

1 GOVERNMENT OF THE DISTRICT OF COLUMBIA

2 Office of Zoning

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9 MHI-Brookland, LLC and The Redemptorists-Consolidated
10 Review and Approval of a Planned Unit Development and
11 PUD-Related Map Amendment @Squares 3645 & 3648 and
12 Parcel 132/89

13

14

15

16 6:31 p.m. to 9:00 p.m.

17 Thursday, October 29, 2015

18

19 441 4th Street, N.W.

20 Jerrily R. Kress Memorial Room

21 Second Floor Hearing Room, Suite 220 South

22 Washington, D.C. 20001

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1 Board Members:

2 ANTHONY HOOD, Chairperson

3 MARCIE COHEN, Commissioner

4 PETER MAY, Commissioner

5 ROBERT MILLER, Commissioner

6 MICHAEL TURNBULL, Commissioner

7 SHARON SCHELLIN, Secretary

8

9 Office of Planning:

10 JENNIFER STEINGASSER

11 ELISA VITALE

12

13 DDOT:

14 RYAN WESTROM

15

16 Also Present:

17 CHRISTINE RODDY

18 ANDREW ROSENBERGER

19 CHRIS LESSARD

20 SHAWN FROST

21 FRANK M. KEA

22 KEVIN DEVINE

23 DANIEL B. VAN PELT

24 TERI JANINE QUINN

25 DEBORAH STEINER

1 Also Present (Continued):

2 MICHAEL CLARK

3 DUANE DESIDERIO

4 DEREK SCHULTZ

5 TRACY CASWELL

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

2 CHAIRPERSON HOOD: Okay, are we ready to
3 begin? Good evening, ladies and gentlemen. This is a
4 public hearing of the Zoning Commission for the
5 District of Columbia. Today's date is October 29,
6 2015.

7 My name is Anthony Hood. Joining me are Vice-
8 Chair Cohen, Commissioner Miller, Commissioner May,
9 and Commissioner Turnbull. We're also joined by the
10 Office of Zoning staff, Ms. Sharon Schellin, Office
11 of Planning Staff, Ms. Steingasser and Ms. Vitale.

12 We are located here in the Jerrily R. Kress
13 Memorial Hearing Room.

14 This proceeding is being recorded by a court
15 reporter. It's also Webcast live. Accordingly, we ask
16 you to refrain from any disruptive noises or actions
17 in the hearing room. Notice of today's hearing was
18 published in the D.C. Register, and copies of that
19 announcement are available to my left, on the wall
20 near the door.

21 The hearing will be conducted in accordance
22 with provisions of 11 DCMR 3022, as follows:
23 preliminary matters, applicant's case, report of the
24 Office of Planning, report of the government
25 agencies, report of the ANC, in this case it's 5 --

1 5E -- is it 5E? Yeah, 5E -- organizations and persons
2 in support, organizations and persons in opposition,
3 rebuttal, and closing by the applicant.

4 The following time constraints will be
5 maintained in this meeting: The applicant has up to
6 60 minutes, but we believe that -- we've read what
7 you've submitted; we believe you can do it in 30 or
8 less -- organizations 5 minutes, individuals 3
9 minutes.

10 All persons appearing before the Commission
11 are to fill out two witness cards. These cards are
12 located to my left, on the table near the door. We
13 ask you to do that before you come up and speak so we
14 won't have a problem after you speak.

15 The decision of the Commission in this case
16 must be based exclusively on the public record. The
17 staff will be available throughout the hearing to
18 discuss procedural questions.

19 Please turn off all beepers and cell phones
20 at this time so not to disrupt these proceedings.

21 Would all individuals wishing to testify
22 please rise and take the oath? Ms. Schellin, would
23 you please administer the oath?

24 MS. SCHELLIN: Please raise your right hand.
25 Do you solemnly swear or affirm the testimony you

1 will give this evening will be the truth, the whole
2 truth, and nothing but the truth?

3 (Whereupon, the witnesses were sworn en masse.)

4 MS. SCHELLIN: Thank you.

5 CHAIRPERSON HOOD: Okay. At this time, the
6 Commission will consider any preliminary matters.
7 Does the staff have any preliminary matters?

8 MS. SCHELLIN: Yes, sir. Um, the Affidavit of
9 Maintenance has been received in the record and is
10 proper. The applicant has proffered some expert
11 witnesses, um, to, um -- well, actually, Mr. Van Pelt
12 has previously been accepted. Um, one, um, expert is
13 actually just going to be available for, um,
14 questions, if needed, and the other two, um, are --
15 are witnesses at the table. They've, uh, not
16 previously been accepted.

17 CHAIRPERSON HOOD: Okay, uh, we've also been
18 joined by the District Department of Transportation,
19 Mr. Westrom. Uh, let's -- let's, um -- Ms. Roddy,
20 let's -- Good evening. Let's, uh -- let's go through
21 the ones we have not dealt with. I'm sure we're not
22 going to overturn those that we have, uh -- we've
23 given that status for years, so we're not going to
24 eve -- we don't even need to deal with that. So,
25 let's just go with the new people.

1 MS. SCHELLIN: So I believe that leaves two
2 individuals. We have Chris Lessard, who is the
3 project architect, with Lessard Architects, who has
4 been before the Commission several times, and we also
5 have Frank Kea, who is the landscape architect for
6 the project. And their resumes were submitted, and
7 they're both available for questions.

8 CHAIRPERSON HOOD: Okay, uh, colleagues, we
9 do have both resumes. Um, uh -- uh -- Vice Chair,
10 what exhibit is that? Twenty --

11 MS. COHEN: Twenty-six B.

12 CHAIRPERSON HOOD: -- twenty-six -- twenty-
13 six B?

14 MS. SCHELLIN: I'm sorry, I should also
15 mention: The one that is available for questions, uh,
16 is the c -- uh, the civil engineer, and he has also
17 been before the Commission f -- before. That's Shawn
18 Frost with VIKA.

19 CHAIRPERSON HOOD: Okay. Well, we won't -- we
20 don't want to revisit anyone we've already -- Let's
21 just do -- deal with the two that we have.

22 Twenty-six B, colleagues --um, any -- any
23 objections, or do we need more time? Okay. Any -- Mr.
24 Turnbull, we doing okay? Okay, we will proffer them
25 and add them to our list. Okay, anything else? Ms.

1 Roddy?

2 MS. RODDY: We would ask that the Commission
3 accept our transportation analysis into the record.
4 We had submitted it to DDOT, and we're incorporating
5 in additional comments that we had heard from the
6 District Department of Transportation.

7 CHAIRPERSON HOOD: Okay. Um, we already have
8 that, right? Yeah, I think -- I think I already did
9 that. Uh, did I already accept the, uh -- did you
10 send me a e-mail about accepting the transportation
11 report?

12 MS. RODDY: Um --

13 CHAIRPERSON HOOD: The additional comments? I
14 think I already did that.

15 MS. SCHELLIN: I can't remember -- no,
16 because we would do it at the hearing, where they
17 had, um -- That's something that would be done at the
18 hearing.

19 CHAIRPERSON HOOD: Okay. Uh, any -- any
20 objections, colleagues?

21 MS. COHEN: No.

22 CHAIRPERSON HOOD: Okay, no objections.

23 MR. TURNBULL: Yeah, Ms. Schell -- Uh, just
24 wanted to -- Ms. Schellin has indicated that, uh, our
25 records do not show the civil engineer as having

1 been, uh, before us and recognized as a --

2 MS. SCHELLIN: I -- I didn't find him on our
3 list, anyway, so if he -- if he appeared, I just --
4 we -- we just don't have him on our list.

5 CHAIRPERSON HOOD: Okay, well, he's not on
6 our list -- okay. Let's -- let's go with that.

7 MS. SCHELLIN: I'll just add him if you guys
8 are good with that.

9 CHAIRPERSON HOOD: Let's see -- okay. We --
10 we'll -- put the architects. Let's -- let's look at,
11 um, the civil engineer. Any objections?

12 MR. TURNBULL: Do we have his resume?

13 CHAIRPERSON HOOD: I think we do. I thought
14 we had -- Okay. No, I thought -- I thought we had had
15 him before. Yeah. I'm sorry? Oh, okay.

16 MR. MAY: I -- I have a question. I'm sorry.
17 This is Shawn Frost, who is -- who's the --

18 MS. RODDY: Yes.

19 MR. MAY: Civil?

20 MS. RODDY: Yes.

21 MR. MAY: Okay, um, but all -- his degrees
22 and his experience all talk to landscape architecture
23 as opposed to civil engineering.

24 MS. RODDY: Um, he can speak to landscape
25 architecture. I can have him speak to his experience.

1 MR. FROST: I have a deg -- I have a degree
2 in landscape architecture. I've worked for civil
3 engineers my entire career, doing mostly rezonings,
4 preliminary plans, entitlements, all the way through
5 some full engineering plans under the direction of
6 several civil engineers.

7 MR. MAY: All right. I -- I just -- it's a
8 little strange for us to have somebody admitted as an
9 expert in civil engineering who doesn't actually have
10 a civil engineering degree.

11 CHAIRPERSON HOOD: I actually -- uh, in
12 looking at this, um -- it -- it says "services." I
13 would actually just prefer for us, colleagues, to
14 take his testimony. I think -- I think you bring up a
15 good point.

16 MR. MAY: Yeah.

17 CHAIRPERSON HOOD: Because when I read this
18 again, uh -- and I took your word for it, Ms. Roddy.
19 You said he'd already been here, so I don't usually
20 go back through that, but -- but, uh, when I read
21 this, it says "provides services." So it's not that
22 we -- we don't think you're good at what you do, but,
23 uh, we're looking at your credentials. So, I think as
24 to -- we can just take his testimony. Uh, uh, I -- I
25 don't know, colleagues, does. uh, everybody agree?

1 Not make him an expert, but, uh, we'll just take his
2 testimony.

3 MR. TURNBULL: I would concur with that.

4 CHAIRPERSON HOOD: Okay. All right. Anything
5 else?

6 MS. SCHELLIN: I -- I have one more
7 preliminary matter, if I could. Um, the ANC has just
8 handed in a request for a waiver for their late
9 filing. They had some issues in getting, um, the, um,
10 infor -- information in their report that -- so that
11 they could get great weight. And so, in doing that,
12 they didn't get their report in 7 days prior to the
13 hearing.

14 However, um, Ms. Quinn is here to participate
15 in the hearing, so we -- they would just ask that the
16 Commission waive the late filing of their report so
17 that they can participate in the hearing this
18 evening. And I do have that waiver request if you'd
19 like to see it, but I was just going to put it in the
20 record. It just asks for the late filing that says
21 the timely filed ANC 5E report lacked information
22 necessary for great weight consideration. That's why
23 it was -- why it was late.

24 CHAIRPERSON HOOD: Okay. Um, is -- is this
25 something different from this -- she has something

1 different she's turning in tonight?

2 MS. SCHELLIN: Y -- just asking for the
3 waiver for --

4 CHAIRPERSON HOOD: Oh, sure.

5 MS. SCHELLIN: -- the late filing.

6 CHAIRPERSON HOOD: Sure. Okay. No problem.

7 MS. SCHELLIN: That's it, just so that --
8 because it requires 7 days.

9 CHAIRPERSON HOOD: I gotcha. Certainly no
10 objection for our ANC's --

11 MS. SCHELLIN: Okay.

12 CHAIRPERSON HOOD: -- uh, who will volunteer.
13 So I -- I definitely don't have any problems here.
14 Anything else?

15 MS. SCHELLIN: That's it.

16 CHAIRPERSON HOOD: Okay. All right, Ms.
17 Roddy, you may begin.

18 MS. RODDY: Thank you. Um, I'll quickly
19 introduce the project team that we have with us this
20 evening.

21 We have Kevin Devine, who is a represent --
22 representative of the Holy Redeemers. Um, we also, as
23 you know, Shawn Frost. Frank Kea is immediately to my
24 left, who is the landscape architect, and I've Andrew
25 Rosenberger, the representative of Madison Homes, the

1 developer, to my right, and Chris Lessard, the
2 project architect. And Dan Van Pelt, who will be
3 available for questions, is also here. I should also,
4 um, mention that Emily Vaias is, uh, um, here, who is
5 a -- the counsel for the Redemptorists.

6 So, we are very happy to be here this evening
7 seeking approval of this planned unit development and
8 the corresponding map amendment. The project is
9 located in Ward 5. It's in the southwest corner of
10 the inner section of Jackson and 7th Streets. You'll
11 hear additional details momentarily, but Madison
12 Homes and the Redemptorists are working together to
13 establish a community of thirty-nine, three-bedroom
14 townhomes on the Holy Redeemer property, while
15 retaining the existing Redemptorists building.

16 We are simultaneously seeking approval of a
17 map amendment from the existing zoning of R-5-A to
18 R-5-B, and this is consistent with both the
19 comprehensive plan as well as the surrounding
20 context.

21 The plans that we will present this evening
22 have really evolved since our initial submission. One
23 of the biggest changes you'll note is that there has
24 been a reduction -- about a 5-percent reduction -- in
25 the number of units. The initial submission had

1 proposed 41 units; we are now proposing 39 units, and
2 that change really came from a -- comments that we
3 heard from the Office of Planning as well as the
4 Historic Preservation Office with respect to the
5 proposed site plan.

6 There were initially fifteen units that were
7 proposed for the northern part of the site, and four
8 of those units wrapped around onto 7th Street. We
9 have since reduced the number of townhomes on the
10 north to 13 townhomes. We have eliminated the
11 proposed townhomes on the northern part of 7th
12 Street, and we've set the, um, townhomes on Jackson
13 back just to open up the views of the Redemptorists
14 building.

15 Another change that we had heard from setdown
16 was with respect to the affordable units. We have
17 more evenly distributed them throughout the site, and
18 we have modified the footprint -- the floor plan of
19 the footprint, um, so that the depth of the townhomes
20 are now -- they mirror the, uh, depth of the market-
21 rate townhomes.

22 And I also just want to note that, despite
23 the reduction in the number of market rate units,
24 there was no corresponding reduction in the number of
25 the affordable units. They have maintained five

1 affordable units. One is in excess of the affordable
2 requirement, and so that additional townhome is a
3 three-bedroom townhome that will be available at the
4 fifty-percent AMI level.

5 Another modification since the initial
6 submission is the materials. You'll note, as we go
7 through the elevations, in response to comments we
8 heard at setdown, that there have been considerable,
9 um, changes and improvements to the materials, with
10 respect to the side and the rear elevations of the
11 townhomes.

12 And then, finally, we also heard that y --
13 that you wanted additional details with respect to
14 the landscaping, and we have really taken advantage
15 of the landscaping opportunities that the site
16 provides. And so, we have really developed the
17 landscape plan, and we have included that in our pre-
18 hearing submission.

19 Um, there is a proposed pocket park at the
20 corner of 7th and Jackson. There's a fully landscaped
21 muse in those details you'll hear about this evening.

22 So, I'm happy to say that we're here with the
23 support of the Office of Planning, the support of
24 DDOT, as well as the support of the ANC, and I would
25 like to thank the Single Member District

1 representative, Ms. Steiner, who was critical to
2 getting us through the community process and
3 connecting us with the, um, important organizations
4 that are now, uh, featured in our benefits and
5 amenities plan. She was really wonderful in setting
6 up those contacts.

7 And so, with that, I will turn to Mr.
8 Rosenberger, who will give -- I'm sorry, Mr. Devine,
9 who will give some background on the Holy Redem --
10 Holy Redeemers property.

11 MR. DEVINE: Good evening. My name is Kevin
12 Devine. I represent the Redemptorist Fathers and --
13 and serve the Redemptorists in the capacity of, uh,
14 director of the Office of Temporalities for the
15 Redemptorists.

16 Um, you may or may not know, the Redemptorist
17 Fathers are a religious community of Catholic
18 priests, uh, founded in the 1700s, came to the United
19 States in the mid-, early 1800s, um, and have s --
20 served primarily as mission preachers. Um, they're
21 currently in excess of 6,000 men, worldwide, in more
22 than 70 countries. Um, the Redemptorists specifically
23 came to the site at Holy Redeemer College in 1932,
24 uh, and built that property.

25 Since that time, it has served, uh, a number

1 of different roles. Uh, initially, it was simply a
2 place to house our priests, who were out preaching
3 missions and serving in the area, uh, and traveling
4 across the -- the eastern part of the United States.
5 Uh, that evolved, over time, into different
6 capacities, including a formation residence, where we
7 had students there -- or seminarians that were in
8 training to become priests. Uh, it had a dual role at
9 that time, where many -- uh, uh, sometimes
10 individually to serve as office space to support the
11 mission that, uh, again, the Redemptorists do. Um,
12 most recently, it's their -- served as student
13 housing.

14 Um, it really -- it -- the property was at
15 full capacity for a number of years, uh, from its
16 inception until about 2011, when we relocated our
17 students who were in formation at, uh, WTU --
18 Washington Theological Union -- up to Boston, uh,
19 where they're now pursuing their -- their divinity
20 degrees. Um, and at that time, the use of that
21 building specifically has started to diminish, um,
22 and, uh, over the last several years, the
23 Redemptorists have really begun to look at where the
24 -- where the needs are for the property, and -- and
25 how that fits into our future plans as a community.

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1 Um, the intent -- and I can speak to this
2 specifically. In a meeting just 2 days ago with our
3 Provincial Council, which is the governing body of --
4 of the Redemptorists, the discussion really focused
5 on how to continue to utilize that building, uh, to
6 serve the needs of -- of our community. Um, there is
7 no definitive decision to this point, but it is
8 certainly still under consideration, uh, of how to
9 keep it in -- in the fold of properties that are
10 owned by the Redemptorists.

11 Uh, the property's currently occupied by two
12 men, who serve as caretakers of the place, uh, and
13 are in residence on a full-time basis. Um, we are
14 actively seeking, or have been actively seeking, a
15 short-term tenant for the building. Specifically,
16 we've been looking for other religious communities
17 who might have students in the area attending
18 Catholic University, or other locations, who might be
19 interested in taking the space for a period of 2- or
20 3 years, perhaps, as we more, uh, specifically define
21 what role we want that building to play for us in the
22 future.

23 Uh, we are looking for flexibility. We don't
24 know, for certain, what we plan to do with it. Um, we
25 certainly have some -- a strong desire to keep it in

1 our portfolio, but we don't know, just yet, how that
2 will play out.

3 Uh, but that being said, we did recognize, a
4 couple of years ago, that we did have additional open
5 space on the property that was vacant and not being
6 used, uh, to house our building or for parking area,
7 and decided, at that time, that we would offer that
8 space for sale. Uh, and upon doing that, we received
9 a number of bids on the pr -- on the property and
10 opted to -- to go with Madison Homes, ultimately,
11 based on, uh, uh, the plan that they presented to us,
12 uh, the concept that they were going to meet the
13 needs that we had laid out and expected, uh, with
14 regard to preserving the -- the integrity of our
15 building, um, and the designs that they had come up
16 with. We th -- we thought it was a good fit for us,
17 and that was ultimately the decision that led us to,
18 uh -- to join with Madison Homes in this effort.

