

GOVERNMENT OF  
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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PUBLIC HEARING

+ + + + +

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IN THE MATTER OF: :  
: :  
SHERIDAN TERRACE REDEVELOPMENT: Case No.  
LLC AND THE DISTRICT OF : 07-35  
COLUMBIA HOUSING AUTHORITY - :  
CONSOLIDATED PUD AND RELATED :  
MAP AMENDMENT :  
-----:

Wednesday,  
June 26, 2008

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

The Public Hearing of Case No.  
07-35 by the District of Columbia Zoning  
Commission convened at 6:30 p.m. in the  
Office of Zoning Hearing Room at 441 4<sup>th</sup>  
Street, N.W., Washington, D.C., 20001,  
Anthony J. Hood, Chairman, presiding.

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairman  
GREGORY N. JEFFRIES, Vice Chairman  
MICHAEL G. TURNBULL, FAIA,  
Commissioner (OAC)  
PETER G. MAY, Commissioner (NPS)

OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN, Secretary  
DONNA HANOUSEK, Zoning Specialist

OFFICE OF PLANNING STAFF PRESENT:

JENNIFER STEINGASSER  
MAXINE BROWN-ROBERTS

The transcript constitutes the  
minutes from the Public Hearing held on June  
26, 2008.

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

2 6:32 p.m.

3 CHAIRMAN HOOD: Good evening,  
4 ladies and gentlemen. This is the public  
5 hearing of the Zoning Commission of the  
6 District of Columbia for Thursday, June 26,  
7 2008.

8 My name is Anthony J. Hood. We  
9 will be joined by Vice-Chairman Jeffries. We  
10 are joined by Commissioner May and  
11 Commissioner Turnbull. Commissioner Curtis  
12 Etherly will be reading the record and  
13 participating in this case.

14 We are also joined by the Office  
15 of Zoning staff, Ms. Sharon Schellin and Ms.  
16 Donna Hanousek, also the Office of Planning,  
17 Ms. Steingasser and Ms. Brown-Roberts.

18 This proceeding is being recorded  
19 by a court reporter, it's also webcast live.  
20 Accordingly, we must ask you to refrain from  
21 any disruptive noises or actions in the  
22 hearing room.

1           The subject of this evening's  
2           hearing is Zoning Commission Case No. 07-35.  
3           This is a request by Sheridan Redevelopment  
4           for approval of a consolidated PUD and related  
5           map amendment for property located at Square  
6           5869 and 5872.

7           Notice of today's hearing was  
8           published in the D.C. Register on April 18,  
9           2008, and copies of that announcement are  
10          available to my left on the wall near the  
11          door. The hearing will be conducted in  
12          accordance with provisions of 11 DCMR 3022 as  
13          follows: preliminary matters, Applicant's  
14          case, Report of the Office of Planning, Report  
15          of Other Government Agencies, Report of the  
16          ANC. We have here 8A and 8C, but I think it's  
17          just 8C. Anyway, Organizations and Persons in  
18          Support, Organizations and Persons in  
19          Opposition, Rebuttal and closing by the  
20          Applicant.

21          The following time constraints  
22          will be maintained in this meeting: the

1 Applicant, 60 minutes, if needed,  
2 organizations five minutes, and individuals  
3 three minutes. The Commission intends to  
4 adhere to the time limits as strictly as  
5 possible in order to hear the case in a  
6 reasonable period of time. The Commission  
7 reserves the right to change the time limits  
8 for presentations if necessary and notes that  
9 no time shall be ceded.

10 All persons appearing before the  
11 Commission are to fill out two witness cards.  
12 These cards are located to my left on the  
13 table near the door. Upon coming forward to  
14 speak to the Commission, please give both  
15 cards to the reporter sitting to my right  
16 before taking a seat at the table.

17 When presenting the information to  
18 the Commission, please turn on and speak into  
19 the microphone, first stating your name and  
20 home address. when you are finished speaking,  
21 please turn your microphone off, so that your  
22 microphone is no longer picking up sound or

1 background noise.

2 The decision of the Commission in  
3 this case must be based exclusively on the  
4 public record. To avoid any appearance of the  
5 contrary, the Commission requests that you not  
6 engage any member of the Commission in  
7 conversation during any recess or at any time.

8 The staff will be available  
9 throughout the hearing to discuss procedural  
10 questions.

11 Please turn off all beepers and  
12 cell phones at this time, so not to disrupt  
13 these proceedings.

14 Ms. Schellin, let me just ask,  
15 what ANC is that?

16 MS. SCHELLIN: There are actually  
17 two, 8A and 8C.

18 CHAIRMAN HOOD: Okay, thank you.

19 Would all individuals wishing to  
20 testify please rise to take the oath?

21 Ms. Schellin, would you please  
22 administer the oath?

1 MS. SCHELLIN: Please raise your  
2 right hand.

3 (Whereupon, witnesses sworn.)

4 MS. SCHELLIN: Thank you.

5 CHAIRMAN HOOD: And, you are  
6 exactly right, I'm looking at the hearing  
7 notice, maybe I just saw something from one of  
8 the ANCs and not the other. But anyway, at  
9 this time the Commission will consider any  
10 preliminary matters.

11 Does the staff have any  
12 preliminary matters?

13 MS. SCHELLIN: Just to advise that  
14 we have received the affidavit of Maintenance,  
15 and it's in order, and the only other item  
16 will be the proffered experts.

17 CHAIRMAN HOOD: Okay.

18 Ms. Grordano, if you could come  
19 forward with your presentations and  
20 presenters, we can get started.

21 MS. GRORDANO: Good evening. I  
22 thought we might as well all just come up at



1       once.

2                   CHAIRMAN HOOD:   Yes, I see a few  
3       familiar faces.   Okay.

4                   MS. GRORDANO:   Good evening. For  
5       the record, my name is Cynthia Grordano, with  
6       Arnold & Porter law firm, representing the  
7       Applicant this evening.

8                   Did    you    want    to    do    the  
9       qualification of the experts first? Have you  
10      had a chance to review the resumes?

11                  CHAIRMAN HOOD:   Let's run down the  
12      list. Who is going -- is it Mr. Banks or Mr.  
13      George for the traffic?

14                  MS. GRORDANO:   Mr. Banks is here,  
15      but I think we are just going to have them  
16      available for questions, rather than --

17                  CHAIRMAN HOOD:   Okay, just for  
18      questions.

19                  MS. GRORDANO:   -- present.

20                  CHAIRMAN HOOD:   Okay, but we have  
21      him down as being offered as a proffered  
22      expert.

1 MS. GRORDANO: Yes.

2 CHAIRMAN HOOD: Okay, I just  
3 wanted to do away with Mr. Banks first, and I  
4 don't mean that literally, Mr. Banks, but  
5 we've seen you enough.

6 Okay, let's run through the list,  
7 Ms. Grordano.

8 MS. GRORDANO: Okay. I think  
9 we've narrowed it down. You probably have  
10 more resumes than we'll actually have  
11 witnesses presenting this evening, but the  
12 first expert we have Ms. Smyser from the  
13 Housing Authority, and some representatives of  
14 Smith Company, but we are not proffering them  
15 as experts.

16 CHAIRMAN HOOD: Okay.

17 MS. GRORDANO: And then, the first  
18 expert is Sami Kirkdil from SK&I Architects,  
19 and he is prepared to talk about similar  
20 projects that he has designed if the  
21 Commission would like to hear that.

22 CHAIRMAN HOOD: Okay. Let's just

1 run through all of them real quick.

2 MS. GRORDANO: Okay. The next one  
3 is Jay Parker, from Parker Rodriguez, and he  
4 is speaking to site plan and landscape design.  
5 He's not a landscape architect, but the plans  
6 were prepared by landscape architects in his  
7 firm, under his supervision.

8 CHAIRMAN HOOD: So, you are  
9 proffering him as --

10 MS. GRORDANO: Expert in site  
11 design and planning.

12 CHAIRMAN HOOD: Okay, not  
13 landscape architecture.

14 MS. GRORDANO: Correct.

15 CHAIRMAN HOOD: Okay.

16 MS. GRORDANO: And then, the next  
17 expert is Peter Okafor, and he is going to  
18 review the storm water management plan for the  
19 project, and he's a civil engineer, and he has  
20 expertise in storm water management. I think  
21 that's clear on his resume.

22 CHAIRMAN HOOD: Okay.

1 MS. GRORDANO: And then, we are  
2 down to Mr. Banks.

3 CHAIRMAN HOOD: Okay.

4 MS. GRORDANO: That's it.

5 CHAIRMAN HOOD: What about Mr.  
6 Jaba?

7 MS. GRORDANO: He is available.  
8 We should go ahead and qualify him.

9 CHAIRMAN HOOD: Okay.

10 MS. GRORDANO: He's available for  
11 questions, and he's here this evening, and he  
12 is our geotechnical expert.

13 CHAIRMAN HOOD: Okay.

14 MS. GRORDANO: And, if there are  
15 questions about the retaining walls and the  
16 structural engineering of those walls, he  
17 would be available to answer them.

18 CHAIRMAN HOOD: Sounds good, and  
19 I'm sure there will be.

20 Okay, thank you, Ms. Grordano.

21 CHAIRMAN HOOD: Colleagues, we  
22 have all resumes in which Ms. Grordano

1 mentioned in front of us, and I will give  
2 colleagues a few moments to relook at those  
3 and see if you have any questions.

4 Commissioner May?

5 COMMISSIONER MAY: We're starting  
6 out, the ones that are proffered as experts  
7 and the ones who are not -- I've lost track of  
8 who is, so could you just give me the last  
9 names?

10 MS. GRORDANO: Okay, the Project  
11 Architect, Mr. Kirkdil, Mr. Parker on the site  
12 planning and design, Mr. Okafor, civil  
13 engineer, storm water management, and Mr.  
14 Banks, transportation consultant, and then our  
15 geotechnical expert on the retaining wall  
16 design.

17 COMMISSIONER MAY: Okay, got it,  
18 thanks.

19 That's fine, I think the resumes  
20 are thorough and appropriate, and demonstrate  
21 the right experience.

22 CHAIRMAN HOOD: Mr. Turnbull?

1 COMMISSIONER TURNBULL: No, I'm  
2 fine.

3 CHAIRMAN HOOD: Okay. So, you can  
4 go ahead and give us your presentation.

5 MS. GRORDANO: Thank you very  
6 much.

7 Just, we have a couple other  
8 preliminary items. We are submitting a  
9 revised set of plans into the record. I think  
10 you have them already, we've distributed them.

11 Of course, the Zoning Commission  
12 rule says that we can't amend the application  
13 after 20 days prior to the hearing, so we  
14 didn't submit them earlier, but now I'm  
15 requesting that you waive that rule to accept  
16 these amended plans into the record.

17 CHAIRMAN HOOD: Okay. The only  
18 thing I would ask, Ms. Grordano, is that we --  
19 in the presentation, if there's some changes  
20 that we really hit those highlights.

21 MS. GRORDANO: Right.

22 CHAIRMAN HOOD: Because, as you

1 notice, we got this shortly --

2 MS. GRORDANO: I know, we are  
3 prepared to do that. Mr. Engel's testimony is  
4 going to cover that point.

5 CHAIRMAN HOOD: Okay.

6 MS. GRORDANO: And, one of the  
7 primary driving reasons for the amendments is  
8 that we've added some additional land area to  
9 the application. Previously in the record I  
10 think there was a request for party status in  
11 opposition from an abutting property owner,  
12 and that land is now under contract, and we've  
13 submitted an application to include that in  
14 the project.

15 So, I don't think we'll be dealing  
16 with the opposition issue this evening.

17 CHAIRMAN HOOD: Okay. Any  
18 problems with those?

19 COMMISSIONER TURNBULL: No, I  
20 would just echo your concern, especially,  
21 regarding because of the sloping of the site,  
22 if there's any major issues on drainage, the

1 bio-filtering, or anything that is  
2 significantly different from what we've been  
3 looking at, I think you can highlight that.

4 MS. GRORDANO: Right.

5 COMMISSIONER TURNBULL: And, any  
6 changes to the affordable housing.

7 MS. GRORDANO: Right. Really, the  
8 purpose of -- and I don't want to steal Mr.  
9 Engel's thunder, but the purpose of adding the  
10 land area was really to soften the effect of  
11 the retaining walls and allow more room to lay  
12 those walls back, and to reduce their height.  
13 So, I think you'll be pleased, because that  
14 was a concern that was raised at the set down  
15 meeting.

16 CHAIRMAN HOOD: Let me just ask,  
17 Ms. Schellin, do we have an official request  
18 for party status from --

19 MS. SCHELLIN: I actually think it  
20 was more or less a letter in opposition that  
21 he was --

22 CHAIRMAN HOOD: Okay, because we



1 would have needed to have dealt with that.

2 MS. SCHELLIN: No, I don't think  
3 there was.

4 MS. GRORDANO: It didn't rise to  
5 that level.

6 MS. SCHELLIN: No, he just  
7 submitted a letter.

8 CHAIRMAN HOOD: Okay. I think we  
9 have done away with all the preliminary stuff,  
10 so we can -- let me just -- hold on one second  
11 before you start.

12 MS. GRORDANO: Did you want me to  
13 go ahead?

14 CHAIRMAN HOOD: I just wanted to  
15 say one sentence.

16 MS. GRORDANO: Okay.

17 CHAIRMAN HOOD: I don't want to  
18 interrupt you once you get started.

19 For the record, when a  
20 Commissioner comes in, we have to announce for  
21 the record that they are here. Just give me  
22 one second, please.

1                   Ms. Grordano, I'm not going to  
2 hold you up any longer. I'll just let you  
3 know up front I'm going to have to interrupt  
4 you.

5                   MS. GRORDANO: That's fine.

6                   CHAIRMAN HOOD: Okay.

7                   MS. GRORDANO: Actually, we are  
8 going to go right to Ms. Smyser from the  
9 Housing Authority. We have a lot of  
10 witnesses, as you can see tonight, and I know  
11 that you really want us to keep under an hour,  
12 so we'll begin with Ms. Smyser, and feel free  
13 to interrupt if need be.

14                  CHAIRMAN HOOD: Okay, thank you.

15                  You may begin.

16                  MS. SMYSER: Hi, Kerry Smyser with  
17 D.C. Housing Authority, 1133 North Capitol  
18 Street, Washington, D.C., 200002.

19                  Chairman Hood and Commissioners,  
20 good evening. My name is Kerry Smyser, the  
21 Redevelopment Project Manager of the Sheridan  
22 Terrace Project for the District of Columbia

1 Housing Authority.

2 Sheridan Terrace is a former  
3 public housing site of 183 walk-up units,  
4 which were demolished in 1997. Built on a  
5 hilly site, poor site design and construction  
6 contributed significantly to extreme building  
7 settlement issues, leading to unstable  
8 foundations, failure of site drainage, severe  
9 soil erosion and frequent flooding of ground  
10 floor apartments. The site lacked a sensible  
11 space, was inaccessible to individuals with  
12 mobility impairments, and was absent of any  
13 energy saving features.

14 While occupied, Sheridan was a  
15 major source of violent and drug-related  
16 criminal activity, with former residents on  
17 the site having suffered symptoms common to  
18 severely distressed public housing, limited  
19 education, extreme poverty, and high  
20 unemployment.

21 On November 7, 2007, the District  
22 of Columbia Housing Authority submitted a HOPE

1 VI revitalization application, requesting \$20  
2 million in Federal funds to construct 336 new  
3 units and a mix of housing types, to include  
4 a five-story multi-family apartment building,  
5 stacked townhouse units, traditional townhouse  
6 units, and manor flats. The units are evenly  
7 distributed throughout the income categories,  
8 with 33 percent at 0 to 30 percent of AMI, 35  
9 percent at 31 to 80 percent of AMI, and 32  
10 percent at market rate.

11 On March 20, 2008, the U.S.  
12 Department of Housing and Urban Development  
13 notified DCHA Sheridan Terrace is one of five  
14 projects in the Nation awarded a Fiscal Year  
15 2007 HOPE VI grant in the amount of \$20  
16 million. The grant agreement between DCHA and  
17 HUD was executed May 29, 2008, and once we  
18 submit supplemental submissions from the  
19 community, and a supportive services plan, and  
20 revised budget to HUD, they will release the  
21 redevelopment funds.

22 The grant agreement stipulates

1 that all funds must be drawn and the project  
2 completed by September 30, 2013, or any  
3 undrawn funds will be recaptured by the U.S.  
4 Treasury, pursuant to 31 USC, Section 1552.

5 The HOPE VI grant will leverage  
6 approximately \$88 million in private and  
7 public funds.

8 In 1994, DCHA stopped leasing  
9 Sheridan Terrace, due to unsafe living  
10 conditions, and in 1996 relocated the few  
11 families which remained on the site. Some of  
12 the families were relocated to other public  
13 housing sites, and other families obtained a  
14 Section 8 voucher to rent in the private  
15 market.

16 In June, 2005, DCHA submitted its  
17 first of three HOPE VI grant applications for  
18 the Sheridan Terrace project. In 2005, there  
19 were 14 community meetings and the former  
20 residents of Sheridan Terrace participated in  
21 great numbers.

22 In 2007, there were five HOPE VI

1 training sessions and a 14-hour charrette,  
2 which included participants such as the City  
3 Council members, Metropolitan Police,  
4 representatives from the utility companies,  
5 community stakeholders, and the District  
6 Government. At each of the meetings,  
7 approximately 50 to 65 former residents and  
8 community members were in attendance. The  
9 master planner and development teams  
10 interacted with the community on the physical  
11 plan, unit types, unit tenure, and density. We  
12 also worked with the community to determine  
13 which supportive services were needed by the  
14 community to assist former residents to return  
15 to the community as renters and homeowners.

16 In August, 2006, DCHA contracted  
17 with the Wheeler Creek Community Development  
18 Corporation to provide outreach and case  
19 management services to former residents of  
20 Sheridan Terrace. Based on the initial needs  
21 assessment of 87 families, services for  
22 education, job training, employment, child

1 care, health and other potential obstacles to  
2 achieving economic and housing self-  
3 sufficiency were identified.

4 The needs assessment indicated 77  
5 families wished to return to the site.  
6 Respondents to the assessment and case  
7 management have indicated the need for a broad  
8 range of services, including substance abuse  
9 treatment, family counseling, parenting  
10 skills, domestic violence counseling, and  
11 counseling for overall health.

12 Thirty-three organizations around  
13 the District of Columbia committed to  
14 providing services to former residents of  
15 Sheridan Terrace. The HOPE VI grant will fund  
16 \$1.2 million for programs and DCHA leveraged  
17 \$6 million worth of services.

18 Once again, DCHA is in the process  
19 of developing the community and supportive  
20 services program plan, and the preliminary  
21 list of service providers includes Union  
22 Temple CDC to provide substance abuse

1 prevention and home ownership training, United  
2 Planning Organization to provide workforce  
3 development training, computer training, and  
4 GED, Wheeler Creek CDC to provide case  
5 management, Howard University will provide the  
6 business development training, Department of  
7 Employment Services will provide  
8 apprenticeship and job training, and Sasha  
9 Briggs will provide youth programs, family  
10 counseling and health prevention.

11 We are working with several other  
12 organizations to provide additional services  
13 such as the D.C. Student's Construction  
14 Foundation.

15 The CSS program will serve former  
16 residents of Sheridan Terrace, and residents  
17 of other Ward 8 public housing and assisted  
18 housing, who will reside at the new Sheridan  
19 Terrace. Case management and other services  
20 will be located near the site at the  
21 apartments at Washington View.

22 DCHA is currently in the process



1 of developing the Sheridan Terrace Steering  
2 Committee, which advises the Executive  
3 Director on the progress of the overall  
4 project. The Steering Committee meets monthly  
5 and hosts the Community Task Force meeting at  
6 large on a quarterly basis. There are several  
7 subcommittees to the Steering Committee which  
8 members of DCHA and William C. Smith staff  
9 will participate, such as the CSSP  
10 Subcommittee, the Special Needs Subcommittee,  
11 and Re-entry Subcommittee. The Re-entry  
12 Subcommittee will develop the re-entry  
13 criteria which is a detailed plan which  
14 describes the criteria all families must meet  
15 to reside in one of the 110 public housing  
16 units at Sheridan Terrace.

17 The re-entry criteria will  
18 describe the preferences, former residents of  
19 Sheridan Terrace have first preference, and it  
20 will outline any credit criteria, criminal  
21 background, and housekeeping criteria which  
22 will prepare families to return to the site.

