very
12 confident about 15th Street there. So really
13 that's our retail district up there.

14 MR. TURNBULL: Okay. Now most of the
15 heights that are going to be around the park are
16 either going to be from 60 to 65 feet and there
17 is a grade difference so it's going to be -- so
18 I think getting back to Commissioner May, the
19 architecture is going to really -- should
20 reflect something exciting and it's going to
21 have to be carefully thought out as you go along
22 there.

23 I notice that in the green you call out
24 an orchard.

25 MR. BELL: Yeah, we thought we might

1 have one.

2 MR. TURNBULL: Okay.

3 MR. BELL: Just --

4 MR. TURNBULL: Well, kids love to climb
5 trees, you know, and pick apples. So.

6 MR. BELL: Yeah, well, we thought it
7 might be a nice thing to have. We have to come
8 back, obviously, with more detail on the park.

9 MR. TURNBULL: Well, have you thought
10 about, that whole pedestrian way, and
11 Commissioner May started getting into it, is
12 there a -- I mean, I guess are you going to get
13 into a discussion with the community about
14 either street vendors that might show up there
15 on that street, or music, or exhibitions or a
16 venue of some sort that could be rotating, or
17 the use of that to make it a more vibrant
18 neighborhood space?

19 And again, I guess you would involve the
20 community in that.

21 MR. BELL: Well, I think that from a
22 design point of view, if we do our job right the
23 design of the place will be flexible enough to
24 accommodate the things the community wants to
25 do.

1 MR. TURNBULL: Okay.

2 MR. BELL: So, you know, I think that
3 that's really sort of something we would love to
4 have that kind of input on and have we sat down
5 and programmed the open space with the community
6 yet? We've had some very preliminary
7 discussions, but nothing very detailed.

8 MR. TURNBULL: Well, is the park a
9 private park?

10 MR. TUMMONDS: No, it will be open to
11 the public.

12 MR. TURNBULL: Open to the public.
13 Okay.

14 MR. TUMMONDS: Yeah.

15 MR. TURNBULL: I was just curious
16 whether that was going to be a controlled space
17 or just --

18 MR. TUMMONDS: I mean, I should say,
19 yeah, it's going to be open to the public. But
20 probably more importantly it will be managed,
21 maintained by the private entity.

22 MR. TURNBULL: Good. Okay. The street
23 parking on the private streets, managed by the
24 applicant, is that going to be privately
25 assigned to residents who live there, or open?

1 MR. TUMMONDS: I think truly I think we
2 -- but we haven't even --

3 MR. TURNBULL: You haven't got there
4 yet.

5 MR. TUMMONDS: -- thought through yet.
6 Yeah.

7 MR. TURNBULL: Okay. I just want to get
8 back to the housing element then. OP at 1760,
9 you've mentioned again 1760 units. And I was
10 just curious, in your submittal, and maybe it's
11 just a number of adding these up, 1646 came up
12 on page 4.

13 MR. MEERS: That was the number of
14 multi-family units and the 1760 included the for
15 sale housing; for sale row houses and two over
16 twos.

17 MR. TURNBULL: Okay. Okay. I think
18 everyone has asked the same questions that I've
19 had before. I think they've been previously
20 answered. So, Mr. Chair, I will relinquish my
21 time.

22 CHAIRPERSON HOOD: Okay. Thank you,
23 Commissioner Turnbull. Commissioner Miller.

24 MR. MILLER: Thank you, Mr. Chairman. I
25 took want to commend the applicant for all of

1 the changes you've made throughout the process
2 in response to the community and response to the
3 Zoning Commission and the Office of Planning at
4 the last hearing, or nonhearing that we had in
5 March, and working very quickly to come up with
6 something that meets the concern about the
7 consistency with the Comprehensive Plan.

8 And so, something that works and
9 something that -- it goes to the phasing you may
10 be able to work with the Office of Planning. I
11 assume you're willing to work with the Office of
12 Planning and the community to see if there is
13 the potential to have the increased density and
14 height that you original proposed. And if that
15 kind of plan change happens before those later
16 phases -- stages come into play, you'll be able
17 to recoup some of the 470 units, I guess, total
18 that you reduced in this current proposal.

19 MR. TUMMONDS: That's correct.

20 MR. MILLER: And I mean, the project, it
21 is a transformational project that has a lot of
22 excellent elements and the Senior First building
23 for the 150 to 200 households is great, and
24 you're saying that you can guarantee that they
25 won't have to relocate, or that's the likelihood

1 because it's on site that they won't have to
2 relocate? What is your commitment in terms of
3 those seniors having to relocate? Or in terms
4 of not having to relocate, until they relocate
5 into the new senior building.

6 MR. MEERS: Our plan is to do all
7 relocations on site for that Phase 1 development
8 of the senior building.

9 MR. MILLER: Yeah.

10 MR. MEERS: And we selected that site
11 because of the location of it on the property
12 being proximate to the park, and also because
13 that parcel only has 64 apartments right now, so
14 if we can build a couple hundred units of
15 replacement housing that then accelerates the
16 phasing to the 2A.

17 MR. MILLER: And the seniors building,
18 are they all Section 8 housing? Is it all the
19 deeply subsidized 30 percent AMI level? Or --
20 I'm throwing out different terms.

21 MR. MEERS: Yeah, there's 373 Section 8
22 contract units and we've had several discussions
23 with HUD. In order for there to be an elderly
24 building there would need to redesignate a
25 portion of the contract for Elderly housing.

1 And so we're going to be conducting a survey on
2 site with our residents who are or will be 62
3 and over, to see how many of them would choose
4 to live in the senior housing building. Some
5 may make different choices but we want to -- so
6 the sizing of the building will be based upon
7 those interviews and the preferences expressed.
8 But HUD has agreed conceptually to redesignate a
9 portion of the contract for senior housing.

10 MR. MILLER: And I think your submission
11 said that you expect that there currently would
12 be 163 seniors eligible for that housing at that
13 -- or now, maybe, currently.

14 MR. MEERS: There would be --

15 MR. MILLER: At 62 years old and all.

16 MR. MEERS: There was a recount and it's
17 slightly below that, but I don't have the actual
18 number. But it's in that magnitude and then we
19 have to meet with those families and determine
20 what their needs are.

21 MR. MILLER: Right. Well, I think
22 that's one of the most attractive elements of
23 what is a very attractive project, and
24 transformational project. I also appreciate
25 that you, since the time of the set down

1 hearing, which I think was in November, you
2 strengthened the desire to have a grocery store
3 to an actual commitment to have a grocery store.
4 And I think that that's fantastic. I think
5 that's one of the elements that will make this
6 project work for that community and for the
7 neighborhood.

8 Back just before I leave the housing, so
9 the affordable housing is the 373 Section 8,
10 plus 51 housing choice voucher tenants.

11 MR. MEERS: Yeah, our projections are
12 that when the redevelopment starts there will be
13 424 households in residence.

14 MR. MILLER: Right.

15 MR. MEERS: And so our commitment was
16 for the 373 affordable units. And then we
17 additionally committed to any other families
18 that we will accommodate them in the new
19 development. So whether it's 424, or 434, or
20 414, we will accommodate those families.

21 MR. MILLER: But there was something in
22 the submission that said if the housing choice
23 voucher program doesn't continue to be funded,
24 that you were going to then revert to a Plan B,
25 which was the inclusionary zoning.

1 MR. MEERS: Yeah.

2 MR. MILLER: At a greater number; a much
3 greater number of units, I think. But it was
4 going to be the very high inclusionary zoning
5 income levels of 80 percent and 50 percent.

6 MR. MEERS: That was in reference to the
7 373 units on the Section 8 contract.

8 MR. MILLER: Oh, okay.

9 MR. MEERS: And so we said that if HUD -
10 - that Congress has continuously funded that
11 since 1968. But in the event that they were no
12 longer able to fund it we couldn't handle having
13 22 percent of the units without any subsidy.
14 And we feel an obligation to the other members
15 of the community to make sure that this is a
16 successful project.

17 So our backup option was reverting to
18 twice the IZ standard. So our commitment is to
19 keep the Section 8 contract until or unless it's
20 not funded any more. But in the event that it's
21 not funded we propose to have 10 percent of the
22 units at 50 percent of AMI and 10 at 80 percent
23 of AMI, which is twice the IZ minimums.

24 MR. TUMMONDS: But I think, just or as -
25 - that is that kind of doomsday Armageddon

1 scenario when 5 million people across the
2 country no longer have that subsidy. So this
3 would be an issue that not just this project,
4 but lots of projects would be facing.

5 MR. MILLER: And I appreciate that it's
6 a doomsday scenario and it's a backup plan and a
7 plan that is double what IZ would require. But
8 I would urge you to consider doing more and
9 maybe making 100 percent of them -- or maybe all
10 of them, all those units at 60 percent AMI and
11 lower and not just have that 80 percent AMI
12 level in there. I think that's a scary number
13 to have, even as a backup plan, considering the
14 population that we're talking about. And it's
15 not something you want to do anyway. It's not
16 something you're planning to do.

17 So if somehow that could be adjusted to
18 all those in that backup plan being 60 percent
19 AMI or less, rather than the 50 and 80, I think
20 it just would sound better. To me it would
21 sound better. Maybe I'll be interested if
22 there's anybody else and what the community
23 thinks about that.

24 Just quickly a couple other things. I
25 would agree with my colleagues on the -- and I

1 think I mentioned this at the set down hearing,
2 that in the village green space, which is great
3 that you have and I like the renderings, there
4 is room, I think, for a playground. And in
5 addition to what Commissioner May mentioned
6 about what the Park Service is doing with the
7 District at Franklin Square of the city, the
8 District Government the last few years has
9 renovated dozens of playgrounds. They don't
10 take up that much space. Well, some of them are
11 more elaborate than others. But they're all
12 pretty impressive and they're very well used,
13 and I think it would be an amenity that's worth
14 proffering as part of that village green. You
15 seem to indicate that that's what direction you
16 might be going in.

17 And on the pedestrian walkway extension
18 of 14th Street above the village green to Rhode
19 Island Avenue, I think I'd like to see if -- and
20 I know we're at a very early stage here, but I
21 think I'd like to see -- and maybe there is a
22 rendering or an illustrative conceptual -- is
23 there an illustrative conceptual rendering of
24 that?

25 I was concerned at set down about this

1 pedestrian walkway being safe and being
2 activated. I mean the city, after having many -
3 - has learned from its own experience over
4 decades that many streets that were closed
5 they've reopened and the retail and the street
6 itself creates a safer more active -- but I
7 realize -- I appreciate what you said about the
8 grade changes and that intersection at Rhode
9 Island Avenue would have four points to it
10 instead of three. But I think if I saw some
11 illustration of how it would be activated it
12 would -- I would understand better what's going
13 on with the pedestrian walkway.

14 That's it, Mr. Chairman. Thank you very
15 much. I appreciate your testimony.

16 CHAIRPERSON HOOD: Okay. Thank you.
17 I'm going to try to go through. I'm not going
18 to be redundant. I'm going to go through my
19 questions real quickly because I have a list
20 here and this is the second time a lot of
21 residents have been here and I want to make sure
22 we get to them tonight. Okay.

23 Mr. Ford, who is the owner of the
24 property? Your family or --

25 MR. FORD: Brentwood Associates Limited

1 Partnership. Brentwood Village Associates
2 Limited Partnership.

3 CHAIRPERSON HOOD: Okay.

4 MR. FORD: Mid-City Financial is the
5 general partner.

6 CHAIRPERSON HOOD: Okay. So Mid-City is
7 the general.

8 Now Edgewood Management is the
9 management company.

10 MR. FORD: Today, that's true.

11 CHAIRPERSON HOOD: Okay. Okay. I'm not
12 going to go back into the village green. I
13 think my colleagues have hit that. I'm going to
14 keep my word in not being redundant but I think
15 they've hit that and I would agree with their
16 comments.

17 Mr. VanPelt, when we looked at this
18 traffic pattern, some of the things that I've
19 read is that people cut through going certain
20 places, like the Rhode Island Avenue, some
21 people cut through going down to New York
22 through this area. Was all that taken into
23 consideration when we kind of redid the streets
24 and the streets we've proposed? Did we look at
25 some of the cut through traffic, because I don't

1 see us doing away with the cut through, but I
2 see people still using.

3 Did we kind of -- was that factored into
4 the equation?

5 MR. VANPELT: I think we did try to look
6 at, from a reassignment standpoint, what we
7 realistically thought how people would use the
8 network. Both those sites, the trips that were
9 generated by the site and the traffic that's
10 kind of on the network itself.

11 I mean, I think as our traffic city
12 shows, I mean, the signal timings that are on
13 the Rhode Island Avenue corridor really favor
14 Rhode Island Avenue corridor. So there is a
15 decent amount of delay on those side streets.
16 And so, you know, people will have a tendency to
17 try to find the --

18 CHAIRPERSON HOOD: Path of least
19 resistance.

20 MR. VANPELT: -- quickest path.

21 CHAIRPERSON HOOD: Okay. One of the
22 things, Mr. Tummonds, I'm going to ask, and I'm
23 going to let my colleagues and all of us know
24 that one of the things we're going to do, even
25 though this is a first stage, we're going to

1 look at traffic through all the stages. Okay?