19 Uh, as part of the agreement, we have agreed
20 that we will, uh, in -- during this process, apply
21 for historic designation of the property and take
22 that through its course.

23 MR. ROSENBERGER: Good evening, Chairman Hood
24 and Members of the Commission. I'm Andrew
25 Rosenberger. I'm a vice-president with Madison Homes,

1 and I appreciate the opportunity to speak to you
2 tonight.

3 Uh, first, I'd like to start by giving you
4 some background, uh, information on Madison Homes.
5 For the last 20 years or so, we have fos -- focused
6 exclusively on building and developing urban-style
7 residential communities in the close-in areas of the
8 Washington area. Uh, the photos that you see on the
9 screen, um, are representative of some of the
10 projects that we have done over the, uh, recent --
11 over -- in our recent history. We've done single-
12 family detached homes, townhomes, and multi-family.
13 Um, we've been -- we've been partnered with the
14 Redemptists (sic) -- Redemptorists for, uh, nearly 18
15 months, um, to get to this -- get this project to --
16 to the point where we are today.

17 This is the site plan of the property, and as
18 you can see from this slide, the application, um,
19 before you tonight proposes 39 townhomes. It's a
20 2.73-acre site, uh, obviously, currently improved by
21 the Ho -- Holy Redeemer College building. Um, that --
22 uh, that building will -- will remain, um, and we wi
23 -- we are proposing 39 townhomes. That's 13, um,
24 homes on the north side of the property, and 26 homes
25 on the south side of the property.

1 Uh, since, uh -- since inception, um, we have
2 coordinated with the Office of Planning and the
3 Historic Preservation Office, um, in our involvement
4 of this property. Uh, we met with OP and HPO prior to
5 submitting, uh, our PUD application, uh, and
6 continued to work with them, uh, after our
7 application was met. Uh, we valued their input, uh,
8 feel we have addressed their concerns, and
9 incorporated their comments into the plan before you
10 today.

11 Uh, likewise, our engagement with the
12 community predates our original filing submission.
13 Um, Commissioner, uh, Steiner is the Single Member
14 District commissioner for ANC 501 (sic), uh, and we
15 first met with her several months before ever, uh,
16 submitting an application.

17 Uh, since submission, we have met with ANC 5E
18 three times, most re -- recently in September, where
19 we received their unanimous support for the project.
20 Uh, we've also met with the Edgewood Civic
21 Association twice, and the Chancellor's Row
22 Homeowners' Association, which is located directly to
23 the west of this property.

24 Uh, at this point, I'll hand it to, uh, Chris
25 Lessard, who will, uh, walk us through the

1 architectural.

2 MR. LESSARD: Uh, thank you very much. Uh,
3 we'd like to first talk about context of the site.
4 The site that we're talking about is here. The Holy
5 Redemption building is located here. This is
6 Chancellor (sic) Row. This is the Metro site with,
7 uh, with the Metro station there. This is, um -- uh,
8 right here is going to be some townhomes of Catholic
9 University, and these are the existing buildings that
10 just got built.

11 We'll go into some of the images next.
12 That's, uh, Holy Redeemer. Um, I forget which one
13 that is. Yeah, it's right across Jackson Street. It's
14 the, um -- can't read it -- the Centro Maria, uh,
15 Inc. building. Chancellor (sic) Row, this is also a
16 rear elevation of Chancellor (sic) Row that's, uh,
17 facing, uh, the Holy Redemption site. That's the
18 Metro site, and that's the, uh, townhome, uh,
19 redevelopment that's going through Catholic
20 University currently.

21 Go back to the site plan, the first site
22 plan. Okay. I'd like to talk a little bit about the
23 constraints of the site. Uh, we feel it's very
24 important to maintain the context of the historical
25 building. The elements that we think are extremely

1 important is (sic) this berm element, and the steps
2 to the trees, which has all been retained. Uh, these
3 trees are huge trees, right in the front. They kind
4 of set the basic context of that front elevation.

5 During the analysis with, uh, Office and
6 Planning, we had computer analysis to take a look at
7 the massing of the buildings, and where they should
8 sit in the site. Originally, we looked at putting
9 buildings located in here, and having front doors
10 here. Instead, with coordination with them, we lost
11 the two units in this location. We also went to
12 four-sided architecture, and we also pulled the
13 buildings further off so we have a better
14 relationship from the Holy Redemption building to the
15 building.

16 We coordinated our elevations with, um,
17 Office of Planning, and we changed the massing of the
18 buildings. Originally, we put terraces in the front.
19 Instead, we put terraces in the rear in order to gain
20 more space from this building, and then worked on the
21 details and worked on four-sided architecture so this
22 elevation complements the Holy Redemption building.
23 Um, and most of the trees -- the large, existing tree
24 canopy on 7th is being retained, which are these
25 trees located.

1 And like I say, we think we've done a great
2 job of pulling the context to the site. Oh yeah, and
3 in the process, we kept -- and this'll show the
4 location of the affordables, which we -- we have one
5 additional, and also, uh, moved around the site, uh,
6 in an equal area.

7 I think we'll -- uh, we'll point out some of
8 the brick elevations. Okay, this -- let me go to that
9 one right there. This is the corner of 7th and
10 Jackson. This shows the park that we are proposing
11 and also shows the building context. The buil -- the
12 trees here are actually larger. We were asked to take
13 out some of our initial computer trees so you can see
14 the building a little bit better. But this will show
15 how we have a brick -- a predominantly bri -- well,
16 not predominantly brick -- elevation pallet, where we
17 have 4 story here with elements that break up this
18 edge, and it turns the corner with brick, and you can
19 see the other, um, muse buildings further away.

20 Next elevation -- This is an example of, uh,
21 uh, one of the -- there's only really one muse on
22 this site. It shows the front doors and the details.
23 On the details, we worked closely. We have three
24 different entrance canopies, you know, and we'll --
25 I'll get into a little bit more detail there. You can

1 also see how the brick is turning the corners, and
2 you can also see how, at the top of the buildings,
3 we're holding brick all the way up around the edge,
4 and then breaking, so it looks like brick buildings
5 with some details that we -- we coordinated.

6 Next elevation -- All right. This gives you
7 an example of the dominant buildings that you first
8 see when you come into the project. Uh, that
9 elevation is, um, Jackson, and that elevation is the
10 string along 7th.

11 You can see the grade working up the street,
12 also the details that we're using, where we have, uh,
13 different entrance canopies. We have, um, porches. We
14 have, uh, canopies, then we also have metal awnings,
15 which are located, like an example, there, with, uh
16 -- with bays that are happening along the elevation,
17 then detailing, um -- a lot of detailing around the
18 windows and, uh, edges, which is -- this is one of
19 the edge canopy details of the three-story br --
20 line.

21 Next elevation -- Around the corners -- when
22 we turn the corner, you can see how we turn the
23 corner with brick. We have bay details, rails, and
24 one building in, we are always doing brick with the
25 detail in the change. Um, most of the units on the

1 corners are also 2-car garage units, and then we go
2 into 1-car internal. This gives you an example of the
3 step of the next series, which goes to a Hardie
4 detail, and more -- more bays and similar rail
5 detailing.

6 Next slide -- Uh, this shows you the
7 elevations of the muses, which are located in this
8 group. Has similar details. We have here, notice, a
9 -- basically a brick elevation, highly detailed, with
10 a lot of detail here.

11 In the color selections behind you, you'll
12 see that we'll have five different brick colors,
13 several different color colors, and there's a
14 combination. So, we're trying to emphasize
15 individualism. Um, we're also, uh, taking the effort
16 to, uh, paint the gutters and -- and downspouts,
17 which we'll show in the -- the material board behind
18 you.

19 Next slide -- This detail shows the edge.
20 This is the units that are on, um, Jackson, and on
21 the, uh, relationship to, uh, Office of OP -- We had
22 some parallel parking. They encouraged us to get a --
23 a better relationship from this site. This is the
24 retention area and the, uh, elevations that relate to
25 it. We think it relates very well, and we -- we've

1 coordinated the sidewalks. We've still maintained the
2 basic relationship edge to that building.

3 Next slide -- Uh, this is the entrance off of
4 7th. The muses are going in here on the townhomes.
5 This is the edge of -- of, uh, Redemption. We have
6 the berm working here, and then we have a retaining
7 wall and a detail there. But the berm is maintained
8 at the front elevation.

9 With encouragement, we've -- and we'll get
10 into a little more detail on the landscape
11 architecture-- but we have street benches and -- and
12 bike racks and other things that work off of this
13 main street. They asked and requested us to show what
14 a alley looked like. This is now alley elevation, uh,
15 and it shows how the brick turns the corner and
16 maintains the high-quality details throughout the
17 project.

18 Next slide -- Uh, this detail shows the park
19 area, and I think we'll get -- the landscape
20 architect can get into more detail related to it, but
21 this is kind of the key corner of, uh, 7th and
22 Jackson. And what we did here -- uh, by -- by
23 creating the park, by maintaining the berm, and by
24 pulling the townhomes back and losing units on this
25 corner, we believe that we're maintaining the effect

1 of the setting of the front building of, uh, Holy
2 Redemption, and I think that's part of the strong
3 concept.

4 You can also see how the stepback of the
5 townhomes here help in the relationship with that.
6 The -- the -- the building, even though it's three
7 story, the existing building is three stories, it has
8 large ceilings, so the massing of this building is
9 very large compared to what's around it.

10 Um, do you want to get into more detail
11 relating to landscape architecture on the parks?

12 MR. KEA: Uh, good evening. I'm Frank Kea
13 with Solutions, uh, Integrated Planning, Engineering,
14 and Management. Um, my involvement was with the --
15 the parks, which include two mini-parks, uh, that are
16 basically off-site -- or off-sidewalk seating.

17 Uh, one is placed near the stormwater
18 management facility, uh, which we thought would be an
19 interesting location because of the planting that's
20 there that is, indeed, harmonious with the rest of
21 the planting, but somewhat different because it is a
22 -- a stormwater management facility. Uh, at that
23 mini-park, we include specialty paving to -- to set
24 off the area where the benches are, and we included a
25 bike rack so that, um, it would be near the benches

1 for -- you know, so you can ride, sit, you know, and
2 take a rest, if necessary. There's another seating
3 area at the end of the -- the main drive, in past the
4 muse, which also includes benches and off-sidewalk
5 seating.

6 Uh, additionally, in the muse area -- The
7 intent behind the design of the muse area was to
8 create this sort of serpentine walk with, um,
9 complimentary specialty paving that ends with a
10 planter and a pergola. And the -- the idea there is
11 to provide different relationships to the sidewalk,
12 uh, from the front doors of the buildings. It's
13 important to note that that space, um, though it does
14 provide access to the front doors, is maintained by
15 the homeowner association and, as such, is -- is
16 useful for everyone, uh, in the community. It's
17 intended to be a quiet, contemplative space. There's,
18 uh, benches, um, along the sidewalk, uh, to encourage
19 seating and, you know, um, uh, resident visiting.

20 Last is, um, the -- what we call the
21 "Brookland Park," which is the park on the corner in
22 that photograph. And you'll notice that -- that that
23 park has crushed-stone paving. Uh, in addition, it is
24 wrapped by, um, um, what we conceive to be a
25 hedge-like shrubbery planting to sort of contain the

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1 space, uh, and -- with the addition of ornamental
2 trees to further contain that space and make it feel
3 a little more park like. Um, it's also intended to
4 stay off of what's been referred to as "the berm," or
5 the slope that goes down to the sidewalk. Um, the
6 front of it -- uh, the entry area, which, uh, faces
7 Jackson, um, that -- the plantings there were
8 maintained back against -- to parallel the space --
9 or the face of the buildings along Jackson so as not
10 to intrude on the, sort of, front yard space there.

11 Um, and it's important to note, in general
12 terms, um, there are -- there's a proposal for 800
13 shrubs on the site, 88 trees, uh, which will more
14 than replace, uh, the tree canopy that's being
15 removed -- um, far more. And of course, all -- all
16 the plantings would be, um, by and large, native, and
17 th -- these plantings would be coordinated, um,
18 during permitting, with, uh, Urban Forestry.

19 MR. ROSENBERGER: I wanted to talk a little
20 bit about community benefits. Uh, working primarily
21 with the ANC supervisor -- or, uh, Ms. Steiner, we
22 have developed what we to believe -- what we believe
23 to be a very high-quality community benefits package,
24 uh, that's very much in line with the consideration
25 that we are requesting.

1 Uh, first, we will contribute 35,000 dollars
2 to the Department of Parks and Recreation to outfit
3 the new Edgewood Recreation Center with new
4 equipment. Uh, DPR expects to begin public outreach
5 for this pr -- for the programming of this facility
6 this year, uh, with construction to -- expected to
7 begin next year, in 2016. Uh, I would like to sp --
8 specifically thank Michael Clark of the Edgewood
9 Civic Association for proposing this recommendation.

10 Uh, to promote jobs in -- job opportunities
11 in Ward 5, we will contribute 25,000 dollars to the
12 Workforce Development Program of the
13 Edgewood/Brookland Family Support Collaborative,
14 which is an existing program, uh, that provides job-
15 training opportunities to Ward 5 residents.

16 Uh, we are proposing 10,000 dollars to the
17 WEDJ Charter School for educational equipment, to
18 give local students the resources they need for
19 future success.

20 Uh, the One City All-Star Ex -- All-Star
21 Extravaganza, or OCASE, Foundation, is an
22 organization that promotes extra-curricular
23 activities for D.C. students, and they hold an annual
24 backpack giveaway to give underprivileged children
25 access to the school supplies that they need. Uh, we

1 are proposing 10,000 -- uh, excuse me, 12,000 dollars
2 to provide additional supplies, uh, to increase the
3 reach and effectiveness of this program.

4 To promote transit and other alternative
5 forms of transpor -- portation, uh, other than the
6 private automobile, we will provide each of our
7 buyers with a transit welcome package that will
8 include maps, uh, and other transit information, as
9 well as pre -- pre-paid fare cards, uh, for Metro, a
10 1-year membership to a car-sharing network, um, a
11 membership for the, um, Capitol Bikeshares (sic), um,
12 and, um -- and others. Uh, we estimate this -- this
13 total program to be, uh, at a cost of 8,000 dollars.

14 Our affordable housing program exceeds what
15 is required by the inclusionary zoning regulations.
16 Uh, we are proposing 12 percent of the total floor --
17 townhouse floor area as designated affordable. This
18 is above the 10 percent required by inclusionary
19 zoning regulations. In other words, we're basically
20 doing five units instead of four. Um, and further,
21 given our understanding of the demand for lower AMI
22 affordable units, uh, three of these units will be
23 available to those earning fifty percent of AMI, and,
24 uh, two will be available to those earning eighty
25 percent of AMI, and all units, uh, will be three-

1 bedroom units, um, and therefore able to house
2 families.

3 Uh, finally, uh, as was alluded to earlier,
4 we will work with -- jointly with the Redemptorists
5 to file and pursue an Historic Landmark designation
6 for the existing Holy Redeemer College building, and
7 we are committing, uh, that such an application be
8 submitted prior to the first townhouse occupancy.

9 Uh, in sum, uh, we believe that the community
10 benefits package shows our commitment, um, to support
11 the current and future residents of the
12 Edgewood/Bricklet (sic) -- Edgewood/Brookland
13 Community. Um, at this point, I'll hand it back to,
14 uh, Christine.

15 MS. RODDY: Thank you. And we have Daniel Van
16 Pelt, who's available for questions with respect to
17 any traffic, um, questions or concerns the Commission
18 may have, and I also just wanted to point out that
19 there are material boards behind you that speak to
20 the materials that are being proposed. So, with that,
21 we're happy to answer any questions you may have.

22 CHAIRPERSON HOOD: Okay. We want to thank you
23 for that, uh, presentation, uh, and while my
24 colleagues are getting ready to, um -- for their
25 questions -- and I have a few, and I usually go last

1 -- but let me just ask you: At the beginning, you
2 mentioned Ms. Steiner, uh, really wor -- Could you
3 mention that again? I want to make sure I caught all
4 that.

5 MS. RODDY: In -- she was instrumental in
6 connecting us with the people that we needed to speak
7 with that really were important to putting together
8 the benefits and amenities package. She might know
9 everyone in Ward 5 and was very helpful.

10 (Laughter)

11 CHAIRPERSON HOOD: Oh, okay. I thought I
12 heard that, and I wanted to make sure I got it
13 correctly. Okay.

14 (Laughter)

15 CHAIRPERSON HOOD: All right. Colleagues, uh,
16 who'd like to start us off, um -- Okay. We're going
17 to start off with Commissioner May.

18 MR. MAY: Okay, um -- this isn't going to be
19 very easy. The, uh -- first is a simple question. Um,
20 is this going to be fee simple townhouses, or are
21 they being -- is this a condo development or -- I
22 mean, are they effectively condos? I mean, what --
23 how's that work?

24 MR. ROSENBERGER: They -- they are fee simple
25 townhouses.

1 MR. MAY: They are fee simple?

2 MR. ROSENBERGER: Yes.

3 MR. MAY: Okay, but there's a -- a, uh,
4 neighborhood association or whatever that'll take
5 care of the common space? Because that is so much --

6 MR. ROSENBERGER: That's correct. There --
7 there is a homeowners' association, and there is
8 common areas, uh, for -- such as -- such as the muse,
9 the streets, um, the stormwater management
10 facilities, as examples.

11 MR. MAY: Okay. Uh, did you look at other
12 building types? I mean, you said you do multi-family
13 housing. Did you look at other building types for
14 this site?

15 MR. ROSENBERGER: Uh, we did not. Uh, I
16 mean --

17 MR. MAY: Why not?

18 MR. ROSENBERGER: -- that's not to say that
19 we didn't discuss it, um, but, I mean, generally, we
20 felt the townhomes were the -- were the best suited,
21 uh, for this location.

22 MR. MAY: For -- for sales purposes, right?
23 Certainly not for the -- the site.

24 MR. ROSENBERGER: Uh, definite -- certainly
25 from a marketing standpoint, we felt that. Um, I

1 mean, we -- we feel that -- that -- that the
2 townhomes work very well with the site. Um --

3 MR. MAY: Okay.

4 MR. ROSENBERGER: -- um, it's obviously not
5 appropriate for single-family homes, um -- You know,
6 getting into a larger, um, multi -- multi-family can
7 be -- can be tricky, especially the -- the long
8 stretch along, um -- along Jackson Street.

9 MR. MAY: Yeah, w -- uh, okay, I would
10 disagree on that. Um, here's the -- here's the
11 difficulty I had. I mean, you know, there were a
12 number of issues that were raised in this at -- at
13 setdown, and, um, you know, I know OP had a long lit
14 -- list of issues, and I appreciate the fact that
15 there have been some changes, certainly changes since
16 it was initially submitted, with the elimination of a
17 couple of houses, and, uh, there have been some
18 other, um, what I would consider to be tweaks of the
19 -- of the design, and of things like the -- you know,
20 the placement of the affordable housing units, and so
21 on.