1           In DCHA's portfolio of 1,060 units  
2       constructed or under construction on HOPE VI  
3       sites, 302 families have returned, which is 28  
4       percent. DCHA and a development team for the  
5       Glencrest project, formerly East Gate Gardens,  
6       will begin the first phase of occupancy in the  
7       next few weeks, and like Sheridan it was  
8       demolished approximately eight to ten years  
9       prior to redevelopment.

10           As of today, 21 former residents  
11       are approved to re-occupy the 61 public  
12       housing units, and seven returning families  
13       have pre-approval letters to purchase units.

14           In conclusion, Sheridan Terrace is  
15       a very exciting project in the District's Ward  
16       8. DCHA and the development teams look  
17       forward to working with the Hillsdale  
18       community over the next five years, as we  
19       develop and construct a safe, healthy and  
20       vibrant neighborhood.

21           This HOPE VI project, like the six  
22       before it, will be a test of our creativity,

1 commitment and stamina, to meet the HUD  
2 established deadline of September 30, 2013.

3 I thank you for the opportunity to  
4 testify before you, and will be happy to  
5 answer any of your questions.

6 MS. GRORDANO: I'm assuming you  
7 want to ask questions at the end of the entire  
8 presentation.

9 CHAIRMAN HOOD: Yes, we'll wait  
10 until the presentation has been complete, but  
11 let me just acknowledge that we've been joined  
12 by the Vice-Chairman of the Zoning Commission,  
13 Vice-Chair Jeffries.

14 Thank you.

15 MS. GRORDANO: Thank you.

16 Now we are going to proceed to the  
17 Applicant's presentation, and it will be a  
18 panel, two representatives from the Smith  
19 Company, Mr. Fennel and Mr. Engel, and  
20 Reverend Wilson from the Union Temple Baptist  
21 Church will also be speaking, and we'll start  
22 with Mr. Fennel.

1 MR. FENNEL: Good evening. My  
2 name is Brad Fennel, and I'm a Senior Vice  
3 President of William C. Smith & Company. I'm  
4 here tonight representing the Joint Venture of  
5 Sheridan Terrace Redevelopment, LLC, a  
6 partnership between Union Temple Community  
7 Development Corporation, the Jackson  
8 Investment Company, and William C. Smith &  
9 Company.

10 The District of Columbia Housing  
11 Authority selected our team to be the lead  
12 developer of this HOPE VI redevelopment, and  
13 we are pleased to be before you this evening  
14 presenting this highly-visible project that  
15 serves as a gateway to Anacostia.

16 William C. Smith & Company has  
17 owned, managed and developed housing in the  
18 District of Columbia for four decades. We are  
19 a District-based company with 12,000 units of  
20 housing in its management portfolio, 4,400 of  
21 those units are located east of the Anacostia  
22 River. The firm has specialized in urban

1 redevelopment projects that incorporate the  
2 repositioning of multi-family communities, as  
3 well as ground-up new construction of for sale  
4 units.

5 Our recent development projects in  
6 Ward 8 include the town homes at Oxon Creek,  
7 a 210-unit for sale community, which received  
8 the ULI Award of Excellence, and the  
9 redevelopment of the 25 acre Camp Simms site  
10 into two separate projects, the Shops at Park  
11 Village, a retail center anchored by a Giant  
12 supermarket, as well as Ashford Court, 75  
13 single-family detached homes now selling  
14 between \$400,000 and \$650,000.

15 Our affiliate, WCS Construction,  
16 is headquartered in the ward and brings  
17 experience in new construction of commercial  
18 and residential structures, substantial  
19 renovation of large-scale multi-family  
20 projects, and historic renovation of  
21 commercial buildings.

22 In the past several years, WCS

1 Construction has engaged in nearly \$75 million  
2 of contracted work and achieved over 42  
3 percent LSDB participation. Much of that  
4 participation, a significant portion, has come  
5 from contractors located east of the river.

6 William C. Smith & Company is  
7 strongly vested in the communities in east  
8 Washington. The company created a non-profit  
9 organization which fund raised and developed  
10 a \$27 million town hall, education, arts and  
11 recreation campus. The ARC provides cultural  
12 arts, recreation, education, and healthcare  
13 services to the community, and was also  
14 awarded a ULI Award of Excellence.

15 Union Temple Community Development  
16 Corporation is a non-profit organization  
17 started by the Union Temple Baptist Church,  
18 located just a few short blocks from Sheridan  
19 Terrace. For the past 30 years, Union Temple  
20 has been providing social services to  
21 residents throughout the ward, and most  
22 recently formed a CDC to formally provide home

1 buyer education, job training, GED and life  
2 skill classes. Union Temple CDC will provide  
3 resident training and enrichment to the former  
4 residents of Sheridan Terrace and the  
5 surrounding community members.

6 The Jackson Investment Company is  
7 a small, minority-owned, Ward 8 real estate  
8 development company, with strong roots in the  
9 community. Clarence Jackson, Sr., along with  
10 his two sons, one a 20 year veteran of the  
11 Police Department, and the other a ten-year  
12 veteran of the NFL, formed the investment  
13 company to develop real estate and make a  
14 difference in their community.

15 Since 1995, Jackson Investment  
16 Company has acquired and renovated rental  
17 properties throughout the ward and are weeks  
18 away from opening an I-Hop restaurant at the  
19 Shops at Park Village, just a five-minute  
20 drive from Sheridan Terrace.

21 Jackson Investment Company,  
22 William C. Smith & Company, have been working

1 together for the past seven years, with WCS  
2 providing technical assistance and capacity  
3 building to their organization.

4 At this point, I'd like to turn it  
5 over to Reverend Willie Wilson, and ask him to  
6 speak to the historical context of this  
7 project, and bring some perspective of the  
8 neighborhood to the meaning of rebuilding  
9 Sheridan Terrace.

10 REV. WILSON: Good evening. I am  
11 Reverend Willie Wilson, the Pastor of Union  
12 Temple Baptist Church, in southeast Anacostia.  
13 I have been the Pastor there for the past 35  
14 years, have been a resident of southeast  
15 Washington for 32 years. In that period of  
16 time, obviously, I've seen many changes take  
17 place in the neighborhood, some good, some  
18 bad. I must say that this particular project  
19 is one of the most exciting and pleasing to me  
20 to be a part of and to know having been  
21 involved in housing rehab and development and  
22 helping many persons, both individually and

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1 collectively, to acquire properties who never  
2 thought they could before.

3 I know of the great need in the  
4 community for this project, and I also know  
5 how much of a difference it will make in the  
6 lives of many of the families who have already  
7 signed up and will be coming back to live in  
8 that particular site.

9 So, I'm going to be very brief in  
10 what I have to say, but just simply to say  
11 that I am very much aware of the great need in  
12 the neighborhood and community for adequate  
13 housing and the difference that it will make  
14 in crime, and in all the attendant  
15 consequences for situations where the housing  
16 is not the best that it could possibly be.

17 So, I'm pleased to be a part of  
18 this project today.

19 Thank you.

20 MS. GRORDANO: Now we'll go to Mr.  
21 Engel for a project overview.

22 MR. ENGEL: Good evening,

1 Commissioners. My name is Matt Engel, and I'm  
2 a Project Manager with William C. Smith in the  
3 District.

4 The Sheridan Terrace project is a  
5 proposed redevelopment project on around 12  
6 acres of land along the Suitland Parkway, in  
7 the Hillsdale neighborhood of Anacostia.

8 Our redevelopment team proposes  
9 344 units at a total development cost of \$105  
10 million. It's a mixed tenure and mixed income  
11 project. By mixed tenure, we have 161 for  
12 sale units, and 183 rental units.

13 In terms of affordability, we have  
14 a third low income, a third moderate income,  
15 and a third market rate, 110 low, 119  
16 moderate, and 115 market rate.

17 My goals for this presentation  
18 this evening are to very briefly describe the  
19 context in which we are developing, secondly,  
20 give you a fairly detailed rationale for the  
21 development choices that the team made as we  
22 looked at a fairly challenging site, and

1 third, address the set down concerns that we  
2 heard in February from the Commission, and  
3 what we've done to respond to them.

4 This is a picture of the former  
5 Sheridan Terrace, which was built in 1959 as  
6 a model public housing project. By the '80s  
7 and '90s it had fallen under extremely hard  
8 times, and by the time it was demolished in  
9 1997 was almost entirely vacant. It was much  
10 like what is in the neighborhood today, which  
11 is three to four-story, walk-up, multi-family  
12 rental housing, some in poor condition as you  
13 see on the right, some in moderate to fair  
14 condition, as you see on the left.

15 We are also starting to see a  
16 small amount of new in fill development on a  
17 patchwork number of sites within the  
18 neighborhood.

19 Obviously, there's a lot going on  
20 in the Hillside/Anacostia neighborhood. The  
21 Sheridan Terrace site is about a two-minute  
22 walk from the Anacostia Metro Station, which

1 is a major transit hub and slated for  
2 redevelopment. It's also within walking  
3 distance of the Martin Luther King Avenue main  
4 street and the proposed South Capitol Street  
5 Bridge, not to mention a six-minute walk from  
6 Poplar Point.

7 As a development team, we made  
8 choices on the development, both from a  
9 physical perspective and from a programmatic  
10 perspective. We had a number of physical  
11 constraints and physical opportunities, and we  
12 had a number of programmatic constraints and  
13 programmatic opportunities.

14 What I'd like to do now is run  
15 through the major ones, and give you an idea  
16 of how we ended up where we are.

17 with all the choices we made  
18 regarding the physical elements of the site,  
19 we tried to use the old Sheridan Terrace as a  
20 template for redeveloping the new Sheridan  
21 Terrace. We had site plans for the old  
22 Sheridan development. We had stories from

1 residents who lived there. We had photos.

2 One of the few remaining vestiges  
3 of the old Sheridan Terrace, as you can see in  
4 the lower right-hand corner, is an existing  
5 ten-foot wall which holds the grade of the  
6 Sheridan Terrace site and separates by about  
7 ten feet the sidewalk and Sheridan Road from  
8 the site.

9 Our first goal was to take this  
10 wall down and to reconnect the site to the  
11 street. So, what you see on the top is our  
12 attempt to use buildings to disguise retaining  
13 walls and hold the grade within the building.

14 In our manor homes, which front  
15 Sheridan Road, the ten-foot retaining wall is  
16 now visible to the eye. It's actually buried  
17 in the back of a four-story walk-up manor  
18 flat, and grades continue to get taken up the  
19 site in one-foot increments as the town homes  
20 step up the site. So, by the time we get to  
21 the top of the site about 15 feet of grade is  
22 taken up without any retaining walls

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1       whatsoever.

2                   Once again, reconnecting the site  
3       to Sheridan Road was a major goal. This is  
4       one of the sites we visited and we took the  
5       community, it's a HOPE VI project in  
6       Alexandria called Chatham Square. As you can  
7       see, as you walk along the sidewalk there's  
8       five steps up to a green space mew, which  
9       brings you right into the center of the site.  
10      We based our mew prototype and our site plan  
11      on that element, so there would be a  
12      pedestrian connection to Sheridan Road.

13                  Obviously, the former Sheridan  
14      Terrace was an unattractive gateway into the  
15      District. President Clinton used to drive out  
16      to Andrews Air Force Base along Suitland  
17      Parkway and say, what is that on my left? So  
18      now that we have an opportunity to actually  
19      create something there, we wanted to provide  
20      strong gateway architecture along the Parkway,  
21      and so our design team, which will go into  
22      this a little more in detail later on, created

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1 the units with the most massing and really the  
2 most half spacing with Suitland Parkway. At  
3 the same time, we were faced with the  
4 challenge of wanting people to be a little bit  
5 insulated from the Parkway, so you can see  
6 most of our town homes are oriented in the  
7 opposite direction of the Parkway, so they are  
8 facing green space mews and don't look out on  
9 the Parkway altogether.

10 The old Sheridan Terrace, like  
11 many public housing projects, had a great deal  
12 of undefensible green space, which led to  
13 loitering, trash and crime. We, again, looked  
14 at projects like Chatham Square in Alexandria  
15 and tried to emulate a green space mew, which  
16 you see here on our project, which on each  
17 side is defended by front doors and three  
18 floors of windows, so we envision a place  
19 where children can play while their parents  
20 are watching from their kitchen or their  
21 bedroom window.

22 The former Sheridan Terrace,

1 again, like many public housing projects, was  
2 characterized entirely by multi-family  
3 buildings, with internal hallways, with large  
4 families and low-income residents the internal  
5 hallways became dark places which were not  
6 very safe and not very conducive to family  
7 living.

8 The new Sheridan Terrace, we  
9 achieved a density of 344 units, but only have  
10 one building with an internal corridor.  
11 Almost all of our buildings have individual  
12 front doors, giving a sense of privacy and  
13 ownership.

14 Our civil engineer, Dewberry, will  
15 go into this more in detail later on, to  
16 address some of your concerns from set down,  
17 but clearly site drainage was an issue at the  
18 old Sheridan Terrace. So, what we've done as  
19 a team is researched and engineered as many  
20 low-impact development techniques as possible  
21 to absorb rain water, to reduce the amount of  
22 stormwater runoff, and to reduce the amount of

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1 flooding on the site.

2 Several elements that we are using  
3 are hydrodynamic separators, bio-retention and  
4 ex-filtration, about 16 of them located on the  
5 site, a vegetative green roof, permeable  
6 pavers, and an underground rain cistern in the  
7 multi-family building.

8 Finally, as we all know, sites  
9 close to the Metro are few and far between,  
10 and the former Sheridan Terrace didn't take  
11 advantage of this. When we decided to design  
12 our building with the highest density, which  
13 is a 104 unit, four-story loft apartment  
14 building, we located it closest to the Metro.  
15 You can literally walk out your front door of  
16 this building and within two minutes be at the  
17 Anacostia Metro Station. We see this as a  
18 great opportunity.

19 Programmatically, Sheridan Terrace  
20 isn't your typical development, because as a  
21 development team we were faced with several  
22 constraints and goals provided by the D.C.

1     Housing Authority. First and foremost was to  
2     provide 110 public housing replacement units  
3     for residents of the former Sheridan Terrace  
4     and the current Berry Farms development.

5             We were also faced with the goal  
6     of providing one third low-income units, one  
7     third workforce, and one third market rate.  
8     So, with 110 low-income units that made our  
9     minimum target of units at least 330.

10            Finally, as a gateway site, and as  
11    a company, and as the Housing Authority's  
12    goal, we attempted to adhere to higher than  
13    normal design standards on this site, and make  
14    sure that we distributed rental and for sale  
15    housing in every unit type, low-income housing  
16    in every unit type, which you'll see in the  
17    next several slides. We didn't have color  
18    renderings in your first set of drawings, we  
19    do now, and SK&I will be able to detail some  
20    of the choices made here in their  
21    presentation, but each one of these units has  
22    rental or for sale housing, and every unit has

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1 low-income, moderate-income and market-rate  
2 housing.

3 The last part of my presentation I  
4 would like to focus specifically on the  
5 concerns that we heard from the Zoning  
6 Commission in February when we were set down.  
7 Obviously, first and foremost, we heard that  
8 the retaining wall that we proposed was much  
9 too large, had too much massing, and didn't  
10 have the human feel.

11 As you can see, this is the site  
12 plan we brought to you in December of 2007,  
13 and in the area in the circle we had about 440  
14 feet of exposed space of retaining wall.

15 Today, in June of 2008, we have  
16 about 200 feet of exposed retaining wall, and  
17 also our retaining wall is set much farther  
18 back from the site than it was before.

19 The way that we accomplished this  
20 was by going out and purchasing a lot on the  
21 top of the hill, Lot 956, and adding about  
22 21,000 square feet to the site. We also added

1 about five small Housing Authority parcels in  
2 this area, for a total of 43,000 square feet  
3 of additional land to lay back the wall.

4 Finally, and SK&I can also discuss  
5 this, we added a unit topology which is 34  
6 feet wide and screens about 200 feet of the  
7 retaining wall from sight from Suitland  
8 Parkway or from anywhere else on the site  
9 internally.

10 Again, this was the section we  
11 showed you back in December, and got a very  
12 clear message from the Commissioners that this  
13 was not at all acceptable. I think it was  
14 called the wedding cake effect, and it was a  
15 series of 15-foot tiered retaining walls, set  
16 back from the curb five feet in its closest  
17 spot and about 20 feet in its farthest spot.

18 Where we ended up today, we think,  
19 is a much more pleasing perspective, and I  
20 attribute it mostly to the Commission pushing  
21 us, and then us taking the necessary steps to  
22 go out and acquire land to make this work.

1                   What we've done is, through adding  
2                   the 43,000 square feet of land we were able to  
3                   set back the wall, at its closest place, this  
4                   is from the same spot, it's a little bit --  
5                   the camera is turned a little right from where  
6                   you were before, that's why you don't see that  
7                   building, but the same spot, we were able to  
8                   set the wall back 20 feet at its closest place  
9                   and 80 feet at its farthest place, and add a  
10                  total of 13,000 square feet of green space to  
11                  the site.

12                 Also, by being able to pull the  
13                 walls back further into the site, we could add  
14                 much more landscaping between the walls, and  
15                 give the site a much more human feel.

16                 Once again, being pushed in this  
17                 direction by the Zoning Commission, I think  
18                 brought us to a place where we are much more  
19                 comfortable with, as the development team.

20                 We also were able to specify, with  
21                 our geotechnical engineer and our retaining  
22                 wall experts, the best system from a

1 construction standpoint, and also from an  
2 aesthetic standpoint, for the site. The wall  
3 that people will touch and feel will really be  
4 the wall along Sheridan Road, which right now  
5 is a 10-foot wall, it would be brought down to  
6 about three to four feet, and we are going to  
7 use a natural stone wall with steps along  
8 Sheridan Road.

9 In the rear of the site, we have  
10 proposed to use a keystone wall, which is a  
11 segmental block wall, with landscaping on each  
12 tier, and again, Parker Rodriguez representing  
13 site planning and landscape architect, can  
14 describe that a little more in detail.

15 Finally, another concern we heard  
16 very clearly at the set down was the need for  
17 adequate stormwater management, given the  
18 slope. The brown lines on the site represent  
19 our new proposed stormwater management system,  
20 and we've proposed catching all the stormwater  
21 runoff from the top of the highest wall, as  
22 you see in the brown sections here, and piping

1 it down underneath the wall into a stormwater  
2 system below.

3 On the top of every retaining wall  
4 we propose to have a swale, where water will  
5 be caught, hit a storm inlet, and be piped  
6 off.

7 Finally, we also heard a desire to  
8 soften our parking courtyards in the rear,  
9 which were all asphalt at the time we  
10 presented to you in December, 2007. Now we've  
11 added green space to every courtyard, which  
12 doubles as a planting area and also as a bio-  
13 filtration system, when our civil engineer  
14 testifies he'll be able to describe how  
15 exactly that operates, but it both softens the  
16 courtyard and serves as a stormwater  
17 management benefit.

18 In all, we feel like we've ended  
19 up with a better product than we were before.  
20 It's been quite a long process, and a  
21 collaborative process, both from the Zoning  
22 Commission, and from the community, and from

1 our design team, we think we've ended up in a  
2 good place.

3 Thank you.

4 MS. GRORDANO: Thanks, Matt.

5 We are going to change seats here  
6 now, and ask the architects to come up.

7 MR. KIRKDIL: Hi, my name is Sami  
8 Kirkdil with SK&I Architects for the  
9 principals. We are located at 7735 Old  
10 Georgetown Road, Bethesda, Maryland 20814.

11 I think I'm going to talk a little  
12 bit about the process it took us to come up  
13 with this site plan. It's been a long, lengthy  
14 process, a lot of community involvement.  
15 We've been working on this project almost more  
16 than two years.

17 It's a very challenging site. We  
18 have, basically, almost 70 feet of grade from  
19 north and south, and almost, you know, ten to  
20 20 feet grade across the site. So, one of the  
21 things that we wanted to do was, you know,  
22 kind of creating topologies to -- as Matt was



1 talking about earlier -- to pick up these  
2 grades.

3 It was, you know, it was kind of  
4 very challenging to achieve that, and one of  
5 the points -- I think there were several  
6 issues in the site, there was noise,  
7 basically, coming from Sheridan Terrace  
8 somehow locating majority units perpendicular  
9 to Sheridan Terrace Road, we kind of buffered  
10 that issue.

