

1 GOVERNMENT OF THE DISTRICT OF COLUMBIA

2 Zoning Commission

3

4

5

6

7

8

9 Public Hearing

10 Case No. 13-09 [Stanton Square, LLC. - 1st Stage and
11 Consolidated PUDs and Related Map Amendment at Square
12 5877]

13

14

15

16 6:30 p.m. to 9:37 p.m.

17

Thursday, January 7, 2016

18

19 Jerrily R. Kress Memorial Hearing Room

20 441 4th Street, N.W., Suite 220 South

21 Washington, D.C. 20001

22

23

24

25

OLENDER REPORTING, INC.

1100 Connecticut Avenue NW, #810, Washington, DC 20036

Washington: 202-898-1108 • Baltimore: 410-752-3376

Toll Free: 888-445-3376

1 Board Members:

2 ANTHONY HOOD, Chairperson

3 MARCIE COHEN, VICE CHAIR

4 PETER MAY, Commissioner

5 ROBERT MILLER, Commissioner

6 MICHAEL TURNBULL, Commissioner

7

8 Office of Zoning:

9 SHARON SCHELLIN, Secretary

10

11 Office of Planning:

12 JOEL LAWSON

13 KAREN THOMAS

14

15 DDOT:

16 JONATHAN ROGERS

17

18 Other:

19 PAUL TUMMONDS

20 DAVID ROODBERG

21 PATTY STONESIFER

22 KELLY SWEENEY-McSHANE

23 CHERYL O'NIELL

24 LaRUBY MAY

25 DeVAUGHN LUCINE

OLENDER REPORTING, INC.

1100 Connecticut Avenue NW, #810, Washington, DC 20036

Washington: 202-898-1108 • Baltimore: 410-752-3376

Toll Free: 888-445-3376

1 Others:
2 ANTHONY GREEN
3 MATT BELL
4 ROBERT SCHIESEL
5 MICHAEL SZYNAL
6 RYAN PALMER
7 PAUL TRANTHAM
8 BILL HAGUE
9 NOREEN DZIEKETAY
10 BENJAMIN JACKSON
11 BEN DZIEKETAY
12 ADDIE COOKE

13
14
15
16
17
18
19
20
21
22
23
24
25

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

2 CHAIRPERSON HOOD: Okay. It's now 6:30. We
3 can get started.

4 First let me welcome all my colleagues and
5 everyone back. We've been off for, I think about two
6 weeks. Seems like we've been gone a couple of
7 months. But anyway, I hope everyone had a great
8 holiday, including those in the audience. And again,
9 welcome back and we can get to the business at hand.

10 Good evening ladies and gentlemen, this is
11 the public hearing of the Zoning Commission for
12 today's date is January 7th, 2016. My name is
13 Anthony Hood. We are located in the Jerrily R. Kress
14 Memorial Hearing Room.

15 Joining me this evening are Vice Chair Cohen,
16 Commissioner Miller, May, and Turnbull. We're also
17 joined by the Office of Zoning staff, Ms. Sharon
18 Schellin, as well as the Office of Planning staff,
19 Mr. Lawson, Ms. Thomas, and the Distirct Department
20 of Transportation, Mr. Rogers. I got you. I haven't
21 been gone that long.

22 This proceeding is being recorded by a court
23 reporter and is also webcast live. Accordingly we
24 must ask you to refrain from any disruptive noises or
25 actoins in the hearing room, including the display of

1 any signs or objects. Notice of today's hearing was
2 published in the D.C. Register, and copies of that
3 announcement are available to my left on the wall
4 near the door.

5 The hearing will be conducted in accordance
6 with provisions of 11 DCMR 3022 as follows,
7 preliminary matters, applicant's case, report of the
8 Office of Planning, report of other government
9 agencies, report of the ANC, organizations and
10 persons in support, organizations and persons in
11 opposition, and rebuttal and closing by the
12 applicant.