22 Um, but, uh, you know, uh, generally
23 speaking, um -- and I think I said this at setdown --
24 the architecture of it, the design of it, still feels
25 cheap. It does not feel like it is of the quality

1 that I would want to see at a PUD.

2 I mean, we're talking about, uh, increasing
3 density, and we're talking about giving relief. The
4 idea of a planned-unit development is that you get
5 something better than you otherwise would through,
6 um, you know, what might be done as a matter of right
7 on a -- on a map amendment or something. Um, and it's
8 just -- it's just not there, and I -- I don't -- I'm
9 not even going to go into the particulars of it, but
10 it's really not very good.

11 And I've had this -- I mean, uh -- you know,
12 I don't mean to -- uh, you know, I have an issue with
13 this particular housing type. I mean, I think a
14 14-foot-wide townhouse that's 40 feet tall is a
15 really difficult thing. I understand that they may
16 sell, but the fact that they may sell doesn't mean
17 that the Pla -- that the Zoning Commission should be
18 approving it, because I just don't think it's a --
19 it's a -- it's a good model. I'd rather see wider
20 townhouses that are stacked than to see these skinny
21 units that are so tall. Um, they're not very
22 efficient, and they are -- they are -- I mean, I've
23 lived in a 14-foot-wide townhouse before. It's not a
24 great living experience, honestly.

25 Um, the townhouses, the way -- and -- and the

1 other thing about it is that this narrowness of
2 townhouse means that it is necessarily of a
3 significant depth. You can have a -- a shallower
4 townhouse when you're wider. When you do that, it
5 pushes the building closer to the -- you know, the --
6 the college building behind it.

7 And I think that you're doing a real
8 disservice to that building. Eh, I know it's not a
9 registered Historic Land -- Landmark at this point,
10 but it is clearly a substantial historic building in
11 this neighborhood, and it contributes something to
12 the neighborhood. And what we've got is, we've got a
13 whole bunch of townhouses sandwiched together,
14 crammed up next to this building. It's a terrible
15 setting for this building.

16 I think that you could get a reasonable
17 development out of some of this excess land with a
18 multi-family building, um, of a similar height,
19 potentially even taller, but the thing is that it's
20 -- You know, it's where it's placed, it's the -- it's
21 the depth of the building, it's the footprint, and
22 everything else.

23 So, I mean, I -- it's just -- I don't know
24 what to do with this. I can't -- I -- I cannot see
25 that townhouses are the right solution for this site.

1 Maybe you could do better if they were shallower
2 townhouses, and, um -- you know, and therefore
3 necessarily wider, um, but I -- I just -- I just
4 don't see it, um -- And -- and, you know, the -- the
5 fact that the -- that I don't particularly care for
6 the -- the -- the detailing of this, and th -- and I
7 think the sloppy nature in which the facades are
8 composed, uh -- that's -- that's all secondary to the
9 -- to the problems that I have with the site plan.

10 Um, the -- I mean, and -- and even down to
11 the mater -- material choices. I understand that, you
12 know, you've -- you've -- you've wrapped the brick
13 around the facade so that most of what you can see
14 from the street is brick, um, but you're going to see
15 a lot of other stuff on the back side, and you're
16 using, you know, Hardie panels on the top level? I
17 mean, really? Hardie panels? You couldn't go as far
18 as getting, you know, HardiePlank siding? You're
19 going to use the big panels with big seams? I mean,
20 it's just -- It's very frustrating.

21 I also think the landscape treatment is -- is
22 inappropriate. Um, I understand what you're trying to
23 create with that park at the corner at 7th, uh, that
24 we're looking at right here, um, but it, in itself,
25 is a substantial disruption of the setting of the

1 building. The building is -- is -- you know, it's on
2 a plinth that's formed by that berm. The plinth is
3 entirely grass. Eh, there not a lot of -- there's not
4 a lot of other adornment to it, there's not a lot of
5 other shrubbery, and you're sort of creating this
6 very square, formal, um, lawn, inset lawn, with a
7 gravel path around it.

8 I mean, it's -- I'm sure it would be a lovely
9 place, uh, from the inside, but from the street, it
10 just looks so out of place, and I think it would --
11 it would -- uh, it -- it -- it damages the
12 perspective of the building. I'd almost rather just
13 have nothing there but grass so that it retains more
14 of the character that it originally had.

15 Um, I don't think there's anything else I
16 need to say -- I -- I can say about it. I -- I -- I
17 just -- I -- I -- I'm -- I'm very unhappy about this,
18 and I -- I have a hard time thinking that you could
19 ever improve this particular plan to the point where
20 I could -- I could be in favor of it.

21 MR. LESSARD: I -- I would like to comment on
22 some of the issues. Um, we did, uh, Chancellor's Row
23 next door. We've done a -- a lot of product in the
24 District.

25 MR. MAY: I'm well aware that you have done a

1 lot of product in the District.

2 MR. LESSARD: But on -- I'd like to answer
3 some of your questions. Um, the, uh -- we've studied
4 the site, not just for Madison, but for other
5 developers, also. We looked, at the time, different
6 things to put on the site. We felt the townhomes --
7 whether it's Madison directing us or whether we were
8 looking at it for other people -- uh, we thought the
9 scale of the mass of the townhomes would actually be
10 more sympathetic rela -- related to the Holy
11 Redeemer.

12 I personally moved into a 13-foot townhouse
13 in the District as my first townhome, uh, in
14 Washington. Uh, a lot of people find it a very
15 livable space. We have done 14-foots before, so it's
16 not an unusual dimension for us, and we believe that
17 the units inside live, and can live, as well as any
18 other housing type. We think that the massing of a
19 larger building next to the -- the Redeemer building
20 actually might be a little bit of a problem.

21 We did take the effort to make sure that the,
22 um, materials, uh, did go all around the building in
23 order to be sympathetic. Uh, we are using Hardie
24 panels, which, uh, has been updated in terms of the
25 detailing. They have, uh, draining port systems and

1 other panel -- and channel details that make it a
2 far, uh, improved product than has been known in the
3 past.

4 MR. MAY: Okay. Uh, I -- I appreciate all
5 this. Um, it's not, um -- you know, I'm -- I'm aware
6 of other projects that you've done. I've gotten into
7 the debate with applicants before about 14-foot-wide
8 townhouses, and, uh, um, it's not a secret that I
9 don't like them. Um, the, uh -- you know, I don't
10 care for the townhouse model that has the immediate
11 drive-in garage and there's no back yard. I mean, the
12 -- these are not -- I mean, it's a different kind of
13 housing type. It's not a -- a traditional housing --
14 uh, uh, townhouse, by any stretch.
15 Um, you know, the -- the fact that you can detail
16 Hardie board better than you used to be able to still
17 doesn't make it look that much better. Um, and there
18 are places where I see it around town, and I find it
19 very unsightly, and -- and it just smacks of being,
20 um --you know, just cheap.

21 So, uh, you know, uh -- and the other thing
22 about this is, I mean, we see other townhouse
23 developments. We see other things come before us, and
24 almost all of them are a cut above this, and I just
25 -- I -- I -- You know, again, I -- I could go into

1 greater detail about how I think the architecture
2 inadequate, but, you know, I -- I'm -- I don't think
3 I'm going to be able to, um, suggest sufficient
4 changes that would make it palatable, at least to me.
5 I don't know about the rest of the Commission. This
6 is all just my -- my opinion of it.

7 Um, the other thing about it is that, you
8 know, again, going back to the nature of the -- of
9 the fourt -- I mean, I could un -- I could accept
10 some 14-foot-wide townhouses. You have a lot of them
11 here, and you have a lot of them here so you can pack
12 in as many units as you possibly can. You could
13 probably do a reasonable townhouse development on
14 this site with half as many townhouses if you could
15 give them decent, um, width so they don't have to
16 have the same amount of depth. Right?

17 When you squeeze it this tight, some of the
18 stuff that might have been in the middle has to push
19 out to -- toward either end. So you get one room at
20 this end, one room at that end, and all the other
21 stuff in the middle -- the bathrooms and, you know,
22 whatever. You know, if -- if you had more width, you
23 get -- you not only get a more comfortable
24 townhouses, you wind up with having to push less
25 stuff back there.

1 Um, it's just -- I mean, I -- you know, I
2 appreciate the answers. I understand that in some
3 sites, dealing with, um, buildings like this,
4 townhomes like this, are okay; it can be done well. I
5 mean, I don't know Chancellor's Row very well. Um, I
6 -- I don't really know it at all. I do know some
7 townhouse developments of this -- using this same
8 model of townhouse around town -- uh, some are okay,
9 some are not bad, some I voted for in the Zoning
10 Commission and I deeply regret to this day.

11 Um, I just -- I -- I -- I don't believe that
12 -- I -- I think that you have to seriously cut back
13 the number of townhouses, or look at doing multi-
14 family, in order to do the right thing for this site.
15 That's what it boils down to, for me.

16 MR. ROSENBERGER: If I could, just -- if I
17 can quickly address the issue of, uh, townhomes
18 versus, uh, other, uh -- other product type -- Um, I
19 mean, I think --

20 MR. ROSENBERGER: Excuse me. I think if you
21 look at it in -- in context, the townhouses actually
22 work quite well, uh, with Chancellor's Row
23 immediately to the east. Um, we continue that
24 transition in -- in two single-family detached homes,
25 which are directly across, um, 7th Street from this

1 site. So, I think townhomes, as opposed to
2 multi-family, provide a -- an adequate transition,
3 um, from -- from Chancellor's Row to the
4 single-family homes across the street.

5 Uh, the issue of 14-foot townhomes versus a
6 wider townhome -- Um, I can tell you, specifically,
7 our -- our reason for doing that. Um, as you know,
8 um, homes are expensive in -- in Washington, D.C. Um,
9 we wanted to provide, uh, the opportunity for fee
10 simple home ownership for -- uh, without forcing the
11 prices up as high as we can. I mean, don't get me
12 wrong, these -- these aren't cheap, um -- cheap
13 units, uh, I don't think, in terms of price, but they
14 are less expensive than they could be if they were
15 larger units. Uh, that -- that was our objective in
16 the 14-foot-wide units.

17 MR. MAY: Uh, you know -- you know, and I
18 think it's a shame that we have to squeeze townhouses
19 four -- to four -- down to 14 feet in order to
20 somehow pretend that they're more affordable. Um, I
21 -- you know, honestly, I -- I understand that -- I
22 understand that townhouses might be acceptable for
23 the overall context. I'm just talking about this
24 number of townhouses packed this tightly against this
25 building, and that's what I have a problem with.

1 If we were talk -- I mean, you know, not too
2 long ago, we approved another townhouse development
3 that wasn't too dissimilar in terms of the types of
4 units and the heights and, frankly, even the
5 materials, um, but it was a -- a very different
6 setting, and it was not -- not problematic. This is
7 highly problematic because they're just too many, too
8 tight, too close to that building.

9 CHAIRPERSON HOOD: Okay. Uh, Mr. Turnbull?

10 MR. TURNBULL: Wow, tough act to follow
11 there. Um, I guess I -- um, I want to thank you for
12 your presentation tonight. Um, I guess I'm -- I would
13 go along with some of Commissioner May's comments. I
14 think he raised a lot of good points.

15 I'm not sure that a multi-family unit would
16 fit in, myself. I think townhomes may be the right
17 answer, but I think he does bring up -- up a good
18 point on the -- on the size of the units, the width
19 of the units. I think 16-, 18 feet is probably a
20 little bit more comfortable unit that we -- we're
21 beginning to see. I think 14 is getting to be kind of
22 -- is kind of s -- kind of, uh, tight.

23 Um, I -- I guess my problem with this, and
24 even at setdown -- You know, architects need to
25 sketch. They need to learn how to sketch, and do

1 their little sketch drawings. I think it's important
2 that they can take out yellow tracing paper and
3 sketch and put down ideas.

4 But I really don't like getting sketch
5 drawings at a zoning hearing. This type of drawing,
6 we've sent architects and developers back and said,
7 you know, "If you're going to give us sketches, use
8 your 3D techniques on your computer and bring us more
9 realistic, life-like pictures of what these buildings
10 are going to look like." Because these -- when we see
11 sketch-up drawings, when I see them, it's like
12 somebody's not showing me everything. Somebodies can
13 fudge a lot on a sketch and not really show things.
14 And that brings -- raises a lot of questions, to me.

15 Let's talk about the alleys. There appears to
16 be air-conditioning units, or some kind of units, by
17 the garage doors. I figured that up by looking at it,
18 although the sketches don't really do justice to it.
19 I still can't figure out where there's downspouts. I
20 see some indications, but I really don't know exactly
21 where all these downspouts are. So, I want to -- one
22 thing that I want to know is, what's going -- And you
23 don't show a lot of elevations of the back of those
24 alley views, what those things really look like back
25 there, and drawings. I need to see better drawings,

1 because I'm really worried about life in the alley.

2 I mean, uh, garbage cans -- I see a place for
3 garbage cans. I see you've got a -- a place in the
4 garage for -- in some of the garages for a -- a
5 dumpster little trashcan, and some of those garages
6 are 9-1/2 feet wide. Typical American car is about 6
7 feet wide. Some of these little closets are 2-1/2
8 feet wide. You've got a foot -- you can barely open
9 the door on the other side to your mechanical
10 equipment, or even to the little storage units.
11 That's how tight these things are. You're thinking
12 about some things, but you haven't solved it.

13 So I'm concerned about alleys; I'm concerned
14 about the whole life of what this project's going to
15 look like. Lighting -- I can see where you've shown
16 some lighting on the, um -- on the front and back
17 with these little -- the little -- the light
18 fixtures, um, but I really don't know what's
19 happening with the -- all the stuff that's going on
20 in that alley.

21 I want to see better drawings of what the
22 alley and how you're handling all the stuff that goes
23 out there, because life goes on in the alley. It's
24 where people are going to walk, they're going to come
25 out. There's no little door for them to come out;

1 they've got to open up the garage door. They've got
2 to come out; they've got to take out the garbage can.
3 They've got an H -- you've got two mechanical units
4 out there, so where do they go? From an operational
5 standpoint, and the logistics of how this plan even
6 works, I want to see how this works, and you haven't
7 defined that, for me, anyways.

8 Um, and drainage -- I guess, uh -- I just --
9 I looked for some of your drawings to -- to give you
10 a number on some of these things, but a lot of the
11 drawings that we got down, the civil and landscape
12 drawings, they're missing numbers on the drawings.
13 They don't get cut off, so you can't see the numbers,
14 what I'm looking at, but I saw one window -- one --
15 one thing that looked like it. So you're showing me
16 how to -- how you were picking up drainage and doing
17 that, but I really don't know what's happening in the
18 alleys: how -- how water is being diverted, where
19 it's going down to manholes and getting picked up and
20 drained out. So I -- I need to show that.

21 Um, getting back to one of -- I -- I would
22 agree with Commissioner May that having Hardie panels
23 up on that rooftop looks rather cheap. And, uh -- and
24 explain to me, on one of the drawings -- somewhere, I
25 saw where you call out, specifically, Builders vinyl

1 single-hung windows. Is that top grade? Is that -- is
2 that what you normally do? Builders -- Builders vinyl
3 single-hung windows. Question, question about
4 materials, big question --

5 Lighting on the rooftop terraces, what's
6 going on, on that rooftop terrace? You got a light up
7 there? You got lights? You going to have a light? You
8 going to have one of those fancy little lights? I
9 think it needs to be downlighting. You don't want to
10 draw attention. Remember, you've got neighbors. You
11 want to be able to have this as -- you can have
12 social life up there, but when you get -- you don't
13 want to really call attention to a lot of stuff,
14 what's going on.

15 But I guess this is -- eh, this is getting
16 better than what we saw at setdown. I -- I still
17 think -- and again, you know, you got a lot of
18 neighbors calling about -- talking about the trees
19 going down, and, you know, the landscaping. You've
20 tried to come back and say you're going to put trees
21 back.

22 I think Commissioner May had a good point
23 about the little park at the end: Is it really
24 solving the problem? Is it really doing -- do the
25 neighbors really want an enclosed little park with

1 bushes around it? I mean, if -- if you're -- and can
2 residents come on this property, or is this going to
3 be a private, residents only, internal to the site?

4 Um, and I've got a question about the
5 building. I guess the -- the -- I heard Mr. Devine
6 talk that he's going to think about this for 2 years
7 or something, as to what you're going to be doing
8 with this building. What happens after 2 years if you
9 decide that the Redemptorist Brothers -- or the
10 Fathers don't want this, and you're going to sell
11 this building? What if you get the order to sell this
12 building? What's -- what does that mean for this
13 project?

14 MS. RODDY: Well, the project would remain
15 the same. Part of this is, we're seeking the
16 flexibility to provide 46 residential units in that
17 building, and it wouldn't affect the development of
18 the townhomes.

19 MR. TURNBULL: So you're looking for -- well,
20 I g -- I got to go back and look at -- 46 units
21 within the -- the historic building?

22 MS. RODDY: At a maximum. We're providing 23
23 parking spaces, and so whatever would go in that
24 building would be dictated by the amount of parking
25 that's provided with it.

1 MR. TURNBULL: Okay.

2 MS. RODDY: And so all of the assessments
3 that we did, the analysis that we did -- like the
4 transportation -- the, um, analysis that we provided
5 was based on that assumption that there would be a
6 conversion.

7 MR. TURNBULL: Okay. Well, uh, my -- my
8 feeling is that I -- one of the concerns is -- and
9 again, as Commissioner May said, some of the
10 materials, the materiality, what we're looking at --
11 I think we need better examples of what's happening,
12 what we're seeing, clearer -- not -- not little
13 sketches. Sketches mi -- might be good to show a
14 client, or show someone else, but when you come
15 before the Zoning Commission, we want to see. We want
16 to see exactly what you've got, want to see exactly
17 how you're handling. I want to know and put my finger
18 at it and say, "Gee, I'm confused by one --" If I
19 look at something on my screen here, I want to know
20 exactly what I'm looking at, and I can say, "Okay, I
21 like it." Right now, I don't know.

22 I think you've made a lot of significant
23 changes, and I appreciate that, but I think there's
24 some more refinement that -- that you need -- need to
25 do, at least for me. I need to know a lot more

1 information, um, to go ahead on this. Thank you.

2 MR. LESSARD: I -- I'd like to at least
3 comment to -- We had computer drawings, um, in the
4 200 series and the 300 series. We were asked to do
5 them, uh, in color, which is one series, then we also
6 asked them to do them in black and white so it's
7 easier for you to see all the detailing that you
8 might request.

9 Uh, in the presentation, we were trying to
10 get a summation of the overall massing of the, uh,
11 project. We did have computer wireframes, to sit down
12 and go through the angles to make sure we understood
13 the massing between the buildings to make sure that
14 we fell -- everything fell good in relationship to,
15 uh, Office and Planning.