11 And, the other thing was,  
12 basically, creating parking courts and hiding  
13 most of the parking from the public view, and  
14 also locating most of the parking spaces  
15 inside the buildings, or either in the  
16 garages, or individual garages, or underground  
17 parking under, basically, apartment building.

18 We have several unit types,  
19 basically, to -- I mean, this kind of explains  
20 it a little bit more, the yellow kind of  
21 explains the manor houses, they are four  
22 stories, they are individual flats with the

1 stair kind of connect them. We have,  
2 basically, -- units, basically, for sale  
3 units, as well as affordable units in those  
4 buildings.

5 Those topologies, basically, take  
6 almost ten feet grade. They have a retaining  
7 wall behind them, so townhouses kind of start  
8 behind them.

9 Next to the manor houses we have,  
10 you know, cottages, again, along the Sheridan  
11 Terrace. They kind of take ten feet as well,  
12 and there's a gap between, you know, the  
13 cottages that, basically, allows us to bring  
14 the pipes from the parking lots into the  
15 Sheridan Terrace along here.

16 And then, we have -- townhouses,  
17 basically, located behind, you know, the u-  
18 shaped courtyards. Basically, what we have  
19 is, you know, public courts and the mews that  
20 are perpendicular to Sheridan Terrace, and,  
21 you know, basically, they are taking ten feet  
22 here. We are sloping each townhouse, stepping

1 it up, taking another five, six feet. We had  
2 to also come up with another topology here to  
3 pick up another ten feet along there. These,  
4 basically, narrow wide townhouses, they have  
5 a one-car garage, front loaded, and their  
6 backyard is, basically, ten feet higher than  
7 front doors.

8 The other topology that we are  
9 using is, basically, 2 over 2 units. They  
10 will be like four-story buildings, two-story  
11 townhouse, they will have individual garages  
12 that connect to the unit. We have two bedroom  
13 and three bedroom units along this topology.

14 And, another topology is,  
15 basically, again, we have townhouse community,  
16 upper part of the community north of the  
17 project, we are, basically, segregating two  
18 parts, because of the grade differences.  
19 There's a retaining wall, basically, this  
20 becomes in the higher plateau, and this is in  
21 the lower plateau, as well as we have 104  
22 units of apartment building along Sheridan

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1 Terrace, close to the Metro. This building  
2 has, basically, flex space in the first floor,  
3 in that there is parking behind them, and then  
4 again, this building, you know, takes ten to  
5 15 feet of grade from Sheridan Terrace to the  
6 back street.

7 These are the existing conditions,  
8 basically, existing retaining wall, some of  
9 the slope, and incredible views from the site.

10 This is, you know, the new  
11 proposed development along Sheridan Terrace.  
12 These are the manor houses, and then these are  
13 the cottages, basically, either side, and then  
14 townhouses along.

15 This is, basically, a rental  
16 apartment building along Sheridan Terrace.  
17 There will be flex space in the first floor,  
18 and then apartments above, and parking behind  
19 there as well.

20 This kind of explains a little  
21 bit, basically, these are the manor houses,  
22 four story, there's a ten feet grade

1 difference, you know, basically, a retaining  
2 wall and staircases takes you to upper mews,  
3 and then these townhouses kind of step up so  
4 we pick up a little more grade, and then these  
5 are wide, you know, and long townhouses. You  
6 also pick up ten feet, you can see the  
7 retaining wall from there. So, we are going  
8 from there to there, basically.

9           These are the views along the  
10 Sheridan Terrace. You can see, basically,  
11 manor houses, as well as the cottages.

12           This is the 2 over 2s along the --  
13 again, 2 over 2s along the side street, and,  
14 actually, you can see the mews, manor houses  
15 and townhouses either side. We will have,  
16 basically, some of the units will have porches  
17 to kind of activate this space, and this is  
18 one of the side streets that kind of,  
19 basically, backs up to the courtyard.

20           This is the street, basically, you  
21 have 2 over 2s either side of the street.

22           Again, similar thing.

1           And, if you have any questions or  
2           anything -- generally, we are using new  
3           traditional residential architecture, you  
4           know, similar to things that you would see in  
5           any kind of D.C. neighborhood.

6           MR. PARKER: Thank you.

7           For the record, my name is Jay  
8           Parker. I'm a land planner and representing  
9           Parker Rodriguez, 101 North Union Street,  
10          Alexandria, Virginia, and we are also having  
11          in the audience there some of my registered  
12          landscape architects, but I'm only going to  
13          address site planning, but give you an  
14          overview of some of the landscape decisions  
15          and directions that the rest of the staff has  
16          given.

17          Sami has already run through most  
18          of the site plan issues, but I'm going to  
19          address a couple of the issues.

20          First of all, there is a roof top,  
21          the garage extends -- there's parking under  
22          the building, and the garage extends out here

1 and at grade level, at ground level on this  
2 area, we are actually introducing roof top  
3 planting and bio-planting in that area.

4 And then, I'm going to address a  
5 little bit the mews and the different types of  
6 mews. Each mew will be a little bit  
7 different. We want to break up the monotony  
8 so that there is no monotony along Sheridan  
9 Road here, and then I will be addressing again  
10 a little bit terracing back the wider benching  
11 that we have now along the terraces, and the  
12 reforestation or the naturalization on the  
13 very top edge, which really didn't show in  
14 that one little computer model that was done.  
15 Okay?

16 Taking a closer look, now you can  
17 see a little bit of the ground level roof  
18 terrace here with the cistern that will pull  
19 water off the roof and store that, and it will  
20 keep that water in that area. We will have  
21 street trees and the Washington street lights  
22 all along Sheridan Road and on all the feeder

1 roads leading into Sheridan Road.

2 This is Sales Place up in here,  
3 and street trees, obviously, there.

4 This is the southern half of the  
5 project, this is Pomeroy over here, and you  
6 can see there's shallow wide units, townhouses  
7 here. We have very elaborate landscaping in  
8 each of those mews. we've taken some -- made  
9 some effort to both landscape bio-swales with  
10 some trees in them in the back end of private  
11 automobile courts, but also when you look,  
12 taking a closer look at this area, which is a  
13 further effort to screen the parking from this  
14 lane that serves the backs of these units.

15 Once again, to reiterate what  
16 everybody has said, what we tried to do is, in  
17 a de-urbanus form, they saw the buildings out  
18 to the public streets, tuck in all the parking  
19 wherever possible in the back.

20 This is one typical mew, double  
21 stairway, perhaps, and a single -- this would  
22 be a situation where it's all level and this



1 comes back to that lane that runs down the  
2 back. This is Sheridan Road and the sidewalk  
3 along Sheridan Road, the retaining wall that  
4 was mentioned, that little five foot wall,  
5 isn't constant along here, it actually comes  
6 along at the bottom of the manor houses here,  
7 then it drops back to get landscaping, and  
8 then comes back out to Sheridan Road. So,  
9 you've got all this break as you go along  
10 Sheridan Road, the sidewalk, with landscaped  
11 little courtyards.

12 This is just another one, and you  
13 can see Sheridan is out here, and the manor  
14 houses here, and the townhouses have their  
15 individual doorways facing into each other,  
16 and not absorbing the sound from Suitland  
17 Parkway.

18 This one is a little more  
19 complicated. We do have a condition where we  
20 do have a lower -- sort of a lower walk and an  
21 upper walk, to take up a little bit of grade  
22 here. So, we are filling that with little

1 seating areas and gardens there.

2 This is a playground -- this is  
3 two of the playground areas, pretty much in  
4 the middle of the project. That little lane  
5 that runs in the back is just off the picture  
6 here. We plan to have picnic tables, seating  
7 areas, sort of an older child, six to 12,  
8 play area here, and a junior child, one to  
9 six, here, two to six playground area here.

10 This is a little bit higher level.  
11 This is on the upper level of townhouses, and  
12 we have another play area there with some play  
13 equipment and some seating areas up there.  
14 We'll probably have some grills down here,  
15 too, community grills.

16 This is at the end of Sales  
17 Street, it's another small playground area  
18 that will be located in this area.

19 Some of the equipment that we  
20 anticipate.

21 The lighting, again, the  
22 Washington standard globe along the public

1 street, internal to the site we are very  
2 conscious about dark skies, and we are trying  
3 to promote that, as well as any other  
4 environmental issues, so we are looking at one  
5 of these two alternatives right now for the  
6 interior lighting, but still ornamental and  
7 fairly attractive, I think. And then, very  
8 substantial steel -- furniture.

9           Some of the landscape materials  
10 we'd be using for street trees, we very much  
11 believe in street trees. We think it  
12 transforms a whole neighborhood. We'll be  
13 putting them in the -- at the curb line, at,  
14 approximately, 35 feet on center, and be using  
15 both London Plane and willow oak. In the  
16 tighter areas we are going to be using upright  
17 maples, so that we can get the nice shade  
18 trees in those mews, and then ornamental trees  
19 as well, and then at the ends of each of those  
20 parking courtyards we are looking at -- and  
21 holly -- American holly on the sides, and I'm  
22 going to talk about this in another drawing

1 that comes next. This is a small southern  
2 Magnolia. We hope to plant some fairly large  
3 ones to screen some of those parking courts.

4 Two types of stone wall were  
5 mentioned earlier, I won't belabor it, but the  
6 keystone stone wall -- keystone concrete  
7 segmented wall here, but the stone wall out in  
8 front, and clustering plantings along that  
9 stone wall, both planted in the areas between  
10 the different benched retaining walls, but  
11 also using winter jasmine to hang down over  
12 the tops of the walls and juniper. And then  
13 just at the bottom here, this is sort of one  
14 of the examples of some of the roof top  
15 terraces, plantings that we are going to do  
16 over that garage.

17 This is the bio-retention planting  
18 at the ends of the parking courtyards. It  
19 will be a lot wider than this. This is sort  
20 of a typical one, and ours will be a little  
21 larger, and we will use some tree forms, some  
22 small tree forms, a river birch, that sort of

1 thing, and water-loving plants. It helps  
2 filter the stormwater run off, and then it's  
3 picked up by a drain. I'll let Peter cover  
4 that in a second.

5 This is how we are pulling the  
6 walls back, and this is a little bit  
7 misleading. We have -- in most places we have  
8 much larger areas than this between the  
9 retaining walls, this would be sort of the  
10 worst case scenario. And, this is that lane  
11 that runs down the back.

12 And then at the top, the trees  
13 that we are disturbing to build this, we had  
14 a tree -- an arborist from Caro Trees come  
15 out, and he identified all those -- most of  
16 the trees up there, no specimen trees, most of  
17 the trees were diseased and/or weed trees.  
18 Along this edge, we are going to be  
19 naturalizing that whole edge again, and  
20 planting good, solid indigenous trees to keep  
21 that profile of trees back behind the Sheridan  
22 -- new Sheridan Terrace.

1                   And finally, this is a view of the  
2                   mew again, and you can see there's wide  
3                   shadows in the background, street trees along  
4                   that back lane, too. We are very anxious to  
5                   see street trees on all those areas.

6                   That's it. Thank you.

7                   Peter?

8                   MR. OKAFOR: Good evening. My  
9                   name is Peter Okafor, Civil Engineer with  
10                  Dewberry & Davis, Civil Engineer in charge of  
11                  the project.

12                 Mr. Engel spoke already, I think  
13                 he did do a very good job explaining what we  
14                 are doing with the stormwater management. I'm  
15                 going to give an overview again, and be ready  
16                 to take any questions, but I'll try and give  
17                 you an overview.

18                 What I've done here with the --  
19                 this is the stormwater management flush  
20                 drainage area, not off Stanton Road. The blue  
21                 lines you see over here are drainage area  
22                 marks, and the magenta or purple lines you see

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1 are storm drains.

2 We have little triangles that we  
3 show --

4 VICE-CHAIRPERSON JEFFRIES: Do you  
5 have a pointer?

6 MR. OKAFOR: Yes, I do.

7 VICE-CHAIRPERSON JEFFRIES: Oh,  
8 okay.

9 MR. OKAFOR: The blue lines over  
10 here, the drainage areas, the magenta lines  
11 are the storm drains, and the little triangles  
12 over here represent the hydrodynamic systems  
13 that we are using to get storm water  
14 management.

15 We have the green roof, which Jay  
16 just mentioned a little earlier, on top of the  
17 garages over here, and on this side the little  
18 green area here you see are the bio-filters  
19 which we introduced, they were not there the  
20 last time. I'll explain about those a little  
21 more.

22 This is south of Stanton Road,

1       this is a little more interesting.  What I'll  
2       try to do with this slide is to show you the  
3       off-site drainage area, all this area in grey  
4       shade is the off-site drainage area.  What we  
5       have done is that we are going to make sure  
6       that none of this off-site drainage goes  
7       through the site.  So, the entire area of  
8       about 3.4 acres is going to be picked up by  
9       storm drains in each layer of retaining wall,  
10      and is going to be piped right out of the  
11      site.  So, there's no interaction with off-  
12      site drainage area and the development at all.

13               All of the outside drainage area  
14      is going to be piped straight out to public  
15      storm drains.  We have adequate public storm  
16      drains in southeast.  Over here there's the  
17      separate systems, the storm drains are  
18      separated from the side entry.

19               This is the bio-filter layout at  
20      the motor courts, like everybody has  
21      explained.  This is actually a scale drawing,  
22      so this shows the actual size of the bio area.



1 We are doing it bio-filter and --  
2 exfiltration. In southeast D.C., the soil  
3 type is a clay nature soil, which is not very  
4 good for infiltration, so it's not advisable  
5 to get water in the ground because of the  
6 clay, the nature of -- the clay nature of the  
7 soil. It doesn't take the water very well.  
8 So, we are doing with this is, we are doing  
9 ex-filtration, we are going to pass them  
10 through the media, all the correct media, the  
11 plants and everything, and we are going to  
12 take it out through a storm drain to the  
13 public system.

14 This is a typical section of the  
15 bio-filter. I tried to show you motor courts,  
16 this is the motor court area. This is the  
17 plantings and the perforated pipe under here.  
18 We also have an overflow catch basin. There's  
19 an opening between the buildings, because of  
20 the grade of the site we designed then to have  
21 an opening of an overflow system, so that you  
22 don't have any flooding. All the grading is

1 done so the water will come to the center, and  
2 if for any reason there's any blockage it will  
3 go straight out to Sheridan Terrace without  
4 affecting the homes.

5 The bio-retention system will  
6 treat the water and go out to the public storm  
7 drain on Sheridan Terrace.

8 This existing -- this overflow  
9 system will be needed if for any reason we  
10 have a 100 year storm, or a storm that is  
11 unusual. The water will go straight out  
12 without creating any flooding.

13 We mentioned this earlier as well,  
14 this is just a typical section to the  
15 retaining wall. What we are doing is, we are  
16 running a set of swales behind each wall, so  
17 this would be the large drainage area that I  
18 showed, it's going to be picked up in the  
19 storm drains, each section will be picked up  
20 by a swale and piped to a storm drain, and  
21 piped out before getting to the development.  
22 So, that's a very interesting aspect of the

1 project.

2 That's, basically, what we are  
3 doing for stormwater management. We feel that  
4 we've treated you right, we've had meetings  
5 with DDOE, and we've -- you know, everybody is  
6 in agreement with the concept that we are  
7 showing.

8 So, I'll be willing to answer any  
9 questions you may have.

10 Thank you.

11 MS. GRORDANO: That concludes our  
12 presentation.

13 I did want to mention that when --  
14 a few weeks ago when we realized we were going  
15 to be adding land, we reissued the hearing  
16 notice to 200-foot property owners beyond the  
17 boundary, with 200 feet of the new boundary of  
18 the site. And, in fact, the initial notice  
19 was over-inclusive and included 200 feet  
20 beyond the boundary that we have now. So, we  
21 just wanted to make sure that everybody within  
22 200 feet of the new boundary knew about the

1 public hearing.

2 CHAIRMAN HOOD: Thank you, Ms.  
3 Grordano and everyone for the presentation.

4 I just want to get a feel for  
5 where we are. Is Commissioner -- I guess,  
6 Chairman Mohammed in the audience? Okay,  
7 somebody is going to -- okay, Chairman  
8 Mohammed -- okay. I know Ms. Cuthbert, I saw  
9 her.

10 Let me just ask, I just need a  
11 show of hands, I don't want to jump too much  
12 because we haven't asked our questions yet,  
13 how many people are here in support, who will  
14 be testifying in support? And, I will be  
15 getting the list, but I just want to see. In  
16 support, how many people are here in support?  
17 How many people are here that will be  
18 testifying in opposition? Okay. All right.

19 I usually do that so I know pretty  
20 much how long our night is going to be. So,  
21 I let the cat out of the bag. Okay.

22 Colleagues, let me start off, Ms.

1 Grordano, help me understand, while my  
2 colleagues are getting ready for their  
3 questions, because I'm sure we are going to  
4 rename the wedding cake tonight so I'm  
5 interested in what the new name is going to  
6 be, the amenities package, let's talk about  
7 that a little bit, because when I was reading,  
8 I saw somewhere where the circulation plan, or  
9 the circulation pattern was part of the  
10 amenities package. Help me understand the  
11 amenities package for this project.

12 And, I will say the affordability,  
13 I will tell you that I was happy to see it  
14 going from zero to 30 percent, so I will tell  
15 you that, that was a plus for me.

16 But, help me with the amenities  
17 package.

18 MS. GRORDANO: I'm going to turn  
19 this over to Mr. Engel, because he --

20 MR. ENGEL: The answer is, there's  
21 no specific amenity package detailed in the  
22 submission.

1 MS. GRORDANO: The project  
2 includes, the project amenities are,  
3 obviously, the playgrounds, the green space.  
4 The key public benefit of this project is the  
5 affordability, and what we think is the  
6 exceptional design of the project.

7 CHAIRMAN HOOD: So, when I'm  
8 reading and I see the circulation, that's  
9 really not --

10 MS. GRORDANO: I'm not sure what  
11 you are referring to. We also have the flex  
12 space on the ground floor.

13 CHAIRMAN HOOD: And, that's just  
14 it, it's all over the place, so I was just  
15 trying to fine tune what was it.

16 MS. GRORDANO: Right.

17 CHAIRMAN HOOD: Besides, I already  
18 understood the affordability is definitely  
19 understood.

20 MS. GRORDANO: Okay, and then we  
21 didn't really touch on the flex space in the  
22 presentation, but, Mr. Engel, you might want

1 to just elaborate on what you envision that  
2 space would be.

3 MR. ENGEL: We left about 5,000,  
4 6,000 square feet of what we are calling  
5 flexible space, flex space, on the ground  
6 floor of the four-story apartment building.  
7 The development team didn't proforma any  
8 income coming from that space, so we are  
9 prepared to make it work without a rent-paying  
10 tenant, and we've been in conversations with  
11 the community about what the right use is,  
12 and also with the Office of Planning.

13 Right now, we've talked about a  
14 neighborhood networks computer center, a  
15 meeting place for the community. We just  
16 haven't come to a decision, but it is a space  
17 that's reserved within the ground floor of the  
18 multi-family building for some sort of  
19 neighborhood or community use.

20 CHAIRMAN HOOD: And, Ms. Grordano,  
21 I just want to move, before the final order I  
22 think we need to -- that needs to be spelled

1 out, actually, before -- needs to spell out  
2 exactly what's what, social services, Union  
3 Temple CDC, I mean, that really needs to be  
4 flushed out in the order. So, if there are any  
5 -- there are no questions once this -- if this  
6 is approved, of what's what.

7 MS. GRORDANO: Okay.

8 CHAIRMAN HOOD: Okay? Okay.

9 The other thing, I guess that's  
10 Mr. Okafor, I guess this question, let me ask  
11 them before you come forward, the District  
12 Department of the Environment, and I'll just  
13 read it, "The run off at the end of the run  
14 remains to be resolved. Once the final design  
15 is presented to the Office, particular  
16 attention must be paid to the protection of  
17 existing properties from flooding and possible  
18 drainage issues. This correspondence should  
19 not be considered as an approval for  
20 stormwater management, rather an acceptance of  
21 conceptual design." And, some of this may go  
22 to you, Ms. Grordano.

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1           If the design -- first of all, if  
2       this has been satisfied, this issue that DOE  
3       has, has been satisfied, then it's fine. But,  
4       if it has not been satisfied, we have to come  
5       back or make a major modification in design,  
6       I think you would have to come back and see  
7       us, am I correct?