2 MR. TUMMONDS: Absolutely.

3 CHAIRPERSON HOOD: I might not be here
4 for all of them, but we're going to look at
5 traffic. I want that to be on the record for
6 the next commission. But we're going to look at
7 traffic through all the stages because a lot of
8 times when we approve the first stage, oh you
9 all already approved the traffic. No, we're
10 going to look at it through this whole process.

11 Another thing, Mr. Meers, one thing, I
12 do want to commend you because I did see you in
13 the audience when we were dealing with other
14 hearings and other cases in parts of this city.
15 So I will say that your relocation plan is one
16 that I don't have to sit down here and be a
17 pulpit bully, because I think you have achieved
18 it and I guess you have been in the audience in
19 some of those other hearings that I have issues
20 with relocation, because that's a major issue
21 for me.

22 MR. MEERS: Thank you.

23 CHAIRPERSON HOOD: Okay? So let's just
24 make it work. Okay? Let's just make it work.
25 But I appreciate you being in those hearings

1 because I did notice you. And it looks like
2 that you have achieved or are achieving that
3 relocation piece because that's very dear to
4 this Commission and I'm sure my other colleagues
5 also.

6 MR. MEERS: It's important to us also.

7 CHAIRPERSON HOOD: Okay. Great. And
8 I'm glad to hear that Mr. Merrifield said that -
9 - I forgot what he quoted and said, but that you
10 were trustworthy. A lot of residents don't feel
11 that way about developers. Okay? About people
12 who do things. They make promises and it
13 doesn't actually happen. See, I like to be a
14 realist. But I appreciate that and I just want
15 you to know that.

16 The only other thing, Mr. Tummonds, and
17 I know this is a first stage -- let me back up.
18 5C and 5B, the ANCs --

19 MR. TUMMONDS: That's correct.

20 CHAIRPERSON HOOD: -- it's 5C is an area
21 and 5B is across the street?

22 MR. TUMMONDS: Yes.

23 CHAIRPERSON HOOD: They have some very
24 specific things. Some of them actually are not
25 germane to us. But let's drill down and make

1 sure that -- apparently because it looks like
2 it's a good relationship the way I'm reading.

3 MR. TUMMONDS: Uh-huh.

4 CHAIRPERSON HOOD: But let's make sure
5 we drill down in a company, and make sure that
6 within the zoning process things within our
7 jurisdiction that we make sure we consider and
8 those things get taken care of. And let us know
9 where there's a disagreement.

10 And I know that this is a first stage.

11 MR. TUMMONDS: Yep.

12 CHAIRPERSON HOOD: I'm very well aware.
13 I know some of those things may not happen to a
14 second stage, but let's get those things on the
15 table sooner than later. Okay?

16 The only other thing that I would ask
17 for is a perspective. I want to see how this
18 project is going to sit in the surrounding area.
19 That's the kind of perspective I need at the
20 first stage. What exists is -- now, I looked
21 through it. And, Mr. Bell, you may be able to -
22 - it may be already there and I didn't see it.
23 But I want to see how this project is going to
24 sit with what's not within your jurisdiction do
25 develop. How is it going to be in correlation

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1 with the houses on the other sides of it, which
2 you all are not developing which will still be
3 there? I want to see a perspective, a couple of
4 different shots of perspectives of that. Okay?

5 Let's see. That's all I had. And
6 again, let me just say this, I want to get to
7 the residents as soon as possible because I
8 don't want them to have to come back down here,
9 because we do have like Mr. Frazier, those who
10 had birthdays this week and they're spending
11 their birthdays with us. Another person had a
12 birthday. So I do know that. So I want to make
13 sure we get to the residents so that we can hear
14 from them tonight.

15 Any other follow-up questions up here?

16 MR. TURNBULL: Mr. Chair, I just have
17 one.

18 CHAIRPERSON HOOD: Mr. Turnbull.

19 MR. TURNBULL: Getting back to
20 Commissioner Miller, and he can chime in. On
21 the senior housing the count was --

22 MR. TUMMONDS: The building or the
23 number of residents?

24 MR. TURNBULL: The number of residents
25 in the --

1 MR. TUMMONDS: At one time we --

2 MR. MEERS: At one time the number was
3 160. On recount I think it's in the 140s. And
4 that's based upon the current population, and
5 those are people who either are or will be 62
6 and over.

7 MR. TURNBULL: And they're part of the
8 373?

9 MR. TUMMONDS: Yes, that's what Mr.
10 Meers was talking about. The --

11 MR. TURNBULL: I just wanted to be sure.
12 I --

13 MR. TUMMONDS: Yes, they will be part of
14 the 373.

15 MR. TURNBULL: Okay. And we talked
16 about the four and five bedroom apartments. And
17 I know you talked about all the data that you
18 could show from HUD and everything else. And
19 Mr. Ford talked about, well, we've still got
20 three and four. We can do multi-family with
21 three and four.

22 The existing residents with numbers of
23 families, hopefully there is going to be a --
24 we're going to be able to strike a balance
25 between neighbors returning with large families

1 that we can accommodate. I mean, it sounds like
2 you have a commitment, but I was a little bit
3 worried. We said, oh we don't do four and five
4 bedrooms anymore and so I'm just concerned that
5 we strike a balance with neighbors returning
6 that have a large family.

7 MR. MEERS: In that same demographic
8 report it showed that, I think there were 69
9 families who required a three. In addition
10 there are a number of families in one-bedrooms
11 right now who really need something more than a
12 one-bedroom. So we're going to have to be
13 working on right sizing and it's not just all
14 downsizing.

15 MR. TURNBULL: Okay. So as you go
16 through the whole process you're going to take
17 into account all of those things for the
18 residents.

19 MR. MEERS: Correct.

20 MR. TURNBULL: Okay. Thank you.

21 CHAIRPERSON HOOD: Okay. Any other
22 questions up here? Okay. Let's go to any cross-
23 examination. We've already established the
24 parties. ANC 5C, the chairperson I see. You
25 have any cross-examine, Ms. Chairperson Manning?

1 You have any cross?

2 Regina James is going to be representing
3 so she can come forward. You have any cross-
4 examination, Ms. James?

5 Okay. So let the record reflect that
6 Ms. James is going to be doing the cross-
7 examination, and handling the case for 5C. Mr.
8 Merrifield, you have any cross-examination?

9 MR. MERRIFIELD: Yes.

10 CHAIRPERSON HOOD: Okay. Can somebody -
11 - oh, he can sit down here. Okay. If you can
12 identify yourself and the party that you're
13 representing? And you may begin.

14 MR. MERRIFIELD: Good afternoon, William
15 Merrifield, authorized representative for the
16 Brookland Manor Tenant Association.

17 My cross-examination, Mr. Meers, I want
18 to talk about -- we've talked about the
19 affordability. I want to talk about the current
20 number of total units on site.

21 So right now there is 535 total units on
22 site, correct?

23 MR. MEERS: Correct.

24 MR. MERRIFIELD: And there's 490 units
25 currently occupied, correct?

1 MR. MEERS: Incorrect. As of today
2 there are 486.

3 MR. MERRIFIELD: Thank you. And you
4 testified that there is guaranteed, 373
5 affordable units pursuant to this Section 8
6 contract -- Section 8 project based contract,
7 correct?

8 MR. MEERS: We committed to work with
9 HUD and retain the Section 8 contract, which
10 includes 373 units. Yes.

11 MR. MERRIFIELD: Okay. And I was a
12 little confused with respect to units above the
13 373. You said you would try to work with the
14 tenants who are still there to retain them with
15 their voucher.

16 MR. MEERS: Yes.

17 MR. MERRIFIELD: Have you set a market -
18 - have you set prices for the market rent units?

19 MR. MEERS: We have not.

20 MR. MERRIFIELD: Okay. So I guess right
21 now can you say for sure that the market units
22 that will be set at the new property would
23 qualify pursuant to the HUD rental guidelines
24 under Section 8 vouchers?

25 MR. MEERS: Okay. That requires lots of

1 speculation because the units haven't been
2 designed and we don't know what fair market
3 rents are going to be three years from now. But
4 based upon the housing choice voucher program
5 guide book on payment standards, it gives the
6 local housing authority a great deal of
7 flexibility to define the submarket with greater
8 refinement.

9 It also gives them flexibly to fund up
10 to 140 percent of the fair market rent. So we
11 believe that the D.C. Housing Authority has the
12 flexibility and we're committed to work with
13 them to make sure that they exercise that
14 flexibility. And our experience with them has
15 been a positive one in the past.

16 MR. MERRIFIELD: But you haven't
17 confirmed that they would in fact fund the
18 higher level. That's not --

19 MR. MEERS: What I have confirmed is
20 we've studied market rents in our neighborhood,
21 and I'm not going to go into which properties,
22 but they would be a similar property. And just
23 as a due diligence exercise we looked at all of
24 the tools that the D.C. Housing Authority has at
25 their discretion. And according to our

1 preliminary analysis they have the ability to
2 fund vouchers to accommodate the existing
3 residents.

4 MR. MERRIFIELD: Are you aware of what
5 their current payment standard is for a three-
6 bedroom apartment in Brentwood?

7 MR. MEERS: I don't believe I have that
8 with me.

9 MR. MERRIFIELD: All right. It's
10 \$1,788. Do you project that your market rent
11 will be \$1,788 for a three-bedroom?

12 MR. MEERS: No, it will be more.

13 MR. MERRIFIELD: Okay. So my point is,
14 we know that there's 373 guaranteed if the
15 project based contract is renewed, correct?

16 MR. MEERS: That's right.

17 MR. MERRIFIELD: But we're not sure
18 about the additional 51, correct? You're
19 working with DHCD -- or DCHA, but you're not
20 sure.

21 MR. MEERS: I'm not 100 percent sure,
22 no.

23 MR. MERRIFIELD: Okay. So tonight we've
24 established, there will be 373 affordable units.

25 MR. MEERS: Yes.

1 MR. MERRIFIELD: Okay. Now like I said,
2 if there's currently 535 affordable units, the
3 373 minus 535, it's a loss of 162 affordable
4 units, correct?

5 MR. MEERS: I disagree with your
6 characterization in the question. You say that
7 there are 535 affordable apartments. And that
8 is not true. There are 373 deeply subsidized
9 affordable apartments. The rest are market rate
10 apartments whose rents are assisted with DCHA
11 Housing Choice Vouchers. And the nature of
12 them, just because they're 80 years old, the
13 market rents happen to be less than they would
14 be if you were at Rhode Island Row or Monroe
15 Street Market. But they are in fact market rent
16 apartments.

17 MR. MERRIFIELD: Thus making them
18 affordable because the market is low right now,
19 correct?

20 MR. MEERS: That calls -- everyone has
21 got their own definition of affordable and --

22 MR. MERRIFIELD: Mr. Meers, currently
23 would you be able to house 535 people in
24 Brookland Manor through a subsidy? I gave you
25 credit for being honest earlier. Don't make me

1 look like a fool.

2 MR. TUMMONDS: The mayor probably would
3 tell you that you could build 100,000 units.

4 MR. MERRIFIELD: I'm sorry, sir, my
5 question is not --

6 CHAIRPERSON HOOD: Hold on a second.
7 Hold on a second. Mr. Merrifield.

8 MR. MERRIFIELD: Yeah.

9 CHAIRPERSON HOOD: I run this hearing.

10 MR. MERRIFIELD: I'm sorry.

11 CHAIRPERSON HOOD: All you do is ask the
12 questions. Give them a chance -- if you ask the
13 question you give them a chance to answer. If
14 you don't want them to answer the question,
15 don't ask it. Okay? All right.

16 What's the question on the table?

17 MR. MERRIFIELD: Currently are there 535
18 affordable units at Brookland Manor?

19 MR. MEERS: No.

20 MR. MERRIFIELD: Are there 535 units at
21 Brookland Manor today that could be -- that
22 people could be housed through a subsidy there?

23 MR. MEERS: No.

24 MR. MERRIFIELD: How many are there
25 currently at Brookland Manor that could be

1 subsidized?

2 MR. MEERS: I can't answer that right
3 now.

4 MR. MERRIFIELD: How many units are
5 currently subsidized at Brookland Manor?

6 MR. MEERS: There are the 373 project
7 based Section 8 units and then additionally
8 there are about 100 Housing Choice Vouchers.
9 But those are market -- again, those are market
10 rate units whose rents are supported by DCHA
11 Housing Choice Vouchers.

12 MR. MERRIFIELD: Right. So they're
13 subsidized, correct?

14 MR. MEERS: The market rents are
15 subsidized, yes.

16 MR. MERRIFIELD: Okay. So your
17 testimony right now is that there could not be
18 more than the current subsidized rents that
19 exist now. There could not be more than the
20 373, plus however many vouchers are there.

21 MR. MEERS: I'm not sure what you're
22 asking so I can't answer it.

23 MR. MERRIFIELD: What I'm saying is, if
24 you were backfilling apartments right now would
25 you be able to have all those apartments that

1 would be backfilled, subsidized?