16 MR. TURNBULL: Well, I think that's fine,
17 except that when you're coming in front of the Zoning
18 Commission to get approval, we -- we need to know. We
19 want to look. I mean, some of us are very picky about
20 what we see. We want to be able to see what the
21 public's going to see, so we want to have a good idea
22 -- I mean, I appreciate the sketches. I think, you
23 know -- but -- uh, uh, but coming before this
24 Commission, where we approve things for the public
25 and for the quality of life that's going to be

1 happening, we need to know exactly what's going on.

2 MS. RODDY: And I think one of the things
3 that we could provide some information on this
4 evening is -- You had requested details on the
5 draining, and we could have Mr. Frost speak to that,
6 if that would be helpful.

7 MR. TURNBULL: Well, I just want to see some
8 very clear drawings. Like I say, I -- I -- I saw some
9 things, but I couldn't tell you what the numbers are
10 because the numbers don't show on the drawings. But I
11 just want to know where downspouts are, how they
12 relate to where they'll -- eh, where the, uh, HVAC
13 units are outside, uh, how you're dealing with that,
14 and same on the front. Where are the units? Where's
15 the draining going? So that -- I want to know how --
16 what people are dealing with on the streetscape,
17 dealing with water and run-off, and life in the
18 alley.

19 I just want to -- I mean, you're -- you're --
20 you're cramming a lot of stuff on this site, and so
21 we've got to know what's happening, because, as
22 Commissioner May -- Commissioner May is pushing for
23 less units, wider, and I'm looking for a better idea.
24 I think you guys need to go back and just make sure
25 that we understand the quality of life that you're

1 proposing here, and right now, I've got some
2 questions.

3 CHAIRPERSON HOOD: Okay. Uh, Vice-Chair
4 Cohen?

5 MS. COHEN: Thank you, Mr. Chairman. Um, I --
6 I was very ambivalent about this project. I -- I did
7 not have a problem with, uh, townhomes. Of course,
8 when -- I believe, also, that, you know, 14-foot-wide
9 townhomes are very narrow.

10 However, I understand the need to look at
11 properties now and go for the affordability factor,
12 because we are experiencing just out-of-sight costs
13 in this city, and people can't buy a home. Um, we've
14 had narrow, um, homes -- especially -- there are many
15 in Capitol Hill; Alexandria, Vir -- Virginia.

16 Um, so, on the one hand, the price point, for
17 me, is very important. Average cost of a house in the
18 District is about -- or the median is about 600,000.
19 So I'm going to ask you: C -- what is your pro forma
20 for these townhomes? Roughly, if you want to give me
21 a range.

22 MR. ROSENBERGER: A r -- a -- a range, um,
23 for the, um, fourteen-foot-wide units would probably
24 be between six and -- um, mid-sixes, I would say, um,
25 you know, give or take, uh, fifty thousand dollars on

1 either side.

2 MS. COHEN: How wide is Chancellor's Row?

3 MR. ROSENBERGER: Um, they have a mix of
4 units. Uh, I'm not exactly sure what their widest
5 unit is. I know that they do have a number of
6 14-foot-wide units. Um, I also know that, uh,
7 Bozzuto's project, um, up at -- which was the -- the
8 townhouse portion of, uh, Monroe Street Market also
9 has a number of 14-foot-wide units.

10 MS. COHEN: I think that would be very
11 helpful to submit those into the record to show us
12 that, number one, they're out there in -- in that
13 neighborhood and, two, that they're being sold and
14 for how much, because, for me -- Um, what we're
15 seeing now, of course, are multi-family buildings
16 with micro units. I mean, everything is shrinking,
17 and that is disturbing, especially because these are
18 three-bedroom units.

19 You're going to have a lot of occupants in
20 those homes, and I'm assuming some of them are
21 children. And number one, I don't know where these
22 children are going to play. Um, so I think you really
23 need to study this further as to, um -- You know, you
24 have a -- a lovely outdoor area, but it seems that
25 it's not user friendly for children. And I don't know

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1 how many children are going to be living in this, uh,
2 development, but there are going to be many, and
3 there's no open space for them. Uh, they can't g --
4 if they play in the alley, which, you know, is the
5 way I grew up. I -- I was an alley rat all the time,
6 playing out there, but, um --

7 I -- I -- I just have to have more
8 information on that: Where are kids going to go? Now,
9 I know that the neighborhood has areas, but usually,
10 kids -- you know, parents want their kids near them
11 so they can watch them.

12 Um, the other thing I -- I -- I'm concerned
13 about is ADA -- American (sic) for Disabilities Act.
14 What are you going to do about that?

15 MR. LESSARD: Uh, housing -- housing falls
16 into, um, uh, Fair Housing Acts, not the ADA, which
17 is public facilities, which, uh, because they're
18 townhomes, they're exempted from the Fair Housing
19 Act.

20 MS. COHEN: I would --

21 CHAIRPERSON HOOD: Provide me the information
22 on that--

23 MS. COHEN: Yeah. I --

24 CHAIRPERSON HOOD: -- because I don't believe
25 that. Uh, just provide the information for us. Excuse

1 me.

2 MS. COHEN: I'm skeptical, too.

3 MR. LESSARD: When -- when you have multiple
4 floors, you're -- you're exempted. When you are --

5 CHAIRPERSON HOOD: Just provide it to us.

6 MR. LESSARD: -- they -- they apply three
7 units -- they -- they cover three units or more under
8 Fair Housing, so everything's covered. But multiple,
9 uh, floor units, unless they have an elevator, are
10 not covered.

11 MS. COHEN: Uh, I -- I just need to have a
12 little bit more information is what it --

13 MR. LESSARD: I'll be hap --

14 MS. COHEN: You can be --

15 MR. LESSARD: I'll be happy to provide it.

16 MS. COHEN: Yeah. And then, I -- I wanted to
17 also address, um, some of the issues with regarding,
18 you know, green building and sustainability. Um, when
19 I read about the -- what, uh, Commissioner Turnbull
20 brought up, the vinyl issue -- Vinyl is known to be
21 carcinogenic, so please prove to me that this
22 particular material is not. I mean, there are about
23 116 carcinogenic -- and bacon just became one of them
24 2 days ago. You know, I -- I just feel that when you
25 see vinyl, it -- it -- it raises a -- it raises a red

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1 flag, for me. It makes me very concerned because I
2 have, many years ago, run into this problem of, it's
3 carcinogenic. Um --

4 MR. LESSARD: Thi -- this is not a vinyl
5 product. Um, there's a board behind that will show
6 you what it is. It's a cementist-type product. You
7 can take a look at it behind you.

8 MS. COHEN: Then I -- I -- I read "vinyl"
9 somewhere, I thought.

10 MR. LESSARD: It's-- it's not a vinyl
11 product.

12 MS. COHEN: Okay.

13 MR. MAY: The -- the -- the vinyl windows are
14 not vinyl?

15 MS. COHEN: Yeah, the vinyl -- That's what
16 I'm talking about.

17 MR. MAY: That's what Mr. Turnbull mentioned,
18 was vinyl windows.

19 MR. LESSARD: I thought she was referring
20 to --

21 MS. COHEN: I'm -- I'm --

22 MR. LESSARD: Hardie.

23 MS. COHEN: -- referring to the same.

24 MR. LESSARD: You're referring to the
25 windows?

1 MS. COHEN: Yes, anything with vinyl. That
2 word is just, you know, horrific to me. So if you can
3 show me it is not, I'd appreciate that. I need that.

4 Um, let's see -- And -- and just, you know,
5 an aside: I think the, um, um, the RedemptoristS
6 building -- I'm sorry, I -- uh, if I'm mispronouncing
7 -- but that building's beautiful, and it would make a
8 beautiful, um, housing development. It is for -- was
9 for students, you're thinking it should be for
10 students, and I'm thinking it should be for
11 households. So I just want to throw that out because
12 that, um -- the need for housing is quite desperate
13 in this city, and, um, anything that can contribute
14 to the -- the supply, even though it's out of reach
15 for most people --

16 Oh, I -- I -- I know, I have one other
17 comment. It is out of reach of most people, as will
18 these homes, as well, even though several of them are
19 being targeted to 50 percent and 80 percent of median
20 income. Um, do be -- I -- I caution you about, um,
21 when you do sell these units to 50 percent or 80
22 percent of median income, you need to negotiate some
23 type of reserve on their behalf, um, because they may
24 have some issues paying additional costs for
25 homeownership.

1 For example, in condos in the District, we're
2 having some issues with the inclusionary zoning
3 condominiums, because when the prices start going up,
4 there's an affordability issue for people, for
5 households.

6 MR. ROSENBERGER: So in terms of the reserve
7 -- just so I'm clear -- are you referring to, like, a
8 reserve relating to the HOA fees? Um --

9 MS. COHEN: Yes. Yes.

10 MR. ROSENBERGER: Okay.

11 MS. COHEN: Definitely, and that may be
12 something you want to proffer for the affordable
13 units, is to walk away with a less -- lesser profit
14 and, you know, provide some -- something -- eh, eh,
15 bank some money for them. I don't -- I don't know if
16 that's even eligible under the zoning laws, but I do
17 bel -- I do know that that could become problematic
18 and stressful for the neighborhood. So, um --

19 MR. LESSARD: Let me add a little bit on
20 that. We -- we were -- I was on the task force,
21 Fairfax County, looking at affordable housing in
22 Tyson's Corner because of the higher density that
23 was --

24 MS. COHEN: Mm-hmm.

25 MR. LESSARD: -- coming. It was an, actually,

1 fairly big deal to make sure it wasn't in the
2 condominium product because the condo fee is
3 significantly different, and the retention and the
4 funding and the fees are very different than a fee
5 simple product that you're giving them everything,
6 because they have to pay for the additional parking
7 -- repair of parking 20 years down the road. And all
8 those different things add up to making it very
9 difficult, with that additional fee, to afford the
10 homes.

11 MS. COHEN: Well, I -- I -- I just caution
12 you that that -- that that could become problematic,
13 because certain homeowner opportunities -- and I'm --
14 I'm thinking of specific examples in the District
15 where there is tension because of affordability
16 issues, different affordability levels, even in fee
17 simple. So I just, you know, throw that out for you
18 to consider. Okay?

19 MS. RODDY: We will surely look at that.
20 Thank you.

21 CHAIRPERSON HOOD: Commissioner Miller?

22 MR. MILLER: Uh, thank you, Mr. Chairman. Um,
23 are -- are all of the, uh, uh, units, um, three-
24 bedroom units, or are some -- or some are two-bedroom
25 units?

1 MR. ROSENBERGER: They are -- they are all
2 three bedrooms. Some of the 18-foot-wide units, all
3 of which are end units, have an option for a fourth
4 bedroom on the, uh, main level -- or on the ground
5 level.

6 MR. MILLER: Um, and let me commend you for,
7 um, some of the improvements you have made in
8 response to, um, uh, previous comments by the Office
9 of Planning and -- and -- and -- and some of us at --
10 at -- at pre -- at the -- at the setdown. Um, and
11 commend you for, uh, providing more than the minimum,
12 um, inclusionary zoning, um, uh, affordable
13 requirement by doing 12 percent instead of, uh -- of,
14 uh, 10 percent, and for -- and for the larger units
15 that's being provided for both the, uh -- the overall
16 development and for the affordable, uh, units, um,
17 and, um --

18 So I -- I appreciate that, um, at -- that
19 three of them are at fifty-percent AMI level, which I
20 think is very -- which is meaningful. Uh, I mean, it
21 doesn't sound like a lot, but the -- with all the
22 projects happening, these -- they -- they do begin to
23 add up.

24 Um, I mean, some of -- some of us -- some
25 think the 80 percent AMI level really, even though it

1 con -- does constitute affordable under the existing
2 inclusionary zoning, we have a pending case that
3 we're going to eventually get to, uh, that will --
4 that is looking at lowering that 80 percent AMI,
5 because I assume 80 percent AMI ma -- eh, maybe even
6 -- even in this neighborhood, is market rate. I mean,
7 even though --

8 MR. ROSENBERGER: I -- I don't know the
9 specific income in -- in this neighborhood. Um, I
10 think AMI for a family of, um, roughly four is, um --
11 at least within the past couple of years has been
12 right around a hundred and five thousand dollars. So,
13 80 percent would be a -- uh, in the low 80s.

14 MR. MILLER: Well -- well, we're going to
15 look at that, but I appreciate you providing m --
16 more than the minimum, um, IAC requirement, um --

17 The -- uh, I -- I'm con -- a little bit --
18 I'm a little bit concerned about the relationship
19 between the, um -- the townhome development and the
20 beautiful, uh, Holy Redeemer building. Uh, is the --
21 um, and I -- I -- I guess I'd like to see some of
22 the, um -- the, uh, drawings that Commissioner
23 Turnbull is talking about, the -- what's happening in
24 the back, and showing that relationship a -- um, a
25 little better.

1 Uh, what is act -- the actual distance from
2 the -- from -- from facade to facade, uh, uh, from
3 the townhome development to the Redeemer building,
4 um, on -- on the, um -- the Jackson Street side and
5 -- I guess it's -- uh, I guess it's similar distance
6 on the other -- on -- on the other side.

7 MR. ROSENBERGER: Uh, that information, um --
8 the distance between the rear of the townhomes, um,
9 and the Holy Redeemer building, on the north side, is
10 63 feet. On the south side, it is 75 feet.

11 MR. MILLER: Um, and -- and as, uh -- and the
12 height is the same as the, uh, main cornice line of
13 the roof, or is it di -- or is it about 45 feet, or
14 -- or what is the height of -- of each of the -- of
15 the -- the -- of the, uh -- of the townhome
16 developments, the maximum height, and what is the --
17 the height there at the, uh -- not the tower element
18 in the center, but the -- the -- most of the Holy
19 Redeemer building? Is it -- is it about 45 feet,
20 or --

21 MR. ROSENBERGER: The hei -- the height of
22 our townhomes is, uh, right around, uh, 40 feet. Uh,
23 it varies, depending on some of the, uh -- the
24 conditions of the grade. Um, that corresponds,
25 approximately, with the height of the -- what you

1 said is the main portion of the, uh, Holy Redeemer
2 building.

3 MR. MILLER: Um, I -- I would be interested
4 in seeing, um, what Commissioner May was, uh --
5 probably wasn't really asking for, because he didn't,
6 but I -- I'd be interested in -- in -- in seeing
7 what, um, uh, an 18-foot-wide development would look
8 like, uh, in terms of -- in terms of increasing the
9 rear yard, uh, increasing that space in the back
10 between -- between the, um, um -- the townhome
11 development and the Redeemer building.

12 Uh, because, I mean, one of the things that
13 you're requesting in here -- here is relief from side
14 yard and rear yard, and side yard's not very much,
15 but the rear yard is, you know -- The normal
16 requirement is -- is a 15-foot setback, and there's
17 only a 4-foot, um, setback here. I think in the R-5-A
18 zone, which this currently is, uh, I think there
19 might be a 20-foot setback requirement, but we're
20 going -- we're going to R-5-B, where, I think, it's
21 only 15 feet. I -- correct -- someone can correct me
22 if I'm wrong on those dimensions.

23 But I think I'd be interested in seeing, um,
24 what -- what he was -- what the dir -- uh, what --
25 that alternative, uh, to see if he can get the

1 additional space, uh, because I -- I -- it looks like
2 we are going to be the design review, um, entity for
3 this development. I mean, you're going for -- you're
4 going -- you're going for Historic -- what is the
5 status of the Historic, uh, Landmark application for
6 the Redeemer?

7 MS. RODDY: It has not been filed at this
8 point. We would file it prior to occupancy in the
9 townhomes.

10 MR. MILLER: So, I mean, if it were a
11 landmark today, you would have to go before HPRB for
12 this development, and you would get all kinds of
13 advice from that board.

14 MS. RODDY: That's correct, and we have been
15 coordinating with the Historic Preservation Office
16 throughout this process.

17 MR. MILLER: Right. I appreciate that. Uh,
18 I'm glad that you have been, um, but in terms of a --
19 a -- of a, um -- a board or an entity, we -- we are
20 -- we are the -- the -- with the advice of -- of, uh
21 -- of the Office of Planning are -- are -- are the
22 design review ent -- entity and are making the
23 decision of whether this is compatible with what is
24 likely to become a Historic Landmark. But it's going
25 to be too late for HPRB to get involved, um, one --

1 because this development would be built already if --
2 if -- if everything goes along the timeline. Uh, I
3 mean, it would affect anything that was tried to --
4 tried to add -- add to that Redeemer building in the
5 future, but, um --

6 So I -- I -- I guess I would like to see some
7 alternatives that maybe showed some greater
8 separation or greater, uh -- or just showed
9 renderings, eh, um, in -- in the back that would give
10 me more comfort level that -- that -- uh, it does
11 give me a little comfort that the -- when you mention
12 the distance of 63- and 75 feet, but, um, it's -- You
13 know, compared to what's there today, with the great
14 lawn and all that open space, which the community has
15 used with a -- uh, as public open space, I guess,
16 with the Redeemers' good wi -- good graces all -- all
17 these -- all these years, uh --

18 On that point, the green space that you do
19 have, is that going to be open to the public, or is
20 that for use of the, uh, residents of this townhome
21 development?

22 MR. ROSENBERGER: Uh, the -- the open space,
23 uh, will be -- it will be maintained and owned by the
24 HOA. Uh, we are not proposing any restrictions, uh,
25 that would prevent, uh, the public from -- from using

1 that space.

2 MR. MILLER: And it's not going to be
3 fenced --

4 MR. ROSENBERGER: It will not be --

5 MR. MILLER: -- off at that time?

6 MR. ROSENBERGER: -- be fenced. That is
7 correct.

8 MR. MILLER: It's not -- it's not currently
9 fenced off.

10 MR. ROSENBERGER: No, it is not.

11 MR. MILLER: Okay.

12 MR. ROSENBERGER: And I -- I just, um -- I
13 just want to clarify one point, um, and -- and pose a
14 -- a question re -- with regard to the proximity to
15 the, um, Holy Redeemer building and the townhomes.
16 Are you simply referring to on the north side? Is
17 that your -- the fo -- the -- your focus?

18 MR. MILLER: No --

19 MR. ROSENBERGER: The north side being the
20 Jackson Street side.

21 MR. MILLER: Well, that happens to be the
22 picture I'm looking at right now, but --

23 MR. ROSENBERGER: Right.

24 MR. MILLER: -- uh, no, I think I was looking
25 at the overall development.

1 MR. ROSENBERGER: Okay.

2 MR. MILLER: Uh, but -- but I think that is
3 the -- the more -- I -- uh, that is the -- I think,
4 the more important, um, intersection, um, and the
5 more -- so. Is -- is that where there's the 63 or the
6 75?

7 MR. ROSENBERGER: The north side, which is
8 the Jackson Street side, is the 63-foot side.

9 MR. MILLER: Right. Um, okay. Um, uh, I have
10 no other questions. Thank you very much for your
11 presentation.

12 CHAIRPERSON HOOD: I -- I, too, was trying to
13 get my hands around, when I look at the architecture
14 --

15 CHAIRPERSON HOOD: I -- I -- I, too, was
16 trying to get my -- my hands wrapped around, um, what
17 I was -- the visuals that I was looking at. And I'm
18 trying to compare it to things I've seen around the
19 city, and also in -- in, uh, Prince George's County.