8           MR. OKAFOR: That letter was  
9       written by the DDOE engineer. What he was --  
10      what I believe he is trying to say in the  
11      letter is that he has reviewed the concept,  
12      stormwater management, storm drain concept,  
13      and he's in agreement with it.

14           However, he couldn't at this time  
15      tell the Board that everything is okay,  
16      because he hasn't reviewed the final  
17      engineering, which will be the actual sizing  
18      of the storm drain system, to make sure that  
19      they are sized to D.C. standards.

20           So, he's protecting -- it's  
21      actually good, he's saying I have looked at  
22      the concept, I agree with the concept, but I

1 need to look at engineering documents to say,  
2 yes, we are good.

3 And, the mention of flooding is  
4 all about sizing. Until he reviews and  
5 approves our engineering calculations to see  
6 that we have sized the pipes actually to  
7 convey water, you know, that's what he's  
8 pointed out.

9 CHAIRMAN HOOD: Right, but my  
10 question goes a little further even also,  
11 because if that is an issue will that come  
12 back and affect some of the design, something  
13 may have to move, or something may have to be  
14 twisted or turned. Do you follow me, Ms.  
15 Grordano?

16 MS. GRORDANO: Yes.

17 CHAIRMAN HOOD: Do you want to  
18 turn your microphone on?

19 MS. GRORDANO: Sorry.

20 Let me ask the witness, do you  
21 think there's enough flexibility within the  
22 concept plan that you've proffered to the

1 Commission to make any adjustments that you  
2 may need to make in the final design of the  
3 system?

4 MR. OKAFOR: Well, I'm pretty  
5 comfortable as a professional engineer to say  
6 here that this system as designed will work,  
7 and that there should be no reason, even if  
8 there's a change, there's enough flexibility  
9 that we don't have to redesign the entire  
10 site.

11 CHAIRMAN HOOD: That's what I  
12 wanted to know. Okay. Thank you.

13 Let me see, DDOT, DDOT has -- let  
14 me just read or highlight a few things, and we  
15 got this this evening, hopefully, everyone has  
16 had a chance to review it -- DDOT has no  
17 objection to the proposed non-residential  
18 management office and training facility when  
19 assessing this commercial zoning.

20 Now, here's the catch, "Provided  
21 these are the only non-residential uses in  
22 the program, DDOT has no objection to the

1 rezoning. DDOT stands ready to work closely  
2 with the applicant to coordinate traffic and  
3 roadway improvements."

4 So, that remains the same.

5 MS. GRORDANO: I spoke with Mr.  
6 Bah, actually, on the way into the hearing,  
7 and I think his concern was about potential  
8 retail or commercial uses, where we have flex  
9 space, and that is not in our program, that  
10 won't -- you know, there won't be flexibility  
11 to do that in the order. And, I think OP has  
12 that same concern, so I think that addresses  
13 that.

14 CHAIRMAN HOOD: I could have  
15 probably asked Mr. Bah. I understand he's  
16 here. Yes, I probably could have waited and  
17 asked him that, but thank you, Ms. Grordano.

18 And the other issue about BP  
19 Sayles Place LLC has been, I guess, withdrawn.  
20 That's no longer an issue, from what we  
21 received tonight.

22 MS. GRORDANO: Well, they have

1 signed an application to put their property in  
2 the PUD.

3 CHAIRMAN HOOD: All right. Let me  
4 do -- oh, Ms. -- I'm looking for her name, but  
5 I'm going to call it Ms. Smyser.

6 MS. SMYSER: Yes.

7 CHAIRMAN HOOD: You knew I was  
8 going to ask you one or two questions.

9 I understand about the regulation  
10 in the Treasury. I think we had another case  
11 where I heard all that, so I'm not --

12 MS. SMYSER: Yes.

13 CHAIRMAN HOOD: -- going to ask  
14 you anything about that.

15 MS. SMYSER: Okay.

16 CHAIRMAN HOOD: For the City, this  
17 is the 7th project, HOPE VI?

18 MS. SMYSER: This is our 7th HOPE  
19 VI, yes.

20 CHAIRMAN HOOD: And, 21 residents  
21 have already been, I guess, approved through  
22 the re-entry process.

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1 MS. SMYSER: Right, at Glencrest,  
2 at the former East Gate Gardens, we have 61  
3 public housing units and 21 former residents  
4 have already been approved. We are in our  
5 first phase of occupancy.

6 CHAIRMAN HOOD: Oh, for that  
7 project.

8 MS. SMYSER: Yes.

9 CHAIRMAN HOOD: Okay. Okay. I  
10 thought you were asking -- I thought we were  
11 well ahead on this one.

12 MS. SMYSER: No.

13 CHAIRMAN HOOD: Okay, I was going  
14 to say --

15 MS. SMYSER: Haven't started yet.

16 CHAIRMAN HOOD: -- okay, but it's  
17 going to be similar to this, the re-entry for  
18 this?

19 MS. SMYSER: Yes, I cited that  
20 projected because it was demolished about ten  
21 years ago and the residents were all moved  
22 away, and it has about the same size case load

1 of returning residents. So, that's why I  
2 cited the Glencrest project.

3 CHAIRMAN HOOD: Okay, and I guess  
4 the same type of format is going to happen  
5 here, or something similar?

6 MS. SMYSER: Yes.

7 CHAIRMAN HOOD: Okay.

8 MS. SMYSER: Of course, we'll work  
9 with the residents, along with William C.  
10 Smith Management Company and the Housing  
11 Authority to develop the re-entry criteria,  
12 and through the CSSP the residents will be  
13 prepared to move back.

14 CHAIRMAN HOOD: Can we get a feel,  
15 Ms. Grordano, before final exactly on how  
16 that's going to transpire on this project  
17 also?

18 MS. GRORDANO: Yes.

19 CHAIRMAN HOOD: Okay.

20 MS. GRORDANO: How the re-entry or  
21 the re-occupancy will work?

22 CHAIRMAN HOOD: Re-entry, and how

1 all that's going to work.

2 MS. GRORDANO: Yes.

3 CHAIRMAN HOOD: And, I say before  
4 final, I didn't say before -- we have to take  
5 two actions on this case.

6 MS. GRORDANO: Okay. Of course,  
7 the re-entry criteria will be developed by the  
8 Housing Authority with William C. Smith  
9 Management Company, former residents, and  
10 community stakeholders.

11 CHAIRMAN HOOD: Okay, and even if  
12 that -- that is in here, if that's already in  
13 here I missed it, but even that language  
14 before final order -- before the final order.

15 MS. GRORDANO: Okay, and then when  
16 that plan is adopted by the Steering  
17 Committee, it's sent to HUD for concurrence,  
18 and then it's distributed to all of the  
19 participants in the community and supportive  
20 services programs, so that they know what the  
21 criteria and what's expected of them to return  
22 to the site.



1                   And then, of course, the community  
2                   and supportive services program works with  
3                   them on any credit issues that could come up,  
4                   if there's anything in their background that  
5                   could come up and prevent them from coming, so  
6                   we'll work with them through CSSP to remove  
7                   all, you know, barriers that would prevent  
8                   them to coming back to the site.

9                   Of course, we'll also work with  
10                  them on home ownership as well, if they choose  
11                  not to rent, and choose to purchase a unit.

12                 CHAIRMAN HOOD: And, I asked for  
13                 that because, Ms. Smyser, this is about 12  
14                 years before your time, I'm sure you wouldn't  
15                 do this, another project in the City had the  
16                 same -- I was on the citizen side helping the  
17                 community, and I will tell you that when it  
18                 came time to produce some of the exact same  
19                 things that you are speaking of everyone got  
20                 amnesia. So, that's why I'm asking, to make  
21                 sure that we have something, Ms. Grordano,  
22                 that's in the record before final vote.

1 MS. GRORDANO: All right.

2 CHAIRMAN HOOD: Okay?

3 MS. GRORDANO: Yes.

4 CHAIRMAN HOOD: All right. That's  
5 all I have.

6 Colleagues? I gave you plenty of  
7 time, going down this way, Commissioner  
8 Turnbull.

9 COMMISSIONER TURNBULL: Thank you.

10 Obviously, this project has come a  
11 long way since our last presentation, and  
12 there's a lot, I think, the goals of the  
13 project are to be commended. I think this is  
14 a very good project.

15 I think most of my questions are  
16 primarily technical, dealing with -- I guess  
17 the first thing is the increased -- the extra  
18 43,000 square feet, and that's by the eastern  
19 end of it?

20 MS. GRORDANO: Do you want to put  
21 the slide up?

22 MR. ENGEL: Sure, that's right, it

1 is the eastern end.

2 MS. GRORDANO: While Matt is  
3 trying to find that slide, I'm going to ask  
4 the architects to come on up, because I'm sure  
5 you are going to have questions for them.

6 CHAIRMAN HOOD: Okay.

7 MR. ENGEL: Here we go.

8 COMMISSIONER TURNBULL: Is the  
9 additional property -- how far -- it's just  
10 above the planted area that you are showing?

11 MR. ENGEL: I think in total there  
12 were four lots added to the site plan to total  
13 at 43,000 square feet of land. One was Lot  
14 956, which is this parcel here, so it starts  
15 right down here, and goes all the way up.  
16 It's a rectangle.

17 This is the lot that formerly  
18 wrote the letter of opposition, that's now  
19 signed on to the PUD, and that we've acquired  
20 during the process of our plan.

21 And, the other parcels were a  
22 number of very small parcels owned by the D.C.

1 Housing Authority. For some reason, we didn't  
2 realize it belonged to the D.C. Housing  
3 Authority when we went in originally, when we  
4 did some more title research we found them,  
5 and that's what brought -- we were able to  
6 bring the retaining walls back here, and they  
7 don't go all the way up the hill, they are  
8 sort of a triangle right here.

9 COMMISSIONER TURNBULL: So, the  
10 properties above that you don't own, that's  
11 not --

12 MR. ENGEL: No.

13 COMMISSIONER TURNBULL: -- but you  
14 showed on your drainage sort of encompassing  
15 some of that area, I think.

16 MR. ENGEL: Actually, those  
17 parcels on the top of the hill are controlled  
18 by the William C. Smith Company. The reason  
19 they are left blank is because most of the  
20 land right here in the middle was above that  
21 25 percent slope threshold and we decided not  
22 to develop housing on it.

1 COMMISSIONER TURNBULL: And so,  
2 that won't be developed in the future then,  
3 this is going to be --

4 MR. FENNEL: Maybe I can address  
5 that. At the very -- Brad Fennel again -- at  
6 the very top of the hill it flattens back out  
7 until it hits Douglas Place, which I think you  
8 can see the driveway.

9 COMMISSIONER TURNBULL: Right.

10 MR. FENNEL: There is a little  
11 house that's up there, a flat area. We are  
12 looking at opportunities in the future for  
13 doing maybe a small condominium building or  
14 something like that, but, obviously, it will  
15 be in concert with what gets built below, and  
16 I think hearing the concern, and wanting to  
17 address fully the concern about drainage and  
18 the wall system that's part of this project,  
19 we wanted to make sure that we went to every  
20 length possible to --

21 COMMISSIONER TURNBULL: Okay.

22 MR. FENNEL: -- assuage your fears

1 or concerns about drainage.

2 COMMISSIONER TURNBULL: That's  
3 what I was just curious, because I think I saw  
4 purple lines that sort of showed drainage  
5 going up on top, and it sort of made you  
6 think, well, you own that property.

7 MR. FENNEL: Yes. The Smith  
8 Company does own it, although it's not part of  
9 this application.

10 COMMISSIONER TURNBULL: And, those  
11 drains, if I understood, go directly -- they  
12 are not going through the system of the  
13 development.

14 MR. OKAFOR: Yes, you are correct,  
15 they are not going through the system of the  
16 development. We are going to bring them down  
17 the retaining wall, and we are going to pipe  
18 them out to the street.

19 COMMISSIONER TURNBULL: Okay.

20 MR. OKAFOR: Those pipes as well  
21 are going to be designed a size for an  
22 ultimate build out, so that whenever anything

1 comes in the future, regardless of what it is,  
2 the pipes are going to be sized adequately to  
3 carry the water out.

4 COMMISSIONER TURNBULL: Okay. I  
5 guess the question related to the same area,  
6 is the space behind the -- well, I guess I  
7 heard them called the low wide units right  
8 below the wall there, there's about eight or  
9 ten of them, what -- how much -- what's the  
10 space behind there now? It's ten feet, or 20,  
11 or 15?

12 MR. OKAFOR: I think the -- is the  
13 second floor has a patio, and it has 15 feet  
14 of backyard, and then there's a small  
15 retaining wall.

16 COMMISSIONER TURNBULL: But, is it  
17 level throughout there? There's a swale  
18 coming -- how does the water flow back there?  
19 Which way is it going? Is there a section?

20 MR. OKAFOR: Yes.

21 Kevin is my designer, he actually  
22 did most of the grading. What he's saying is

1       that behind there is graded to flow not south,  
2       out to the site, and they are going to be  
3       picked up by the drains.

4               COMMISSIONER TURNBULL: Okay. I  
5       mean, I was just concerned, because your  
6       section -- you've obviously got the wall  
7       that's picking up any of the water coming  
8       down, and you are trying to -- and then you've  
9       got the space between the wall and the units.

10              MR. OKAFOR: Correct.

11              COMMISSIONER TURNBULL: And,  
12       that's fairly level, but it's going --

13              MR. OKAFOR: It's going to go, not  
14       south out, and picked up by the on-site storm  
15       drains.

16              COMMISSIONER TURNBULL: Okay.

17              MR. OKAFOR: That's, actually,  
18       considered on site, so we are going to pick it  
19       up on site.

20              COMMISSIONER TURNBULL: Okay.

21              MR. OKAFOR: So, it's a complete  
22       different system from the system taking up



1 water from the top.

2 COMMISSIONER TURNBULL: So, to be  
3 clear, you are saying between the second floor  
4 of that wide unit to the retaining wall there  
5 is a series of pipe drains that is picking up  
6 the ground water that would land in that zone,  
7 that 15 feet.

8 MR. OKAFOR: Right.

9 COMMISSIONER TURNBULL: And, it's  
10 being piped to either end of that unit.

11 MR. OKAFOR: Correct.

12 COMMISSIONER TURNBULL: So that we  
13 can flow the water away.

14 MR. OKAFOR: That's correct.

15 COMMISSIONER TURNBULL: Okay.  
16 And, it goes into the quality system, because  
17 it's an on-site drainage requirement.

18 MR. OKAFOR: Correct.

19 COMMISSIONER TURNBULL: There was  
20 one slide up there, it said something about a  
21 cistern. Where is that cistern?

22 MR. FENNEL: The cistern is in the

1 multi-family building that is closest to the  
2 Metro. It's the 104 unit, four-story loft  
3 apartment building, and the way that that's  
4 designed, it's also designed into the hill, so  
5 that at the face of the building you have a  
6 five-story building with the ground floor  
7 being this rental office, the entrance to the  
8 parking garage, as well as the flex space as  
9 we described earlier.

10 But, that, actually, only goes  
11 about halfway into the depth of the building.  
12 The remainder of that depth is the garage, and  
13 that garage protrudes out the back of the  
14 building below, and hits the next retaining  
15 wall that brings you up to the Sayles Place 2  
16 over 2s that are on the upper level.

17 And so, the way the building works  
18 is, you'll come in off grade on Sheridan Road,  
19 you'll be in the rental office area, or you'll  
20 be in the flex space, you will go up to the  
21 first, second, third or fourth floor.

22 At that first floor, the one story

1 up from the street grade, you have a terrace  
2 that you can walk out, and that terrace is  
3 over top the parking facility. And then what  
4 we did was, we collected up the rain water  
5 from the roof at the top of the building, and  
6 we are bringing that rain water down and we  
7 are using some of that cavity space that's  
8 left over as a cistern, so that we can  
9 actually collect up the rain water that's  
10 being generated by the footprint of the  
11 building, and then we'll reuse that water  
12 that's collected in the cistern for watering  
13 needs and other needs around the property  
14 proximate to that building.

15 COMMISSIONER TURNBULL: Basically,  
16 that building.

17 MR. FENNEL: Just that building,  
18 yes. There's not enough water generated to do  
19 much more than sort of the landscaping area  
20 proximate to that building, as well as the  
21 roof top terrace that's over the parking  
22 structure.

1 COMMISSIONER TURNBULL: Okay.  
2 Well, I had a question about the flex space  
3 earlier, but you've, basically, answered that.

4 MR. FENNEL: I should try to  
5 address that just a little bit if I could. I  
6 mean, Washington View Apartments, which is  
7 just to the east, it's up the hill, it's a  
8 363-unit garden apartment community, William  
9 C. Smith and Company has owned it since early  
10 2000.

11 We've been involved in the project  
12 since the mid 1990s, we actually acquired it  
13 on behalf of Bank of America CDC, and we did  
14 the complete renovation of Washington View in  
15 the mid '90s.

16 We created a one-acre park, we  
17 also created design flex space that we put  
18 into the first floor, the ground floor of our  
19 rental office building there. That has had an  
20 interesting history over time, probably the  
21 longest tenured user of that space has been  
22 the Darrell Green Foundation.

1           As we all know, you know, funds  
2           are very scarce, and it's challenging for  
3           these organizations to have the long-range  
4           ability to sustain themselves. So, one of the  
5           reasons that Matt was pointing out that we had  
6           not programmed any income for the site was  
7           because we are trying very hard to look for  
8           and find the right opportunity.

9           But, as I intimated, over time  
10          there's been a number of other users that have  
11          been there. We actually operate a teen center  
12          out of the flex space across the street in  
13          Washington View, and that has worked very  
14          well. We've had different organizations that  
15          have come in and run that teen center for us.

16          We actually ran a small middle  
17          school for girls temporarily out of that space  
18          as well. That school now has moved on to  
19          reside over at the ARC and take more permanent  
20          space.

21          So, part of, you know, being in  
22          the community, William C. Smith and Company,

1 and being part of the network of looking at  
2 all the needs that are out there, is being  
3 responsive to those opportunities and trying  
4 to work flexibly, you know, with the state of  
5 affairs at that time. And so, I think that's  
6 one of the reasons that we want to stay  
7 somewhat open and not committed tonight as to  
8 exactly who our partner is going to be and how  
9 we are going to use that space.

10 But, suffice to say that we are  
11 acutely aware of the needs of the community  
12 and the ability for us to be able to have that  
13 space so that the 344 residents have a  
14 cohesive place that they can identify as their  
15 home base, as their center. That's what the  
16 space is going to be used for. It certainly  
17 is going to go to a long -- in a long way to  
18 helping the 110 public housing residents who  
19 are reoccupying, because they are going to  
20 need the long-term sustainable type of  
21 programs that are helping them, whether it be  
22 drug prevention, job training, computer,

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1       whatever, but, ultimately, you know, this flex  
2       space will be sort of recognized as the heart  
3       of the community and sort of a center. We  
4       don't want to isolate the multi-family  
5       structure here and so, oh, well, that's a  
6       different -- we look at the Sheridan Terrace  
7       redevelopment and we want to see it as a  
8       collective neighborhood.

9               We also looked to Washington View,  
10       it has a swimming pool, it has the one-acre  
11       park we talked about, what we would envision,  
12       and what we've done at a number of other  
13       communities in the Ward 8 community, is to try  
14       to link the services provided by having the  
15       centralization available to us. And so, you  
16       know, we are not exactly sure where that's  
17       going to go, because we don't have that all  
18       tied down, but we do know, based on our track  
19       record and our history, that the needs are  
20       great, that having the opportunity to meet  
21       those needs in other ways is what -- is the  
22       flexibility that helps us in terms of creating

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1 the viable, long-term sustaining community  
2 that we look to do here at Sheridan Terrace.

3 COMMISSIONER TURNBULL: Well, I  
4 think that's a very commendable feature. I  
5 think more projects should probably have  
6 things like that built into that. Is that a  
7 proffered amenity that you are going to write  
8 up further and discuss then? Okay.

9 Mr. Chair, those are my questions  
10 for now.

11 CHAIRMAN HOOD: Commissioner May?

12 COMMISSIONER MAY: Okay, thanks.

13 First, I just want to say that I'm  
14 now a lot more comfortable with what we see,  
15 and I really appreciate the effort that,  
16 apparently, has gone into this, not just in  
17 terms of redesigning, but actually going out  
18 and acquiring new property, which I think is  
19 an exceptional effort to try to resolve some  
20 of the concerns that we had.