2 MR. MEERS: We could have them filled
3 with market rate tenants, yes.

4 MR. MERRIFIELD: And do you believe
5 currently that those units would be able to be
6 subsidized through a voucher?

7 MR. MEERS: Based on the current
8 condition, yes.

9 MR. MERRIFIELD: Okay. So we've gotten
10 to the point where you could have 535 affordable
11 units, correct?

12 MR. MEERS: Correct. As we talked about
13 before, we are not able to discriminate against
14 potential renters based upon the source of their
15 rent payment.

16 MR. MERRIFIELD: Okay. Thank you. So
17 currently your plan calls for the elimination of
18 21 current five-bedroom units, correct?

19 MR. MEERS: Yes.

20 MR. MERRIFIELD: And the plan calls for
21 the elimination of 113 four-unit bedrooms,
22 correct?

23 MR. MEERS: Possibly.

24 MR. MERRIFIELD: Possibly. Are you not
25 eliminating all four-bedroom units?

1 MR. MEERS: We said that we were going
2 to be working with those 13 families to
3 determine their individual preferences and we
4 would evaluate it from there.

5 MR. MERRIFIELD: So out of those 113
6 four-bedroom units you may keep 13 of those?

7 MR. MEERS: Possibly that many, possibly
8 more. These buildings haven't been designed.

9 MR. MERRIFIELD: Okay.

10 MR. MEERS: And -- never mind. And the
11 reason we are allowing there to be vacancy and
12 the reason we aren't rerenting those apartments
13 is to honor and facilitate the concept of
14 keeping residents onsite and building first,
15 which is another one of the tenants that was put
16 to us by Mr. Merrifield. It was one of his
17 demands. He wanted us to build first. And in
18 order to do so we need to have vacancies
19 somewhere. And so we are --

20 MR. MERRIFIELD: Were you backfilling
21 before the build first demand?

22 MR. MEERS: We stopped renting new
23 apartments, I think it was in the fall.

24 MR. MERRIFIELD: Right. Well before the
25 demands were delivered to you.

1 MR. MEERS: Your demand letter arrived
2 on October 2nd. So it was almost concurrent
3 with that.

4 MR. MERRIFIELD: Okay. You just
5 testified that you may build some new four-unit
6 apartments, you may retain four-bedrooms?

7 MR. MEERS: I told you we'd work with
8 those 13 families, and that's still true.

9 MR. MERRIFIELD: Okay. Can I point you
10 to your second post-hearing submission, page 6?

11 MR. MEERS: To April 10th, 2015?

12 MR. MERRIFIELD: It is. It says, "The
13 applicant --" the last paragraph of the first --
14 the last sentence of the first paragraph says,
15 "Therefor the applicant does not propose to
16 construct four or five-bedroom units in the
17 project."

18 So is that correct?

19 MR. MEERS: That is correct. We are
20 proposing to do it but we were going to, again,
21 meet with those 13 families and determine their
22 individual needs and so we weren't proposing to
23 do it but if circumstances dictate we'll work
24 with those families.

25 MR. MERRIFIELD: Okay. So at the most

1 how many four-bedroom units would you construct?

2 MR. MEERS: To be determined.

3 MR. MERRIFIELD: Would it be over 13?

4 MR. MEERS: To be determined.

5 CHAIRPERSON HOOD: Let me take a pause,
6 Mr. Merrifield. About how many more questions
7 do you have? And I'm not cutting you off. Do
8 you have --

9 MR. MERRIFIELD: Yeah. No.

10 CHAIRPERSON HOOD: We're just trying to
11 get a reference.

12 MR. MERRIFIELD: I'm just --

13 CHAIRPERSON HOOD: Because what I'm
14 going to do is -- one thing I don't believe in
15 is letting people sit down here all night and
16 don't hear from them. I already have worked on
17 a second date because I see where this is going.
18 So I want to make sure I let people know in
19 advance that we're not going to get to them.

20 MR. MERRIFIELD: Uh-huh. Uh-huh.

21 CHAIRPERSON HOOD: So I'm just kind of
22 trying to reference. And I'm not cutting you
23 off. And legally I can.

24 MR. MERRIFIELD: Yeah.

25 CHAIRPERSON HOOD: So I need to know

1 about how many questions you have.

2 MR. MERRIFIELD: And I appreciate that,
3 Mr. Hood. I would think that at the most I
4 would need another 15 minutes. At the most.

5 I understand people may be frustrated by
6 that.

7 CHAIRPERSON HOOD: Well, I can tell you
8 this, you're not representing the ones I'm
9 hearing just now.

10 MR. MERRIFIELD: Yeah, right. Right.

11 CHAIRPERSON HOOD: So why don't we do
12 this --

13 MR. MERRIFIELD: Yeah, I understand.

14 CHAIRPERSON HOOD: Why don't we do this?
15 Let's you take your 15 minutes.

16 MR. MERRIFIELD: Yeah.

17 CHAIRPERSON HOOD: I'm just letting
18 everybody know we're going to do an assessment.
19 We have another date already, which is this
20 coming Monday. We have a hearing at -- here's
21 the thing. When it gets to about 11:30, quarter
22 to 12:00, we have a lot of seniors here and I do
23 not want to keep them down here and tell them at
24 10:30 I'm not going to get to them. I'm not
25 going to do that. Okay?

1 MR. MERRIFIELD: And, Mr. Hood --
2 Chairman Hood, I mean, I completely appreciate
3 that. My issue is, if their submission says
4 that they're not going to be in --

5 CHAIRPERSON HOOD: No, no, understand.
6 I want you to ask your questions. I just want
7 to make sure I let the public know about --
8 we're going to do another assessment after your
9 15 or 20 minutes or 30 minutes.

10 MR. MERRIFIELD: Okay.

11 CHAIRPERSON HOOD: And then we'll come
12 up with another date, which we're looking at
13 this coming Monday.

14 MR. MERRIFIELD: Okay. So, Mr. Meers,
15 in your second pre-hearing statement when you
16 said you will not build any more four or five
17 bedroom units, that is incorrect?

18 MR. MEERS: We said we weren't proposing
19 to build any, is what that --

20 MR. MERRIFIELD: Okay.

21 MR. MEERS: And we still aren't
22 proposing. We don't know.

23 MR. MERRIFIELD: Okay. You don't know.
24 Okay. When will you know?

25 PARTICIPANT: When he knows.

1 MR. MEERS: I'll know in connection with
2 the Stage 2 PUD submission.

3 MR. MERRIFIELD: I ask this because I
4 think it's important to drill down on the
5 bedroom sizes if we're going to talk about --

6 MR. MEERS: Sure.

7 MR. MERRIFIELD: -- whether or not
8 people are going to be able to return to the
9 property. So you don't know how many four
10 bedrooms you're proposing to demolish?

11 MR. MEERS: Eventually we're proposing
12 to demolish them all, yes.

13 MR. TUMMONDS: So there will be -- I
14 think you said, they're proposing to demolish.
15 How many are rebuilt? I think, Mr. Merrifield,
16 just ask the question. We'll answer it and then
17 we can move on.

18 MR. MERRIFIELD: Thank you. How many
19 are you proposing to rebuild?

20 MR. MEERS: We don't have a proposal at
21 this time.

22 MR. MERRIFIELD: Okay. So how many
23 three-bedrooms are you proposing to build?

24 MR. MEERS: Our latest expectation, I
25 think it was 64 three-bedrooms.

1 MR. MERRIFIELD: And there's 75 three-
2 bedrooms on the complex now, correct?

3 MR. MEERS: There are 75 existing three-
4 bedrooms, yes.

5 MR. MERRIFIELD: Okay. With respect to
6 the right to return, you had guaranteed earlier
7 a right to return for everyone on the property
8 when construction commences, correct?

9 MR. MEERS: Yes.

10 MR. MERRIFIELD: Okay. So if you could
11 only guarantee 373 units, as you testified
12 earlier, how can you commit to bringing everyone
13 back to the property when construction
14 commences?

15 MR. MEERS: We committed that we would
16 have the 373 deep subsidy affordable units and
17 that we'd work with all the DCHA voucher
18 residents and the D.C. Housing Authority to
19 accommodate them also.

20 MR. MERRIFIELD: Are you aware that
21 there is a 70,000 household waitlist on the DCHA
22 Housing Voucher?

23 MR. MEERS: I am aware of that, yes.

24 MR. MERRIFIELD: Okay.

25 MR. MEERS: But our residents already

1 have vouchers, Mr. Merrifield.

2 MR. MERRIFIELD: Right, but they would
3 have to be increased. The payment standard.

4 MR. MEERS: Okay.

5 MR. MERRIFIELD: Have you explored any
6 local funding to be able to preserve the entire
7 335 units?

8 PARTICIPANT: Five hundred and thirty-
9 five?

10 MR. MERRIFIELD: Five hundred and
11 thirty-five. Thank you.

12 MR. MEERS: We have not.

13 MR. MERRIFIELD: Okay. Why haven't you?

14 MR. MEERS: Because the buildings
15 haven't been -- they've been conceptualized, but
16 they haven't been designed or costed and we
17 aren't at that point in the process.

18 MR. MERRIFIELD: Okay.

19 MR. MEERS: Additionally our affordable
20 housing commitment is almost 23 percent of the
21 total number of units and the Zoning Commission
22 is well aware, as am I from being here
23 previously, that most other developments have
24 between eight and 10 percent affordable. And so
25 we're committing to 23 percent which is more

1 than double the IZ requirement, and -- but I
2 understand that it's not enough.

3 MR. MERRIFIELD: Okay. Would you commit
4 to working with the tenant's association to go
5 to the city and ask for funding to create and
6 return the 535 current units on the property to
7 the redeveloped property?

8 MR. MEERS: I'm not going to commit to
9 that, no.

10 MR. MERRIFIELD: Okay. Have you --

11 MR. MEERS: But I commit to work with
12 our residents on every other aspect of the
13 project.

14 MR. MERRIFIELD: Okay. Just not to
15 bring back the entire 535 units. I think that's
16 all for me. Thank you.

17 (Applause.)

18 CHAIRPERSON HOOD: All right. I know a
19 lot of people were late, but in my opening
20 statement -- or did I read the opening statement
21 where it says no -- we must ask you to refrain
22 from any disruptive noise or actions in the
23 hearing room. While you feel good, just keep it
24 within yourself. We don't have any actions in
25 the hearing room. Okay.

1 Let's go to the Office of Planning and
2 to the District Department of Transportation.

3 MS. BROWN-ROBERTS: Good evening, Mr.
4 Chairman and Members of the Commission. The
5 requested C-2-B and R-5-A zones are not
6 inconsistent with the Comprehensive Plan and the
7 future land use map which recommends moderate
8 density commercial and moderate density
9 residential for the existing commercial portion
10 of this site, and moderate density residential
11 for the remainder.

12 As outlined in our report, we explained
13 why we think that the new proposal is consistent
14 -- is not inconsistent with the Comp Plan.

15 The Office of Planning is very
16 supportive of the retention of the 373 Section 8
17 housing units that are being proposed. However,
18 we are concerned about the reduction in the
19 units concerning the D.C. Housing -- the units
20 that are assigned to voucher.

21 We have consulted with DHCD and they are
22 recommending to us that of the additional units,
23 that at least 10 percent of those be IZ units,
24 and that would bring the numbers up to around
25 500 units total on the site. And we think that

1 that is an appropriate amount of units, of
2 affordable units for the site.

3 Further, we have some concerns that we'd
4 like the applicant to address, is about the 20
5 year for the -- for the Section 8 units it's a
6 20 year life span. And so we would like to
7 understand how that would continue over the life
8 of the project.

9 Again, the Office of Planning is very
10 supportive of the development, which we believe
11 will benefit the existing residents, the
12 surrounding neighborhood, and we would -- and
13 would encourage further revitalization of a
14 portion of Rhode Island Avenue.

15 At this time we recommend approval of
16 the proposed first stage PUD and the related map
17 amendment. Thank you, Mr. Chairman, and I'm
18 available for questions.

19 CHAIRPERSON HOOD: Okay. Thank you, Ms.
20 Brown-Roberts. Let's go to Mr. Westrom.

21 MR. WESTROM: Good evening, Members of
22 the Board, and good evening public. We thank
23 you for your patience as we continue to work
24 through this process. I will try and keep my
25 remarks brief, but hit the highlights of our

1 report so that we can note them for the record.

2 The applicant has worked closely with
3 DDOT to work through the Stage 1 elements, and
4 appropriately evaluated and created expectations
5 for the Stage 2 analysis. And I will note three
6 sections of comments in regards to the Stage 1
7 analysis.

8 First in regards to the right of way
9 elements, the action proposed is right of way
10 widths for its planned street network,
11 consistent with our standards and appropriate
12 for the multimodal connections proposed. The
13 layout is complimentary to the surrounding
14 network and consistent with the proposed uses.

15 In terms of mitigations the applicant
16 proposes several, some of which have already
17 been discussed tonight. And they've committed
18 furthermore, to providing additional appropriate
19 mitigations as ultimately deemed proper during
20 Stage 2.

21 Lastly, we would note some items for
22 continued coordination, access for parking and
23 loading which will drive much of the Stage 2
24 analysis as was noted earlier by Commissioners
25 May and Hood. The details of these elements

1 within Stage 2 will be vital to understanding
2 the proposal at that stage, defining mitigations
3 by parcel and phase, specifically, street
4 closures and dedication, updating the analysis
5 in each Stage 2 filing, and further defining
6 mitigation measures specifically, and finalizing
7 all roadway and alley design elements in the
8 permitting and acceptance process.