20 Is this something like w -- what's being
21 developed -- and I'm -- I'm talking about the
22 architecture, now. You go up Route 1, and you see,
23 uh, in **0:42:0 (inaudible) -- not **0:43:0
24 (Inaudible), but going up Route 1. Is this what --
25 what this is kind of going to look like, or is going

1 to look like Morgan Boulevard? What is this going to
2 look like? I'm sorry?

3 MR. LESSARD: Where about Route 1 that you're
4 talking about?

5 CHAIRPERSON HOOD: When you -- just as you go
6 across Eastern Avenue, go up D.C. You know up there
7 where the, uh, old -- what's it, Lustine Che -- it's
8 been so long. What's --

9 MR. LESSARD: Yeah, it's, uh, Hyattsville.

10 CHAIRPERSON HOOD: Yeah, yeah, in
11 Hyattsville. Up -- when you're going up that way
12 where the, um, old Chevrolet dealer used to be.

13 MR. LESSARD: Yeah, we -- we did that product
14 also.

15 CHAIRPERSON HOOD: You did that project?
16 Yeah, are these the same type of materials?

17 MR. LESSARD: Um, actually, it's more brick
18 and -- I mean, there was -- that was more
19 contemporary. It had corrugated metal and other
20 elements on the product. There's also two builders --
21 when Pulte came in, then they were the second
22 builder. They -- we didn't do that architecture, and
23 then they reduced the quality. But the original
24 architecture, it had, uh, less brick -- it had more
25 funky materials like, you know, corrugated metal and

1 elements, and it was also more, uh, contemporary in
2 style, but --

3 CHAIRPERSON HOOD: But stick -- stick with my
4 question. I -- I'm trying to get a feel for it
5 because I -- to tell you the truth, I -- I kind of
6 associate myself with Commissioner May, and -- and we
7 see a lot of PUDs down here, uh, in other
8 neighborhoods, and I have issues when certain
9 neighborhoods come in -- comes in like that. So I can
10 just tell you, straight out, that's just where I am.
11 So I'm trying to get a grasp for -- does it look like
12 the one in Morgan Boulevard, the one up in
13 Hyattsville, going up Route 1. Is -- is that it, or
14 -- So I'm -- I'm just trying to get a sense of it,
15 because I think Mr., uh -- Commissioner Turnbull used
16 -- we need to see life-like sketches of it. I think
17 -- is th -- is that what you said? I'm going to have
18 to use that one some more. Is that what it --

19 MR. TURNBULL: Realistic.

20 CHAIRPERSON HOOD: Realistic. And -- and --
21 and that's what we look for. This is not the first
22 time we've heard that, and -- and -- and to me, I can
23 adapt to it and I can understand it better. But when
24 I see stuff like what I saw here, I -- I'm -- I -- I
25 had a problem. And I didn't know where everybody else

1 was until tonight, but I was just trying to figure
2 out, okay, well, why is it li -- why is it presented
3 like this, when it's in more fi -- or -- or certain
4 neighborhoods? Why is it presented like this? Some
5 neighborhoods, this would not be accepted.

6 MR. LESSARD: The -- the original, um,
7 application was more pencil sketched, initially. Um,
8 we worked with the Offices -- Office of Planning to
9 get, uh, computer renderings, which we do have in the
10 set. That's not what we presented because we were
11 trying to pesent (sic) -- present an overview.

12 Normally, on townhomes, you're doing "this is
13 what the street looks like" so you see six- to seven-
14 or eight units in whatever the building mass will be.
15 What you're asking for -- and we'll be more than
16 happy to provide it -- is a computer modeling so you
17 can see the entire site at one time, which is what
18 you're actually requesting. We do have the computer
19 drawings of each stick and each row, but that doesn't
20 necessarily address the contextual issue that, um --

21 CHAIRPERSON HOOD: Let -- let me help you
22 with what I'm requesting. What -- what r -- what I'm
23 requesting is something like I see from other
24 developers and other architects when they come in,
25 something I can vote on, not the Office of Planning,

1 what the Office of Planning vote on, because they
2 don't vote. I don't think they vote. But -- eh, they
3 do, but it's something so I can vote on.

4 I think my colleagues have said it enough, so
5 I'm going to get off of architecture. I'm going to
6 move on to something -- and I think -- and I don't
7 want to throw a -- a monkey wrench in what the
8 community has put together, so that's not what I'm
9 here to do. But I do want to say -- eh, we can get
10 off of that now, thank you.

11 Uh, let's go to Edgewood Recreation Center
12 35,000 to DPR. Uh, Ms. Roddy, you know the
13 Commission. I'm not sure how that's going to be
14 administered. Uh, I want to make sure that this
15 community -- eh, if this moves forward once we
16 straighten out a few things with the -- with the
17 width and everything, um -- I want to make sure this
18 community gets it, because when you're going to D.C.
19 treasures -- treasure around here, it gets lost. So
20 how -- you know, the Commission is not in favor of
21 these kind of things. How is it going to be
22 administered? That needs to be spelled out.

23 MS. RODDY: Sure, and we've spoken with DPR
24 about this process, and there's actually a very
25 involved application process that would tra -- track

1 the funds and process that. Um, we were concerned
2 about the dedication of the funds to a particular
3 use. We wanted it specifically to go to the
4 recreation center and to go to some of the equipment
5 that would be there so that there would be, um --
6 because I'm -- I'm sure some of the residents here
7 would be utilizing the res -- uh, the recreation
8 center, so that was important to us.

9 And the idea is that they're going out to the
10 community this fall. I think they're starting this
11 month or next month to discuss what the community
12 wants to see in terms of equipment. Um, I know that
13 there is some talk that they don't want the standard
14 football equipment; they want to have something maybe
15 a little bit different and, um -- at this recreation
16 center, so that will all be determined with the
17 community input.

18 Um, the actual funding would be tracked
19 through DPR. There's an application process, as I
20 said, so it would go -- we would work with DPR to
21 make sure that --

22 CHAIRPERSON HOOD: And -- and -- and you know
23 this commission -- and I want us to tighten that up,
24 because this commission's concern has always been,
25 um, while it comes down that way in front of us, and

1 then, when the 35,000 goes into DPR -- and I'm not
2 saying they would do this -- then it doesn't show up.
3 So a lot of times, uh, the -- the dev -- it's
4 incumbent upon the developer to work with that and --
5 and make sure that those needs or whatever they want
6 is -- is into the -- the rec.

7 So I -- I'm s -- I'd rather see it done that
8 way than this pool of money going to DPR, and I think
9 we've done that in other cases. It's where the -- it
10 -- it's administered, and it doesn't go into that big
11 pot and gets lost. Because it might just show up, and
12 they might just get 17,000. They -- I think this
13 community wants the full 35. That -- that's just my
14 point. Uh, that's -- that's what we've done in the
15 past, for other cases, how it's administered, and I
16 -- I'd like for us to look at this -- look at that.
17 Once you come back -- I think you're going to have to
18 come back with some things. Let's come back with how
19 we're going to administer this.

20 MS. RODDY: Mm-hmm.

21 CHAIRPERSON HOOD: Okay? And I'm not in fond
22 of putting it into DPR's pot. Okay? That's just an
23 example. Everything else on here, I think, is -- is
24 pretty -- pretty much -- Again, how all this is going
25 to be administered is the big deal, the big issue,

1 for me.

2 Um, Mr. Van Pelt, you thought you was going
3 to get away tonight, didn't you?

4 MR. VAN PELT: No, sir.

5 CHAIRPERSON HOOD: Let's -- let's put up
6 that, uh -- it's a -- it's a slide. You have it all
7 in red and showing me all the pedestrian (sic) and
8 the vehicle (sic) and how it's going to move around.
9 Let's put that up, and take me around this site. Show
10 me how non-congested it's go -- it's going to be.

11 MR. VAN PELT: Okay. So, on this slide, north
12 is to our, uh, right, and then -- So we have Jackson
13 Street, 7th Street. Uh, there'll be two access points
14 into the -- into the site. There are actually two
15 there today. There's one off of 7th Street, in pretty
16 much this exact same location, uh, and then there'd
17 be a driveway access point off of Jackson Street. Uh,
18 today, the driveway's somewhere in the middle of the
19 block here. Um, so we'll have the same number of curb
20 cuts, but they'll be -- so there'll -- there'll be
21 two curb cuts, uh, to access the site. Um, we've
22 coordinated those with -- with DDOT, in our
23 conversations with them. They'll be designed as
24 driveways, and so they'll have flush, um, sidewalks
25 as you go across.

1 What you're looking at in, um, all of the red
2 here is showing all of the pedestrian circulation
3 pathways, um, so, you know, we're showing the -- the
4 two crosswalks here at the intersection of 7th and
5 Jackson, but there's crosswalks actually on each
6 approach to that intersection, and curb ramps. Um,
7 and then you'll have -- each of the -- the townhomes
8 along, uh, Jackson Street will have the -- their lead
9 walks into the front of those, uh, townhomes.

10 Um, there's circulation that comes around ba
11 -- behind the back side of the site. Uh, there's the
12 -- the front access into the Holy Redeemer building.
13 Um, and then there's -- you continue with the
14 sidewalk, all the way down, uh, 7th Street, uh, and
15 then you have the lead walks into those units.
16 There's a sidewalk as you continue back in the site
17 and then continues into the muse, and then you
18 continue back further, and there's sidewalks that
19 take you into the -- the lead walks into the front of
20 those townhomes.

21 Um, from a vehicular standpoint, um, these 13
22 townhomes will have access off of 7th Street, um, and
23 it's really just those 13 townhomes off of this
24 point, and then the parking in the -- into the Holy
25 Redeemer building will enter there, exit out this

1 way, um, and so you'll have traffic coming out of the
2 Holy Redeemer parking, exiting out to 7th Street, and
3 it's really just these townhomes that will be
4 entering and exiting off of this, um, driveway at 7th
5 Street.

6 CHAIRPERSON HOOD: Uh, the Holy Redeemer --
7 is -- are they o -- is there overflow parking? Like
8 if the neighbors want to park on -- will they be able
9 to park in the -- on the parking lot at the Holy Rede
10 -- do we know --

11 MR. VAN PELT: I think that that's -- I think
12 that's a question more for, um -- I think for the
13 Holy Redeemer -- for -- maybe for Andrew to address,
14 but --

15 MR. ROSENBERGER: It's, um -- it is not set
16 up that way now. Uh, I don't think it is the intent
17 of the Holy Redeemer -- um, the Redemptorists to have
18 that, um, available for parking. Um, as -- as it's
19 shown now, there -- there are proposed to be, um,
20 gates on those areas, um, basically to sequester the,
21 um -- the parking specifically for the Holy Re -- for
22 the Holy Redeemer.

23 CHAIRPERSON HOOD: Okay. All right, um, what
24 -- what -- I think there was, uh, uh -- we -- we --
25 we received a submission about green space, and the

1 trees. Can -- can you comment on that? About the
2 green space and all the trees we're getting rid of,
3 and what we're doing? Can -- can you comment on that?
4 I don't know if you -- you all are familiar with
5 this, Ms. -- Uh, which exhibit is that? Exhibit 36?

6 Ms. Roddy, can you all -- I mean, can
7 somebody comment on that -- your architect --
8 landscape architect? That's right, he was proffered
9 as a -- I forgot. What -- what were you proffered as?
10 Oh, you wanted to be a civil engineer, but you're
11 really a lands -- can you -- can you comment --

12 MR. FROST: I play one on TV.

13 CHAIRPERSON HOOD: Okay. You're playing both
14 roles, so --

15 MR. FROST: I'm intimately familiar with the
16 GAR requirements of the site, so -- Uh, basically,
17 what we are proposing on this site is, uh, 88 trees
18 and -- o -- in excess of 800 shrubs. There are two
19 large bioretention facilities in addition to these
20 plantings that will be included on-site.

21 Furthermore, all of the alleys -- and this
22 will address some of the drainage questions by Mr.
23 Turnbull earlier -- uh, are proposed to be permeable
24 pavers, um, so they will address some of the
25 stormwater management for this site, as well as be a

1 low-impact design feature on-site. Um, they will, due
2 to the soil conditions, have an underdrain, so -- uh,
3 that will provide the water to flow into the
4 bioretention facilities as an overflow.

5 The green space on the site, uh, meets -- uh,
6 actually exceeds a little bit -- the GAR requirements
7 of the .3 for this property, uh, and this is in
8 addition to some of the green space that we're
9 proposing to keep as a lawn for the Redemptorists
10 property.

11 CHAIRPERSON HOOD: And -- and you may have
12 had -- You -- you're going to exceed our .3
13 requirements, so what are -- what are you looking at?
14 Like, what variable?

15 MR. FROST: It's -- uh, I -- I think it's .31
16 right now, just with the number that we're doing.

17 CHAIRPERSON HOOD: Well, you're exceeding it.
18 You're exceeding it. Okay.

19 MR. FROST: Yes, we are exceeding it, but --
20 (Laughter)

21 CHAIRPERSON HOOD: Point three-one, okay.
22 Um --

23 MR. FROST: Yes, I'm sorry, um, one other
24 thing: We are pro -- proposing to preserve the trees
25 along 7th Street Northeast, uh, the sidewalks that --

1 there's a missing connection of sidewalk there. It's
2 actually kind of a gravel pos -- gravel sidewalk now.
3 That proposed sidewalk will be done partially in
4 permeable pavement to allow for the minimal impact to
5 the existing trees along 7th Street.

6 In addition to that, we're trying to save as
7 many trees as -- well, not trying, we will be saving
8 the trees in front of the Redemptorists property. Uh,
9 they will not be touched, and any further trees along
10 the western property line that are -- have been
11 deemed acceptable will remain.

12 CHAIRPERSON HOOD: Okay. I think, in the
13 letter, they recognize that you're going to pres --
14 you're going to preserve the -- uh, the trees on 7th
15 Street.

16 Let -- let me ask you about the bioretention.
17 Uh, what is the maintenance plan for that? I mean --
18 or does it -- I'm sure it requires maintenance, but
19 how many years? Like tw -- is it a 20-year -
20 about --

21 MR. FROST: I think it is a 20-year
22 maintenance-free --

23 CHAIRPERSON HOOD: Twenty years.

24 MR. FROST: --method they go into, yes.

25 CHAIRPERSON HOOD: Okay. All right. Um, a --

1 again, I'm hoping that you will go back and look at
2 this project, um, as -- as my colleagues have already
3 mentioned. Um, that's all the questions that I have.
4 Uh, Commissioner May?

5 MR. MAY: Yeah, thank you. Um, you know, some
6 of the questions ca -- that came from my colleagues,
7 um, prompted a couple of thur -- further thoughts.

8 Um, uh, first of all, um, in your testimony,
9 Mr. Le -- Lessard, I think you described the
10 buildings an -- as being, um, four sided, and, again,
11 I'm -- I'm particularly concerned about the building
12 to the north, um, which is not really four sided in
13 terms of the finishes. It's more like three-and-a-
14 quarter, because you're wrapping, sort of, around the
15 corner, but not -- not all the way.

16 And I think it is very important that we
17 understand what's going on, on the back of those
18 buildings and -- and that -- I mean, if this project
19 is going to go forward, the -- the back side of the
20 buildings should look every bit as good as the front
21 side of the buildings because of it's -- the way that
22 it faces the, um, uh -- the Redemptorists' building.
23 Um, so it -- it really does need to be a four-sided
24 building, not -- not three-and-a-quarter, or whatever
25 it is.

1 Um, I -- I also think that, um, Commissioner
2 Cohen, Vice-Chairman Cohen was onto something with
3 regard to the rehabilitation of the -- of the college
4 building into housing. And I don't -- you know, I
5 understand that you're not -- you're -- you're -- the
6 thinking process hasn't progressed enough, but I
7 think it's really unfortunate that what we're talking
8 about is, you know, cutting off some of the -- the,
9 as it was referred to, "unused land." Um, I would
10 argue that land with grass and trees on it is not
11 unused, but that's beside the point.

12 Um, the, uh, uh, uh -- but using this -- you
13 know, slicing off this land and then populating it
14 with houses is the wrong approach, in that this site
15 should be developed holistically and that the future
16 use of the college building should be determined, and
17 it would logically be part of this development. And
18 we have seen things like that in this city, where you
19 take an old school building -- maybe not one as big
20 as this, or as grand as this, at least on the
21 exterior -- and it becomes -- it gets renovated into
22 condominiums, and -- and then the rest of the site is
23 developed into townhouses, and it's done in a more
24 sensitive way, frankly, than this has been done.

25 So, I think that idea has a lot of promise.

1 Um, and I know that would mean putting this project
2 on hold for a couple of years while you -- that gets
3 figured out, and that may not be, um, what the
4 Redemptorists want to do; I understand that. But I'm
5 just saying that might be the right thing to do.

6 The, um, last thing is that if this project
7 does go forward as townhouses, the way it is, I think
8 that, at the very least, the number of townhouses has
9 to be significantly reduced. I'd say, at the very
10 least, um, for the north -- north building, the first
11 four townhouses, the ones closest to 7th Street, need
12 to go away. So you lose four townhouses there, and
13 then the building ha -- the -- the -- the existing
14 building has a greater, um, prominence in the
15 context.

16 I would also suggest that you should probably
17 lose six of the south buildings -- two in the first
18 pairing closest to 7th Street -- you know, one at --
19 at the end of each row -- and then two more in the
20 other rows. And if you did something like that, you
21 might be within -- you might be creating a project
22 that's reasonable in terms of its treatment of the
23 existing building.

24 CHAIRPERSON HOOD: I appreciate those
25 suggestions that I heard but, you know, y'all have a

1 hard job, because that's one row. But anyway, I -- I
2 just think -- I just think it needs to come back, um,
3 in a different scheme. That's just kind of where I
4 am, and I'm sure that's where the other colleagues
5 are. If those are the suggestions, you want to take
6 Commissioner May's suggestions, uh, something to get
7 started, I think, is great, so.

8 Um, any other questions up here? Let's see
9 if, uh, Chairperson Quinn has any cross-examination.
10 Any cross --

11 MS. QUINN: My mic on?

12 CHAIRPERSON HOOD: You did it by yourself.
13 You may begin.

14 MS. QUINN: All right. So, I have questions
15 about the park. I understand that, uh, you're leaving
16 it up to the homeowners' association, but I -- I want
17 to understand what the possibilities with that are.
18 Is it possible that the homeowners' association may
19 restrict the use of that park?