13 The following time constraints will be
14 maintained in this meeting. The applicant has up to
15 60 minutes but I think they've requested 45.
16 Organizations five minutes, individuals three
17 minutes.

18 The Commission intends to adhere to the time
19 limits as strictly as possible in order to hear the
20 case in a reasonable period of time. Excuse me. The
21 Commission reserves the right to change the time
22 limits for presentations if necessary, at no time
23 shall be seated.

24 All persons appearing before the Commission
25 are to fill out two witness cards. These cards are

1 located to my left on the table near the door. Upon
2 coming forward to speak to the Commission please give
3 both cards to the reporter sitting to my right before
4 taking a seat at the table. When presenting
5 information to the Commission please turn on and
6 speak into the microphone, first stating your name
7 and home address. When you are finished speaking
8 please turn your microphone off so that your
9 microphone is no longer picking up sound or
10 background noise.

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

17 The staff will be available throughout the
18 hearing to discuss procedural questions. Please turn
19 off all cell phones, beepers and cell phones at this
20 time. I'm going to ask this again, how many people
21 in the audience has a beeper?

22 [No audible response.]

23 CHAIRPERSON HOOD: Okay. I'm eventually --
24 we're going to eventually take that out but I'm going
25 to do a few more queries and then we're going to

1 eventually take that out.

2 Please turn off all beepers and cell phones
3 at this time so not to disrupt these proceedings.
4 Would all individuals wishing to testify please rise
5 to take the oath?

6 Ms. Schellin, would you please administer the
7 oath?

8 MS. SCHELLIN: Yes. Please raise your right
9 hand.

10 [Oath administered to the participants.]

11 MS. SCHELLIN: Thank you.

12 CHAIRPERSON HOOD: Okay, at this time the
13 Commission will consider any preliminary matters.
14 Ms. Schellin, do we have any preliminary matters?

15 MS. SCHELLIN: Yes, sir. We have received
16 the affidavit of maintenance in the record now, and
17 we have one, two, three proffered expert witnesses.
18 They've all been previously accepted if the
19 Commission chooses to accept them in this case also.

20 CHAIRPERSON HOOD: Okay. As stated I think
21 there will be three expert witnesses that are being
22 proffered. We have already heard from them in other
23 cases and we have already given them expert status.
24 Unless there is someone to -- who wants to undo that
25 at this point you can by speaking out. If not we're

1 going to keep it as the status of expert status.

2 Not hearing anyone. Anything else, Ms.
3 Schellin?

4 Okay. Mr. Tummonds.

5 MR. TUMMONDS: Good evening.

6 CHAIRPERSON HOOD: Good evening. You may
7 begin. Hold on a second. I'm sorry. Your mic is
8 not on. There you go.

9 MR. TUMMONDS: That one works. All right.
10 Perfect.

11 Good evening, Mr. Chairman, members of the
12 Commission. I'm Paul Tummonds with the lawfirm of
13 Goulston and Storrs. On behalf of Stanton Square,
14 LLC., we are pleased to be here tonight to present
15 the Stanton Square project.

16 We note that this application has received
17 the support of the Office of Planning, the Department
18 of Transportation with conditions, and ANC 8B. In
19 addition numerous individuals and community
20 organizations have submitted letters of support for
21 this project into the record of this case.

22 Our witnesses this evening will discuss
23 Stanton Square Development team's commitment to
24 bringing affordable and market rate housing, both
25 rental and for sale units, and a community service

1 center to the Fort Stanton Hillsdale neighborhood of
2 Ward 8.

3 In addition, our architects and traffic
4 engineer will review the issues that you raised at
5 setdown and were also included in the initial OP
6 setdown report. We will also address the OP report
7 and the conditions in that report as well.

8 I will now have our first witness, David
9 Roodberg, present his testimony.

10 CHAIRPERSON HOOD: Let me do this, Mr.
11 Tummonds.

12 MR. TUMMONDS: Yeah.

13 CHAIRPERSON HOOD: Let me interrupt. Is
14 there anyone here from Councilmember May's office?
15 Are you representing Councilmember May tonight?