9 With that I would also be happy to
10 receive any questions. Thanks.

11 CHAIRPERSON HOOD: I want to thank both
12 Office of Planning and DDOT, Ms. Brown-Roberts
13 and Mr. Westrom. Let's see if we have any
14 questions. And we appreciate those reports,
15 both of them.

16 Vice Chair Cohen.

17 MS. COHEN: Thank you, Mr. Chairman.
18 Ms. Brown-Roberts, I really want to commend you
19 for your focus on the affordability issues that
20 are always near and dear to my heart.

21 However, I do have a question and please
22 check with D.C. Water, make sure everything is
23 okay.

24 MS. BROWN-ROBERTS: Okay.

25 MS. COHEN: And I did ask that -- and I

1 don't know if the Metropolitan Police Department
2 got back to you, but again I would like them to
3 take a look at this design just to make sure
4 that it, you know, is something that they're
5 comfortable with in being able to, if necessary,
6 go onsite.

7 And I guess, you know, maybe the fire
8 department too. But usually if the police say
9 it's okay I think it's okay for fire.

10 You do say in your review that the
11 Office of Planning is supportive of the
12 redevelopment of the site at a higher density.
13 And obviously the comprehensive plan will be
14 coming up for evaluation during maybe this total
15 build out. I believe, and maybe correct me
16 because I wasn't involved in 2006 was the last
17 update for the Comprehensive Plan. Is that
18 correct? No?

19 MR. LAWSON: 2010.

20 MS. COHEN: 2010. And when did we begin
21 to see the increase in population that we have
22 been seeing over the last few years? When did
23 that begin, because there was still a recession
24 in 2010.

25 MR. LAWSON: I think you phrased it

1 correctly, over the last few years.

2 MS. COHEN: And so in taking
3 consideration the growth of population and
4 households in the city I would suspect that that
5 would be taken into consideration by the Office
6 of Planning in their work with anybody who is
7 going to be involved publically with the
8 Commission, the comprehensive planning.

9 MR. LAWSON: I'm looking -- this is a
10 little bit outside the scope of this hearing of
11 course.

12 MS. COHEN: Of course.

13 MR. LAWSON: But as part of any
14 Comprehensive Plan review we would be looking at
15 both recent and projected demographic trends.

16 MS. COHEN: Okay. Because it also goes
17 to the point -- well, I'll stretch the point
18 that Mr. Merrifield was making about the need
19 for additional housing in the city, including
20 affordability. So I just wanted to make sure
21 that I covered that for the record.

22 And again, I concur with Chairman Hood's
23 remarks with regard to Stage 2 and the need to
24 constantly revisit the traffic flow in
25 neighborhoods. Thank you very much.

1 CHAIRPERSON HOOD: Okay. Thank you.
2 Anybody else have any questions of either Office
3 of Planning or DDOT?

4 MR. TURNBULL: Yeah, Mr. Chair. Just
5 two.

6 CHAIRPERSON HOOD: Mr. Turnbull.

7 MR. TURNBULL: And this is for Ms.
8 Brown-Roberts. I don't want to couch this, I
9 just want to make sure I heard something. Now
10 my wife often says I don't hear very well so I
11 just put that in perspective.

12 But I think -- you sound like you said
13 C-2-B, and I think you meant C-2-A.

14 MS. BROWN-ROBERTS: Yes, I'm sorry if I
15 did say that. It's a mistake. It's C-2-A.

16 MR. TURNBULL: Oh, if my wife, if you're
17 listening, I heard correctly.

18 CHAIRPERSON HOOD: Any other questions?
19 Commissioner Miller?

20 MR. MILLER: Thank you, Mr. Chairman. I
21 just wanted to thank the Office of Planning and
22 DDOT for the thoroughness of your reports, and
23 particularly Office of Planning for finding a
24 way to work with the applicant on the path
25 forward so that we could be here today.

1 CHAIRPERSON HOOD: Okay. Not seeing
2 anybody else. Okay, Commissioner May.

3 MR. MAY: I just have the question about
4 the walk to the Metro. Are you familiar with
5 that walk as well?

6 MR. WESTROM: Yes, indeed. It is
7 something that we looked closely at. And there
8 is the walk along Rhode Island. There are also
9 a couple alternative ways by which people
10 meander their way --

11 MR. MAY: Yeah.

12 MR. WESTROM: -- through to the Metro,
13 including between the Home Depot and the grocery
14 store, and then on to kind of the southern end
15 of the station entrance.

16 And all of those, I guess points of
17 ingress and egress from the station and then
18 ultimately back to this property are something
19 that we've noted in our report we want to
20 examine closely --

21 MR. MAY: Right.

22 MR. WESTROM: -- as we go through to
23 Stage 2.

24 MR. MAY: Right. Okay. Thanks.

25 CHAIRPERSON HOOD: Okay. Let's see,

1 does the applicant have any cross? I mean, not
2 cross, any -- yeah, cross.

3 MR. TUMMONDS: Yeah. Just a couple
4 questions.

5 So if the applicant was required to
6 provide the 535 units of affordable housing,
7 that would be about 30 percent of the units
8 would be affordable. Has OP ever required that
9 amount of affordable housing for a PUD that
10 solely included private property?

11 MS. STEINGASSER: We certainly have done
12 several LIHTC PUDs, Low Income Housing Tax
13 Credits, where there has been 100 percent
14 affordable.

15 MR. TUMMONDS: Right. But that was
16 proffered by the applicant and they said we're
17 doing 100 percent, and you said, we agree?

18 MS. STEINGASSER: Right.

19 MR. TUMMONDS: Got you. In the Walter
20 Reed zoning map amendment case there was a lot
21 of discussion about the establishment of the
22 underlying zoning there, requiring the
23 development be just at the IZ level. And then
24 there was some pushback on that, but then the
25 idea was that in the solicitation process DEMPED

1 would require 20 percent of the units would be
2 affordable. That is a project of similar size.
3 Why is 20 percent affordable appropriate there
4 and 30 percent would be necessary here?

5 MR. LAWSON: It's a different project.
6 Each project -- oh, sorry. It's a different
7 project. Each project is judged on its own
8 merits.

9 MR. TUMMONDS: Okay. Got you. No
10 further questions.

11 CHAIRPERSON HOOD: Thank you. Does Ms.
12 James, Commissioner James, you have any cross-
13 examination of Office of Planning or DDOT? If
14 you do you come forward.

15 MS. JAMES: Not at this time.

16 CHAIRPERSON HOOD: Okay. Let record
17 reflect not at this time. Mr. Merrifield. Is
18 Mr. Merrifield left? Oh, okay. You have any
19 cross?

20 MR. MERRIFIELD: My cross-examination
21 will be directed towards the Office of Planning.

22 When you conducted your report on the
23 project how many -- what was the number of four-
24 bedroom apartments you believe would be returned
25 to the redeveloped property?

1 MS. BROWN-ROBERTS: I think as the
2 applicants stated that they were looking at the
3 overall demographics and that at this stage at
4 which the -- the four-bedrooms would be at a
5 lower -- would be at a later stage, and at that
6 time they would do an assessment of how much --
7 if they were going to provide any, that's when
8 the assessment would be made.

9 MR. MERRIFIELD: Okay. What was your
10 understanding of the replacement of the five-
11 bedrooms?

12 MS. BROWN-ROBERTS: It was the same
13 thing.

14 MR. MERRIFIELD: Okay. So your
15 understanding of their report was that they may
16 bring back four and five bedrooms?

17 MS. BROWN-ROBERTS: That's an assessment
18 that they would make at the time of that stage,
19 at that particular stage when those -- which, as
20 I said, the later stage.

21 MR. MERRIFIELD: Okay.

22 MS. BROWN-ROBERTS: They know.

23 MR. MERRIFIELD: That's fine if that's
24 your understanding.

25 So I'm pointing to the Comprehensive

1 Plan, Policy H131 that said that the City should
2 provide a large number of housing units for
3 families with children by encouraging new and
4 existing single-family homes, duplexes, row
5 house, and three and four bedroom apartments.

6 So would it be the Office of Planning's
7 recommendation that the redeveloped property
8 does include those four and five bedrooms
9 consistent with the Comprehensive Plan?

10 MS. BROWN-ROBERTS: The Comprehensive
11 Plan is very general and I think that as we go
12 along we look and see. I mean, I think it's
13 something I think that the applicant has
14 specifically stated that they will do at that
15 stage. And at that time I think we will look
16 closely at it to see what the results are.

17 MR. MERRIFIELD: Okay. Policy, I'm
18 looking now at policy. H121, which says,
19 "Affordable housing is a major civic priority."

20 If the current redevelopment loses 162
21 units of what is currently affordable housing,
22 from 535 to 373, would the Office of Planning
23 consider that a positive affordable housing
24 redevelopment?

25 MS. BROWN-ROBERTS: I think as we -- as

1 I just presented, that we are looking at a
2 higher number than the 373.

3 MR. MERRIFIELD: Okay. What is the
4 Office of Planning, what would your ideal number
5 be?

6 MS. BROWN-ROBERTS: As I said, in
7 conjunction with DHCD we were looking at about
8 500; around that number.

9 MR. MERRIFIELD: Okay. And when you --
10 so you did meet with DHCD to discuss this
11 project?

12 MS. BROWN-ROBERTS: Yes.

13 MR. MERRIFIELD: Okay. When you met
14 with DHCD did you talk about bedroom sizes in
15 the redevelopment of the 500 units you would
16 like?

17 MS. BROWN-ROBERTS: Yes, and we talked
18 about in the context of what the applicant had
19 proposed, has proposed, and you know, they also
20 agreed yes, we will wait until at that time to
21 make the assessment.

22 MR. MERRIFIELD: Okay. So right now
23 there is no official number that you would
24 suggest?

25 MS. BROWN-ROBERTS: Right. As I said,

1 the four and five bedroom issues will be
2 assessed at that Stage 2.

3 MR. MERRIFIELD: Did the Office of
4 Planning, besides DHCD, meet with any other
5 housing agencies, specifically DCHA, to discuss
6 this project?

7 MS. BROWN-ROBERTS: No, I did not.

8 MR. MERRIFIELD: Okay. Is the Office of
9 Planning to meet with DHCD prior to the second
10 stage?

11 MS. BROWN-ROBERTS: More than likely we
12 will coordinate with them as we are coordinating
13 with them now, so at that stage I'm sure we
14 will.

15 MR. MERRIFIELD: Okay. With respect to
16 just infrastructure in a major redevelopment
17 like this, has the Office of Planning done any
18 initial consulting with public agencies that
19 would oversee electric, gas, water, to see if
20 they would be -- if the surrounding neighborhood
21 would be adversely impacted?

22 MS. BROWN-ROBERTS: We did send a letter
23 to D.C. WASA (phonetic). We didn't get a
24 response back as yet. But as Commissioner has
25 asked us, we will try and get back to them on

1 that some more; push some more on that.

2 Regarding electrical and that sort of
3 thing, those are usually assessed at building
4 permit stage.

5 MR. MERRIFIELD: All right. In your
6 conversations with DHCD did you have the
7 opportunity to talk about them about how a
8 project with this kind of increased density that
9 would have high private market rents, how that
10 would affect the other affordable housing around
11 the project?

12 MS. BROWN-ROBERTS: No.

13 MR. MERRIFIELD: Okay. Just touching on
14 density a little bit more, within the Office of
15 Planning report I saw that there is a
16 designation of R-5-B/PUD. And that had
17 different heights than just the regular R-5-B.
18 Could you explain that?

19 MS. BROWN-ROBERTS: In Chapter 24 of the
20 regulations under the PUD process there is
21 additional height granted.

22 MR. MERRIFIELD: That's all I have,
23 thank you.

24 CHAIRPERSON HOOD: Okay. Vice Chair had
25 a follow-up.

1 MS. COHEN: Yeah, I just have one more
2 question for Ms. Brown-Roberts.

3 Ms. Brown-Roberts, I believe that the
4 numbers for affordability is related to what can
5 be done at this current PUD at C-2-B.

6 MS. BROWN-ROBERTS: A.

7 MS. COHEN: A, versus what can be done
8 at C-2-B. Is that the point you're trying to
9 get at in your review?

10 MS. BROWN-ROBERTS: Yes, the
11 supplemental review looks at the density under
12 the C-2-A and R-5-B.

13 MS. COHEN: And so the number that is
14 being proposed is appropriate?

15 MS. BROWN-ROBERTS: Yes.

16 MS. COHEN: Thank you.

17 CHAIRPERSON HOOD: Okay. I have asked
18 Ms. Schellin to ask the ANC if they could -- ANC
19 5C in which this project is located, if they
20 would go last or go after I hear from those who
21 are here as individuals and organizations in
22 support, and those who are here in opposition.

23 So I think that way if you can't make it
24 come back, come back on Monday, then everybody
25 won't have to come back. You're more than

1 welcome to come back, but the goal is to make it
2 so you don't have to come back. So I'm waiting
3 for that answer. You don't have to run, Ms.
4 Schellin, we need you to be here Monday.