20 CHAIRPERSON HOOD: Did you -- let me ask you
21 this: Did you identify yourself?

22 MS. QUINN: No.

23 CHAIRPERSON HOOD: Okay, I -- I identified
24 you, so --

25 MS. QUINN: You did.

1 CHAIRPERSON HOOD: -- could you identify
2 yourself?

3 MS. QUINN: Sure, Teri Janine Quinn, Chair of
4 ANC 5E.

5 MR. ROSENBERGER: Um, to -- to address that
6 question, um, as I said, it -- it would be --- the --
7 the -- the property, uh, would be maintained and
8 owned by the homeowners' association. Uh, the
9 possibility remains that they could, uh, in the
10 future, um, make some alterations to the park, um,
11 you know, if there are issues that come up down the
12 road. Uh, I don't think it would be appropriate to
13 automatically restrict, uh, you know -- You know, if
14 there are problems down the road with that -- with
15 that area, uh, and they need to take action to
16 address those, uh, I don't think it would be
17 appropriate to prevent that, uh, restriction and
18 perpetuating a potential problem.

19 MS. QUINN: So I -- I guess I -- I don't
20 think I got a real answer. Is it possible that the
21 HOA could restrict use of the park?

22 MR. ROSENBERGER: It is possible.

23 MS. QUINN: Okay. That's -- that's what I was
24 looking for. And, um, Chairman Hood mentioned a
25 filing of some neighbors who had concerns about green

1 space. I -- I do want to know, what interaction have
2 you all had with those neighbors? Have you resolved
3 those issues, or do those issues still exist?

4 MS. RODDY: Well, the filing, I believe,
5 was made at 4:30 this afternoon, so I would say that
6 the -- we have not had an opportunity to resolve
7 those concerns. We have met with the neighbors. Um,
8 we did the presentation with Chancellor's Row. We
9 have been in contact with their, um -- their
10 homeowners' association for well over -- I would say
11 may -- over a month at this point. Like, it's been a
12 -- we've had a lot of co -- correspondence back and
13 forth with them, um, and we will work to do that, as
14 we said this evening.

15 Um, we feel that the green space that we are
16 providing -- You know, this property and project has
17 a 27-percent lot occupancy, so we have a significant
18 amount of space that is still open. We are preserving
19 that lawn in the front. We have heard the comments,
20 obviously, from the Commission tonight about the work
21 that we do need to do, but we have been taking some
22 efforts to, um, preserve the trees that are on the
23 site, as well as provide additional amenity green
24 space on the property. Okay.

25 CHAIRPERSON HOOD: Ms. Roddy, let me just

1 say, it's stamped into this office -- I'm not showing
2 it was uploaded -- stamped into this office for
3 October 28, at 12:13.

4 MS. RODDY: We -- we actually -- we checked
5 this morning, and I checked this afternoon, and it
6 had not been uploaded at the point when I uploaded
7 the PowerPoint.

8 CHAIRPERSON HOOD: Okay, it may not have been
9 uploaded, but --

10 MS. RODDY: I -- we understand that --

11 CHAIRPERSON HOOD: **20:17:0 (Inaudible)

12 MS. RODDY: We -- when we met with them --

13 CHAIRPERSON HOOD: Just in case they're
14 watching, I don't want them to think that this office
15 didn't put their stuff up until today at 4:30 because
16 it -- I want it --

17 MS. SCHELLIN: I think she's correct.

18 CHAIRPERSON HOOD: We get in enough trouble.

19 MS. SCHELLIN: The -- I -- I --

20 CHAIRPERSON HOOD: Didn't get put up until
21 12:30 --

22 MS. SCHELLIN: I -- think it was brought
23 to --

24 CHAIRPERSON HOOD: Well, you received it --
25 you received it, though, yesterday. That's my point.

1 MS. SCHELLIN: Right, because I think my
2 staff brought it to my attention and asked about it,
3 and I said it needed to be uploaded, so she is
4 correct.

5 CHAIRPERSON HOOD: Well, if you're watching,
6 Streamline, you can call the office and speak to the
7 director. Anyway. Go right ahead.

8 MS. QUINN: No further questions.

9 CHAIRPERSON HOOD: Okay. Thank you very much.
10 Uh, let's go to the Office of Planning and DDOT, and
11 then we'll ask our questions on the backend.

12 MS. VITALE: Good evening, Mr. Chair, Members
13 of the Commission. The Office of Planning will rest
14 on the record, and we're available to answer any
15 questions that you might have. Thank you.

16 CHAIRPERSON HOOD: Thank you very much,
17 Office of Planning. Um, Mr. Westrom?

18 MR. WESTROM: Thank you. Good evening,
19 Commissioner. This is Ryan Westrom for DDOT, and, uh,
20 as with the Office of Planning, we, uh -- we're, uh,
21 content to rest on the record. I would like to
22 acknowledge the -- the fact that the applicant did
23 work closely with us in regards to several of the
24 transportation elements, and we were pleased with
25 some of the modifications that -- that came about as

1 part of that process. Thank you.

2 CHAIRPERSON HOOD: Okay. Thank you.
3 Colleagues, any questions of the Office of Planning
4 or DDOT? Vice-Chair Cohen?

5 MS. COHEN: Thank you, Mr. Chairman. I have a
6 question with regard to, again, the width of the
7 townhouse. Again, I -- I walk around Capitol Hill; I
8 see very tiny houses that are, you know, cute, but I
9 -- I -- I -- I'm not familiar with the 14-foot in any
10 other neighborhood. Can you help me -- uh, are you
11 familiar with any, um, particular development that
12 measures the same way?

13 MS. STEINGASSER: Well, as -- as the
14 applicant pointed out, the -- the townhouse
15 development surrounding this one does have 14-foot
16 row houses integrated into it. I think we could also
17 take a look at some of the other neighborhoods, but
18 they're certainly in Capitol Hill. The older
19 neighborhoods have even -- even smaller ones, but
20 it's -- it's -- It's not common, but it's not
21 uncommon.

22 MS. COHEN: But it's part of a larger
23 property, development? I mean, it's not every single
24 one is fourt -- is it? Well, if you can provide that,
25 that would be helpful.

1 CHAIRPERSON HOOD: Does anybody else have any
2 questions either, Office of Planning -- Mr. Turnbull?

3 MR. TURNBULL: Yeah, Mr. Chair, I've just got
4 a quick question for Mr. Westrom. Um, you have -- and
5 I didn't -- I'm not -- On page eight of your report,
6 you had four items on your strategies. I didn't go
7 through everything with the applicant and look at
8 those, but are we doing -- is the applicant doing all
9 of this that you requested?

10 MR. WESTROM: Yes. So, you're referring to
11 the TDM strategies that were --

12 MR. TURNBULL: The T -- TDM strategies.

13 MR. WESTROM: -- identified --

14 MR. TURNBULL: Right.

15 MR. WESTROM: -- by the applicant, and one of
16 -- one of the conditions that -- that we asked for
17 was, indeed, that they adhere to these, and we were
18 satisfied with their robustness, and they have
19 acknowledged that, indeed, they plan to agree to all
20 of the things that we asked for.

21 MR. TURNBULL: Okay.

22 MR. WESTROM: Thank you for confirming.

23 MR. TURNBULL: No transit screen, though. I'm
24 just joking.

25 MR. WESTROM: That's exactly right.

1 MR. TURNBULL: I'm joking. I'm joking.

2 MR. WESTROM: With the townhouse products --
3 (Laughter)

4 MR. WESTROM: -- that is not typically the,
5 uh -- typically the TDM of -- of choice.

6 MR. TURNBULL: We thank you.

7 MR. WESTROM: Our aim is always only to
8 include TDM majors that are effectual, and, uh,
9 certainly, that's what we seek, and sought, with this
10 applicant.

11 MR. TURNBULL: Well, I -- I'm glad to see
12 that the applicant, uh, is -- **24:00:0 (Inaudible)
13 is going along with everything.

14 CHAIRPERSON HOOD: Okay. Let's see, do we got
15 any other questions or comments? Okay, does the
16 applicant ha -- does the applicant have any -- does
17 the applicant have any -- These smart phones are too
18 smart. Does the applicant have any, uh,
19 cross-examination, the Office of Planning or DDOT?
20 Okay, uh, does the Chair have any?

21 MS. COHEN: I do not.

22 CHAIRPERSON HOOD: Okay. Let's go to, uh --
23 Did we have any other reports of other government
24 agencies other than DDOT report? Yeah, I'm trying to
25 figure out what's going on with DO -- I guess --

1 well, anyway, we'll -- we'll talk about that later.
2 Uh, see if we can fa -- figure out what's going on
3 with DOE. One time, they were consistent. I guess --
4 I don't know. We'll -- we'll figure that out.

5 Uh, let's go to the report of the ANC.
6 Chairperson Quinn, you may begin.

7 MS. QUINN: Well, I'm going to keep it pretty
8 short. Um, as is already on the record, we did hear
9 from this group, I want to say three times, and, uh,
10 our final vote was unanimous. We had some questions
11 about the amenities package, which they were able to
12 answer adequately. Um, not much in the way of
13 questions with regard to design, and we did not, as I
14 recall, hear any opposition from the community,
15 directly, so certainly not in our ANC meetings. We
16 did -- uh, that -- that's when -- when I say we
17 didn't hear any opposition, there was no one in the
18 audience who stood up and said, "I've got a problem
19 with this," and the representations that we had was
20 that there had not been negative input from the
21 community. And the vote was unanimous.

22 CHAIRPERSON HOOD: Okay. Thank you. Let's see
23 if we have any questions of the Chairperson, ANC 5E
24 -- any questions? Does the applicant have any cross?
25 Thank you very much. We appreciate all the work you

1 all did.

2 MS. QUINN: No problem.

3 CHAIRPERSON HOOD: Okay, let's go to, um --
4 do we have any organizations or persons who -- I
5 actually have a list, but let me just do this: Do we
6 have any organizations or person who are here in
7 support?

8 Okay, uh, Ms. Steiner, would you like to come
9 up and -- Am I pronouncing it -- is it Smith-Steiner
10 or Steiner? I want to make sure I get it correct. I'm
11 glad your mic wasn't on for that one, so, anyway --
12 You may begin.

13 MS. STEINER: Um, good evening. Uh, first,
14 Sharon, before you start that clock, let me just say,
15 Mr. Turnbull, you must have ha -- you have to have a
16 matador in your family, and Anthony Hood, I
17 appreciate you. Marcie and Robert, you know how we
18 all fit, as far as affordable housing, and that was
19 one of the key things that my community really wanted
20 to see. And thank you, Mr. May, for being on top of
21 the architectural design, because we do not want -- I
22 don't want to say "trash" -- but we don't -- we want
23 something that is comparable that represents what's
24 going on in the entire city.

25 CHAIRPERSON HOOD: Could you identify

1 yourself? Even though I did --

2 MS. STEINER: Thank you, um, Chairman Hood.
3 My name is Debbie Steiner, ANC Commissioner for 5E01.
4 Um, I appreciate the opportunity to speak before you
5 in support of this project.

6 The main two reasons why I am supporting this
7 project is because, Marcie, y'all -- ya'll have heard
8 me, several times, come down here about affordable
9 housing. You know how we need affordable housing.

10 Um, Mr. May opened up my eyes to a lot of
11 things that we do not want substantial (sic)
12 materials being used, especially when the Redemptors
13 (sic) are getting money that they're not paying any
14 taxes on, and then especially with the people who are
15 making this development are going to get a
16 substantial amount of money. So, we do want a
17 quality, uh, product.

18 As now being a realtor, as far as the ADA
19 situation that the gentleman had mentioned, I would
20 question that, but I would also think that people in
21 this arena would want to go above and beyond to help
22 those who are looking for housing in the District of
23 Columbia.

24 We are at a crossroads here currently in the
25 District, as you well know, as far as getting

1 affordable housing. Everybody, uh, is trying to find
2 someplace to live, to be able to enjoy the amenities
3 that we are receiving in the District of Columbia.

4 Uh, the Brookland Community -- that I do not
5 re -- re -- uh, reference as "Edgewood," because in
6 the subdivision, uh, information, it says,
7 "Brookwood" (sic) -- um, "Brookland" -- has been very
8 instrumental as far as having, uh, uplifted our
9 community, whereas we are seeing new residents, and
10 we are getting amenities. When it was, uh, being
11 advertised as "Edgewood," if you go into the -- a --
12 anything re -- referencing "Edgewood," it was always
13 referencing a "Little Beirut." But we're getting
14 beyond that.

15 My whole thing right now is that our
16 community needs to have individuals who are coming
17 into our area that are going to develop projects and
18 properties such as that they are going to be livable
19 for families. We are not trying to have every
20 individual who wants to be single, uh, and coming
21 from California and all these other places to just
22 flock here and push our families out.

23 Marcie, you know we have talked -- and
24 Anthony, we have talked millions of times about the
25 need to save and help a lot of these people in our

1 communities. I want our project to be the best that
2 it can be, architecturally sound, and ensure that we
3 have space for our families to be able to enjoy
4 because, at the end of the day, it's going to be on
5 us to ensure that.

6 And then another key thing that I would just
7 like to also, um, uh, have, um, on the record that I
8 feel as though it's very, very necessary: Um, I would
9 like for y'all, if y'all get an opportunity in y'all
10 busy day, to check with some of the EYA Chancellor
11 (sic) residents to see how, after 6 -- 7- or 8 months
12 with those projects, they are falling apart. I have
13 gotten millions of calls how they are just not, um,
14 feasible, how the walls are having problems, how, you
15 know, they're having a lot of issues. So, my thing is
16 that, um, between the Redemptors (sic) and, um,
17 Madison Homes, they need to have some type of a
18 design of money whereas when these individuals have
19 home problems of structural problems, that they have
20 money to, you know, take care of that, uh, process.

21 And then, Anthony, on your issue as far as,
22 um -- with, uh, D.C. Recs and how that money's to be
23 administered, I had asked, um, Ms. Roddy to have the
24 Community Foundation to set up a process to allow
25 that money to be, um -- to go through them so that

1 they can, uh, actually, uh, distribute that money so
2 that we'll be able to have an accounting.

3 And especially the money with DPR, because a
4 lot of people with -- in the community said that they
5 don't want to see money to go to rackets and balls
6 and games and everything that are always lost. They
7 wanted some strong fixture like -- something that you
8 can see and feel, and they also want to try to work
9 on getting, maybe, um, racquetballs or, um, handball
10 courts -- some things that other kids can get some
11 energy, more so than trying to be a Michael Jordan
12 or, uh, some other football player. So, thank you.

13 CHAIRPERSON HOOD: Okay. Thank you, uh, very
14 much, Ms. Steiner, uh -- oh, no, excuse me,
15 Commissioner Steiner. Uh, colleagues, any questions
16 or comments? Ms Cohen?

17 MS. COHEN: I actually -- um, there are
18 warranties when, um -- for certain things in -- in
19 houses when they've been constructed. So every time
20 somebody calls you, you need to make sure that they
21 look into their warranties, what they're entitled to.
22 I don't know how long ago, um, the property was
23 constructed and --

24 MS. STEINER: Three and a half.

25 MS. COHEN: Well, still, on some things,

1 there may be warranties, and -- and they need to
2 really focus on that and -- and see if they can, uh,
3 recoup some of the -- or -- or address some of their
4 issues.

5 MS. STEINER: Okay, thank you. I appreciate
6 that. Thank you.

7 CHAIRPERSON HOOD: Okay, thank you. Any other
8 questions? Let's see, does the applicant have any
9 cross-exams? Do you have any cross?

10 MS. RODDY: No.

11 CHAIRPERSON HOOD: Okay, thank you very much.
12 We appreciate it.

13 MS. STEINER: Thank you.

14 CHAIRPERSON HOOD: Okay, let's go to
15 organizations and persons in opposition. I do have,
16 uh, Mr. Edward Garnett, uh, Mr. Michael Clark
17 representing the Edgewood -- Edge -- Edgewood Civic
18 Association, and Tracy Caswell. And I have -- I think
19 it's -- is it Schultz? Is it Deborah or Donna? Is
20 anybody's last name "Schultz"? Okay, Mr. Schultz,
21 come forward. You're here -- are you in opposition or
22 support?

23 MR. SCHULTZ: Opposition.

24 CHAIRPERSON HOOD: Okay. Okay. Uh, if -- if
25 -- all those who, uh, want to come up in opposition,

1 come forward. Is Edward Garnett, Edward Garnett here?
2 Anybody who's in opposition of this, if you can come
3 forward. Come -- come forward.

4 Okay, we're going to let, uh, Chairperson
5 Quinn stay right there. I'm sure she's not going to
6 testify in opposition after she just testified in
7 support.

8 MS. QUINN: -- not to.

9 CHAIRPERSON HOOD: Oh, she's going to try not
10 to. Oh yeah, she might have cross, so she can stay
11 there. Ms. Roddy might have to come back up.

12 Okay. Well, we're going to start, uh, with
13 Mr. Clark first.

14 MR. CLARK: Good evening, Chairman Hood, all
15 the Members of the Commission. Thank you for having
16 me here tonight to speak on the matter of, uh, Case
17 No. 15-02, MHI-Brookland, LLC. Uh, let me preface
18 this by saying the Edgewood Civic Association is not
19 against the overall plan of this unit, but we are in
20 opposition to the amenities package that has been
21 presented before the community.

22 The Edgewood -- I'm sorry. The Edgewood Civic
23 Association does not support the community amenities
24 package that Madison Homes has placed in this
25 package. It is very unfortunate that this amenities

1 package was not negotiated with the community, but
2 was a deal between M -- MHI and the ANC 5E01
3 commissioner. There was not a publicly-announced
4 community meeting to discuss these -- this amenities
5 package in order to allow the community to weigh in
6 on it.

7 Mr. Rosenberger -- Mr. Rosenberg (sic) has
8 presented twice to the Edgewood Civic Association,
9 and we, at both times -- at the first time, we did
10 only mention the placement of two signs in the
11 Edgewood Community that would say "Welcome to -- to
12 the community." I, along with a member of the
13 Edgewood Civic Association Board, met with Mr.
14 Rosenberg at a pro -- at the -- at the proposed site
15 to discuss the amenity package as it relates to the
16 signs, and we gave him our plans with the cost, uh,
17 of the package as it relates to the sign in the costs
18 from that meeting.

19 We were led to believe that this could be
20 inclusive with the package, at a cost of less than 25
21 hundred dollars. We did also mention that there might
22 be needs for the recreation center but did not
23 provide a dollar amount for such. MHI presented at
24 the September 15 ANC 5E meeting, and the ANC 5E voted
25 in support of the project.

1 I got there late to that meeting, uh, in the
2 middle of that meeting. Uh, Mr. Rosenberg was
3 presenting. We talked afterwards, and I asked him
4 about it, and that point, he said he didn't want to
5 get into community dispute about the name of the
6 community.

7 So, as I continue, I thought that these
8 amenity package would go to the -- Let me go back. I
9 thought the -- the city was getting away from these
10 backdoor deals with developers so that the
11 communities could get amenities that are more
12 substantial for the community. I thought that these
13 amenities would go to the ANC that's in record, not
14 to organizations in Ward 5 or all over the city. I
15 did invite the Brookland Edgewood Collaborative to
16 that October meet -- meeting to discuss their job,
17 uh, readiness program, because that was a concern of
18 some of the residents at our September meeting, I --
19 but I did not get a response back from them.