21 I have to say that until I saw the  
22 Power Point I was very uncomfortable, because



1 we didn't have any of those good images that  
2 showed us what it was really all about, and,  
3 frankly, the package that we had didn't show  
4 -- didn't really do justice to, I think, the  
5 sophistication of the effort that you've made  
6 overall.

7 Now, all that having been said, I  
8 still have a few questions.

9 I guess I'm curious about the site  
10 investigations and the planning effort, and  
11 why the focus of the buildings seems to be  
12 facing onto Sheridan Avenue, which is -- which  
13 is parallel to the Suitland Parkway, and  
14 almost has sort of a service road kind of  
15 feel, at least the way it is now, and why  
16 there wasn't more of an attempt to do  
17 something, you know, more internally, because  
18 it seems that with the roadway, the private  
19 road that serves the motor courts and, you  
20 know, the few townhouses along the way, it  
21 seems to me that that's sort of a central  
22 organizing concept, and it has, potentially,

1 some really nice features with the topography  
2 and with the variety of units and what not.  
3 And, I'm wondering whether in the initial  
4 attempts to try to organize and make sense of  
5 the site whether you had looked at those sorts  
6 of ideas and simply settled on this, because  
7 it just worked better, or what?

8 MR. PARKER: For the record it's  
9 Jay Parker.

10 I think we started out with a real  
11 goal of thinking of the Suitland Parkway as  
12 one of the four or five major gateways into  
13 the Capitol. And, we have worked on some of  
14 the other gateways, and I think it's a really,  
15 really important element for the -- not just  
16 for the neighborhood, but for the whole City.

17 So, it's not that we are  
18 particularly trying to make Sheridan Road --  
19 we were thinking of it in terms of Suitland  
20 Parkway, and some of the images that you  
21 actually saw were from -- taken from a camera  
22 angle on the computer, right from Suitland

1 Parkway.

2 And so, once you sort of make that  
3 decision, that the edges of the project are  
4 really important in the larger context, I  
5 think it was impossible to do both. The site  
6 is just too limiting to say -- but we did, I  
7 think, take that lane, that private lane, and  
8 have tried our best, and I think pretty  
9 successfully, to make it at least a secondary  
10 space. The space would feel very welcome home  
11 when you come down -- when you come through it  
12 to go to those wide shallow units, or even  
13 into your little garage and automobile  
14 courtyards.

15 Did we ever consider internally  
16 orienting it? I'll be honest with you, no.  
17 We really thought it was too important an  
18 element in the overall to the City.

19 COMMISSIONER MAY: Okay. Do you  
20 have elevations of the end walls of the U  
21 there that are facing that drive? I mean, you  
22 know, if you are in one of those narrow --

1 yes, what does that look like? Is that in one  
2 of the drawings? You know, because of the  
3 shapes that you are working with, and the way  
4 the planning has worked out, it's possible to,  
5 you know, have very elegant sort of two-faced,  
6 you know, two sides to it. You know, just  
7 because you are putting your front to Sheridan  
8 doesn't mean that you have to really put your  
9 back to that private road.

10 MR. FENNEL: Well, we would echo  
11 your concerns about trying to make sure that  
12 the private road doesn't become a back alley,  
13 and I think that the design team has been  
14 acutely aware of that from the outset, and has  
15 been pushing the design all along to try to  
16 make sure that we do achieve the right feel  
17 along that private road, because while I think  
18 Jay is right, turning our back to Suitland  
19 Parkway, and also to Sheridan, and I think to  
20 understand Sheridan Road is to take that hill  
21 that we've shown you and put it in the context  
22 of an even larger hill that's sort of

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1 bringing people and cars down from the upper  
2 sites here, which is mostly multi-family, and  
3 they do kind of come down and then traverse  
4 along Sheridan Road.

5 And so, we wanted to make sure  
6 that we gave our eyes and our best foot out to  
7 the Parkway and also to service that feel  
8 along Sheridan Road to enhance the public  
9 perception, because when you've got the  
10 Anacostia Metro, and if you make it across  
11 Martin Luther King, but then you don't have  
12 any nice quality feel coming back up into the  
13 community, it sort of serves as not enhancing  
14 the overall qualities.

15 But, I will repeat myself and say  
16 that the design team has looked at this, and  
17 I think they can take us through the service  
18 lane.

19 MR. KIRKDIL: I want to make a  
20 comment, Sami Kirkdil again.

21 Your earlier question, I think we  
22 have looked at schemes like, you know,

1 basically, two liner and parking in the  
2 middle. Part of the issue with those schemes  
3 were, you really have to pick up like almost  
4 20-30 feet between two tiers, and then the  
5 parking becomes like overwhelming in the  
6 middle of the block. So, we want to scale the  
7 size of the parking courts so it doesn't  
8 become like a parking dominant community.

9           Anyway, what we were trying to do,  
10 in terms of, you know, scale of this  
11 development here, any kind of D.C.  
12 neighborhood that's not, basically, dominant  
13 with parking lots and so forth.

14           COMMISSIONER MAY: Okay.

15           MS. SMYSER: This slide actually  
16 shows entrance to, basically, one of those  
17 parking courtyards.

18           COMMISSIONER MAY: Right.

19           MR. PARKER: Jay Parker again.

20           One of the things we tried to do  
21 is to start to screen the backs of that from  
22 the lane that continues, that secondary lane.

1 And, what we've done is, we have a masonry  
2 wall here that runs 20, 25 -- 20 feet across  
3 here, and that screens the transformer for  
4 this whole cluster of units, and also has a  
5 masonry containment wall for the dumpsters  
6 that are in here, and we actually put a  
7 trellis out over here.

8 And, I mentioned, I didn't have  
9 the right image in here, but I mentioned that  
10 we were putting a magnolia tree here, which  
11 magnolias will get -- you see them all over  
12 Capitol Hill -- will get to be 50-60 feet  
13 tall.

14 COMMISSIONER MAY: An evergreen.

15 MR. PARKER: Yes, an evergreen.

16 COMMISSIONER MAY: Yes, that's the  
17 one image that I found, this is A-37 in our  
18 booklet, which I think we can see a little bit  
19 better, and I guess some of my concern is, and  
20 let me see if I can get my thing to work here  
21 -- you know, this elevation, and even, you  
22 know, this view of the back sides, as you are

1 traveling down that road, you know, there is  
2 this tendency to -- well, I mean, you will get  
3 a really good view of the backs of these  
4 buildings and the motor court, and that's true  
5 -- I guess what I've seen in some other  
6 developments is that when you -- when you have  
7 that end unit very often, you know, that end  
8 unit winds up turning and facing that street.

9 I'm not recommending that in this  
10 circumstance, because it seems so narrow that  
11 you can't really do that gracefully, but I do  
12 think that, you know, just like other  
13 neighborhoods in Washington, those end units  
14 do have to be treated a little bit  
15 differently, and the way the facade works,  
16 even down to the window placement, and you  
17 can't really see it, again, this image, but we  
18 can see it in our books, but you go down there  
19 you can see that we have the kind of -- that  
20 image there, you know, you do have what looks  
21 like a bay, and then there's one window over  
22 it, and then there's another window kind of

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1 off to the side, and even it's kind of -- it's  
2 another symptom of the same thing that I see  
3 going on here, where the placement of windows  
4 on the facade are driven solely by what's  
5 happening on the inside of the house.

6 And, that's -- you know, maybe  
7 it's just pet peeve of mine, but the way  
8 houses are designed today that tends to be the  
9 way a lot of things happen. And, you know, 50  
10 years ago, or 100 years ago, whenever, when  
11 the rest of Washington's housing stock was  
12 built there was as much care put into the  
13 placement of windows from the outside as from  
14 the inside, and there was a real attempt to  
15 reconcile that and make it look as much of a  
16 composition as the front facade of the  
17 building. And, I think that that's something  
18 you do need to pay attention to when something  
19 -- when this particular private street winds  
20 up being a very important part.

21 And, you know, again overall, I  
22 think that there's some really great aspects

1 to it, and it's a lot more comforting seeing  
2 it in color and seeing it in perspective, and  
3 getting a sense of the grade changes and what  
4 not. And, you know, the one side of the  
5 street looks good, even though it's got  
6 garages right there, which I don't really  
7 like, but it's still got some rhythm and some  
8 touch.

9 MS. SMYSER: I think I agree.  
10 We'll fix that.

11 COMMISSIONER MAY: Yes, take a  
12 look at something there.

13 Good, I can stop rattling on about  
14 that topic. Let's go on to the next one.

15 The stone walls, you had a picture  
16 of the keystone retaining wall, which looked  
17 very much like stone, and, yes -- no, it  
18 wasn't even that one, it was something -- it  
19 was another image -- and maybe it was in your  
20 presentation, Mr. Parker, not in this one.

21 And, the reason I bring that up,  
22 I'd like to just see it again, is that it

1 really looked a lot better than your typical  
2 keystone retaining wall, and I wanted to make  
3 sure I really understood what we were getting,  
4 because it looked very good.

5 While we are looking at that, let  
6 me ask another question.

7 At the southeastern end of the  
8 development there is a very large, undeveloped  
9 portion, it looks like it's steeply sloped,  
10 and that's -- in that circumstance you had to  
11 steeply slope part of the property that you  
12 decided to include in the PUD, as opposed to  
13 other parcels that you didn't include. And,  
14 I'm wondering what the logic was there.

15 MR. FENNEL: That's owned by the  
16 Housing Authority, so it kind of came part and  
17 parcel with the project.

18 COMMISSIONER MAY: Right.

19 MR. FENNEL: But, I do think that  
20 it also is the point at which there's the  
21 acute angle of the slope, not only going down  
22 towards Sheridan Road, but it's also coming

1 across towards Pomeroy.

2 COMMISSIONER MAY: Right.

3 MR. FENNEL: But, actually, it was  
4 pretty logical that you just leave it alone.

5 COMMISSIONER MAY: Right, leave it  
6 like that, and that works out being an  
7 amenity, really, for the development.

8 MR. FENNEL: Correct.

9 COMMISSIONER MAY: Okay. So, this  
10 right here is a keystone retaining wall?

11 MR. FENNEL: Right, that's  
12 correct.

13 COMMISSIONER MAY: Wow!

14 MR. PARKER: It is one of the  
15 better looking ones.

16 COMMISSIONER MAY: It sure is.

17 MR. PARKER: I first really kind  
18 of struggled with doing that, but when we saw  
19 some of the samples we --

20 COMMISSIONER MAY: Yes, I'm used  
21 to that thing that sort of has the tripartite  
22 kind of face to it, and they stack on top of

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1 each other, and it looks --

2 MR. FENNEL: Again, the choices --  
3 from that angle from William Smith, the  
4 choices we tried to make with the retaining  
5 walls, obviously, informed by constructability  
6 and cost, but, really, the walls that you  
7 touch every day --

8 COMMISSIONER MAY: Yes.

9 MR. FENNEL: -- are going to be  
10 the walls that are along Sheridan Road.

11 COMMISSIONER MAY: Right.

12 MR. FENNEL: They will be human  
13 scaled, they'll actually be closer to the size  
14 of that segmental wall, and that's where we  
15 chose to use the stone product.

16 COMMISSIONER MAY: Right. And, I  
17 think that's an excellent choice, and I just  
18 think that even this keystone retaining wall,  
19 I think, looks like a good choice as well.

20 Along those lines, do we have a  
21 sample board of materials? We do, okay.

22 Are we going to show it?

1 MR. PARKER: We will.

2 COMMISSIONER MAY: Yes, because I  
3 like to actually -- I like to see them, but I  
4 like to touch them, too, so you can just bring  
5 them right up here and I'll touch them while  
6 Commissioner Jeffries -- or you can pass it  
7 that way and they can touch it while I'm going  
8 at it here.

9 All right. The courts, I  
10 appreciate the attempt in the motor courts to  
11 try to soften that up a little bit and put in  
12 the bio-retention areas, or whatever you want  
13 to call them.

14 Have you looked at all into  
15 pervious paving for that court, because we saw  
16 that recently in another project, and I was  
17 very intrigued by that kind of a use, and it  
18 might be appropriate here.

19 MR. ENGEL: Commissioner May, Matt  
20 Engel from William C. Smith. We will be  
21 attempting to meet the -- actually, we will  
22 meet the City's green communities criteria,

1 which is --

2 COMMISSIONER MAY: Okay.

3 MR. ENGEL: -- the City's new  
4 criteria for green building.

5 We are also attempting to make  
6 this project lead for neighborhood development  
7 and possibly a lead for homes.

8 The pervious paver concept is  
9 embedded in all of those rating systems. The  
10 limitation that we are looking at now, which  
11 our geotechnical engineer is looking at, is if  
12 you have pervious paver, but the soil  
13 underneath it doesn't perk --

14 COMMISSIONER MAY: Right.

15 MR. ENGEL: -- it's always the  
16 money.

17 So, actually, right now we are  
18 investigating the soil, and so what I think I  
19 said in the narrative was, where practical and  
20 possible we are committed to using permeable  
21 pavers.

22 COMMISSIONER MAY: Okay.

1 MR. ENGEL: And, that would be the  
2 area we'd look at.

3 COMMISSIONER MAY: Right.

4 And, is there -- if it's not --  
5 even if it's impervious, is there any attempt  
6 to treat that differently, to put in a paver  
7 as opposed to just asphalt, to make it --  
8 because, I mean, it could be a pretty active  
9 area, and more friendly than a typical alley  
10 or whatever.

11 MR. PARKER: Jay Parker again.

12 Yes, we had intended, if you look  
13 on one of your exhibits that you might have in  
14 front of you, in all those parking courtyards,  
15 if you can see where the spaces are for the  
16 parked cars in the center piece there --

17 COMMISSIONER MAY: Okay.

18 MR. PARKER: -- we had intended to  
19 change materials there, and if the soil  
20 underneath could accept it those would be  
21 permeable pavers in that area. And, I would  
22 suggest, and I hope that even if the soil



1 proves that it isn't permeable, that we can  
2 actually change the material there to a paver  
3 type, just change the material there.

4 COMMISSIONER MAY: Right.

5 MR. PARKER: So, you'd have  
6 asphalt around the turning lanes.

7 COMMISSIONER MAY: Yes. I mean,  
8 something to communicate that it's not  
9 roadway, and that it's -- I mean, ordinarily,  
10 I am -- I really dislike the parking garage  
11 under the house, access from the back, because  
12 of what it takes away, which is, basically,  
13 the rear yard. And, in this circumstance,  
14 what you've done I find more attractive,  
15 because it's got more of that feel of the  
16 motor court kind of concept, and it's almost  
17 unfortunate that it has to -- that it even has  
18 to have that parking in the middle, because it  
19 wouldn't be a bad area, you know, for kids to  
20 play in, you know, if it were paved right and  
21 treated right and all that sort of thing, but  
22 with the cars in the middle it doesn't work

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1       that way.

2                   It just -- it makes it more  
3       evocative of, you know, an old English  
4       courtyard kind of feeling, rather than just  
5       something that serves the vehicle and allows  
6       people to drive in and out and never see their  
7       neighbors, which is, you know, another problem  
8       I have with that under house garage.

9                   Anyway, enough about that subject.

10                  You covered another one of my  
11       questions, which was the lead question.

12                  I do have -- I do have a follow-up  
13       on that, which is, have you actually done the  
14       checklist for LEAD -- and LEED for homes?

15                  MR. ENGEL: Matt Engel, William C.  
16       Smith.

17                  We have done the checklists for  
18       both, and we've had a charrette for the green  
19       communities concept. We have retained a  
20       consultant, Greenscape LLC out of the  
21       District, to work with us on that.

22                  COMMISSIONER MAY: Okay. We've

1       come -- we've gotten in the habit of  
2       requesting that those checklists be submitted  
3       to us, not that you are held to it, but just  
4       so that we have that for our records, to, you  
5       know, sort of -- it's a good way for us to  
6       sort of keep track of these things as we go  
7       along, and as people present more and more to  
8       us, you know, we push for a little bit more  
9       each time, but it's good to know kind of what  
10      the score is.

11               MR. ENGEL: We can submit that.

12               COMMISSIONER MAY: Has there been  
13      any discussion with DDOT or anybody else in  
14      the City about the pedestrian bridge that  
15      crosses Suitland Parkway?

16               MR. ENGEL: Actually, it came up  
17      initially as part of the South Capitol Street  
18      EIS.

19               COMMISSIONER MAY: Right.

20               MR. ENGEL: Which speaks to the  
21      new South Capitol Street Bridge.

22               In one of their iterations there's

1 a realignment of the Suitland Parkway, and  
2 they look to rebuild that bridge. And we see  
3 it as an amenity, it gets people from this  
4 side of the Parkway over to a couple large  
5 churches on the other side of the street, and  
6 different neighborhoods over there.

7 So, we've supported it, and that's  
8 been the extent of it.

9 COMMISSIONER MAY: Right, but  
10 there's been no attempt to kind of attempt to  
11 weave it into what you are doing at all? No?

12 MR. ENGEL: No.

13 COMMISSIONER MAY: What makes the  
14 apartments loft style? Do we have higher  
15 ceilings or something?

16 MR. ENGEL: There is a higher  
17 ceiling. It's a 9-foot ceiling.

18 COMMISSIONER MAY: A 9-foot  
19 ceiling.

20 MR. ENGEL: Yes.

21 COMMISSIONER MAY: And then you  
22 get to call it lofts, huh? Okay. Well, we

1 are not about marketing, I guess.

2 All right, I have a few more  
3 architectural questions.

4 The architecture itself is -- it's  
5 kind of understandable when you showed the  
6 images of Alexandria and the development  
7 there, because it really does have that kind  
8 of -- that Federal look to it, or, you know,  
9 kind of Georgian look to it, in terms of the  
10 detailing of it.

11 But, it doesn't seem particularly  
12 Washington, and I'm wondering if there are --  
13 I mean, it feels more Alexandria than it does  
14 Washington, and I'm wondering what drove that.  
15 Was there, you know, did you explore different  
16 styles, get community feedback on it? I mean,  
17 what steered you in this particular direction,  
18 as opposed to, you know, another more  
19 Washingtonian, which is, you know, red brick  
20 Victorian kind of stuff?

21 MR. OKAFOR: I think the major  
22 difference between, I guess, Alexandria and

1 D.C. architecture, you call it, I think is  
2 probably expression of the roofs, and I think  
3 we are still exploring that whether we can,  
4 you know, maybe change the roof shapes and so  
5 forth, whether it be an A-frame roof or maybe  
6 more pitch and so forth.

7 I think the PUD documents are done  
8 that way, you know, in terms of a pricing  
9 exercise, whether we can afford, you know,  
10 more a pitch or a flatter roof townhouse  
11 expression --

12 COMMISSIONER MAY: Right.

13 MR. OKAFOR: -- or it needs to be  
14 an A roof, basically.

15 COMMISSIONER MAY: Yes, that's  
16 part of it, but it also has to do with the way  
17 the detailing of it is, and, you know, what  
18 types of Fypon you buy, and things like that,  
19 right?

20 MR. OKAFOR: Yes, I think, you  
21 know, I'm seeing this as a process of, you  
22 know, further detailing these buildings, you

1 know, executing it in a way that, you know,  
2 hopefully, will make it more D.C.  
3 architecture.

4 COMMISSIONER MAY: Right.

5 MR. ENGEL: Matt Engel from Smith.

6 COMMISSIONER MAY: You know, I  
7 don't think you need to identify yourself  
8 every time you talk. I think they've figured  
9 that out. It's magic, I don't know how they  
10 do it.

11 MR. ENGEL: The former  
12 Commissioner, or former Chair, always had me  
13 do that, so --

14 COMMISSIONER MAY: Oh.

15 MR. ENGEL: One of the things I  
16 think Kerry from the Housing Authority  
17 mentioned was the community process that we  
18 went through, and including this one,  
19 truthfully, 14-hour charrette we had this past  
20 summer at Washington View, and, actually,  
21 there's a number of folks in the audience here  
22 who attended some of those charrettes.

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1                   And, we actually, Kerry and  
2                   myself, took residents out to some of the  
3                   different larger urban redevelopments in the  
4                   City, Capitol Gateway, Ellen Wilson, to  
5                   Chatham Square in Alexandria, and one of the  
6                   things that people reacted to was the style  
7                   that's reflected here. So, I mean, part of it  
8                   is what Sami and Feddy drew, but they drew a  
9                   number of things, and people reacted to this  
10                  the best, and, you know, part of this HOPE VI  
11                  process is that balance between designing  
12                  something that works with the constraints of  
13                  the site, but also, you know, responding  
14                  appropriately to some of the people who are in  
15                  the room today.