5 MS. SCHELLIN: My balance isn't that
6 bad.

7 CHAIRPERSON HOOD: Oh, okay. Okay. I
8 want to thank ANC 5C for indulging us and
9 allowing us to be able to change our normal way
10 of doing things. So we appreciate that.

11 I'm going to straight down the list that
12 I have here. Some people I don't see, but I'm
13 still going to call it. Dr. Shearin, Israel
14 Baptist Church, Kyle Todd, Rhode Island Avenue,
15 Northeast Main Street. These are people that
16 are in support. Joe Barrios. Hopefully I'm
17 pronouncing the name correct. ANC 5B04 --

18 MS. SCHELLIN: If your name is called,
19 come forward.

20 CHAIRPERSON HOOD: Yeah, come forward.
21 Come forward. Yeah.

22 Michael Morrison, ANC 5B03, Dianne Camp,
23 Maya Chaplain-Glover, Dorothy Davis, Debbie
24 Smith-Steiner. Did I call too many?

25 MS. SCHELLIN: No, you didn't.

1 CHAIRPERSON HOOD: I thought I saw
2 Debbie Smith-Steiner. Okay. We're going to
3 start to my left, your right. You may begin.
4 You want to speak into the mic and make sure the
5 mic is on.

6 MR. BARRIOS: Good evening. My name is
7 Jose Barrios. I am the Advisory Neighborhood
8 Commissioner for ANC 5B04, which is on the north
9 side of Rhode Island Avenue, northwest of
10 Brookland Manor.

11 I support the Brookland Manor
12 development because I believe that overall the
13 project will benefit the nearby community,
14 including my single-member district. ANC 5B
15 passed a resolution three to two in support
16 while indicating a number of concerns. A draft
17 of the resolution was circulated to the public
18 for comment, and I did receive a number of
19 positive comments. There have also been
20 community meetings that have been held between
21 Mid-City and our community to discuss the
22 project.

23 My first concern is that the proposed
24 PUD does not provide sufficient public benefits
25 and amenities to the immediate vicinity in

1 accordance with 11-DCMR-2403. ANC 5B03
2 Commissioner Morrison and I unsuccessfully
3 encouraged Mid-City to consider sponsoring
4 amenities and public benefits in the vicinity to
5 demonstrate its ongoing commitment to Rhode
6 Island Avenue. Benefits such as supporting
7 programs or non-profits for street improvements
8 or for career development opportunities for
9 nearby vulnerable populations.

10 I think it would be appropriate for this
11 Commission to require additional public benefits
12 and amenities from the PUD to comply with the
13 Zoning Regulations. My other major concern is
14 with tenant relocation. A number of children
15 from Brooklyn Manor attend school at Noyes
16 Elementary in my single-member district, in
17 5B04. And so the issue impacts our community.

18 I urge the Commission to require Mid-
19 City to provide a detailed and written tenant
20 relocation plan so that residents are treated
21 with dignity and respect during the transition
22 and that they do not become lost in the shuffle.

23 Finally, I believe that the Commission
24 should act to preserve the maximum amount of
25 affordable housing possible within the

1 development, including requiring some portion,
2 or even a majority of the housing to remain at
3 30 percent of area median income, or below,
4 regardless of the final fate of the Section 8
5 agreement.

6 The lack of affordable housing, as we
7 know, is a crisis for our city and we cannot
8 afford to lose the affordable housing that
9 exists on the property now. Thank you.

10 CHAIRPERSON HOOD: Okay. Thank you.
11 Next.

12 MR. TODD: Good evening. My name is
13 Kyle Todd. I'm here testifying on behalf of
14 Friends of Rhode Island Avenue Northeast,
15 managing the Rhode Island Avenue Main Street
16 program.

17 Our program exists for the purpose of
18 supporting and enhancing the commercial corridor
19 of Rhode Island Avenue Northeast. As part of
20 our day to day activities we provide access to
21 facade improvement grant funds and educational
22 opportunities for small businesses, small
23 business owners, as well as a variety of
24 corridor design improvements and promotional
25 events intended to attract more visitors and new

1 businesses to the corridor.

2 Just as important our program exists to
3 provide community members yet another
4 opportunity to have a say in the direction of
5 the development of the community. And community
6 members have spoken very loudly and clearly when
7 they say they want more neighborhood serving
8 retail and dining options. They want to have a
9 more vibrant and attractive commercial corridor.
10 And based on various urban planning studies that
11 have been conducted for Rhode Island Avenue
12 Northeast, including the Rhode Island Avenue
13 Northeast Small Area Plan developed in 2011 by
14 the office -- the Deputy Mayor for Planning and
15 Development, it's clear that in order to attract
16 and support the types of businesses that our
17 neighbors have indicated that they want, we must
18 encourage and support appropriate developments
19 along Rhode Island Avenue for density.

20 By approving this Stage 1 development
21 the entire project will not only create
22 tremendous new opportunity for retail dining and
23 other neighborhood amenities, but it will also
24 provide opportunities for new jobs, and a much
25 needed boost to the residential density for the

1 entire corridor.

2 Over the last several decades Mid-City
3 Financial Corporation has demonstrated their
4 commitment to the community. Our organization
5 has also been impressed by the efforts that Mr.
6 Meers and Mid-City Financial Team have
7 undertaken to reach out to and work with the
8 area residents and immediate surrounding civic
9 association, and the ANCs of the immediate and
10 surrounding areas.

11 On behalf of Rhode Island Avenue
12 Northeast Main Street, we support this proposed
13 project as it is congruent with the
14 recommendations from DEMPED and at the Small
15 Area Plan for our particular area, and we look
16 forward to the opportunities that it's going to
17 provide for the entire neighborhood. Thank you.

18 CHAIRPERSON HOOD: Okay. Great.
19 Thanks. Next?

20 MS. CHAPLIN-GLOVER: Hi. Sorry I'm a
21 little bit nervous. I turned in several pages
22 of a petition to go along with this, so when I
23 say "we" in my letter that kind of gives you a
24 bit of context.

25 We are in very strong support of Case

1 No. 14-18. Northeast D.C., and especially
2 Brentwood, has been left out of the development
3 projects in D.C. for far too long.

4 MR. TURNBULL: I wonder if you might
5 give your name?

6 MS. CHAPLIN-GLOVER: Oh, I'm Maya.

7 MR. TURNBULL: Okay.

8 MS. CHAPLIN-GLOVER: We have been left
9 out of development projects for far too long.
10 We deserve the same economy boosting development
11 that the rest of the city has had for so long.

12 Look around D.C. The most successful
13 neighborhoods in D.C. have mixed incomes and
14 mixed uses that we all can benefit from. That
15 diversity of incomes and uses benefits us all.

16 Redevelopment will allow us a chance to
17 lift ourselves up out of poverty and have many
18 more options.

19 Brookland Manor has had a concentration
20 of low incomes for too long and has served to
21 isolate us from the rest of the surrounding
22 neighborhoods. If the property was to be
23 integrated economically with a mix of incomes,
24 then there would be more opportunity for its
25 residents and the property could be incorporated

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1 into the fabric of the neighborhood and would
2 create a resource for the broader community.

3 The city is changing all around and we
4 have had a historic opportunity to create a
5 special place that would reflect the diversity
6 that already exists in Brentwood, Woodridge,
7 Langdon, and Brooklyn neighborhoods. I really
8 strongly urge the Zoning Commission to approve
9 this Stage 1 and further stages, so that we can
10 move forward and let the property's promise be
11 realized.

12 And as a side note, hearing about the
13 green space today I think is a really great
14 idea. If any of you have ever been to Malcom X
15 Park, that's the kind of thing I think would be
16 awesome to have here, where it's a big green
17 space. People can have drum circle, people can
18 hang out, they can picnic, they can play soccer.
19 I think it would be really wonderful for the
20 community.

21 CHAIRPERSON HOOD: Okay. Thank you.
22 Next. Let me do this, so the gentleman with the
23 young lady, do you want to testify so you can
24 take her home? Come on up to the table. No,
25 not -- no, you just stay seated. We're going to

1 hear from him, but we want to get him out so you
2 can go home and get ready for school tomorrow.

3 Okay.

4 So let's keep right on going and we'll
5 get right to you shortly. Okay. You may begin.

6 Okay. Can you all yield to him because
7 he has -- anybody else have any young ones in
8 here? Okay. Just yield to him. Okay.

9 MR. SPILLER: Good afternoon, my name is
10 Perry Spiller. Only thing I'm here for is I'm a
11 single father and I've been living in Saratoga
12 for more than a year and a half now. One
13 bedroom apartment. Things has been hard but I'm
14 still keeping my head up.

15 Within saying that, only thing that I
16 can say is the only thing that's on my heart to
17 say. And it's a scripture. Isaiah 55.10-11.
18 As the rain and snow fall from heaven and do not
19 return without making a flourish so that it
20 yields seeds for the sower, bread for the eater.
21 So is the word that goes out of my mouth, it
22 shall not come back to empty but accomplished,
23 and set the purpose for which it was sent. Our
24 father who art in heaven, even though hallowed
25 be thy name words will never be hollow. Thy

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1 Kingdom will come on Earth as it is in heaven.
2 The axis that we stand on is 360. Half of it is
3 180. Two halves ultimately will make a whole.
4 The only way you can gain access in this whole
5 is through top of bottom, heaven or hell.

6 Within saying that God bless you all.
7 Everything will ultimately play out for the way
8 that it will be, for the good or the bad. I
9 stay balanced in my life. Experience has got me
10 to this point and will excel and propel me to
11 the next level.

12 So within saying that this little young
13 lady is the only reason why I'm here. That's
14 all I got to say.

15 CHAIRPERSON HOOD: Do you mind if she
16 introduces herself and let us know who she is,
17 or -- with your permission.

18 MR. SPILLER: You want to say your name,
19 please?

20 MS. SPILLER: Kira.

21 CHAIRPERSON HOOD: Kira.

22 MR. SPILLER: Say your full name.

23 MS. SPILLER: Kira Kita Spiller.

24 MR. SPILLER: There you go.

25 CHAIRPERSON HOOD: All right. You go

1 home and watch that. You play the tape. You go
2 home and watch the streaming -- watch the replay
3 on the computer and see yourself. I hope they
4 got a good shot of you. And save it. There's
5 another young person. Come on up. We want to -
6 - who has a young person sitting there. If you
7 can hold for a second, though, because we might
8 have some questions of you.

9 MR. SPILLER: Okay.

10 CHAIRPERSON HOOD: If you can just hold
11 there?

12 MR. SPILLER: Okay. Sure. Sure. Sure.
13 Sure.

14 CHAIRPERSON HOOD: Come on up and we'll
15 hear from you. And then I'll finish with the
16 rest of the panel. So thank you for everyone's
17 indulgence. Mr. Chair.

18 MS. WALSH: Good evening. My name is
19 Farisha Walsh and I've been living at Brookland
20 Manor -- this is actually my first apartment
21 that I ever received. I decided to move out at
22 21. I had my first apartment. I love Brookland
23 Manor Apartments. It's well kept. I never had
24 any problems. I have been living there for
25 almost eight years.

1 And now that I have a daughter of my own
2 it's scary that things are going to change and
3 not understanding exactly what's going to
4 happen, why is it taking 10 years? My daughter
5 will be 16 then. And I'm speaking on behalf of
6 other young people who probably don't understand
7 how important it is to speak up and be here.
8 They don't realize how much this will impact
9 them. Not just moving, like it's a concern that
10 okay, if the affordable housing doesn't come
11 back to D.C., where do you live? Where are you
12 going to go? You know, people are worried about
13 that; about moving outside of D.C.

14 I don't want to leave D.C., but if
15 affordable housing doesn't come back, then what?
16 You know, even you know, where would I be? Not
17 only that I work at Adventure Dental. So
18 meaning, I'm going to lose my home and my job at
19 the same time, which is kind of scary. I have a
20 student loan. I take care of my daughter. I go
21 to work Monday through Friday 8:00 to 5:00.
22 I've always had a job. I've had a job since I
23 was 11. But I work hard. Not every --

24 You know, I think sometimes the negative
25 is always most what people look at. But if more

1 could be done to help people believe that there
2 could be good change, not just to be worried,
3 oh, where are we going to live, you know, if
4 they get a change sometimes they get a chance to
5 see that that can be somewhere that everyone can
6 live. The Bible even says that the poor will
7 always be among us.

8 But as we see that D.C. is changing, its
9 concern is you know, it's where -- it's
10 concerning for many young people. Not just the
11 elderly, but everyone. Like there is no future.
12 And we just hope that affordable housing come
13 back to D.C.

14 CHAIRPERSON HOOD: Thank you. We'll go
15 back to you. If you can just hold your seat
16 because we may have some questions. We're not
17 going to hold you long because I know you all
18 have young ones. So once we hear from the other
19 three we -- let's make sure we don't have any
20 questions and we'll go from there.

21 MS. DAVIS: Good evening.

22 CHAIRPERSON HOOD: Turn on your mic.

23 MS. DAVIS: Oh, I'm sorry. Chairman
24 Hood and the Zoning Commission, my name is
25 Dorothy Davis. I've been a resident of

1 the residents, meet with me and with the people,
2 get to know us. We are smart people. We are
3 neighbors that help each other. We are parents
4 who care about our children and walk them to the
5 bus stop each morning for school.