20 I sincerely hope that, with the coming
21 development in Ward 5 and in Edgewood Community, this
22 commission would take a closer look at these project
23 amenity packages, because we have to live with these
24 projects long after developers are gone.

25 With respect to the name of the community, I

1 think that Mr. Rosenberg should have come back to us
2 to ask if there was a problem with the name of the
3 community. The Edgewood Civic Association has been in
4 existence since 1953 and is a longstanding member of
5 the D.C. Federation of Civic Associations. This
6 project, though named "Brookland," sets within the
7 boundaries of the Edgewood Civic Association and the
8 Edgewood Community. There is no dispute on the name
9 of the community. This project is not in Brookland,
10 but in Edgewood. Thank you for your time.

11 CHAIRPERSON HOOD: Okay, thank you. Um, next
12 -- hold your seat; we may have some questions. Next.

13 MR. DESIDERIO: Thank you, Mr. Chairman. My
14 name is Duane Desiderio -- excuse me -- I'm a
15 resident of the Chancellor's Row development, and I'd
16 like to, um, emphasize three overriding concerns that
17 I have with the, uh, project as proposed.

18 One certainly concerns the historic view of
19 the Redemptorist building, um, even with some of the
20 site designs that were shown today. As my
21 understanding, the -- the reason one would want to
22 designate a -- a structure as historic is to preserve
23 the facade, and with the way that this building
24 appears to be sandwiched in on, uh -- on -- on three
25 sides, particularly on the Jackson Avenue (sic) side

1 -- uh, the Jackson Street side, I -- I think it
2 prevents the community from just enjoying that view.
3 I don't know anyone who can enjoy that view
4 considering the proximity of the -- the units to the
5 building itself. I don't think the residents can even
6 enjoy that view. So I think that's a shame. Um, I do
7 think, in that regard, there's -- the density of
8 townhouses, particularly along Jackson Street, is, uh
9 -- is -- is just too much and -- and that's something
10 that needs to be considered.

11 And I just wonder if the sequence were such
12 that the building were designated as historic first
13 -- It strikes me as a little odd that it's late in
14 the process. I wonder how that might affect the
15 decision if the structure were designated as historic
16 first, and then the site plan and the development
17 were put before the Committee. Um, that's the first
18 point that I wanted to address.

19 Number two, in terms of sustainability -- Um,
20 it had been an amenity that -- why I wanted to
21 purchase in Chancellor's Row was because those units
22 were lead certified. Um, they did get to issues like
23 the products that were used in the site. Um, at a
24 community hearing -- uh, a -- a community meeting
25 where I recently, uh, asked that question, uh, you

1 know, the -- the question was posed that, you know,
2 the buildings might be Energy-Star rated, which is
3 good -- you know, they're -- they're energy
4 efficient, but most new construction is inherently
5 energy efficient, anyway. Lead certification would
6 get to other more sustainability aspects of the site,
7 so I think that's something that should be
8 considered.

9 And second -- uh, the -- the third point --
10 excuse me -- is with regard to parking, particularly
11 during the construction phase. Um, the -- the Bozzuto
12 project that's being constructed right now actually
13 has a big chunk of -- of the street frontage blocked,
14 and with this construction, particularly along
15 Jackson Street, I don't know if there have been any
16 plans to -- to stop that during the construction of
17 those townhouses if that were to happen. There'd be
18 -- uh, no one would be able to get into Chancellor's
19 Row from that particular area.

20 But even after it's constructed, with the
21 overflow parking, that is a major -- the major area
22 of -- of -- of ingress into Chancellor's Row, and I
23 think there will be a concern with community parking
24 back in the Chancellor's Row development, where the
25 HOA does, for that particular development -- does --

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1 does pay for those roads, and of course, there can be
2 better enforcement to make sure that the people with
3 parking permits can use those developments. But I
4 think that is a natural place for overflow, and
5 particularly if we're also talking about converting
6 the -- the -- the actual building itself, at some
7 point, uh, to residence. Where do those building --
8 where do those cars go, as well? So, I think that's a
9 concern. But thank you very much for the time.

10 CHAIRPERSON HOOD: Uh, were you finished or
11 not? You can keep going. We don't have many
12 witnesses.

13 MR. DESIDERIO: I'm -- I'm through, thank
14 you.

15 CHAIRPERSON HOOD: Well, not all night, but
16 you can keep going right now.

17 MR. DESIDERIO: I'm through, sir. Thank you.

18 CHAIRPERSON HOOD: All right. Next.

19 MR. SCHULTZ: Thank you very much. My name is
20 Derek Schultz. I live at 3121 7th Street Northeast,
21 which is right across from, uh, the homes on Jackson.
22 I'm the corner lot. Um, I live there with my fiancé,
23 uh, and I --

24 Just, first off, I want to say, I'm not fully
25 opposed to the development; I'm opposed to it as it

1 currently stands. Uh, and I do really appreciate the
2 adjustments that have been made so far, and all the
3 work, uh, Commissioner Steiner and the rest of the
4 ANC has done on it. Um, it definitely has some
5 improvements done through their work, and I, um --
6 but I feel it has some shortcomings, still.

7 Um, so, like I said, I'm right acro -- we're
8 right across from it. Uh, our house, and our hou --
9 home is actually an American four-square, which is a
10 standalone, you know, single-family property, you
11 know, roughly, you know, twenty-four-feet high, not
12 included in any of the photos on the context slides,
13 and we're right across from where it is. Um, if this
14 was deliberate, I don't know, but it definitely --
15 uh, it doesn't fully provide the full context of the
16 area.

17 And this is especially true if you go down
18 7th Street further. I mean, these are, uh -- if you
19 know what an American four-square is, it's just a --
20 a small, you know, pretty, uh, common-looking home,
21 um, but, you know, it's completely different than
22 these townhomes in the scale and the massing that's
23 going on here. So, uh, you know, the ma -- one of
24 our, you know, concerns is, uh, the height of the
25 homes itself, especially on Jackson Street. I mean,

1 these are going to be, at least from the drawings, I
2 could tell, 41 feet high, um, and especially, uh --
3 You know, this just exceeds the properties in the
4 area, like I mentioned.

5 Um, you know, I provided some exhibits, and
6 my testimony here of what our home looks like, and,
7 you know -- and even the Chandler's (sic) Row -- In
8 the Chandler's (sic) Row, at least, the top floor,
9 the fourth floor, is set back from the, uh, front of
10 the facade. These -- uh, the facade, it's a full way
11 up. It's a wall on your street. Um, so that's a
12 concern of ours.

13 Uh, in addition to that, Lot 1, which is the
14 furthest on, uh -- furthest down to the east on, uh,
15 Jackson Street, has roughly a 5-foot increase at the
16 base of it, um, because of the elevation, to be in
17 line with the rest of the adjacent units. So, I mean,
18 you're pushing even more height right at the end
19 there, which is even more an obstruction and just,
20 you know, uh, sticks out, uh, when compared to the
21 historic building.

22 So that's a concern of ours as well. I mean,
23 I'm really for that idea of, you know, uh, either no
24 homes on Jackson, or setting them back by four units,
25 um, because that angle to see the historic building,

1 and trying to preserve that view, you have to be
2 right up on it, um, you know, to see the historic
3 building if these go out that far. They have, you
4 know, eliminated the ones that blocked it completely,
5 which is great, but it's still, you know, a hindrance
6 there.

7 Uh, our other item is, uh, the park at the
8 corner of Jackson and 7th Northeast. So, this park
9 looks like it was custom-built for the HOA to come in
10 and put a dog park in eventually, um, which, you
11 know, would not be ideal in this specific location. I
12 mean, it -- it's already set up for a dog park. It's
13 going to be all dirt. That grass is not going to
14 stay. Um, so, you know, that would be a concern of
15 ours. And it's just too close proximity to other
16 homes, and the odor and the noise that would be
17 caused by a dog park is also very concerning.

18 Uh, the maintenance of the park is also a
19 concern. I hear the HOA's going to be there, so we
20 would just ask that, you know, that be a requirement,
21 um, that, uh, the HOA do maintain it and they, you
22 know, replace any capital assets that are there, um,
23 and -- you know, on the dog park thing, we'd ask that
24 it be a requirement that no -- it would, uh, you
25 know, prohibit any dog park being built on the

1 property, at any time, uh, by the HOA at a later
2 date, or in the other development of the apartments
3 that I just found out tonight were be -- being put in
4 there -- uh, not apartments, condos.

5 Um, and the last thing -- uh, you know, with
6 the park, that -- we request that it be stated, if
7 there is a park there, that no other use be permitted
8 of that park, not at a later date, you know, they put
9 overflow parking in, or they put a huge gazebo on it
10 that would block the view of the historic building --
11 you know, that it be stated that no additional
12 structures be permitted on that site at any time, and
13 that it be reserved for park or recreational use, um,
14 in the conditions of approval.

15 And the last thing would be the parking. I
16 would assume this would hopefully -- no residential
17 parking permits, um, just because parking's already
18 an issue there, and they have garages that they're
19 going to be putting in, so.

20 With that, I really appreciate the time.
21 Sorry I went over, um, and thank you for your
22 consideration.

23 MS. CASWELL: Thank you, ladies and
24 gentlemen. My name is Tracy Caswell. I, too, am a
25 resident of Chancellor's Row, um, so I can speak very

1 much to living in a tall, skinny house, uh, very,
2 very, very close to my neighbors. Forgive me, it was
3 a first purchase.

4 Um, I'm here for a couple of reasons. I am
5 very heartened to hear the testimony of some of the
6 Members of the Board, uh, particularly Mr. May, um,
7 and of my fellow neighbors. I, too, agree with many
8 of the concerns that they share. Uh, I have three
9 main concerns, though I think that there are many,
10 about this development.

11 I particularly object to the north side
12 development as described in the PUD documents, um,
13 but in general, we're talking about a huge increase
14 in density, even with the reduction in units most
15 recently proposed now. The original proposal was a
16 67-percent increase in density over approved zoning.
17 Now, I only figured that out because I have a friend
18 who's in development, and he helped me understand,
19 um --

20 But effectively, this amounts to expensive
21 tenement living. These are very, very close together.
22 There's very little green space, and -- to the point
23 that several folks have made: Land with trees and
24 grass is not unused. I appreciate that an empty lot
25 -- allegedly empty lot -- next to a very nice-looking

1 building is prime for development, and so I
2 understand the incentive to develop on 7th Street,
3 and I do appreciate that it's -- it's a little bit
4 unfair to say that the context of the neighborhood is
5 Chancellor's Row. The context of the neighborhood is
6 all of the things that surround it, and to say that
7 Chancellor's Row is the model by which we should
8 judge all future developments is a huge mistake.

9 I live in one of these homes that has a
10 1-year warranty from the builder, where things are
11 gently falling apart because corners were cut, you
12 know. And again, hindsight is 20/20, but it was an
13 awfully attractive buy from the outside. And now,
14 we're living the reality of noisy, small alleys and
15 no place for kids to play, and the constant battle
16 between dog owners and folks who don't like dogs, and
17 all of the incipient issues. So, I encourage everyone
18 to think about the use of these homes once they come
19 to be.

20 We, the members of the community, are, you
21 know, being asked to live with 2 years of
22 construction -- 2 years of traffic being obstructed
23 by construction vehicles, 2 years of noise and debris
24 and contamination all around us. We're being asked to
25 live with that, to get what?

1 So, I think the cost has to be considered,
2 and particularly looking at the way that these homes
3 are designed, does it really add anything for the
4 folks who live in more -- you know, call them
5 "historic homes" -- homes that weren't built in 2010?
6 For the folks that have been here, what does it do
7 for them? What does it do for them, to obstruct the
8 view of this beautiful building, to take away green
9 space that, even if it's not public land, is still
10 there; it's still part of our environment and part of
11 our community?

12 Um, my second point is the ANC vote. This is
13 no slay to the ANC. The members of the ANC do great
14 work, and they have done a lot for this, and for this
15 development in particular, in winning some
16 concessions that are important. But the reason that
17 no opposition was heard is because, perhaps to our
18 discredit, most of the neighbors were not aware of
19 the timing of the ANC vote. In fact, when I called
20 Commissioner Steiner, it turned out that the vote had
21 already happened.

22 The notices that were sent by the developer
23 were received, in the most part, after the ANC had
24 already voted. I, myself, never received such a
25 notice, so shame on me for not being more informed

1 about my neighborhood.

2 But I will tell you that I have spoke to
3 dozens of my neighbors about this issue,
4 specifically, and most of them are completely unaware
5 of the role that the ANC plays in the zoning approval
6 process, and of the timing of the ANC vote, and how
7 critical their testimony could have been. So, there
8 are lots of voices that we are not hearing tonight.

9 Um, and lastly, the issue of parking -- um,
10 again, there are many more issues, but I think this
11 is one of the most critical ones. As you pointed out,
12 there is a presumption that once you have a garage,
13 that you will be parking in that garage, and there
14 will be no overflow vehicles. Chancellor's Row is a
15 perfect example of how that's not true, um, and the
16 battle for parking has been underway for years, and
17 it's still not resolved. And the folks in the
18 neighborhood who already have to deal with street
19 parking are encumbered by it. It's really not fair to
20 them that it wasn't better planned. So, the number of
21 parking spaces proposed in this development, with --
22 already crowded with homes, is really inadequate for
23 the purpose.

24 So, I hope that you will consider all of
25 these things, and, uh, all of the comments that

1 everyone made. And thank you very much for your time.

2 CHAIRPERSON HOOD: Okay. Uh, thank you all
3 for your testimony. Uh, let -- let me just say, I
4 think the way things are going, at least from my
5 standpoint, you'll have a chance to get your
6 neighbors out, because there will be another ANC
7 vote. Uh, so you have to do your part to help get
8 your neighbors out.

9 And -- and let me go to Mr. Clark. Um, I know
10 you're a longtime, uh, resident and -- and done --
11 uh, been doing a lot of civic work for years in -- in
12 Ward 5 and in the city, and well respected. My
13 concern is, when I read your testimony -- and -- and
14 I understand. I thought about the same thing when I
15 started looking at this, because in Woodridge, there
16 are some, uh -- some things that are in Brookland,
17 named Woodridge. So, I understand what you're saying.
18 So I'm not sure how we got to the name. Hopefully,
19 when they go back and look at everything else, they
20 may figure it out and get it straight, because
21 sometimes that can cause -- I will tell you that the
22 development that's in Brookland, that's named after
23 Woodridge, nobody calls it that. And that's been some
24 years ago, but --

25 But I agree with you. We need to stay on

1 course -- and not that we're setting up boundaries,
2 but these neighborhoods have been established for
3 years, and they should keep their name, and we need
4 to insist upon that. So, I'm hoping that the
5 developer -- uh, I'm not trying to rename his
6 project, uh, but I hope they will be considerate of -
7 - of that in -- in working with the ANC and also the
8 Civic Association, which has been around -- which is
9 under the charter of the Federation of the Civic
10 Associations.

11 But let me -- let me find out a little bit about
12 this. Um -- we would men -- it was mentioned that you
13 were one of the authors of the -- or -- or mentioned
14 that you had requested -- or, um, offered to the
15 applicant about the Edgewood -- Edgewood Recreation
16 Center, uh, about the thirty -- uh, you -- you said
17 you didn't have a dollar amount, but they -- they
18 took your offer, I -- I guess. Am I correct --

19 MR. CLARK: Well, we --

20 CHAIRPERSON HOOD: -- with that statement?

21 MR. CLARK: Well, we met with Mr. Rosenberg
22 (sic) -- Mr. -- myself and Mr. Rashidi Christian. We
23 met at the proposed site, and to -- from his first
24 coming to the Edgewood Civic Association meeting. We
25 talked about, uh, the sign that we were working on

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1 doing, putting at the Triangle Park that would say
2 "Welcome to Edgewood, the Edgewood Civic
3 Association."

4 And that was the purpose of that meeting. We
5 had plans, we had drawings, we had costs -- because
6 we've already done the groundwork. And we gave it to
7 Mr. Rosenberger and his assistant at that time, and
8 we got the impression that that would be part of the
9 amenities package.

10 During that -- because he asked me, "Is there
11 any other amenities that you can think of?" I said,
12 "Well, maybe the rec center, because we're building a
13 new rec center. Uh, we've got 'X' amount of dollars
14 for it. But maybe that." But there was no further
15 discussion about dollar amount, uh, that I put in
16 there, because I wouldn't have put 35,000; I would
17 have put 50,000. And I think that the -- the money
18 should go to, uh, uh, the -- the -- the -- the
19 equipment that's needed at the rec center because,
20 right now, they don't have equipment.

21 CHAIRPERSON HOOD: Okay.

22 MR. CLARK: Actually, I got my DPR, but right
23 now, they don't have basic equipment like
24 basketballs, and even a pump to blow up the ball. So,
25 uh, that is much needed. So we don't want to build a

1 15-million-dollar facility, and we can't, uh, outfit
2 it.

3 Also, there is a -- there is no need to set
4 up a foundation to handle that money, because DC Par
5 -- DCP -- uh, DPR already has a mechanism that we
6 work with that you donate the money, and it's
7 designated for that project and that project only,
8 that goes to it. So that 35,000 dollars can be
9 designated as a gift from the developer to DC -- DPR,
10 and there's a -- the paperwork process of it -- that
11 that money doesn't go into a pot that's in DPR and
12 they can use it somewhere else. So they already have
13 the mechanism; it's just a matter of, you know, the
14 developer doing that.

15 CHAIRPERSON HOOD: Uh, I'm -- I'm familiar
16 with the mechanism. Uh, I just noted I had a
17 scoreboard in Woodridge that I had to fight to get
18 the -- we had to fight to make sure it happened. But
19 I know this Commission, over the years, recognized
20 that, and what we'd like to do is, we'd like to see
21 the, um, developer basically administer and purchase
22 and put it down there, as opposed to going those
23 other routes. I do know about DPR. I'm not saying
24 that's not the way to do it.

25 MR. CLARK: Mm-hmm.

1 CHAIRPERSON HOOD: I'm not going to belabor
2 the point. If -- if the community's fine with it, I'm
3 ecstatic about it. If that's the way you think it's
4 going to happen -- I just hope y'all don't have to go
5 through what we went through, uh, to get it. It was
6 there, but it took a while to -- to pull the teeth
7 out and get it. So, hopefully, you all can have --

8 But I -- I think, though, there will be --
9 from my standpoint, there will be time to continue to
10 have -- I'm not trying to undo what was done. I'm not
11 try -- but I think there will be time for you all to
12 continue to have discussions with the ANC, the Single
13 Member District, and the Civic Association, which
14 this is in the area of this. And I think there --
15 there's going to be some more time, at least from my
16 standpoint, uh, and especially with some of the
17 concerns you heard here about the project as a whole.
18 Okay? Let me open up -- Vice-Chair Cohen?

19 MS. COHEN: Thank you, Mr. Chairman. Um --
20 excuse me. Mr. Clark, I just want to read something
21 from, um, Christine Roddy's, um, letter dated August
22 21, to see if this addresses your concern, because
23 maybe I didn't really grasp what you were saying.