16                 So, just to say that was part of  
17                 it as well.

18                 COMMISSIONER MAY: Right, okay,  
19                 that's good to know.

20                 Going back to the pitched roof  
21                 versus plat roof and stuff, I assume that a  
22                 flat roof is going to be less expensive, is



1       that right?

2                   MR. OKAFOR:   More expensive.

3                   COMMISSIONER MAY:   A flat roof is  
4       more expensive than those pitched roofs?

5                   MR. OKAFOR:   Yes.

6                   COMMISSIONER MAY:   Okay, because  
7       it seems sort of odd you have the -- you know,  
8       you have the pitched roof, and then all of a  
9       sudden you've got the flat roofs at the  
10      corner, and then you go back to a pitched roof  
11      again when you turn the corner, right?  It's  
12      sort of an odd circumstance.

13                   We talked about the rear facades  
14      and the window placements and things like  
15      that, and I think that there's a little bit of  
16      tweaking that needs to be done there.

17                   There was a statement at one point  
18      that things had changed in response to our  
19      comments at set down, that front yards and  
20      back yards had changed a bit.  Were there  
21      specific -- because it didn't seem like there  
22      was any significant rearrangement of front

1 yards or back yards, did I hear something  
2 incorrectly?

3 MR. ENGEL: I think you might have  
4 heard it incorrectly.

5 COMMISSIONER MAY: Yes, okay.

6 MR. ENGEL: No changes in that  
7 regard.

8 COMMISSIONER MAY: All right,  
9 okay.

10 One of the things I was a little  
11 bit confused by was the extent of relief that  
12 was requested for side yards and rear yards,  
13 and there's a range of relief that's been  
14 requested, and I think that for the record it  
15 would be good to see, I mean, maybe not every  
16 single circumstance documented, but at least  
17 to have a drawing that shows where those --

18 MS. GRORDANO: Maybe a percentage.

19 COMMISSIONER MAY: -- well, no,  
20 I'd like to see kind of what -- get a sense of  
21 what the non-conforming side yards and rear  
22 yards are.

1 MS. GRORDANO: Like a prototypical  
2 one?

3 COMMISSIONER MAY: Prototypical,  
4 or you take one block of units or something  
5 like that, and say what the range of yards  
6 winds up being, just so we understand what the  
7 relief is that's being granted, because, you  
8 know, when we grant relief and all it says is  
9 that we allowed a 2.83 foot side yard instead  
10 of the normal 8 foot side yard --

11 MS. GRORDANO: You don't want  
12 everyone to be 2.83.

13 COMMISSIONER MAY: -- well, no, I  
14 just -- you know, people will point to that in  
15 the future and say, well, on this other  
16 project you allowed 2.83, and you've got a  
17 2.83 foot side yard on one house, and then  
18 right across from that you've got another  
19 inadequate side yard, and somehow that's okay  
20 because we did it before.

21 Well, in this circumstance, we  
22 might have only done it because of what it was

1 abutting was actually a private alley, right?  
2 And, those are the sort of things that I'd  
3 want to know, I'd want to see, when we are  
4 going that narrow on a side yard I'd want to  
5 see what it is that we are up against, and  
6 whether there really is any deleterious effect  
7 on the light and air of that unit, as a result  
8 of that smaller side yard.

9 MS. GRORDANO: So, on the more  
10 extreme end of the range you want to see where  
11 those are, you want to see those.

12 COMMISSIONER MAY: well, I mean,  
13 anywhere where you are requesting relief on  
14 side or rear yards, just sort of the typical  
15 circumstance.

16 MR. ENGEL: Well, actually, it's a  
17 pretty simple exhibit, because most of the  
18 units don't deal with the side yard  
19 requirement because they are --

20 COMMISSIONER MAY: Right, they are  
21 rows.

22 MR. ENGEL: -- side by side, so,

1 really, we are talking about one, two, three,  
2 four, you know, probably 15-20 units, so we  
3 could highlight for you and show the  
4 dimension.

5 COMMISSIONER MAY: Yes, that would  
6 be very useful, because, you know, what I  
7 don't want to find out is like that -- that's  
8 a space between two, right? What's the  
9 dimension of that, ten to 12?

10 MR. ENGEL: Ten to 12 feet.

11 COMMISSIONER MAY: Ten to 12 feet,  
12 yes. There's some debate about what that is,  
13 I mean, that's probably the most problematic  
14 kind of circumstance, where you really are  
15 across the way from someone like that,  
16 because, you know, I think that side yards are  
17 meant to be eight feet so that if you have two  
18 that are side by side like that you actually  
19 have 16 feet, and that's really what it's  
20 supposed to be.

21 MR. FENNEL: We had that  
22 discussion in the last round. I can't answer

1 the question, but I know they did move it  
2 apart. We'll get the answer.

3 COMMISSIONER MAY: That would be  
4 great.

5 MR. FENNEL: And, we have been  
6 careful to pay attention to that detail.

7 COMMISSIONER MAY: I would  
8 appreciate it, and mostly it's about making  
9 sure that there's adequate light and air, it's  
10 not, you know, strict adherence to, it's got  
11 to be eight feet or whatever.

12 And, I will -- oh, I had one other  
13 question -- in the mews, in the typical mews,  
14 or, I guess, some of the flatter ones, you had  
15 shown an image of some other mews, you had  
16 shown another image where there was a similar  
17 mews and there was a very shallow front yard  
18 or stoop, and a little bit, you know, a little  
19 bit of garden next to it or something like  
20 that, and then a common lawn kind of in the  
21 middle of that.

22 And, I'm wondering why you opted

1 for these little private front yards as  
2 opposed to having that common yard out front,  
3 because it seems to me that, you know, if we  
4 are thinking in terms of defensible space, it  
5 would be nice to have just that little patch  
6 of green out there in the middle that could be  
7 shared by all the neighbors, and the kids  
8 could play a game there or something. But,  
9 you don't really have that opportunity here,  
10 it's more like passages to your own house, and  
11 I'm just wondering what the design thinking  
12 was.

13 MR. ENGEL: Part of that, Jay, you  
14 should answer I think -- part of that, I think  
15 we ran through different iterations of this  
16 this summer in these charrettes. Part of that  
17 was people expressed a desire for a private  
18 front yard.

19 MR. PARKER: Yes, I think that's  
20 correct, that they all seemed to want to have  
21 a feel that they had a front yard, as other  
22 places in downtown Washington have, Capitol

1 Hill, et cetera, even if it was only --  
2 actually, some of them get fairly long, they  
3 are about 15-20 feet. The distance between  
4 the buildings is -- we did another project  
5 called the Market Common at Clarendon, and  
6 this is a lot wider, those mews are a lot  
7 wider than at Market Common. Those townhouses  
8 market level sold for over \$700,000.

9 COMMISSIONER MAY: Well, it's not  
10 a matter of, you know, how much space there  
11 was, it was a matter of, you know, it just  
12 seemed like that sort of common front yard was  
13 a nice amenity, and it was one of the images  
14 that somehow had pointed out was appealing in  
15 this circumstance.

16 MR. PARKER: We are going to have  
17 several of those mews, only because of the  
18 grade differential that we have on several of  
19 the mews.

20 COMMISSIONER MAY: Yes, right.

21 MR. PARKER: But, Mr. Engel is  
22 right, we did pretty well follow the residents



1 or the potential market, the people in the  
2 neighborhood preferred those private front  
3 yards.

4 COMMISSIONER MAY: The private  
5 front yards. Yes. Are they going to be  
6 fenced or anything like that?

7 MR. PARKER: I don't think so. I  
8 think the space really starts to close down on  
9 you.

10 COMMISSIONER MAY: Right.

11 MR. PARKER: It's different when  
12 it's along the street.

13 COMMISSIONER MAY: Okay.

14 MR. ENGEL: There will be an HOA  
15 for the entire project, for covering the  
16 rental and home ownership units, and that  
17 would likely be governed by an HOA.

18 COMMISSIONER MAY: In terms of  
19 whether or not --

20 MR. ENGEL: In terms of the  
21 ability to fence.

22 COMMISSIONER MAY: Right. What

1 about the maintenance of those front yards?

2 Is that going to be?

3 MR. ENGEL: HOA.

4 COMMISSIONER MAY: Okay, so  
5 everything is going to look good all the time,  
6 great.

7 All right, that's it for me.

8 Thank you.

9 VICE-CHAIRPERSON JEFFRIES: The  
10 hour is late, so I'll keep it brief. Just the  
11 first question, one of two questions, I'm  
12 still trying to get my arms around how  
13 Sheridan Road addresses Suitland Parkway, and  
14 whether Sheridan Road is really going to be  
15 pedestrian friendly. I'm just trying to  
16 understand what that looks like as you are  
17 driving along Suitland Parkway.

18 If you can just get me comfortable  
19 with exactly, you know, how that Sheridan Road  
20 is meeting the Parkway.

21 I think a little bit of some of  
22 what Commissioner may asked, but I just want

1 to get comfortable. Which -- that's A-42 in  
2 our booklet?

3 MR. ENGEL: I think the most  
4 important concept to speak to is, right now  
5 this condition which you see on the slide, and  
6 I think it's in your book as well, doesn't  
7 exist. The site is about ten feet above  
8 Sheridan Road, so there's a wall that  
9 traverses along here, along Sheridan Road, teh  
10 Suitland Parkway is here parallel to Sheridan  
11 Road, separated by an existing green space,  
12 which is owned by teh National Park Service.

13 What we chose to do, probably the  
14 least expensive solution for the site was to  
15 keep that wall that was there, or actually  
16 build it up further, and then flatten the site  
17 up above, but again, looking at the old  
18 Sheridan as a template we thought to reconnect  
19 it to the neighborhood, to reconnect it to the  
20 pedestrian scale of Sheridan Road, we took the  
21 wall down, and now you have entrances from  
22 risers off of the sidewalk on Sheridan Road,

1 and the ten-foot wall is now buried in the  
2 back of this manor unit.

3 So, that's where the grade is  
4 taken up, while today it is taken up here.

5 VICE-CHAIRPERSON JEFFRIES: But,  
6 there's no defensive space at all? I mean, I  
7 understand the wall.

8 MR. ENGEL: Right.

9 VICE-CHAIRPERSON JEFFRIES: It's  
10 too defensive, but it just -- it just seems  
11 that, perhaps, it's too accessible, I mean,  
12 from the Parkway.

13 MR. ENGEL: Right.

14 VICE-CHAIRPERSON JEFFRIES: I  
15 mean, I don't know, it's just hard to really  
16 determine, I'm just trying to get comfortable  
17 with how that -- how this with Sheridan Road,  
18 if it's pedestrian friendly, I mean, because,  
19 you know, that's a parkway, I mean Suitland  
20 Parkway is, I mean, the cars are speeding. So,  
21 I'm just wondering whether that's going to be  
22 a very comfortable sort of area to walk.

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1 I mean, maybe that's not the  
2 intention, or what?

3 MR. FENNEL: Currently, a couple  
4 things, one, it is heavily traveled pedestrian  
5 as well as vehicular, because you've got  
6 Bowen, and Pomeroy, and Stanton Roads, and  
7 Sayles Place, that all connect down.

8 And, as I said earlier, you know,  
9 with the tilt of the landscape it's just sort  
10 of the natural flow, plus it's the most direct  
11 route, because once you get to the flat land,  
12 which is Sheridan, you easily traverse over to  
13 MLK, eventually, connecting to the Great  
14 Streets offering at MLK, and certainly to the  
15 Metro. And so, I think what Matt was trying  
16 to articulate was by first addressing the  
17 street, and putting the windows and the eyes  
18 to the street, that's going to enhance the  
19 pedestrian feeling.

20 Also, by changing the  
21 infrastructure, by putting up quality  
22 lighting, right now they have almost highway-

1 like, you know, the cobra arms, and it does  
2 feel like it's an extension or it could be bi-  
3 lane to the Parkway.

4 I think what we are trying to do  
5 is establish that separation. There is a bike  
6 path that separates the two currently, it's  
7 not heavily used, but we certainly would like  
8 to promote that as well.

9 I know the District Department of  
10 Transportation sees that in the long range  
11 goal.

12 I think the biggest difference  
13 that could affect the feel on Sheridan would  
14 be the disconnecting of Suitland Parkway.  
15 Currently, there is an exit ramp that ties  
16 directly from Suitland to Sheridan, and in the  
17 mornings it's just completely backed up with  
18 commuter traffic.

19 Part of what we worked with the  
20 community in responding to the Federal EIS was  
21 to make the community's voice known that they  
22 do want that disconnected, they want to return

1 Sheridan Road so that it's a feeder road for  
2 the internal neighborhood, not for the  
3 commuter traffic, and we think that by  
4 developing the housing fronting along the  
5 road, as well as promoting the disconnection  
6 of that highway off ramp, will be the biggest,  
7 most significant change that we can make to  
8 the street.

9 VICE-CHAIRPERSON JEFFRIES: And  
10 again, the disconnection is -- I mean, that  
11 element is what?

12 MR. FENNEL: Well, it's part of  
13 the Federal EIS for the reconfiguration and  
14 the improvements along South Capitol Street  
15 that connect, eventually, the new bridge, and  
16 then they are also studying traffic patterns  
17 at MLK and Suitland Parkway, because as we  
18 know currently 295 going north is limited  
19 access, and there's a bit of a real traffic  
20 snarl in that area.

21 VICE-CHAIRPERSON JEFFRIES: Okay.  
22 and, I'm looking at the landscape plans, and

1 I see that there's an exit off Suitland  
2 Parkway that, I mean, perhaps, this is just,  
3 you know, illustrated here in terms of, can  
4 you -- I think it's L01, that's existing?  
5 That's the one --

6 MR. FENNEL: That's the one that  
7 we are hopeful will be disconnected.

8 VICE-CHAIRPERSON JEFFRIES: Okay.  
9 Okay.

10 MR. OKAFOR: Just piggying back on  
11 the same issue, I think one thing we have  
12 along Sheridan Terrace is, you know, I don't  
13 think you realize, what we are doing is still  
14 -- you have, basically, a stone retaining wall  
15 that elevates the buildings, like, you know,  
16 three, four, five feet, so you, basically,  
17 have privacy. There's, basically, a  
18 landscaped area in front of the units, so  
19 there is a privacy, and there is, you know,  
20 basically, you know, security issues, you  
21 know, resolved by that way, basically, lifting  
22 buildings up and elevating them.



1 VICE-CHAIRPERSON JEFFRIES: Okay,  
2 that was -- you are very good, and very handy  
3 with those questions, because that's sort of  
4 -- I mean, I clearly understood the wall was  
5 not desirous, but, you know, it seemed as --

6 MR. OKAFOR: You don't want it  
7 right on the street.

8 VICE-CHAIRPERSON JEFFRIES: --  
9 absolutely, that's what I was concerned --  
10 yes.

11 MR. OKAFOR: We made it reasonable  
12 height, so, basically, what you see all around  
13 D.C., basically, a wall this height.

14 VICE-CHAIRPERSON JEFFRIES: Right.

15 MR. OKAFOR: And, it's a higher-  
16 quality wall, stone wall, and there's steps,  
17 there's landscape behind of it, you know, ten  
18 feet and so forth, and then the building goes  
19 up, basically.

20 VICE-CHAIRPERSON JEFFRIES: Yes.  
21 I mean, I live in Columbia Heights, I have,  
22 you know, a retaining wall that sort of

1 separates me from a fairly busy street. I  
2 mean, it's sometimes very desirous. I mean,  
3 you know, it's not like you want to be right  
4 there.

5 My other question is, really, I  
6 know that the HOPE VI program is a third,  
7 third, third, I'm interested in knowing what  
8 the delta is between market rate and  
9 affordable.

10 MR. ENGEL: Okay, sure.

11 VICE-CHAIRPERSON JEFFRIES: And,  
12 rental and also for sale.

13 MR. ENGEL: Actually, you know,  
14 the HOPE VI goal, and, Kerry, you can correct  
15 me if I'm wrong, I think it's really the  
16 City's goal, the third, third and a third. Is  
17 it HOPE VI as well? Okay.

18 Okay, so the City is pushing it  
19 strongly as well, but anyway, it's 229 out of  
20 the 344 units will be long-term, deed  
21 restricted, under 80 percent of AMI. So,  
22 whatever that delta is, 229 out of 344, two

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1 thirds.

2 VICE-CHAIRPERSON JEFFRIES: Price?

3 I mean, I know the number.

4 MR. ENGEL: Oh, price.

5 VICE-CHAIRPERSON JEFFRIES: Yes.

6 MR. ENGEL: Well, the rental  
7 units, every rental unit, the majority of the  
8 rental units on the property will be public  
9 housing rental, so that means people come up  
10 the public housing way unless they pay a third  
11 of their income, their monthly income for  
12 rent, no matter what their income is. There  
13 will also be some low-income housing tax  
14 credit units --

15 VICE-CHAIRPERSON JEFFRIES: Right.

16 MR. ENGEL: -- which will be 60  
17 percent of AMI.

18 The for sale units --

19 VICE-CHAIRPERSON JEFFRIES: Well,  
20 just stop there, so the rental range --

21 CHAIRMAN HOOD: We need to make  
22 sure you are on the record, and speaking into

1 the microphone so we can hear you.

2 MR. ENGEL: Sure.

3 VICE-CHAIRPERSON JEFFRIES: Talk  
4 about the rental range.

5 MR. ENGEL: The rental range would  
6 go from a public housing rent of \$433 a month,  
7 to a tax credit rent of, what, \$1,100 a  
8 month, for a 60 percent of AMI tax credit  
9 rent.

10 On the for sale side, we have --  
11 you know, there's Section 8 for home ownership  
12 units that are under \$200,000, that would be  
13 the low-income home ownership.

14 VICE-CHAIRPERSON JEFFRIES: Did  
15 you give the market rate rental? Did you say  
16 \$1,100, is that what you said?

17 MR. ENGEL: That's the --

18 VICE-CHAIRPERSON JEFFRIES: Tax  
19 credit rental.

20 MR. ENGEL: -- tax credit rental,  
21 right.

22 VICE-CHAIRPERSON JEFFRIES: So,

1       what's the market rate?

2                   VICE-CHAIRPERSON JEFFRIES:   Well,  
3       that really is the market rate rental.

4                   VICE-CHAIRPERSON JEFFRIES:  
5       Because that's really -- so, okay, okay.

6                   MR. ENGEL:   There's no -- in this  
7       neighborhood there's not really a market  
8       beyond market rate, beyond tax credit rental.

9                   VICE-CHAIRPERSON JEFFRIES:   Right,  
10      okay.

11                  MR.   ENGEL:   You can't charge  
12      \$3,000 on South U Street.

13                  VICE-CHAIRPERSON JEFFRIES:   Right.

14                  MR. ENGEL:   On the for sale side,  
15      you have the low-income range around \$200,000,  
16      you have a moderate income range low \$200s to  
17      high \$200s, and then market is right now  
18      performing in the low \$300s, but again, it's  
19      market, so market could go down, market could  
20      go up.

21                  VICE-CHAIRPERSON JEFFRIES:   Right.  
22      Okay.

1 I mean, it's just always with  
2 these projects, these, you know, mixed-income  
3 projects in Ward -- particularly, in Ward 8,  
4 but to some degree in Ward 7, you know, you  
5 don't see such a huge disparity in the price  
6 schedule between these things, and I was just  
7 sort of interested, which speaks to, you know,  
8 the other challenge to this development  
9 program as well.

10 But anyway, I just wanted to say  
11 that the project has moved along quite nicely,  
12 I mean, given some of the topological  
13 challenges and so forth, and the configuration  
14 of your all's site. I think it's moved along  
15 very nicely.

16 MR. FENNEL: I would just like to  
17 add one thing, and that's programmatically we  
18 did allot for 15 of the 100 units in the  
19 apartment building to be "market rate," and  
20 while today we agree with you, and your point  
21 that it's pretty close to the tax credit  
22 rent, we hope that through time, and as the

1 neighborhood begins to mature, and as Great  
2 Streets, you know, works its magic along MLK,  
3 that we can have more separation, more income  
4 integration, and bring some higher income.  
5 So, we have set the template, and we are  
6 anxious to try to have that diversification of  
7 income into the project.

8 VICE-CHAIRPERSON JEFFRIES: Do you  
9 have a very long-term, I mean, what's the  
10 whole period for the rent schedule here?