6 I am here this evening on behalf of
7 myself and many of my neighbors. The
8 redevelopment proposal that you are considering
9 today create a lot of anxiety for many of us
10 because we assume that we will not be able to
11 return to the new Brookland Village.

12 We have spent years in sometimes
13 challenging circumstances as we became aware of
14 Mid-City's commitment, their desires to retain
15 Section 8 housing and their assuring us the
16 right to return. Many of our concerns and our
17 questions were answered by Mid-City. They gave
18 us an explanation of the relocation plan. We
19 are coming to terms with the process of the new
20 development. Mid-City has promised us that we
21 will be a part of the process and we'll continue
22 to have an open conversation throughout the
23 duration of the project.

24 Thank you. I am happy to answer any
25 questions you may have. Dorothy Davis.

1 CHAIRPERSON HOOD: Okay. Thank you.

2 Next?

3 MS. CAMP: Good evening. My name is
4 Dianne Camp and I've been a resident of, I still
5 call it Brentwood Village, since 1965. I moved
6 in at 12 years old, so I've been there for five
7 decades.

8 My initial testimony was given to you in
9 March so it's really too long to read, so I'll
10 just give you a brief synopsis. I went through
11 the '60s and how the community was in the '60s,
12 and all the stuff that was at the shopping
13 center, movie theater, drug store, dress shop,
14 five and dime, and it really wasn't that many
15 children around there in the '60s. It was very
16 few kids so there really wasn't much for us to
17 do.

18 Then in the 1970s is when they did the -
19 - they rehabbed the units and created the three,
20 four, and five bedrooms. So in the early '70s
21 it still was a really good place to live because
22 it was a mixed income. You had market rent,
23 basic rent, and subsidy was only for seniors at
24 that time.

25 So the '80s, it was just rough for

1 everybody. So I don't even want to talk about
2 the '80s. But in the '90s is when I decided to
3 get involved in the community. I had never been
4 involved in community activities. I always
5 stayed in my apartment and you know, kept my
6 kids and I really didn't participate. So in the
7 late 1990s I did want to focus on that because
8 that's when I first met Mr. Ford, in the '90s.

9 And the first thing that we did is we
10 wrote a proposal to have a community relations
11 office. And through that community relations
12 office we would get government services and we
13 wrote grants and stuff for the programs. One
14 thing that I knew for sure, we needed that
15 basketball court opened again, we needed the
16 swimming pool opened. I mean, they call it the
17 community center but we called it the boys and
18 girls club for camps and afterschool programs
19 for the kids, and we had a health center and a
20 lot of other things.

21 So I'm running out of time, but I want
22 to end with this. Being there for 50 years, for
23 me this is coming full circle. And you know, it
24 was last year when Mid-City came, July 17th, and
25 you know, showed us the plan. And from that

1 point on everything we asked for, the Brookland
2 Manor, Brentwood Village Resident Association, I
3 can honestly say all the information that we
4 asked for, it was given to us. So to me it's
5 been open, it's been transparent.

6 And I feel grateful that as residents we
7 can be a part of the process and I'm going to
8 say this because this is the most important
9 thing and then I'm done. And I want to read it.
10 In all honesty the challenge is resident
11 involvement. There have been countless attempts
12 to get the whole community involved in this
13 process. Neither I nor anyone else can say that
14 we represent all the residents of Brookland
15 Manor as of right now. This day, we don't. We
16 are constantly trying but we are not there yet.

17 Mid-City is moving forward with their
18 plans, regardless if the residents -- regardless
19 if the residents choose to participate at night.
20 To participate. Some will and many won't. Not
21 now anyhow. I welcome the changes that are
22 going to take place. I know that it's not going
23 to be easy living under construction, but the
24 outcome will be great for our community and the
25 surrounding community as well. And I support

1 the plan.

2 CHAIRPERSON HOOD: Thank you. Next. I
3 think we have one more speaker and then -- you
4 have to go? You need to go? Okay, we've got
5 one more speaker and then we'll ask our
6 questions.

7 MR. MORRISON: Thank you so much for
8 this opportunity --

9 CHAIRPERSON HOOD: Just turn your mic
10 on. Yeah.

11 MR. MORRISON: All right. Thank you so
12 much for this opportunity. My name is Michael
13 Morrison. I am the ANC Commissioner for ANC
14 5B03, which is directly across the street from
15 the development between 13th and 14th Street,
16 really, is where the border is on this
17 development. I'm here to speak in my own
18 capacity as a representative of 5B03 and not for
19 the ANC 5B as a whole. But it is to note that
20 we did pass a resolution sponsored by
21 Commissioner Barrios and I. I'd like to touch
22 on some main points.

23 It was maximizing public amenities,
24 treating tenants fairly, and we did set forth
25 for the entirety of the affordable housing to be

1 at 30 percent of the AMI because we feel that
2 inclusionary zoning is not as inclusionary as we
3 would like it to be.

4 Of course this is a big, big change for
5 the community. And it is, you know, largely --
6 we are hoping for it to have a positive impact.
7 Unfortunately my community north of Rhode Island
8 there's really a barrier between us and the
9 Brookland Manor community, which is the
10 Brentwood Road shopping center that's on my
11 side. And so we're really hoping that there's
12 an outward impact that's positive because that's
13 right next to the fire station where Mr. Mill
14 suffered a heart attack last year, if you're
15 familiar with that area.

16 There's nuisances such as public
17 drinking, hard drug selling, use, and other
18 related activities. At our last ANC meeting the
19 M.P.D. Lieutenant described that as being long
20 known to the police department as an open air
21 heroin market/shooting gallery. There is
22 somewhat of a nexus to the development because
23 there is a needle exchange across, and I
24 understand there's a public health, you know,
25 interest there. But you know, the residents

1 directly affected aren't necessarily that
2 sympathetic to that and you know, there's just
3 very real public safety concerns in the area so
4 we're looking for improvement.

5 So main concerns are local non-profit
6 economic development groups to benefit from this
7 PUD. We also have called for a written
8 agreement between the current tenants and the
9 developers so that the people who live there
10 know what is going to happen and can plan on
11 where they're going to be. A third of the
12 current students at Mary McCloud and Bethune and
13 Noise Education Campus, are from Brookland
14 Manor.

15 Ward 5 employment and training
16 opportunities should be prioritized in the
17 project. 5B03 community, and the whole
18 community should be meaningfully engaged. And
19 Commissioner May, I will say I think I can speak
20 for my community, at least there is a strong
21 preference for a more traditional design. Rhode
22 Island Avenue, you know, has a certain aesthetic
23 and that construction, new development, be
24 environmentally responsible. Thank you.

25 CHAIRPERSON HOOD: Thank you. We

1 appreciate everyone's testimony. See if we have
2 any questions up here. Colleagues, any
3 questions of anybody on this panel? Vice Chair
4 Cohen?

5 MS. COHEN: Well, two people had
6 mentioned 30 percent. People basically pay 30
7 percent of their income, or \$50 a month,
8 whichever is higher under the Section 8 program.
9 So I just wanted to make sure that you
10 understood that that was clear. Yeah.

11 And I just wanted to mention for the --
12 I forgot your name, sorry. But I would just
13 want to say, please don't be frightened. Once
14 you feel -- you need to talk to the development
15 team or the management company because there's
16 an identity of interests. Just get yourself
17 settled and comfortable. You will be moved,
18 probably once. But your children will grow up
19 in a better neighborhood. So I really don't
20 want you to be frightened because you're not
21 going to be homeless. Okay?

22 And I love your daughter, she's
23 adorable. Those are my comments.

24 CHAIRPERSON HOOD: Okay. Do we have any
25 other comments up here? Okay. Let's see if we

1 have any cross. Does the applicant have any
2 cross? Does ANC 5C have any cross? Mr.
3 Merrifield?

4 Okay. Thank you all very much. We
5 appreciate it. Take those young ones home and
6 let them get some rest.

7 Okay. Let me call Ms. Leslie Stein,
8 Earline Frazier. And I'm getting ready to mess
9 up this next name, John Iskander, Sandra
10 Campbell, Barbara Brown, Marjorie Thomas-Barnes.
11 I don't see her. Kelvin Brooks. Kelvin Brooks.
12 Ms. Minnie Elliott.

13 Okay. Can you come to the table? Well
14 if some of the people I'm calling in your group,
15 in your party, they're going to be testifying
16 with you, then they don't need to come up.
17 Okay? And so if you're in, Mr. Merrifield, with
18 Brookland, you don't need to come up if I called
19 you. Okay.

20 She can come on up. Yeah. Okay. Ms.
21 Elliott is going to testify with your group?
22 Okay.

23 Now you know they run the risk of coming
24 back on Monday. I just wanted to make sure they
25 understand that, but I'm trying to push through

1 it. Okay?

2 Okay. Okay, that's -- okay. He's
3 already been called. I am at number 23,
4 everyone. Twenty-three, Avina Forest. Are you
5 in support or opposition? Avina Forest. Not
6 seeing you. Okay.

7 Twenty-one has already testified. I
8 know a few people in the room. Mr. Todd has
9 already testified. Okay.

10 Let's see, Sharon Holland. Is Sharon
11 Holland here? Okay. We might finish. Mr. Ford
12 has already -- Mid-City is the next -- 29. Can
13 somebody help me with that? I can't --

14 McNair. William McNair. William
15 McNair.

16 Okay. Sylvia Parker. Okay. Okay. I'm
17 looking for the next one. Okay, Maya already
18 testified. Thirty-five has already testified.
19 Thirty-four is opposition.

20 Okay, Priya V. Priya V. Priya V? Are
21 you Priya V? Oh, she left? Okay.

22 Euriqua B. She left? Enrique B. Okay.

23 K. Bart.

24 At the top of this it says -- at the top
25 it says, "Please print your name -- " let's make

1 this larger, because I do this all the time.
2 And I have terrible handwriting so, you know,
3 your handwriting actually looks good. I just
4 can't make it out. K. Bartlette. Okay. If I'd
5 have known you were here I probably wouldn't
6 have said all that.

7 Keisha Howard. She's at the table.
8 Okay.

9 Katrina Johnson. Oh, okay. Do I have
10 one more person? That's the court reporter.
11 No. No. Katrice Johnson. Is Katrice already
12 at the table? Okay. Okay. So we have eight.
13 I need one more.

14 Raphael Melo. Raphael. John Schlick.
15 Okay. You testifying? You don't need to?
16 Okay.

17 Okay. The last name I have on here is -
18 - okay, did a Maya already -- A Maya Henry?

19 Okay. Maya's name is on here three
20 times. Okay. Is there any other person who
21 would like to testify in support of this
22 application?

23 Okay, we're going to -- okay. Come
24 forward. Anyone else?

25 Okay, we're going to close it out on the

1 names that we have here in support, and we're
2 going to start to my left, and then we're going
3 to go to the young lady that just had the
4 birthday this week. You want us to sing happy
5 birthday, Ms. Frazier? Okay. We're going to
6 start to my left, your right. You may begin.

7 MS. STEIN: Good evening. I'm Leslie
8 Stein. I've been a resident of D.C. since the
9 mid '70s and a developer of affordable housing
10 most of those years.

11 I'm greatly honored to be here before
12 you this evening to give testimony on the
13 redevelopment of Brookland Manor.

14 Eugene Ford Sr. is the principle owner
15 of Brookland Manor and has asked that I provide
16 testimony regarding his desires and purpose in
17 redeveloping Brookland Manor. Mr. Ford now
18 retired was a pioneer and had a long career
19 focused on developing affordable housing under
20 federal government programs, developing
21 affordable housing throughout the Washington and
22 Baltimore areas.

23 He's also renowned for providing
24 responsible management with the goal of
25 sustainability. Eugene Ford Sr. has a national

1 reputation for his understanding of the
2 affordable housing programs and the underlying
3 social issues, and his endeavors to find good
4 solutions for communities, residents, and the
5 private sector.

6 As Eugene Ford moved toward retirement
7 and as these federal programs wound down, he
8 recognized the threat of the loss of the
9 underlying subsidies and corresponding
10 affordability of the housing. In 1987 we met
11 and in '89 he asked me to form a non-profit
12 development company with the purpose of
13 preserving affordable housing. With his
14 support, knowledge, and mentoring I started and
15 ran Community Preservation and Development
16 Corporation for 15 years, preserving over 3,500
17 units. Many of them federally subsidized.

18 Affordable housing came under great
19 pressure starting in the '90s as the program
20 rules reduced the incomes of households allowed
21 to be served in the subsidized housing and the
22 properties became concentrations of extremely
23 low income households.

24 This, along with drugs that moved in to
25 many communities caused many complexes to become

1 distressed. CPDC, along with Eugene Ford,
2 became leaders in revitalizing affordable
3 housing into sustainable mixed income
4 communities. Brookland Manor is a community in
5 need of revitalization, built under the Federal
6 Section 236 Program, originally designed to
7 serve a mix of incomes up to 80 percent of the
8 area median income, and later supplemented with
9 Section 8 rental subsidy.

10 It has deteriorated to the point that
11 the housing is obsolete and it is an unsafe
12 place to live. The federal subsidies and
13 regulations have expired or are about to expire.
14 He has no obligation to continue to provide
15 Section 8 rental subsidy.