24 Um, "The applicant is proposing the
25 following: Edgewood signage at the direction of its

1 Single Member District. The applicant has reached out
2 to the Edgewood Civic Association to coordinate the
3 erection of welcome signs at the entrance of
4 Edgewood."

5 Is that something that you were asking for in
6 your remarks?

7 MR. CLARK: That's something that we had
8 asked for as a -- That's something that we had asked
9 for, uh, as an association, because we were working
10 on to do it ourself, and he asked us about community
11 amenity, and we said, "Well, that would be great."
12 So, when we presented our plans and everything that
13 we had collected to him, we assumed that that would
14 be part of the amenities package until he came to our
15 -- the -- our September meeting and read off the
16 community amenities, and that was not part of the
17 amenities package, so.

18 MS. COHEN: All right. I'm going to have Ms.
19 Roddy respond when -- in her -- her final letter.
20 It's because I'm reading from her own letter. Maybe,
21 you know, it's out of date, but that's kind of what I
22 gathered was one of the proffers, so I'll get that
23 clarified.

24 Um, one other thing -- uh -- it's Ms.
25 Schultz? Is that -- no, Tracy Caswell.

1 MS. CASWELL: Ms. Caswell, yes.

2 MS. COHEN: Um, I hear -- hear what you're
3 saying, but it gave me a little bit of a tweak that
4 -- I know it's your first home in, um, Chancellor's
5 Row, and I know you're having -- experiencing some
6 issues, but I have to tell you that, um -- and I know
7 -- I don't think I was here for the vote on
8 Chancellor's Row, but number one, this city needs
9 density to house the people who have been moving in,
10 such as yourself, possibly. I don't know. I don't
11 know if you made a move internal, or you came from
12 somewhere else. And in addition, I think the
13 residents who live there had the same concerns with
14 Chancellor's Row.

15 And I just wanted to tell you that, um, we,
16 up here, need to balance all of these things. We have
17 such a need for housing that, in -- in -- in my
18 opinion -- and -- and I don't know much -- how much
19 longer I'll be sitting up here -- but density is an
20 urgent need in this city. It needs to be properly
21 placed, sited, as well as designed.

22 So, I'm not in any way casting, you know, any
23 criticism against that, but I just wanted people to
24 understand that everybody is concerned about the new
25 people coming in, and it's unfair for a lot of people

1 that don't have the opportunity, that they're, you
2 know, living amongst relatives -- that can't afford
3 to have a home. And I just wanted to share that with
4 you, because I really did get a twinge when you were
5 testifying, so.

6 MS. CASWELL: Uh, I completely agree, if I
7 may respond, just to say that I think the balance of
8 profit against reasonable living space is, perhaps,
9 out of balance here. Um, and certainly, when you were
10 talking about affordable housing or multi-family
11 homes, there are efficient ways to house many people,
12 and we've seen it in many other communities. But if I
13 were talking a walk through my neighborhood, I
14 wouldn't look at Redemptorists and say, "Gee, I think
15 that needs 39 townhomes around it." And it's
16 particularly looking at the way that the townhomes
17 interact with the existing homes and interact with
18 the other amenities and pieces of our community. I
19 mean, soon it'll be remarkable to say, "A tree grows
20 in Brookland." It's --

21 MS. COHEN: I -- I -- I think we're on the
22 same page --

23 MS. CASWELL: Right.

24 MS. COHEN: -- but I just wanted to give you
25 a -- a reaction.

1 MS. CASWELL: I wholeheartedly agree.

2 MS. COHEN: And wanted people in the audience
3 to understand where I come from. Thank you.

4 CHAIRPERSON HOOD: Okay. Uh, any other
5 questions? Mr. Turnbull?

6 MR. TURNBULL: Yeah, I've just got a comment.
7 I want to thank all of you for coming here tonight. I
8 think a lot of your comments echo some of the
9 comments that we made, and we have questions for, I'm
10 sure, the applicant. Well, we know the applicant's
11 going -- going to be going back and restudying a lot
12 of the issues that are currently laid out on this
13 project.

14 Um, one of the things, which we didn't talk
15 about, but, uh, we often do on projects is, the
16 applicant -- and we -- we can't enforce it, but we
17 can put it in our zoning in the order, when it comes
18 out, is that the applicant, uh, gets into a
19 construction management, uh, plan, and either the ANC
20 -- but it -- it deals with traffic and construction
21 traffic, and you people all have a contact. There's a
22 way of organizing that the neighborhood's all
23 involved, and it keeps track of what's going on. We
24 can't enforce it, but we often do recommend that the
25 applicant do it, especially when there's a lot of

1 concerns, and the proximity is so close to other
2 residential areas.

3 So, I'm glad you brought that up. We didn't
4 get into it, but I want to thank you, Ms. Caswell,
5 for bringing that up. But, again, I want to thank all
6 of you for your comments. I think you echoed a lot of
7 the concerns that we had.

8 CHAIRPERSON HOOD: Okay, any other questions
9 or comments up here? Uh, Commissioner Miller?

10 MR. MILLER: I just -- I just wanted to thank
11 each of the, uh, the residents for coming down here
12 tonight and testifying. We appreciate it.

13 CHAIRPERSON HOOD: Okay, let's see if we have
14 any cross. Does the applicant have any -- any cross?

15 MS. RODDY: No.

16 CHAIRPERSON HOOD: Okay. Chairperson, do you
17 have any cross?

18 MS. QUINN: I do have a couple of questions.
19 Um, first, I'd like to know: What -- what height
20 would you all be comfortable with?

21 MR. SCHULTZ: Well, I mean, looking at the
22 Bozzuto development, they stuck to three stories.
23 When it gets closer to, like I said, not historic
24 townho -- or hou -- homes, but when you have more of
25 a neighborhood-scale house, um, they worked it better

1 in. They made the roofline, uh -- you know, just made
2 it seem like it's a three-story house, even though
3 the roofline is straight up, and there's, you know, a
4 dormer in it, but it's -- they still look better, um,
5 than these -- this proposal here. Um -- yeah.

6 MS. QUINN: Okay. And I also wanted to know
7 whether it's a concern of yours, in -- in terms of
8 how the park is actually used, this park that's been
9 contemplated -- whether it's public or private? Uh,
10 for me, that would be an issue, but I don't want to
11 fight for that if that is not an actual community
12 issue.

13 MS. CASWELL: I think it very much is. Um, we
14 have so little land that we can use. We have so
15 little green space in general, as a city, as a
16 community. Um, but I, for one, am all for maintaining
17 the space that we have as community space, in -- in
18 all of the neighborhoods that we have, as much as
19 possible.

20 MR. DESIDERIO: I would definitely agree with
21 that, because I think whatever little is there will
22 just get more overcrowded with this coming in.

23 MS. QUINN: Okay. Um, and just as a point of
24 information going forward: ANC 5E meetings are the
25 third Tuesday of every month at Trinity University.

1 So that's where you can find us, 7:00 p.m.

2 CHAIRPERSON HOOD: What time is that, again?

3 MS. QUINN: Seven p.m., sharp.

4 CHAIRPERSON HOOD: Okay. So don't come at
5 7:05; come at 7:00 p.m.

6 (Laughter)

7 MS. QUINN: We'll be there at 7:05.

8 (Laughter)

9 MS. STEINER: Um, I have a question to -- Oh.

10 CHAIRPERSON HOOD: Just quickly, uh -- and
11 that's what I wanted the Chairperson, because she's,
12 uh -- she has to ask the cross-examination questions.

13 MS. STEINER: It's okay. No problem.

14 CHAIRPERSON HOOD: So if you could -- if you
15 could give her your question and let her ask it --

16 MS. STEINER: Uh, could you please address
17 Mr. Clark?

18 (Laughter)

19 CHAIRPERSON HOOD: You know what? You know
20 what? You know what? You know what? Hold on. Hold on.
21 I'm -- go -- go ahead. Go ahead. Go ahead.

22 MS. STEINER: Thank you. Thank you.

23 CHAIRPERSON HOOD: But it's a question?

24 MS. STEINER: I am doing a question.

25 CHAIRPERSON HOOD: Do you mind, Madame Chair,

1 if she asks a question? Okay. It's a
2 cross-examination question, what was testify. I heard
3 some good statements early on, but -- that's why I
4 wanted to hear it again, so you may proceed.

5 MS. STEINER: Thank you, Commissioner Hood.
6 Um, Madame Chair for ANC 5E, could you please address
7 Mr. Clark in regarding his request for, um, the
8 signage, and ask him whether or not, when he received
9 the money from treeology (sic) from the developer,
10 who gave him over 20,000 dollars --

11 CHAIRPERSON HOOD: Let me -- let me -- no,
12 hold on, let me stop that. I want you to ask. I --
13 I'm letting you do it. Uh, you don't need to go
14 through her now. You're going to ask the question.

15 MS. STEINER: Oh, thank you. Mr. Clark, when
16 you received your developer's money, when you
17 received the cash allotment from treeology (sic), uh,
18 you were, at that particular time, to do signage,
19 but, um, obviously through, um, the accounting and
20 everything else, it appears as though that that did
21 not happen. Can you explain why you did not provide
22 the signage at that time?

23 CHAIRPERSON HOOD: Is -- is that -- let me
24 ask this: Is that pa -- is that part of this case?

25 MS. STEINER: Yes, because he's asking about

1 signage, and then he wants this, um, group to p -- pr
2 -- provide signage, so I wanted to get the
3 correlation of --

4 CHAIRPERSON HOOD: Eh, eh, yeah, I understand
5 what you're -- where you're trying to get to. You --
6 you can do that at ANC meeting. I don't think that's
7 appropriate for this particular setting.

8 MS. STEINER: Okay, I'll counsel my
9 questions, then. Thank you.

10 CHAIRPERSON HOOD: All right. Thank you for
11 being so cooperative. Okay. Are there any other
12 questions up here? Okay, thank you all very much. We
13 appreciate your testimony.

14 I -- I actually think, um, depending -- and -
15 - and this -- this is, uh -- this -- the five of us
16 talking about this. I actually think that with some
17 of the changes that may come forward, we may have to
18 have a -- a limited-scope hearing, or just have a
19 hearing. And -- and I -- I was thinking about that
20 earlier, before I had the public come up and testify,
21 like we did once before, where we stopped it right
22 after the presentation from the applicant, instead of
23 being redundant and have another hearing. But we went
24 forward, because I think it was good to flesh out.
25 Um, this time, it worked, I think, because we fleshed

1 out some other issues that we heard from the
2 community.

3 But I know we have some concerns, and I can
4 tell you, I don't think this is right for this
5 commission -- at least, I don't think you have the
6 votes. Matter of fact, I know you don't have the
7 votes. Uh, so -- so I think that there's some going
8 back to do. You've heard some of the concerns, not
9 just from us but from the community, and there are
10 some other things that you can tighten up, with the
11 amenities, and some other things we can just kind of
12 tighten up and shore up. And I think, through
13 everything I've heard, I'm hoping we can come back
14 with a much better plan that will be suitable, like
15 we see in other areas, for this -- this community.

16 But let -- let's open it up, colleagues. Uh,
17 Mr. Turnbull?

18 MR. TURNBULL: No, I -- I -- I would agree
19 with you a hundred percent. I think, um, from all the
20 comments that we've had and -- or -- and that -- what
21 we've had, as the -- the Commission as a whole, I
22 think the applicant has to go back and take a harder
23 look at some of the other -- some of the elements of
24 this plan, uh, in light of our concerns that -- that
25 we've had.

1 Um, it'll be a tough row to hoe for some of
2 Commissioner's (sic) May's issues, but maybe not. I
3 mean, it depends upon where they're going to go with
4 some of the issues, and how they're going to handle
5 it. Um, but, yeah, I think we're going to have to
6 have either a limited-scope hearing or continue the
7 hearing in some way so that the applicant has some
8 time to go back. Uh, they may need some more meetings
9 with the, uh -- with the community, with either the
10 ANC and maybe some of the other groups -- I'm not
11 sure -- to res -- to take a look at some of the
12 things that -- that we've asked about.

13 But, um, I don't know if -- how long that --
14 that would take. That may not take too long. I don't
15 know. I mean, we've asked for quite a number of
16 things, so, um -- but I think -- I think the hearing
17 has to continue. I don't -- I don't think we can take
18 any kind of action tonight on -- on this.

19 MR. MAY: I -- I -- I agree, and -- and --
20 and I'll -- and I don't think that further submitted
21 information be sufficient for voting, certainly not
22 sufficient to get my vote and support. Um, the, uh --
23 and I think that if -- you know, if it -- if we get
24 something with changes on the magnitude that I think
25 are necessary, uh, at least from my perspective, it

1 would be helpful to have another hearing.

2 Um, and, uh -- now, I -- I also -- I do have
3 a, sort of, procedural question. Um, you know, um, I
4 think, um, Commissioner Miller put, uh, you know --
5 es -- essentially brought out in -- in his
6 questioning that -- that the, um -- this development,
7 um, by preceding any designation of the, uh -- the
8 college building as a -- as an historic structure,
9 um, essentially has -- bypasses HPRB review.

10 Um, if -- and I understand that the
11 Redemptorists were -- were not -- are not ready to
12 move in this direction, but after tonight, I'm not
13 sure what they'll -- they'll want to do. I mean, if
14 they were to opt to sort of pull back at the moment
15 and incorporate the historic building, get it
16 designated in -- and sort of figure out exactly what
17 they're going to do with the building --

18 In the long run, I mean, could we
19 essentially, um, put this project in abeyance for
20 however long that would take? I met -- uh, I know
21 it's not going to be a matter of weeks or months.
22 It's probably going to be, you know, a year or more,
23 but could the whole thing be put in abeyance and then
24 simply come back with a modified application to
25 incorporate that building into it? Procedurally, does

1 that work? Um, I would think it does, but I'm not the
2 expert on the procedure. Maybe Ms. Schellin knows,
3 um, or has an opinion on that. Again, I'm not
4 suggesting that that has to be what happens, but I
5 just -- I -- I think it's helpful to have that
6 discussion.

7 MS. SCHELLIN: I -- is that building on a
8 different lot? It would be all one ro-- eh, lot, but
9 it's not right now. It is part of one of the lots?
10 It's on parcels? Um, but you're not including it
11 right now as part of the PUD, that parcel? I -- I
12 think that -- because this has a related map
13 amendment -- that would have been my only concern,
14 and because it is, I think that, um, you know, they
15 would just --

16 CHAIRPERSON HOOD: I'd really rather for us
17 not to answer that question.

18 MS. SCHELLIN: Yeah.

19 CHAIRPERSON HOOD: Uh, I -- I -- I don't
20 think we should be answering that question. Okay. I
21 think, really --

22 MR. MAY: I -- I exempt that -- uh, yeah, you
23 know, it's -- it's --

24 CHAIRPERSON HOOD: Yeah. But I really don't
25 want --

1 MR. MAY: -- it's not for us to answer.

2 CHAIRPERSON HOOD: I don't want you to answer
3 that question.

4 MS. SCHELLIN: Yeah.

5 CHAIRPERSON HOOD: I really think that's a
6 question, if we do, at least our attorneys will
7 answer.

8 MS. SCHELLIN: Yeah.

9 CHAIRPERSON HOOD: I think -- because I don't
10 want to put nothing out there that's wrong. Ms.
11 Schellin, she's a great person, but she's not an
12 attorney, at least she wasn't at 6:30 today.

13 MS. SCHELLIN: No. No.

14 CHAIRPERSON HOOD: So, we want to make sure
15 we're safe in this proceeding, and a lot of stuff,
16 Commissioner May, while I understand that you put it
17 out there, I think that's enough. I think that the --
18 the, uh, applicant has heard you, uh, and we -- if we
19 need to do something on it, I think, you know, you
20 all have heard what Commissioner May and Miller have
21 mentioned about that piece, the HPRB, and we'll --
22 we'll just leave it at that. Okay? I think that's the
23 safest bet, far as I'm concerned. Okay? All right.

24 And I think, you know, what they come back
25 with, colleagues, is -- if they come back -- is what

1 they come back with. Okay? And they've heard the
2 concerns.

3 And let me just say this: This ain't the
4 first time the Commission -- you know, this
5 commission has been ridiculed, as late as last week,
6 when I was at Costco, about, we approve everything.
7 We don't approve everything. We do ja -- just what
8 we're doing here now, and we do that with a lot of
9 cases. But nobody knows that. But anyway.

10 Okay, we -- we have a, uh, solution. Uh,
11 we're not going to put a time frame on it. Uh, we're
12 going to let you contact Ms. Schellin. Ms. Schellin
13 will -- the office will -- we will work with her from
14 there. Uh, we don't want to say 2 weeks, 2 months, 3
15 years, 6 months -- we don't want to say anything. We
16 will give you the opportunity to work with Ms.
17 Schellin, and then we'll go from there. Okay? Is that
18 -- is that fair? Okay.

19 MS. SCHELLIN: Right. We'll just have to
20 advertise; you'll have to post the property, just
21 like you do now, so we'll have to go through the
22 normal notice process. Um, that's the -- the
23 difference if we give a date definite, but I'm not
24 sure that we can do that, um, to put a date tonight,
25 um, and then you not be able to keep the deadline

1 because you need to go back to the community. We know
2 for a fact the ANC doesn't meet until November 17,
3 and then you have the holidays in there, and we're
4 very limited on having anything available this year,
5 so.

6 CHAIRPERSON HOOD: Okay. Uh, Chairperson
7 Quinn, you have something?

8 MS. QUINN: Yes, I -- I just wanted to be
9 clear as to whether we would be expected to file a
10 brand new ANC report. So, is it essentially we're
11 starting over, in a sorts?

12 CHAIRPERSON HOOD: I think -- I don't want to
13 say we're starting --

14 MS. QUINN: Right.

15 CHAIRPERSON HOOD: -- from scratch --

16 MS. QUINN: Mm-hmm.

17 CHAIRPERSON HOOD: -- but I think you all
18 will want to weigh in, uh, and -- and include some
19 others, especially those who now know what time the
20 meeting starts, and where it's at. Uh, so I -- I
21 think you probably will have to re -- because it's
22 probably going to be a different plan.

23 MS. QUINN: Very well.

24 CHAIRPERSON HOOD: I'm not sure what they --
25 they may come back with the sa -- I hope they don't

1 come back with the same plan. But the point is,
2 you're going to have something different to look at.

3 MS. QUINN: Got it.

4 CHAIRPERSON HOOD: Okay. Any other questions?
5 Ms. Roddy, are we okay? No date, we'll go from there.

6 MS. RODDY: We understand.

7 CHAIRPERSON HOOD: Okay, so all the players
8 who are -- all the people who spoke up tonight, uh,
9 stay engaged. Uh, Ms. Roddy, you'll be working with
10 Ms. Schellin. We'll go from there.

11 Colleagues, do we have anything else? Ms.
12 Schellin, do we have anything else? Okay. So with
13 that, I want to thank everyone for their
14 participation tonight, and this hearing is adjourned.

15 (Whereupon, the above matter concluded at
16 9:00 p.m.)

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