11 MR. FENNEL: Well, I mean, it's 15  
12 plus years on the tax credit.

13 VICE-CHAIRPERSON JEFFRIES: Okay,  
14 thank you.

15 MR. FENNEL: Mr. Chairman, I just  
16 wanted to ask, or not even ask, just comment  
17 more specifically on the retaining wall,  
18 because I hadn't -- I didn't really address  
19 that, and that was a really big issue at set  
20 down. And, I have to say, that has gotten a  
21 whole lot better, and, you know, I'm much,  
22 much more comfortable with that the way it is.

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1 You know, it's stepping back enough so that it  
2 doesn't really feel like it's just marching up  
3 a hill like that.

4 And, the plantings, you know, to  
5 the extent to which they can mass things  
6 either with trees growing up to obscure it,  
7 or vines or whatever climbing down it, so long  
8 as they don't degrade the quality of the wall,  
9 you know, over time, you know, I think that's  
10 good.

11 I think if there's a little bit --  
12 I think in one of the images where we saw, you  
13 know, a series of trees planted in it, I don't  
14 -- you know, I hope that's not too indicative  
15 of exactly what will be planted, because I  
16 think some of the other images that you had of  
17 other examples I think were probably more  
18 compelling than that.

19 But, I'm assuming that that will  
20 get worked out, you know, exactly right, so  
21 you get the feeling of more of a vegetative  
22 wall than just this stack of block, level of

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1 block after level of block and so on.

2 So, I know a lot of effort went  
3 into that, and I really appreciate that.

4 CHAIRMAN HOOD: Okay, Commissioner  
5 Turnbull?

6 COMMISSIONER TURNBULL: Yes, Mr.  
7 Chair, I just -- after going through this, I  
8 just had a couple of points that I'd like to  
9 get clarified.

10 The land between Suitland Parkway  
11 and Sheridan Road, did I hear was park land?

12 MR. ENGEL: I believe it's owned  
13 by the National Park Service.

14 COMMISSIONER TURNBULL: So, the  
15 landscaping you are showing on that is --

16 CHAIRMAN HOOD: We have a  
17 correction, Mr. Turnbull.

18 COMMISSIONER MAY: I need to issue  
19 a correction on that.

20 VICE-CHAIRPERSON JEFFRIES: Okay.

21 COMMISSIONER MAY: It's Federal  
22 land, it was transferred to the Department of

1 Transportation for transportation purposes.  
2 So, that entire stretch of Suitland Parkway is  
3 under control of the District Department of  
4 Transportation, it's not National Park Service  
5 land.

6 VICE-CHAIRPERSON JEFFRIES: So,  
7 that's owned by --

8 COMMISSIONER MAY: It's owned by  
9 the Federal Government, it's under the  
10 jurisdiction of the District Department of  
11 Transportation.

12 MR. FENNEL: And, DDOT has already  
13 expressed a desire to work with us on the  
14 whole -- of Sheridan Road.

15 COMMISSIONER TURNBULL: Because  
16 you are showing the planting as if there's new  
17 trees and so that's part of their obligation,  
18 or what they are promising to do?

19 MR. FENNEL: To be worked out, but  
20 certainly what we would like to see happen,  
21 you know, with the project.

22 COMMISSIONER TURNBULL: Okay, no,

1       that's good.

2                   The other thing that I wanted to  
3       get is, on the mews areas, not the mews  
4       themselves, but the parking areas in the back,  
5       there is a couple of sections, or there's a  
6       couple of elevations that show that you have  
7       some decks back there, which are either  
8       optional, but they are not -- they are only  
9       about four feet, is that what I'm  
10      understanding, and they are not column  
11      supported, they are cantilevered out? Okay,  
12      I like that, because we've had a number of  
13      projects that have these huge cantilevered  
14      decks.

15                   Now, they are an optional part of  
16      the project, so a homeowner can opt to do it  
17      or not do it.

18                   MR. FENNEL: That is correct.

19                   COMMISSIONER TURNBULL: Okay. The  
20      other thing is that on C-24, which sort of  
21      shows the trash pick-up route, it shows in  
22      those areas a red dot which shows trash pick-

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1 up points, but it also shows the little purple  
2 or blue curb-side pick-up for individual  
3 units. So, it's like, are you double for  
4 both, or what's going on?

5 MR. ENGEL: The concept there, and  
6 I don't have it in front of me, but we are  
7 trying to address the town homes and then  
8 separately the manor units. So, each town  
9 home will have a recycling can and a trash can  
10 in its garage, and on trash day they'll pull  
11 it out to the rear of their garage and the  
12 trash truck will come along that internal lane  
13 and pull the trash receptacles into their  
14 truck.

15 But the manor units --

16 COMMISSIONER TURNBULL: Will go to  
17 the red section.

18 MR. ENGEL: -- will go to the red  
19 section, which will have roll-out dumpsters  
20 screened with that masonry wall, and also with  
21 landscaping, and a trellis.

22 COMMISSIONER TURNBULL: Okay,

1       thank you.

2                   CHAIRMAN HOOD:   Just curious, with  
3       the design, the City won't be picking trash up  
4       on this site.

5                   MR.    ENGEL:   That's correct,  
6       Commissioner Hood.  We did meet with the City,  
7       and we asked them about that, and the answer  
8       is no.

9                   CHAIRMAN HOOD:  They told you  
10      about the streets and the way they face?

11                  MR.  ENGEL:  Right.

12                  CHAIRMAN HOOD:  Okay.

13                  MR.  ENGEL:  So, we will have --  
14      the homeowners' association will be hiring a  
15      private trash pick-up.

16                  CHAIRMAN HOOD:  Okay.  Thank you.

17                  Any other questions?

18                  I do want to ask one question, and  
19      I'm going to go to Ms. Grordano.

20                  I didn't hear any mention of the  
21      dedicated shuttle bus service for residents of  
22      the community, unless you did, maybe it went

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1 over me, but what is that for? What was it  
2 for?

3 MR. FENNEL: I'm not exactly sure.  
4 I do know that we run a private shuttle system  
5 for the Washington View Apartments that does  
6 pick up and drop off from the Metro. I think  
7 at one time there was discussions about  
8 linking, and we are very sensitive to trying  
9 to link the Washington View amenities and  
10 community with this new community, and so  
11 there may have been a proffer in that regard.  
12 We should go back and clarify it, and we'll  
13 come back and be more specific.

14 CHAIRMAN HOOD: There are a lot of  
15 good things I see here, but let's make sure  
16 that we nail it down and that way there won't  
17 be no misunderstandings in moving forward.

18 Okay, let me ask the Applicant, I  
19 mean, I'm sorry, the ANC, do we have anyone  
20 representing -- well, Commissioner Mohammed or  
21 anyone? We don't have anything official, so  
22 no one is representing 8A, but is Commissioner

1 Mohammed here, and would like to do any cross  
2 examination?

3 If not, from 8C, everyone hold  
4 your seat, because this is cross examination.  
5 I'm going to ask Ms. Mary Cuthbert, do you  
6 have any cross examination, any questions of  
7 the presentation?

8 MS. CUTHBERT: No, I'm hesitant.  
9 I do have some concerns about some things I  
10 heard tonight.

11 CHAIRMAN HOOD: Well, come  
12 forward. Come on down here, Ms. Cuthbert, and  
13 get some clarification. You are going to  
14 introduce yourself one time. I heard the  
15 gentleman say the former Chair, I was the  
16 former Chair, so I guess he's talking about  
17 the last former Chair.

18 MS. CUTHBERT: Good evening, I'm  
19 Mary Cuthbert, C-U-T-H-B-E-R-T, the Chair for  
20 Advisory Neighborhood Commission 8C, and this  
21 is in my single-member district 8C03.

22 I have some concern about this

1 additional land that they have purchased, and  
2 they would notify the people in the 200 feet  
3 radius, well, as the ANC we never got a  
4 notice, and I think that's very important when  
5 they have said they notified the community in  
6 a 200 feet radius. That's one of the most  
7 very important parts of this development, and  
8 that needs to be addressed.

9 MS. GRORDANO: Ms. Cuthbert, I  
10 thought that we had, but I will check my  
11 records, but what I was saying was, we had a  
12 list of everybody that lived within 200 feet  
13 of the boundary, that got the initial notice,  
14 and we reissued the notice to let them know  
15 about the additional land. It was just a  
16 repeat notice about the public hearing, and I  
17 thought the ANC got one, too, but if not I  
18 apologize.

19 MS. CUTHBERT: Well, I don't think  
20 I -- I don't think that's true, we do have  
21 another Commissioner who lives closer to this  
22 property than I do, and she did not receive



1 one.

2 So, my concern is that when you  
3 say different -- when you come into a zoning  
4 issue just tell the truth, that's all I ask,  
5 just tell the truth. If you didn't notify the  
6 community, you didn't notify the community.

7 But, whenever you notify the  
8 community, the first person you should notify  
9 the ANC Commissioners.

10 Thank you.

11 My other concern is, it's a lot of  
12 little things that was not -- the amenity  
13 package, it was not discussed with the  
14 community, and we are concerned about that.

15 CHAIRMAN HOOD: Ms. Cuthbert, what  
16 we want to do now is, when you come up and  
17 testify you can explain that to us. You've  
18 already heard from us, we are asking for some  
19 of those things to be fine tuned, but at this  
20 point is the time to ask if you need  
21 clarification on the amenity package, then you  
22 might want to ask about some of the things

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1 that you heard tonight, or you can wait and  
2 come back and give us some testimony on that,  
3 because we will be asking for additional stuff  
4 before -- in that case, proposed action and  
5 final action, at different times.

6 VICE-CHAIRPERSON JEFFRIES: So,  
7 you are asking questions right now --

8 MS. CUTHBERT: Right, that we  
9 heard --

10 VICE-CHAIRPERSON JEFFRIES: -- of  
11 this Applicant.

12 MS. CUTHBERT: -- this evening  
13 that was not discussed with the community.

14 VICE-CHAIRPERSON JEFFRIES: Just  
15 talk with Ms. Grordano.

16 MS. CUTHBERT: I have a couple of  
17 things.

18 What were the community -- what I  
19 heard tonight, that was not addressed with us,  
20 is regarding the flex space amenities package.  
21 We are not aware of that. We need the Social  
22 Service CDC spelt out to the community. We

1 are not aware of all that was mentioned  
2 tonight, could you please explain all the  
3 amenities, I mean, the Social Service that you  
4 say is going to be in this package, this  
5 development package? We have two Commissions  
6 here, and neither one of us heard of all of  
7 them.

8 MS. GRORDANO: There is a chart in  
9 the application that lists all that. Maybe we  
10 can share that with Ms. Cuthbert, if she wants  
11 to go through it.

12 CHAIRMAN HOOD: That would be  
13 great, and I think the ANC is due some  
14 clarification. Obviously, we read the packet  
15 and I asked the question about clarification.  
16 So, if you can work with the ANC as I  
17 mentioned, there's a lot there, and we just  
18 need to fine tune that.

19 MS. GRORDANO: Okay.

20 CHAIRMAN HOOD: So, if we can do  
21 that before proposed action with the ANC,  
22 because summertime, I'm not sure when we are

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1 going to fine tune this, but in summertime  
2 ANCs do take a vacation. I'm not sure, Ms.  
3 Cuthbert, is your ANC on vacation in July?

4 MS. CUTHBERT: We are taking a  
5 vacation in August.

6 CHAIRMAN HOOD: Okay.

7 MS. CUTHBERT: Our next meeting is  
8 July 9th.

9 CHAIRMAN HOOD: So, we have some  
10 time to nail that down and then work that out,  
11 and we'll be looking forward to that. We  
12 probably want to take this up in September.

13 MS. GRORDANO: So, should we just  
14 agree that we can come to the ANC meeting July  
15 9th and bring all those details to the  
16 community?

17 MS. CUTHBERT: Yes, you are  
18 welcome to come to the ANC meeting, and I will  
19 give you the address where it's going to be  
20 held and the time, so you are welcome to do  
21 that to answer all our concerns that you have  
22 addressed tonight, that has not been cleared

1 with the Commission.

2 CHAIRMAN HOOD: Okay, that will be  
3 good, and then we can clarify that and that  
4 will make us have another shorter night than  
5 what we have tonight.

6 COMMISSIONER MAY: Yes.

7 CHAIRMAN HOOD: Okay. Anything --  
8 any other questions, Ms. Cuthbert?

9 MS. CUTHBERT: Right now, no,  
10 thank you very much. I appreciate it,  
11 Commissioners.

12 CHAIRMAN HOOD: Okay, we are going  
13 to bring you back up to testify.

14 Okay, again, I'm just -- this is  
15 the last time I'm going to call for Chairman  
16 Mohammed, I don't see him, but if he comes in  
17 if somebody could let the staff know.

18 Okay, we are going to go to the  
19 Office of Planning's report.

20 MS. BROWN-ROBERTS: Good evening,  
21 Mr. Chairman, and Members of the Commission.  
22 I am Maxine Brown-Roberts from the Office of

1 Planning.

2 In the interest of time this  
3 evening, I think the Applicant has explained  
4 much of the design concept for this  
5 application, and, therefore, I'm going to  
6 stand on the record, but there are a few  
7 things that I just wanted to highlight.

8 One thing that the Applicant did  
9 not address was concerning the part of the  
10 application that is a map amendment from the  
11 R-5-A District to the R-5-B and C-2-A  
12 Districts.

13 A portion is a small portion of  
14 the site to accommodate an apartment and  
15 community service uses. It will not be for  
16 retail uses, and the subject property is  
17 severely constrained by steep slopes, and the  
18 Applicant requested a change in the zoning to  
19 provide a viable development to preserve the  
20 environmentally sensitive areas.

21 Regarding the flexibility that the  
22 Applicant is requesting, Mr. May had asked

1 about having some details on the plan. They  
2 were not shown on the plan, but the Applicant  
3 did provide two tables that outline for all  
4 the lots where the flexibility was being  
5 requested. So, I think that that is there, in  
6 addition to what Mr. May has requested will be  
7 fine.

8 On the C-2-A portion ,the  
9 flexibility requested is for the lot occupancy  
10 and the side yard on the building. Again, the  
11 flexibility will provide adequate light and  
12 air to the buildings and to adjacent  
13 buildings.

14 On the R-5-B portion, the  
15 flexibility is also regarding lot occupancy,  
16 side yard/rear yards on individual lots.  
17 Again, these are in some ways attributable to  
18 the topography and the need to maximize the  
19 land area.

20 We think the proposal provides  
21 adequate parking and landscaping on the site.

22 The development is consistent --

1 is not inconsistent with the Comprehensive  
2 Plan, the house and land use elements, and  
3 also the far southeast element of the Comp  
4 Plan, and, in particular, the housing  
5 opportunity areas in the Berry Farm hillside  
6 and Fort Stanton area.

7           Regarding when we analyzed the  
8 application regarding the amenities package,  
9 I think we think that this application does  
10 provide a number of amenities, overall  
11 amenities to the community, affordable housing  
12 being the main one. The proposed Social  
13 Services, we did talk to the Applicant about  
14 that, and they did give us some detail, and I  
15 think that that can be attributable if they  
16 provide the details to the Commission.

17           We also think that there is also  
18 some environmental benefits. In discussions  
19 with the Applicant, they informed us about  
20 their LEED certification and de-certification,  
21 and the green roof. They did provide the  
22 Office of Planning with a list of the things



1       that they think that they could meet under the  
2       LEED -- and we do suggest that they provide  
3       that to the Zoning Commission.

4               They also stated to us that they  
5       will also be filling their First Choice and  
6       DSLBD obligations, and, therefore, we think  
7       that those things are amenities to the  
8       application.

9               Overall, the development provides  
10      affordable housing, that is an amenity as  
11      well, and the Office of Planning recommends  
12      that the proposal be approved with the  
13      condition that no retail use be permitted on  
14      the C-2-A portion of the site.

15              Thank you, Mr. Chairman, and I'm  
16      available for questions.

17              CHAIRMAN HOOD: Thank you, Ms.  
18      Brown-Roberts.

19              Commissioner Turnbull?

20              COMMISSIONER TURNBULL: Thank you,  
21      Mr. Chair.

22              Ms. Brown-Roberts, I just had a

1 point of clarification. The DDOT report, as  
2 regarding parking, says that the Applicant is  
3 about ten spaces short, although they are okay  
4 with that.

5 MS. BROWN-ROBERTS: Yes.

6 COMMISSIONER TURNBULL: You sort  
7 of just say on your report it's not applicable  
8 or you are not concerned about it.

9 MS. BROWN-ROBERTS: I think from -  
10 - I did not count all the parking spaces, but  
11 I went by the numbers that the Applicant  
12 submitted to us, and those were within the --  
13 were, actually, it was over what was supposed  
14 to be provided.

15 However, even with the reduction I  
16 think it will be okay. Again, we are  
17 encouraging any -- we, along with DDOT, do  
18 encourage some reduction in parking. There's  
19 a lot of parking space on this site. There  
20 are a number of buses that go along Sheridan  
21 Road, and then they are proximated to the  
22 Metro Station, so overall I think that, I

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1 mean, this is DDOT's judgment to make, but I  
2 think the Office of Planning would support  
3 some reduction in the parking.

4 COMMISSIONER TURNBULL: Well, I  
5 mean, they are okay with it, except that I  
6 think they said by their analysis there should  
7 have been 270, and there's 260, and they are  
8 okay with it.

9 MS. BROWN-ROBERTS: Right, yes,  
10 yes, so we don't have a problem with that.

11 COMMISSIONER TURNBULL: Okay.  
12 Well, I guess the question is, do they need  
13 relief on that?

14 MS. BROWN-ROBERTS: Oh, yes, they  
15 would need relief on that.

16 Let me reword this. Are you  
17 asking that they would need relief from the  
18 parking because they are providing less than  
19 the amount by DDOT?

20 COMMISSIONER TURNBULL: Right.

21 MS. BROWN-ROBERTS: Yes, they  
22 would need relief from the parking

1 requirement, if that's the case.

2 COMMISSIONER TURNBULL: Okay,  
3 thank you.

4 CHAIRMAN HOOD: Okay, thank you.  
5 Any other questions of the Office of Planning?

6 Does the ANC, Chairman Cuthbert,  
7 do you have any questions of the Office of  
8 Planning, any cross examination? It's not  
9 testimony, it's just any questions.

10 Take your time, if you've got  
11 questions you want to ask them.

12 MS. CUTHBERT: Yes. My concern -  
13 - the concern is about the small -- the map  
14 amendment. Why -- how are they allowed to  
15 show the additional use of that land without  
16 checking the map amendment?

17 MS. BROWN-ROBERTS: I'm not sure I  
18 understand the question.

19 COMMISSIONER MAY: You said they  
20 did not contact the Office of Planning  
21 regarding the map amendment.

22 MS. BROWN-ROBERTS: Oh, no, I said

1 that tonight the Applicant did not go into any  
2 details about that, and I just wanted to  
3 highlight that as part of my report.

4 COMMISSIONER MAY: Okay, that's  
5 what I -- okay, I misunderstood you.

6 MS. BROWN-ROBERTS: Okay.

7 CHAIRMAN HOOD: C-2-A part, that's  
8 always been a part of that.

9 MS. BROWN-ROBERTS: Yes, that's  
10 always been a part of the application.

11 COMMISSIONER MAY: Okay, thank  
12 you.

13 CHAIRMAN HOOD: Okay, great.

14 Okay, we have DDOT, and I'm going  
15 to bring Mr. Bah, and I guess Mr. Nwankwo,  
16 hopefully, I didn't butcher the name too bad,  
17 you can come up and introduce yourself, and  
18 give us -- we have your report, we got it this  
19 evening, and we appreciate it, and you can let  
20 Ms. Ritz know that we want to thank you for  
21 your attendance tonight.

22 That's an inside joke, isn't it,

1 Mr. Bah?

2 Okay, if you could turn your  
3 microphone on and introduce yourselves, and we  
4 don't have to make it long, because we have  
5 your report, but any concerns, any issues, let  
6 us know.

7 MR NWANKWO: Good evening, Mr.  
8 Chair. Good evening, Members of the Board.  
9 My name is Lawrence Nwankwo. I'm the Project  
10 Manager for this project.