16 MR. LUCINE: [Speaking off mic.]

17 CHAIRPERSON HOOD: You are? Did she send you
18 down here to represent her?

19 MR. LUCINE: [Speaking off mic.]

20 CHAIRPERSON HOOD: Okay. Typically our
21 practice is that as you know, when the mayor or mayor
22 or a councilmember represented from the office come,
23 we usually hear from them first, and then we get into
24 it. And I think, Mr. Tummonds, you know that.

25 So you're representing Councilmember May.

1 You work in the office. You can come forward.

2 No, no, no, no, no. I need the -- are you
3 working for Councilmember May?

4 MR. LUCINE: [Speaking off mic.]

5 CHAIRPERSON HOOD: Okay. Did she ask you to
6 come down and speak on her behalf tonight?

7 MR. LUCINE: [Speaking off mic.]

8 CHAIRPERSON HOOD: Oh, okay. Come to -- I
9 want to make sure I get it correct. No, to the
10 table. Introduce yourself. You're a staffer of
11 Councilmember --

12 MR. LUCINE: Yes. I am a staffer for
13 Councilwoman LaRuby May. So I was asked to come here
14 tonight to allow these citizens of Ward 8 who
15 actually are community residents of Fort Stanton
16 Square, to actually be able for them to give their
17 testimony and how they see the project affecting
18 them, and adversely or whether it be in favor of
19 them.

20 CHAIRPERSON HOOD: Okay. I just want to
21 know, does she have a statement that she wanted to
22 read?

23 MR. LUCINE: No, sir.

24 CHAIRPERSON HOOD: Okay. Well, we will do
25 that at an appropriate time because typically if the

1 council member has a statement we just take them
2 first.

3 MR. LUCINE: Okay.

4 CHAIRPERSON HOOD: So, okay. Thank you.

5 MR. LUCINE: Thank you, sir.

6 CHAIRPERSON HOOD: All right. Thank you.

7 And what's your name?

8 MR. LUCINE: DeVaughn Lucine.

9 CHAIRPERSON HOOD: Mr. Lucine, thank you.

10 Okay. Are you representing Council member --
11 he's a staffer.

12 UNIDENTIFIED SPEAKER: [Speaking off mic.]

13 CHAIRPERSON HOOD: You're staff too? Come
14 forward.

15 UNIDENTIFIED SPEAKER: [Speaking off mic.]

16 CHAIRPERSON HOOD: Okay. I think we've got
17 it. We've got it now. I just want to make sure the
18 council member -- I know the council member. I
19 didn't know who works in her office, but I do know
20 her. If she comes then we will -- if she does come
21 we will stop where we are and hear from the council
22 member because I know they have a busy schedule.
23 Okay? That's where we were going.

24 Okay. So, Mr. Tummonds.

25 MR. ROODBERG: Good evening, Chairman and

1 Commissioners. My name is David Roodberg, CEO and
2 President of Horning Brothers. I'd like to start by
3 introducing our team and our project.

4 The lead development partner is Horning
5 Brothers, a development management company in D.C.
6 for over 50 years with a number of our initial
7 projects in Ward 8. We have parnters of Martha's
8 Table and Community of Hope, both non-profits, both
9 in D.C. for over 35 years, and Community of Hope is
10 headquartered in Ward 8.

11 The Horning Family Fund is a philanthropic
12 arm of the Horning Family, created to serve families
13 and children in Ward 8. Our architects are Torti
14 Gallas Urban for the housing, and Perkins Eastman for
15 the Commons, a community service campus.

16 A key part of our project is the
17 collaboration amongst the partners. It's not just
18 about co-location, but working together. The project
19 is on private land and being funded with over \$20
20 million of private non-profit investment to provide
21 many public benefits. This project took a number of
22 years to come together with a great deal of community
23 engagement.