16 At the same time transit oriented
17 housing, higher densities, and a mix of uses and
18 a mix of incomes have become the most desirable
19 model for creating vibrant sustainable
20 communities.

21 May I continue?

22 CHAIRPERSON HOOD: How much more do you
23 have?

24 MS. STEIN: Not much.

25 CHAIRPERSON HOOD: Okay.

1 MS. STEIN: Under the proposed
2 redevelopment Eugene Ford will realize his
3 legacy. He is retired and has asked that
4 Brookland Manor -- he sees it as his most
5 important contribution. Property will be truly
6 mixed income with housing -- mixed income
7 housing and retail. Twenty-two percent of the
8 units will be restricted on a permanent basis,
9 and there will be twice the requirement of
10 inclusionary zoning. You know all of this.

11 The Section 8 is what is truly important
12 here. It is gold. It provides an operating
13 subsidy in a way that a capital subsidy which
14 comes with inclusionary zoning and other
15 programs, the Section 8 goes to operating
16 subsidies and it can't be matched with a capital
17 program like IZ. So preserving that Section 8
18 is the most important thing that could be done
19 here.

20 So hopefully we will have a vibrant
21 sustainable community when it's redeveloped.
22 Thank you.

23 CHAIRPERSON HOOD: Okay. Thank you.
24 Next.

25 MS. FRAZIER: Good evening. My name is

1 Earline Frazier and I'm the president of the
2 Brentwood Community Association.

3 Now everybody sounds great here tonight
4 and I've listened to it. But I've been a member
5 of that community for 62 years. My parents
6 bought their home, I grew up there. I never
7 left home and I don't want that repeated. I
8 never left home. I loved the neighborhood and I
9 loved being at home.

10 The thing that has happened over the
11 years, I have watched and seen the changes. I
12 have been most affected by it because I am still
13 there. I'm now -- I started at Junior High
14 School age. I've gone all the way through to
15 retirement now. I'm 74. So I've seen a lot. I
16 didn't see it last week. I've seen it over the
17 years.

18 What's happening here is actually people
19 not really paying attention. You can ask for
20 anything in this world, but if you have no
21 respect for it then it's not going to work.

22 Now I'm for change and I'm not biting my
23 tongue. There are a lot of good people there.
24 I say if their programs or whatever are there
25 for them, available to them, there has to be

1 some kind of training because right now we're
2 sitting in -- I don't want to use that word.
3 We're sitting on a powder keg because all night,
4 all day, every day, every month there is total
5 disrespect for a community that has survived
6 this long. Now we started out young in the
7 Brentwood community. Now we're getting old.

8 So at this point we don't need to start
9 any new programs. If you have to clean it up,
10 knock it down, twist it, I don't care how you do
11 it, I am now not too happy with what's going on.
12 All night long up, shootings, whatever. We're
13 going to call it like it is. I'm for something
14 new but I am not for a Band-Aid. The Band-Aids
15 have been stuck on there for years.

16 If you're not going to train people how
17 to live in the community, then take them where
18 you live. Everybody wants to prop them in our
19 neighborhood and they say, okay, as long as you
20 stay there now, we'll give you anything you
21 want. But right now, I'm sorry, I'm at the age
22 where I want a little peace and quiet and I want
23 a piece of this neighborhood that you all says
24 exists out there somewhere. Well, bring it to
25 Brentwood because right now we can't even get a

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1 bench at the bus stop.

2 So we've got the stinky trash transfer
3 station that no one seems to know how to get rid
4 of. So now you're telling us that we can have
5 the trash transfer station that smells all over
6 the place, and we can have Brookland Manor.

7 Now there are good people there. I'm
8 not knocking everyone. But the greater majority
9 that's causing the drug problems, between the
10 stinky transfer station, I'd take that compared
11 to all night long wondering what's going to fly
12 through my window.

13 I would like to live in peace and quiet
14 right now. Thank you.

15 CHAIRPERSON HOOD: Thank you. Next.

16 MR. ISKANDER: Good evening. My name is
17 John Iskander and I live on 20th Street
18 Northeast in the Woodridge neighborhood. So of
19 course I bike and walk and drive right by this
20 every day, by Brookland Manor on Rhode Island
21 Avenue. And more to the point feel that the
22 development is going to really impact our entire
23 neighborhood. This is such an enormous
24 development. So how it goes down is going to
25 massively impact all of us who actually live

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1 there in the neighborhood. I'm not quite as
2 close as my neighbor here, but we're very much
3 in the neighborhood.

4 Now, when I signed up to comment last
5 time around I actually was in the opposed side,
6 as was my wife, Sandra Campbell. And that was
7 for two reasons and I think people say that
8 nobody ever changes their minds. But I'm happy
9 to say that in fact I am here to advocate for
10 the project and really feel like the Mid-City
11 Financial has really listened to us in the
12 community and has really come through in a way
13 that I think is really unusual and very
14 positive.

15 We are very active in say our ANCs and
16 this sort of thing. And I assure you, no other
17 developer ever takes us seriously. They blow us
18 off. They lie to us. They tell us things that
19 they don't follow through on. Whereas we feel
20 very strongly with Mid-City Financial that
21 they've been very straight forward to the extent
22 that they can. They've come through. They've
23 listened to us and they've made a point of
24 really addressing a lot of our concerns. So I
25 feel very strongly that what they're doing is

1 positive.

2 At first we thought the project was too
3 large. We found it massive. But thanks to the
4 work of city officials, of course it's going to
5 be reduced on Rhode Island Avenue to that 65
6 foot maximum. I feel that that's really much
7 more in keeping.

8 And then initially when we first came in
9 we had found that we hadn't really met very much
10 with Mid-City or Financial in our local groups,
11 and we didn't feel that they had been sort of
12 able to hear us and listen to us. And that
13 really has changed very dramatically in the last
14 several months and we're very pleased with that.

15 As we've gotten to know them, they've
16 brought out their urban planners. The urban
17 planners who are here with them today, we've
18 been extremely impressed with the kind of thing
19 that they're doing. I mean, I'm a bureaucrat at
20 State Department. I'm not an urban planner. But
21 at one point I picked up Jane Jacobs, the Life
22 and Death of the Great American Cities. And
23 every time I hear them speak I hear Jane Jacobs.

24 And it's that kind of thoughtful
25 development of an urban area that really will

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1 make a huge difference. And I completely agree
2 though, it's the design, it's the structure
3 itself of the current location that works so
4 strongly against it. So very pleased with what
5 they're proposing. I feel that the
6 transformation of Brentwood Manor in general is
7 very worthwhile, something that will benefit all
8 of us.

9 Again, with respect to the -- with due
10 respect to the many good people who live there,
11 feel that the overall impact on us as neighbors,
12 if you go to the neighborhood stores and so on,
13 is not positive right now and we really strongly
14 advocate for this change and that you accept
15 their proposal. Thank you.

16 CHAIRPERSON HOOD: Thank you. Next.

17 MS. JOHNSON: Hello. Good evening. My
18 name is Katrina Johnson, and I'm one of the
19 tenants that's definitely worried because I live
20 in a four-bedroom. I live on Saratoga Avenue.
21 So of course I'm concerned.

22 I'm kind of opposed to Mid-City. I just
23 want to know what's going on. Mid-City has yet
24 to craft a relocation strategy for the Brookland
25 Manor tenants. How are tenants that live on the

1 purposely let Section 8 contracts expire so they
2 can replace their low income tenants with
3 wealthier ones who can pay market rent.

4 I now understand that the -- I don't
5 know what the motive is to keep the new in --
6 I'm sorry. I just like wrote everything here.
7 But I am not a wealthy tenant. I'm a mother who
8 has one adult daughter right now who is working,
9 and I have three sons, and I'm worried about
10 what's going to happen far as their education,
11 what schools they're going to be able to attend.

12 So I'm speaking from my heart. Every
13 day I'm worried because I don't know what's
14 going to happen. I'm in a four-bedroom. I
15 don't know what Mid-City is going to do about
16 the four-bedroom. They tell us one thing and
17 I'm hearing another. So I'm just concerned
18 about that.

19 CHAIRPERSON HOOD: Thank you. Next.

20 MS. HOWARD: Good evening. My name is
21 Keisha Howard. I have been on the waiting list
22 for Section 8 since 1999. So my rent is going
23 towards my children's SSI. I have a daughter
24 back in 2013 she tried to commit suicide.
25 Because I was a D.C. resident and the government

1 was shut down if you all remember, I had a
2 personal social worker that came to my home to
3 work with my daughter and myself to get her the
4 help that she needs.

5 As of today she is a 3.7 grade point
6 average student. She struggles with her illness
7 as my little one. I speak to everyone on the
8 property but they do not know my story. My
9 small daughter has a low immune system. She
10 cannot play outside. So therefore the spacious
11 apartments that we have, her nurse is able to do
12 OT services s with her inside our home.

13 Receiving SSI, I don't think a lot of
14 people understand that majority of that goes
15 towards your rent, which leaves me hardly any
16 money for my food. I go to bed a lot of times
17 hungry because I have to feed my children. They
18 will always come first.

19 Another thing that is a concern is that
20 Mid-City has not considered how much the
21 redevelopment will be a disruption to the lives
22 of current residents. Without any guarantees we
23 do not know how to prepare or where we will be
24 living in the coming years. For example, Mid-
25 City claims to want to begin construction in

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1 August of 2017. However, that is when many
2 residents like myself, children will know what
3 college they can attend.

4 Being a D.C. resident my daughter gets
5 the full scholarship of being a D.C. resident,
6 because I cannot afford to send her to college.
7 Her goal is to become an engineer and to let
8 other children know that just because you have
9 an illness you can still do what you want to do.

10 She will be eligible for generous
11 scholarships as long as we are D.C. residents.
12 However, if the renovation starts August 27th, I
13 don't know what will happen. Without any
14 guarantees I might have to move to Maryland
15 because there is nowhere else in D.C. where I
16 can afford rent. A one-bedroom starts at
17 \$1,582. If that's so, she will have to decline
18 her scholarship, which can sink her more into
19 depression than she is already in, and lose out
20 any chance of ever going to the college that she
21 wants to go to, which is Howard University.

22 The disruption is part of the problem
23 with Mid-City plans. And what makes it worse is
24 that there is nowhere to go. They talk about
25 the senior citizen building, which I have no

1 problem with. But what about the parents on the
2 property that have disability children with
3 special needs?

4 I don't know if all know, but some
5 children that have special needs needs
6 everything precise. And that without that it
7 throws them off. Having a guarantee can help a
8 lot of residents on the property feel
9 comfortable and know that we will have somewhere
10 to stay because the shelters are overloading.
11 Thank you.

12 CHAIRPERSON HOOD: Thank you. Next.

13 MR. BARTLETTE: Hi, how are you? I'm
14 Kenrick Bartlette with Butler Security. I'm a
15 former vendor with Mid-City Financial, Edgewood
16 Management. Actually, I was one of the project
17 managers for the Special Police there on the
18 property, and I'm there in support for this.

19 I actually drafted this up until 4:00
20 this morning. I only had a couple hours sleep
21 because I tend to talk a lot. So I'm going to
22 turn this over to you guys so you can take a
23 look at it.

24 But I do wanted to say a few things.
25 These two ladies sitting next to me who just

1 testified are a prime example of good people
2 living in the community, who has kids -- who
3 have kids with issues and problems and they have
4 true family values. These are the things that
5 Mid-City Financial, Edgewood Management respects
6 and want from their tenants. And these are the
7 things that they look for in people within their
8 community to help growth in their community.

9 This is something I believe in. The
10 first day I got to the property, first thing I
11 ever witnessed was an old man lying in the grass
12 with his eye hanging out because he got beat up
13 really bad. From the same thing they showed you
14 on the screen where there was no visibility from
15 streets or where you can't even see anything.
16 Lighting is horrible and then we went in there
17 and we made some suggestions and Mid-City
18 Financial, Edgewood Management made the changes
19 to create better lighting and better everything.

20 The last experience I had, I put a note
21 in here, was about a lady who was 80 something
22 years of age on Montana who basically cried on
23 my shoulder telling me she just wants to die in
24 peace because she can't sleep at night because
25 she's afraid of gun shots and all this other

1 stuff. We posted offices up in there. The next
2 day she gave me a hug and a kiss and tell me
3 thank you for giving the opportunity.

4 There has to be some form of a change.
5 A change in culture. Change brings success. If
6 you don't have that change you're not going to
7 have any progress. It's the same thing it says
8 here. Change is inevitable, progress is
9 optional. It's up for us to make the right
10 choices.

11 I really, really got really angry when
12 the gentleman was over here talking and he
13 basically accused Mike Meers of a liar. He's
14 not.

15 Excuse me. I'm taking it personal,
16 because from the time I started working there
17 until now he kept every word he said he was
18 going to do. He was very open, very honest.
19 You, yourself just stated that he was at almost
20 every meeting. There's not a meeting that he's
21 not a part of.

22 I'm not with them anymore. But there's
23 not a day that if I know there's a meeting
24 they're going by for this progress, I don't
25 attend. I don't have to be here. I'm not

1 getting paid by them. But this is important to
2 me because the kids in the community, there are
3 seniors in the community, just everybody in
4 general. Everybody needs that change. How
5 we're going to go about it is a task that we
6 have to try to come together and figure out.