11 COMMISSIONER MAY: You have to get  
12 in that mic.

13 MR NWANKWO: I'm the Project  
14 Manager for this particular zoning  
15 application, and Mr. Bah is our --

16 MR. BAH: I will introduce myself.

17 MR NWANKWO: -- oh, okay.

18 MR. BAH: My name is --

19 CHAIRMAN HOOD: Speak into the  
20 microphone.

21 MR. BAH: I am Abdoulaye Bah, I'm  
22 a Transportation Engineer with the District

1 Department of Transportation.

2 Thank you for having --

3 CHAIRMAN HOOD: Okay, who is Mr.

4 Bah? You are Mr. Bah.

5 MR. BAH: Yes.

6 CHAIRMAN HOOD: Okay. Okay.

7 And, you are Mr. --

8 MR NWANKWO: Lawrence Nwankwo.

9 CHAIRMAN HOOD: -- Nwankwo. Okay.

10 Somebody is -- so we want to get on through,  
11 we want to get through this tonight. Okay.

12 MR NWANKWO: So, you already have  
13 our report, so for the sake of time I will  
14 just read our conclusion, and waiting for any  
15 questions you might have.

16 "The Department of Transportation  
17 has no objection to the proposed development,  
18 even the specific land use before us. DOT  
19 does not separate general commercial use,  
20 typically permitted by C-2-A Zone in this  
21 location, even across Trent at 13th Avenue  
22 intersection. DOT has no objection to the

1 proposed non-residential management of health  
2 and training facility, which necessitates  
3 commercial zoning. Provided there is only no  
4 residential use in the program, DOT has no  
5 objection to the rezoning. DOT stands ready  
6 to coordinate with the Applicant to coordinate  
7 traffic and roadway improvement in the area."

8 CHAIRMAN HOOD: That's good, and  
9 thank you for making it very brief.

10 The only issue that I have in the  
11 report that I saw, and my colleague just  
12 alluded to it also, on page two of the report  
13 it says, "DDOT recommends that the Applicant  
14 provide 40 secured off-street bicycle racks  
15 and implement a transportation management  
16 plan." Has that been discussed with the  
17 Applicant?

18 MR. BAH: This is our policy to  
19 recommend bicycle rack in all development. We  
20 want to encourage that mode of transportation,  
21 in order to reduce vehicular traffic.

22 So, for this site, we have a



1 critical mass in this development here, so  
2 having so many bicycle racks is a good thing,  
3 good transportation use.

4 CHAIRMAN HOOD: So, is this -- let  
5 me ask this, is this a show stopper for --  
6 well, I guess DDOT will have some signing off  
7 to do, but is this a show stopper for DDOT, if  
8 the Applicant says I don't want to provide it  
9 even though we encourage it.

10 MR. BAH: Well, we recommend, let  
11 me put it that way.

12 CHAIRMAN HOOD: You recommend.  
13 Okay. All right. Hold your seats, gentlemen.

14 Any other questions of DDOT?

15 VICE-CHAIRPERSON JEFFRIES: I  
16 mean, you strongly recommend this, I mean,  
17 this is something that we are obviously  
18 considering to put in the order, I mean, so --

19 MR. BAH: Yes.

20 VICE-CHAIRPERSON JEFFRIES: Okay.

21 CHAIRMAN HOOD: All right,  
22 Commissioner May?

1 COMMISSIONER MAY: Yes. Are you  
2 familiar with the South Capitol Street EIS,  
3 and their recommendations for Sheridan Avenue?

4 MR. BAH: Well, I did not --

5 COMMISSIONER MAY: Or Sheridan  
6 Road, whatever it is, I'm sorry.

7 MR. BAH: -- I did not have first  
8 hand, but I know of the study, the EIS.

9 COMMISSIONER MAY: Okay, so I  
10 mean, does the preferred alternative include  
11 closing off that access from the Suitland  
12 Parkway directly onto Sheridan Road?

13 MR. BAH: We are thinking about  
14 that.

15 COMMISSIONER MAY: But, does the  
16 preferred -- does DDOT's preferred alternative  
17 include -- and the EIS -- include cutting that  
18 off?

19 MR. NWANKWO: There is no preferred  
20 alternative at the moment.

21 COMMISSIONER MAY: There's no  
22 preferred alternative at this point?

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1 MR NWANKWO: No, the study is  
2 still going on.

3 COMMISSIONER MAY: There is a  
4 preferred alternative overall in the EIS, in  
5 the draft EIS there was a preferred  
6 alternative.

7 MR NWANKWO: Well, the preferred  
8 alternative, well, that's kind of what I'm  
9 talking about, is the preferred alternative  
10 with respect to the junction --

11 COMMISSIONER MAY: Right, with  
12 Martin Luther King, right.

13 MR NWANKWO: -- no, there is none,  
14 there is only -- the fellow that's in charge  
15 of the study, and he told me before we got  
16 here there is no preferred alternative, the  
17 citizens don't like some of the proposals, but  
18 they will -- to what the citizens want, which  
19 is already a road walk connecting to that  
20 particular intersection.

21 COMMISSIONER MAY: So --

22 MR NWANKWO: So, they will

1 definitely listen to the citizens, and work  
2 with them to come with a preferred alternative  
3 that they will eventually like.

4 COMMISSIONER MAY: Okay, so I have  
5 to say, there was a preferred alternative that  
6 was stated in the EIS that included a series  
7 of improvements that went all the way down to  
8 Martin Luther King. Now, whether that's still  
9 the preferred alternative when you get to  
10 final I don't know, but --

11 MR NWANKWO: No, it's not going to  
12 be.

13 COMMISSIONER MAY: Right.

14 MR NWANKWO: It's not going to be,  
15 because we are definitely going to listen to  
16 the citizens.

17 COMMISSIONER MAY: I just -- I  
18 didn't remember what the preferred alternative  
19 was.

20 MR NWANKWO: That was --

21 COMMISSIONER MAY: And, what  
22 happened with Sheridan Road.

1 MR NWANKWO: -- yes, that was a  
2 recommendation for closure, but now I don't  
3 think they will close it.

4 COMMISSIONER MAY: Okay, thank  
5 you.

6 CHAIRMAN HOOD: Any other  
7 questions from us?

8 Does the Applicant have any cross  
9 examination?

10 MS. GRORDANO: No cross  
11 examination.

12 CHAIRMAN HOOD: Okay. Ms.  
13 Cuthbert, do you have any cross examination of  
14 DDOT?

15 MS. CUTHBERT: No.

16 CHAIRMAN HOOD: Okay. Again, tell  
17 Ms. Ritz the Commission thanks for you all --  
18 thanks her for you all coming down, and you  
19 all for coming down to provide testimony.

20 MR NWANKWO: Thank you.

21 CHAIRMAN HOOD: Looking forward to  
22 seeing you more in the future. All right?

1 Okay.

2 Okay, report of ANC. We don't  
3 have anything from 8A, so I'm going to ask 8C,  
4 Chairman Cuthbert, if you could come forward  
5 and give us your -- we've heard your concerns,  
6 if you want to reiterate them, but I just want  
7 you to know we've noted that and you can give  
8 us your testimony.

9 MS. CUTHBERT: Good evening, I'm  
10 Mary Cuthbert, the Chair of Advisory  
11 Neighborhood Commission 8C.

12 It's unfortunate that I do not  
13 have a written report in trying to work with  
14 ANC 8A, that we can come to one agreement,  
15 because it's in two boundaries, and it's  
16 important to me as a long-time Commissioner  
17 that we work together when it comes to  
18 development and do an MOU, which I have  
19 drafted, but I have not completed it, because  
20 it has to be approved by the three parties,  
21 ANC 8A and 8C and the developers, and that's  
22 important to me, in making sure that we get

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1 the amenities that we need.

2 I'm asking this Board to please  
3 hold the record open for us to provide you  
4 with that written content for ten days.

5 CHAIRMAN HOOD: You'll probably  
6 need more time than that, Ms. Cuthbert. We  
7 want to do better than that.

8 MS. CUTHBERT: Well, you know --

9 CHAIRMAN HOOD: We know about  
10 volunteers, believe me.

11 MS. CUTHBERT: -- okay, we would  
12 like to have it open so we can have a mutual  
13 agreement when it comes to development in our  
14 area, and that's important, the way Ward 8 is  
15 changing so quickly, I am stretched out like  
16 an octopus. Tonight I had to attend my St.  
17 Elizabeth East Campus meeting, I have Poplar  
18 Point in my Commission, I have the West Campus  
19 in my Commission, so I am overwhelmed to the  
20 extent that I am almost the endless  
21 Commissioner.

22 COMMISSIONER MAY: But, you seem

1 like you are up to the challenge. That's the  
2 impression I get.

3 MS. CUTHBERT: I'm asking you to  
4 please do this on this particular project.

5 CHAIRMAN HOOD: Okay, thank you,  
6 Ms. Cuthbert, for your -- are you finished?

7 MS. CUTHBERT: I'm finished.

8 CHAIRMAN HOOD: Okay, thank you  
9 for your testimony. I've known you for a long  
10 time, you've been very enthusiastic about your  
11 work in the community, it's a labor of love to  
12 you, and I want you to continue to do the  
13 work, and don't get tired yet, okay?

14 Let me ask, colleagues, any  
15 questions of Ms. Cuthbert?

16 Okay, does the Applicant have any  
17 questions?

18 MS. GRORDANO: No questions.

19 CHAIRMAN HOOD: Okay, thank you  
20 very much, Ms. Cuthbert.

21 MS. CUTHBERT: Thank you.

22 CHAIRMAN HOOD: Okay, let's see,



1 now we are going to organizations and persons  
2 in support.

3 I have a list here, I'm going to  
4 just call the list, it's very short, I'm just  
5 going to call it as I see it. It looks as  
6 though everyone is a proponent.

7 Martha Smith.

8 MS. SMITH: Here.

9 CHAIRMAN HOOD: Sheridan Terrace.  
10 Did you want to testify?

11 MS. SMITH: Sure.

12 CHAIRMAN HOOD: Come forward.

13 I'm going to really mess up --  
14 well, let me try the last name, Katkish, John,  
15 K-A-T-K-I-S-H. Okay, maybe they left.

16 Ms. Cuthbert has already  
17 testified.

18 And also, Commissioner Ward from  
19 ANC 8A. Do we have Commissioner Ward here?

20 And, let me ask, is there anyone  
21 else here who would like to testify in  
22 support, organization or person?

1                   Okay, come forward. I hope that  
2                   wasn't your name I messed up.

3                   Okay, we are going to begin with  
4                   you, Ms. Smith, and then we'll go to  
5                   Commissioner Ward, and then the young lady who  
6                   came up last.

7                   MS. SMITH: Hi, my name is Martha  
8                   Smith, and I live 105 Galveston Street, S.W.,  
9                   Apartment 303, zip 20032.

10                  I come here to lift concerns back  
11                  up. I'm a former resident, and our goal is to  
12                  provide excellent service for our new  
13                  community, to attend association meetings, to  
14                  share ideas and interest to create positive  
15                  constructive programs. And also, for the  
16                  seniors and disabled people, I think it's a  
17                  great idea to have travel shuttle buses, so  
18                  they can get to their destinations.

19                  We need a daycare center, after  
20                  care children, or adult basic education, GED.

21                  I'd like to thank you for my time.

22                  CHAIRMAN HOOD: You went straight

1 to the point.

2 Okay, Commissioner Ward?

3 MS. WARD: Hello, my name is  
4 Jackie Ward, I'm the Vice Chair for 8A. At  
5 this time, in cooperation with ANC 8C, and  
6 their Chairman, Mary Cuthbert, and on behalf  
7 of Anthony Mohammed, who cannot be here  
8 tonight, we are going to ask for the delay.

9 CHAIRMAN HOOD: Okay, I'm sure the  
10 record is going to be kept open for both ANCs  
11 to be able to provide some additional comments  
12 after working closely with the Applicant.  
13 Okay.

14 If you can introduce yourself.

15 MS. GLOVER: Okay. Good evening,  
16 Chairperson Hood and Commissioners of the  
17 Zoning Commission. My name is Wendy Glover,  
18 and I'm a former resident of Sheridan Terrace  
19 Public Housing Development, that was located  
20 on Ward 8, in Historic Anacostia.

21 I'm a member of the Coalition to  
22 Save Sheridan Terrace, which was formed by

1 former residents and the Social Action  
2 Committee of Bethlehem Baptist Church in 2001.

3 The purpose of the Coalition is to  
4 bring affordable housing back that includes  
5 housing for the extremely low income levels.

6 In 2005, I received a flyer from  
7 District of Columbia Housing Authority  
8 announcing a community meeting and requested  
9 former residents of Sheridan Terrace to attend  
10 to discuss the application process for the  
11 HOPE VI grant competition.

12 It was explained at the meeting,  
13 DCHA was going to apply for a \$20 million HOPE  
14 VI grant to redevelop Sheridan Terrace site.

15 I, along with other former  
16 residents, participated in 14 community  
17 meetings during the summer of 2005, and worked  
18 with DCHA, the Master Planner, and the main  
19 developer of the plan to submit in the  
20 application.

21 We discussed the tenure of the  
22 units, the type, and the density of the site.

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1                   Unfortunately, the grant was not  
2                   awarded in Fiscal Year 2005 or in the fiscal  
3                   year of 2006, and when DCH came back in August  
4                   of 2007 and said that thy were going to put  
5                   together another HOPE VI application, I  
6                   thought they were crazy, but --

7                   DCHA and the developers had  
8                   promised to move forward with the  
9                   redevelopment, redevelopment no matter if the  
10                  application was awarded or not. However, they  
11                  could not leave \$20 million left on the table  
12                  without trying one more time.

13                  During the fall of 2007, there  
14                  were several meetings, in particular, a 14-  
15                  hour charrette, where we talked about new  
16                  plans with fewer units and seven different  
17                  types of units. We discussed the number of  
18                  public housing units for former residents, as  
19                  well as the number of home ownership units for  
20                  low and moderate income families.

21                  When the community meets with DCHA  
22                  and the development team, we also asked when

1 can we move in. The community is very excited  
2 about the redevelopment of Sheridan Terrace,  
3 and we intend to work together to develop  
4 construction and occupancy activities with our  
5 partners to complete the project in a timely  
6 and efficient manner.

7 The community has taken ownership  
8 of the project already, and we know that  
9 there's a lot to work -- there's a lot of work  
10 to get done.

11 The community and Supportive  
12 Service Program has been working with  
13 residents since August of 2006, and preparing  
14 to return into the site. We look forward to  
15 participating in the creation of a re-entry  
16 criteria, which will prepare us to -- which  
17 will prepare us to returning to the site.

18 As a former resident, I plan  
19 returning to the site as a homeowner, and I  
20 look forward to working with DCHA and William  
21 C. Smith Company. There is a lot of work to  
22 get done in a little time, and we ask that

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1 this application be approved so we can move as  
2 quickly as possible.

3 My major concern is that the  
4 former residents will return back to this  
5 site.

6 Thank you for this opportunity to  
7 share my experience for affordable housing to  
8 return to Sheridan Terrace site.

9 Thank you.

10 CHAIRMAN HOOD: I want to thank  
11 all three of you for your testimony.

12 Let me see if my colleagues have  
13 any questions. Any questions?

14 Does the Applicant have any  
15 questions?

16 MS. GRORDANO: No questions.

17 CHAIRMAN HOOD: Ms. Cuthbert, do  
18 you have any questions?

19 MS. CUTHBERT: No.

20 CHAIRMAN HOOD: Okay, again, thank  
21 you all for your testimony.

22 Okay, I guess I need to call for

1 any persons -- organizations or persons in  
2 opposition? Organizations and persons in  
3 opposition?

4 Seeing none, Ms. Grordano, if you  
5 can come up and we can do closing.

6 I don't think we have any  
7 rebuttal, I don't think, but you never know.

8 MS. GRORDANO: No, I just wanted  
9 to address the parking issue.

10 We just got the DDOT report this  
11 afternoon, so we really haven't had a chance  
12 to get with them, but our calculations were  
13 that we had provided adequate parking, and we  
14 weren't requesting parking relief.

15 So, we will, you know, double  
16 check those figures and get with DDOT, but  
17 that was not our intention, to ask for a  
18 parking reduction.

19 CHAIRMAN HOOD: Okay, well, let's  
20 just try to get clarification for proposed.

21 MS. GRORDANO: Okay.

22 CHAIRMAN HOOD: Okay. One of the



1 things that we are concerned about in the  
2 summer months, ANCs do go on vacation, and I  
3 think we can hit, hopefully, both ANCs, both  
4 8As and 8Cs meetings if they have to do any  
5 action. I don't know how you are going to  
6 make it to those meetings, or how you are  
7 going to do that, but we want to make sure we  
8 allow enough time for both of those ANCs to  
9 have a meeting. I think they both meet in  
10 July, so we should be okay on that.

11 Ms. Schellin, can we do a  
12 schedule?

13 MS. SCHELLIN: Yes, I think that  
14 if we leave the record open until July 24th  
15 for the additional documents that have been  
16 requested, including the ANC reports, and then  
17 the parties, in this case just the Applicant  
18 and the ANC, would have until July 31st to  
19 respond to anything that gets filed on the  
20 24th, and then we can consider this at the  
21 September 8th meeting.

22 CHAIRMAN HOOD: Okay.

1 MS. SCHELLIN: Does that time  
2 period cover the ANCs meetings, one is the  
3 9th?

4 CHAIRMAN HOOD: Ms. Cuthbert, if  
5 you can come -- I hate to have you come all  
6 the way back up to the table, and if the young  
7 lady from -- I'm sorry --

8 MS. WARD: 8A.

9 CHAIRMAN HOOD: -- 8A,  
10 Commissioner Ward, if you could come sit up  
11 here with you, even though I know she's not  
12 represented, she is the Vice Chair, so she can  
13 help us with our questions, so we can make  
14 sure we come back and we all are on the same  
15 page.

16 Now, Ms. Schellin, you had some --

17 MS. SCHELLIN: Just to make sure  
18 that 8A is going to meet before that date.

19 MS. WARD: Yes, we meet July the  
20 1st.

21 MS. SCHELLIN: Okay.

22 CHAIRMAN HOOD: Okay.

1 MS. SCHELLIN: So then, that would  
2 cover --

3 CHAIRMAN HOOD: July 1st, okay.

4 MS. SCHELLIN: -- that would give  
5 them a couple weeks after their meeting to  
6 actually provide the report.

7 CHAIRMAN HOOD: The issue is, can  
8 the Applicant get to -- that's Tuesday, can  
9 the Applicant get to 8A's meeting?

10 MS. GRORDANO: The Applicant  
11 communicated to me that they can come to the  
12 meeting, and that they would prefer to  
13 accelerate that schedule if possible.

14 CHAIRMAN HOOD: Well, I don't know  
15 how much more we can say, July 1st --

16 MS. SCHELLIN: we don't meet in  
17 August, so it's not going to change that  
18 September decision.

19 CHAIRMAN HOOD: Right, when does  
20 8C meet?

21 MS. CUTHBERT: 8C meets July 9th.

22 CHAIRMAN HOOD: July 9th, so

1 that's actually -- I think that's pretty --  
2 and now, will he be able to get on the agenda?

3 MS. CUTHBERT: Oh, yes, we'll  
4 definitely have them on the agenda.

5 CHAIRMAN HOOD: Okay.

6 COMMISSIONER MAY: This is a  
7 priority, we'll make it a priority that they  
8 are on the agenda.

9 CHAIRMAN HOOD: Okay. Okay.  
10 Okay, so do you want to repeat the schedule,  
11 Ms. Schellin?

12 MS. SCHELLIN: Yes. So, the ANC  
13 reports and all the other documents, do we  
14 need to go through those, Ms. Grordano?

15 MS. GRORDANO: I think I kept a  
16 good list, and I can call you on Monday and we  
17 can double check the list.

18 MS. SCHELLIN: Okay. So, all of  
19 the additional documents from the Applicant,  
20 and the two ANC reports, are due by 3:00 p.m.,  
21 July 24th, and then you have until July 31st,  
22 the Applicant and the ANCs, to respond to

1 anything that gets filed.

2 So, the ANC can provide comments  
3 to anything that the Applicant files, the  
4 Applicant can provide comments to any of the  
5 ANC reports that are received.

6 And then, this will be taken up at  
7 our September 8th meeting, which is at 6:30  
8 p.m.

9 CHAIRMAN HOOD: Okay, with that I  
10 want to thank everyone for their participation  
11 this evening, and if you want to follow this  
12 case further you can contact staff. It is  
13 proposed to be taken up at our September  
14 meeting, and with that this hearing is  
15 adjourned.

16 (Whereupon, the above-entitled  
17 matter was concluded at 9:21 p.m.)  
18  
19  
20  
21  
22