24 Our program consists of mixed income, mixed
25 product type housing, and the Commons, as I

1 mentioned, a community service campus. The housing
2 is 120 rental units; 120 rental units. The majority
3 of the units will be reserved for people making under
4 60 percent AMI. There will be units reserved for
5 people making below 50 percent AMI as well, and some
6 for under 80 percent.

7 In addition 10 percent of the units, or 12,
8 will be reserved for people making under 30 percent
9 of AMI. These will be permanent supportive housing
10 units managed by Community of Hope.

11 In addition to the affordable housing we have
12 market rate townhomes. There are 37 market rate
13 townhomes. There are three townhomes reserved for
14 people making up to 80 percent of AMI, and two
15 townhomes reserved for people making up to 50 percent
16 of AMI.

17 The Commons is a 53,000 square foot community
18 service building anchored and hosting Martha's
19 Table's new headquarters, as well as Community of
20 Hope services with the potential for future expansion
21 to include additional non-profits. With that I'll
22 turn to Patty Stonesifer of Martha's Table.

23 MS. STONESIFER: Good evening. I am Patty
24 Stonesifer, and I'm the CEO of Martha's Table. As
25 David said we've been -- we're just -- January just

1 marks our 36th year in the District of Columbia where
2 we have always stood for stronger children, stronger
3 families, and the creation of a stronger community.
4 To address the needs of economically challenged
5 families and individuals in the District of Columbia,
6 we focus on education, food, and the creation of
7 additional opportunity, making it possible for
8 individuals and families to access healthy and fresh
9 food that would otherwise be too expensive or out of
10 reach, and secondarily addressing the parent's need
11 to work and learn, and the children's need for
12 additional learning and social and health supports in
13 order to ensure their success in elementary school
14 and beyond.

15 For Martha's Table we were born on 14th and
16 V. And we have grown in 14th and V. But as early as
17 1982 the founders realized that while that may be
18 where folks showed up for work the needs were across
19 the community and thus began some of our mobile
20 programs that began to work across the city in
21 multiple areas.

22 In 2010 we began our first pop-up healthy
23 food markets supported by one of the national
24 corporations to ensure that healthy foods were
25 available in elementary schools with high need.

1 In 2013 we began our second thrift store. We
2 have one on 14th Street that is supported by many
3 donors. Probably some people here in this room, and
4 10,000 people a year access those thrift stores to
5 receive the goods and clothes that they need for jobs
6 and church and the other services. And then many
7 thousands more purchase clothes there at low and
8 reduced prices.

9 We also realize, at the time that we opened
10 that thrift store, that it would be the beginning of
11 introducing ourselves much more deeply to the
12 community in Ward 8. And I'm very proud of the fact
13 that we have over 40 percent of our families working
14 across the District, but who go home at night to
15 Wards 7 and 8 to continue to build their families.
16 We have over 15 of our employees that are residents
17 of Ward 8 that are working at Martha's Table today,
18 and we are doing an aggressive and exciting program
19 to increase that number so that as we move our
20 headquarters and expansion into Ward 8 that more and
21 more of our staff, actually, come from that
22 community.

23 One of our biggest programs is the program to
24 address access access to healthy foods, and we do
25 this in partnership with the Capitol Area Food Bank

1 and supported by the city, but also by many private
2 donors. We have, today, across the city, about 23 of
3 these pop-up markets. Twenty of them in elementary
4 schools where every student and parent can shop for
5 free groceries once a month with volunteers from the
6 community and the schools, with students
7 participating in cooking activities. Last month they
8 made massaged kale salad. This month they'll be
9 working on collard green soup. It's a wonderful
10 opportunity to not just ensure groceries go home with
11 families, but those groceries are healthy and the joy
12 of healthy eating is introduced at the youngest ages.
13 This addresses both food and security and future
14 health.