7 Sure, it's going to be scary. But you
8 know what, towards the end they're going to make
9 the right choices. And by your direction and by
10 listening, we all come together as -- this is
11 the community here. We all make up this
12 community and I think we are going to make the
13 right choices. That's all I have to say.

14 CHAIRPERSON HOOD: Okay. Thank you.
15 Next.

16 MS. HARRIS: Hello, my name is Mary
17 Harris. Good evening Commissioners, fellow
18 residents, Mid-City Management, and community
19 stakeholders.

20 For born and raised Washingtonians the
21 affordable housing landscape is changing.
22 Change is inevitable. As I look and listen to
23 the diverse corporate, political, and community
24 prospective, I see an opportunity for all of us
25 to leave a positive historical impact on the

1 District of Columbia and the nation concerning
2 degentrification of low income communities by
3 offering a constructive and influential template
4 for successful and mutually beneficial
5 transition of a community for the betterment of
6 residents, management, and the District of
7 Columbia.

8 In the short time I'm allotted I would
9 like to share a few points of consideration.
10 First, there must be mutual trust between the
11 residents and Mid-City, which can only happen
12 through transparency and a concrete step-by-step
13 written plan and binding agreement, which both
14 parties agree to upon concerning the
15 displacement of residents during construction
16 and the reintegration of residents with clear
17 details of how Mid-City will address the size
18 reduction of the units, how many non-senior
19 subsidized units will remain upon completion of
20 this project, and allowing current residents to
21 be grandfathered in, again in written clear
22 detail. As well as resources through
23 cooperative efforts of residents, Mid-City,
24 other community stakeholders in helping
25 residents prepare for this transition.

1 For example, first time home buyers and
2 credit counseling resources, which would take
3 interested residents from renters to homeowners
4 on the new property. I, myself, am a former
5 first-time home buyer's certified counselor and
6 credit counselor. And I also have a church that
7 has 6,000 members who are willing to come and
8 help in the community to help people have hope
9 and not fear.

10 In conclusion, as a resident I have to
11 say I am, after listening to the conversations
12 today, a little concerned because I am one of
13 those persons who lives in the larger unit. My
14 demographic hasn't even been included because I
15 am a market rent resident. So I am concerned
16 that I am going to be able to remain on the
17 property and in the District of Columbia as a
18 whole, because even if you're middle income,
19 middle income really means high income.

20 Unfortunately those of us who are low
21 and even mid income families are systematically
22 being displaced out of the city. We were born
23 and raised here. We should be able to reap the
24 benefits of the change. Thank you for your
25 time.

1 CHAIRPERSON HOOD: Thank you. Next.

2 MS. BROWN: Good evening everyone. My
3 name is Barbara Brown. I am the community
4 manager for Fervy Dellis (phonetic) Apartments
5 located in the 1400 block of Cedar and Bangor
6 Street Southeast, and I have been there since
7 July 1992 in a management position.

8 During my 10 years as manager we have
9 made significant changes to the property,
10 especially in the last five years in upgrades.
11 Mid-City Financial Group has made upgrades,
12 including painting of hallways, new stair
13 treads, front canopies, new landscaping upgrades
14 in our rental office and community center, new
15 roofs and windows for the entire property and
16 new entry doors.

17 All these upgrades have made a
18 significant physical impression on our property.
19 The residents and management team have expressed
20 that they are proud to show off their new home
21 and place of business to visitors and families
22 who come to our property.

23 The children and adults who participate
24 in the community manager -- in community center
25 activities, show much joy when they come to the

1 center to participate in the programs. The
2 owners, Mid-City Financial Group has made over
3 \$100,000 in the upgrades. This type of an
4 investment is an example of Mid-City Financial
5 Group's concern for their properties. This is
6 why we are in support of Mid-City's program.
7 Thank you.

8 CHAIRPERSON HOOD: Thank you. I want to
9 thank each and every one of you. Let's see if
10 we have any questions up here. Any questions
11 anybody? Okay.

12 Does the applicant have any cross? The
13 ANC? ANC 5C, Commissioner James, are you still
14 here?

15 Oh, okay. Well, we're definitely going
16 to have to continue now.

17 Okay. Mr. Merrifield, you have any
18 cross?

19 Okay. Thank you all very much. We
20 appreciate it.

21 MR. MR. BARTLETTE: Thank you for your
22 time.

23 CHAIRPERSON HOOD: I think, colleagues,
24 what we will do -- and happy birthday again, Ms.
25 Frazier. You tired of me mentioning it, aren't

1 you?

2 Let's see here. Colleagues, if we can
3 just go with individuals in opposition and we'll
4 cut it off there. Okay?

5 All right. I'm not going to even look
6 at the list. All those who were -- well, let me
7 see. Let me ask this first. Whoever is not
8 part of the presentation, if you're here in
9 opposition and you're going to testify as an
10 individual could you raise your hand?

11 Okay. Anybody who is not part of the
12 party that's going to testify in opposition, if
13 you can come forward at this time. Anybody who
14 is not part of the party. Anybody who is not
15 part of Mr. Merrifield's party. The Brooklyn
16 party.

17 Okay. So anybody who is not party. I'm
18 only asking for individuals --

19 UNIDENTIFIED SPEAKER: I'm trying to
20 help you.

21 CHAIRPERSON HOOD: Okay. Well, help me.

22 Okay. Can you come to the mic? We
23 don't really operate like that down here. You
24 come to the mic, identify yourself. I think,
25 don't people know who is a part of your party?

1 First of all, identify yourself.
2 Identify yourself and turn your microphone on.

3 MR. FORTH: Hi, my name is
4 (indiscernible) councilman --

5 CHAIRPERSON HOOD: Turn your microphone
6 on.

7 MR. FORTH: Thank you. Julianne Forth.
8 I'm with Housing Counseling Services.

9 I just want to make sure that people
10 understand, we do have people who are part of
11 our party and may get to testify. I just want
12 to make sure that they understand that they are
13 part of the party and that even though you're
14 asking for testimonies that they are testifying
15 separately from others who are testifying who
16 are not part of the party.

17 CHAIRPERSON HOOD: You know why I think
18 they understood it? Because ain't nobody come
19 forward.

20 MR. FORTH: Okay. But I just wanted to
21 make sure that that was clear.

22 CHAIRPERSON HOOD: They obviously
23 understood it. But if you want to -- go ahead
24 with that and then that's what we'll end with
25 tonight. Go ahead and let the people know and

1 then we'll see if there's anybody outside of
2 that.

3 MR. FORTH: Sure. So, Keisha Howard is
4 the only exception since she did testify
5 earlier, but she is considered part of a party.
6 So anyone besides Keisha Howard and Mr. Kelvin
7 Brooks, Marjorie Thomas-Barnes, and Minnie
8 Elliott, as well as the Reverend Dr. Washington.
9 Those are -- anyone other than those people
10 should come forward. Anyone else besides those
11 people should come forward. And not right now.
12 So I wanted to make that clear.

13 CHAIRPERSON HOOD: Okay. I think we've
14 got it. Ms. Elliott knows that she's a part of
15 the party, and anyone else.

16 Now, is there anyone's name who was not
17 called who is here to testify in opposition?
18 Okay. You can come forward. Ms. Elliott, I
19 think they got you. You're with them so you're
20 going to come back Monday.

21 MS. ELLIOTT: Up now.

22 CHAIRPERSON HOOD: No, Monday. You're
23 going to come back Monday, Ms. Elliott. Monday.
24 You're going to come back Monday.

25 MS. ELLIOTT: Monday?

1 CHAIRPERSON HOOD: Yeah, you're going to
2 come back Monday. You are part of the party
3 with Mr. Merrifield.

4 You may begin.

5 MS. ADAMS: Okay, my name is -- I am Ms.
6 Goddess Joanne L. Adams, and there are many
7 reasons why both owners, Mr. Ford Sr. and Jr.,
8 are not entitled to demolish or remodel. Here
9 are several.

10 I am a holy god who is licensed as the
11 highest god and ruler in spiritual please, by a
12 notary public. He has no respect for my
13 credentials, superiority over his, and I am his
14 superior and all democracy official superior.

15 My human rights, my familiar status, and
16 my head -- my heir rights from my father,
17 Jehovah, who created this world. I legally own
18 the system and the Earth and the universe on
19 notarized documents by a notary public, proving
20 that I am only -- excuse me, proving I am one of
21 the righteous soul who is entitled to all he
22 created, and my partner, James C. Coleman.

23 I have more authority over all say in
24 all decisions. You black soul democracy
25 officials have no respect, and none of you have

1 respect legally. I am sitting high in position
2 over you to be your ruler.

3 Owners, you are greedy, swindler and
4 embezzler businessmen in business now to make
5 money and not help people who need a home, no
6 matter what class of income. You violated my
7 human rights and authority illegally. You do
8 not live by laws.

9 I am entitled to zero balance, no rent,
10 and all sources are free for a royal righteous
11 God in my human rights. I have reported rape
12 crimes that live on your property from 1996 to
13 2015, and democracy officials chose not to
14 remove it to live on my education.

15 Because I live holy and to take from two
16 people who wants to live righteous, first crime,
17 my oral mentality can be heard at all TV and
18 radio studios worldwide. My thoughts and my
19 oral conversation, airborne.

20 Second crime, all black souls in heavens
21 and on Earth are immortals. You use your
22 immortality power to watch with your immortal
23 eyes, to steal wealth, education, talents,
24 upgrading, skills, spiritual growth, et cetera,
25 to live on my holy soul, and to take from two

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1 souls illegally.

2 Is it over?

3 CHAIRPERSON HOOD: Are you almost
4 finished? You're almost finished. You can --

5 MS. ADAMS: I'm really not, but it's --
6 I have pages all up to 8.

7 CHAIRPERSON HOOD: Do we have a copy of
8 your testimony?

9 MS. ADAMS: Yes.

10 CHAIRPERSON HOOD: Okay. That will be
11 good. And if you can just give us your closing
12 thought.

13 MS. ADAMS: Basically I just wanted to
14 state that the owner hasn't had no respect from
15 the property since I've been there, the 19
16 years, for me, who I am, and others, and when
17 they talk about crimes to me he allow them
18 crimes to live there because people have -- I
19 remember reporting complaints since I've been
20 there, on drugs, the loitering, the littering,
21 the manipulating things that they do
22 deliberately to allow the property beauty come
23 down behind their hatred to not protect people
24 who live there. So when they talk about the
25 crimes and the shooting, all that come from the

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1 owner being a mall.

2 Now it only seem like all he's in
3 business for is for people money. He don't
4 respect my human rights. I'm higher than he is.
5 I can't get nothing from him free. And then
6 when you talk about HUD officials, they haven't
7 done nothing for me either since I been there
8 the whole 19 years. And I have pictures of my
9 identification, licensed as a God. I have my
10 human rights in here for you all. I have report
11 other crimes. I have legal documents. I have
12 letters I wrote to management. And to the
13 president, to the council members, Kenyan
14 McDuffie.

15 Also when they had tried to put me out
16 of my home on a lie, stating that I had violated
17 my lease and I didn't. And I have pictures of
18 how he allowed graffiti and destruction by
19 tenants because they did not provide protection
20 or care about the legal laws around the lease.

21 CHAIRPERSON HOOD: Okay. We will --

22 MS. ADAMS: So basically all the things
23 they talking about, it has something to do with
24 the owners.

25 CHAIRPERSON HOOD: Okay. I want you to

1 wrap it up and we'll finish reading this.

2 MS. ADAMS: And I have a copy of y'all's,
3 to give to y'all.

4 CHAIRPERSON HOOD: Oh, you have your
5 testimony?

6 MS. ADAMS: Right. And I have it to
7 give to you all, if she will take it.

8 CHAIRPERSON HOOD: Okay. You can give
9 it to her and we'll finish reading it.

10 MS. ADAMS: Okay.

11 CHAIRPERSON HOOD: Okay. Let's see if we
12 have -- any questions? Is there any cross? The
13 ANC is left. You have any cross, Mr.
14 Merrifield?

15 Okay. Here's what we're going to do
16 going forward. This coming Monday, Mr.
17 Tummonds, this coming Monday we're going to come
18 back. And when we come back we're going to
19 start with the ANC. We've already taken
20 individuals testifying in support and
21 opposition. When we come back Monday we ask you
22 to be here 7:00. We do have a meeting Monday.
23 It shouldn't take us but 30 minutes to do our
24 business. If we go over five minutes, forgive
25 us.

1 But Monday, all we're going to do Monday
2 is hear from the ANC, ANC 5C, and then we'll do
3 cross and then we'll hear from the party in
4 opposition, and then we'll do rebuttal and
5 closing. Okay? So we shouldn't be here that
6 long Monday.

7 MR. TUMMONDS: I agree.

8 CHAIRPERSON HOOD: Okay. All right. So
9 is everybody on the same page? Ms. Schellin, do
10 we need to do anything else?

11 MS. SCHELLIN: No, sir.

12 CHAIRPERSON HOOD: Okay. So we will
13 reconvene Monday at 7:00. In that order. And
14 that's all we're going to do is what we
15 prescribed, what I just mentioned. Thank you.

16 (Hearing adjourned at 10:00 p.m.)

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