15 I just want to emphasize that today we have
16 those pop-up markets in Ward 8 at the Eagle Academy,
17 at Excell Academy, at the Kip D.C. Heights Academy,
18 at Moten Elementary School, one of the schools that
19 is right adjacent to the property that we're talking
20 about, at Patterson Elementary, at Stanton
21 Elementary, at Turner Elementary. And we're very
22 proud to be a long-time at Hendley Elementary, and we
23 have started a community market at the Fort Stanton
24 Rec Center. All of those pop-up monthly markets are
25 in Ward 8. So that's been part of our path to Ward

1 8, to understand the families and the communities and
2 partner with the principals and teachers in those
3 areas.

4 Our plans for 2018, as we move into this new
5 center, supposing that this does continue forward,
6 would be to have joyful food markets at all 44 public
7 and perochial and charter schools in Wards 7 and 8,
8 and to have over 140 infants and toddlers with
9 parents working in school, or wanting access to the
10 kind of quality care that we can provide in Ward 8,
11 over 50 elementary school children and the kind of
12 wraparound health and parental supports that they
13 need to be successful.

14 In addition, we're beginning this spring, our
15 older youth programming work in Ward 8, working with
16 Moten Elementary on the young people moving up to
17 middle school, working with Thurgood Marshal because
18 we believe that older youth alos need the opportunity
19 to learn work skills, but also get the academic
20 support they need.

21 We do all of this with an eye towards
22 longterm impact. We love the pop-up markets. We
23 love what's happening there. But our interest in
24 that is increasing access to healthy foods resulting
25 in reduced food insecurity, reduced hunger, and

1 improved nutrition. That is the reason we do those
2 markets.

3 With our Healthy Start programming our goal
4 is extended and instructional quality and family
5 supports resulting in increased school readiness,
6 increased percentage of school aged children reading
7 at or above grade level, and we measure and hold
8 ourselves to those standards.

9 And last, but far from least, for the older
10 youth our goals are the increase access to academic
11 and leadership development, measured by the
12 attainment of post-secondary credentials, employment,
13 and a self-defined vision of success. We're excited
14 to be workin on that kind of impact in a new center
15 in Ward 8.

16 MS. SWEENEY-McSHANE: So, good evening. My
17 name is Kelly Sweeney-McShane. I'm the CEO at
18 Community of Hope and we also are very pleased to be
19 part of this partnership and this collaboration.

20 Community of Hope is a 35 year old non-
21 profit. We are headquartered in Ward 8 in the
22 Belleview Community, and as you see from this map we
23 are located throughout the city but with a strong
24 presence in Ward 7 and Ward 8.

25 Our primary services are, we provide

1 healthcare as a federally qualified health center,
2 including medical care, dental care, and behavioral
3 health services. And serving thousands of patients
4 throughout the city, including thousands in Ward 8.

5 We also are one of the larger providers of
6 housing and supportive services for families who have
7 experienced homelessness. Particularly around
8 permanent supportive housing, and serve hundreds and
9 families in Ward 7 and Ward 8.

10 The red dots on the map show where the
11 various families are in permanent supportive housing
12 and rapid rehousing where we provide intensive home-
13 based case management services.

14 In the last two years we've hired 21 Ward 8
15 members on staff, and we hired about 18 Ward 8
16 residents for construction during the construction of
17 our Ward 8 health center and headquarters. And four
18 of our 12 board members live in Ward 8. So we've
19 been engaged in the community for many years and very
20 much listen to our patients and our board members.

21 In terms of what our role will be in this
22 project, first of all our role at the commons, which
23 is the community service center, one of the things
24 that came up very strong in a community needs
25 assessment was around behavioral health. And that is

1 something that Community of Hope provides and is
2 growing, and we're really focusing on particularly
3 the issues of trauma and depression and anxiety. So
4 a lot of our services are around individual therapy,
5 group therapy, parenting and support groups that we
6 propose to offer in this location.

7 We will also offer connections to health
8 services. Whether that's referral to Community of
9 Hope sites or other sites that might be in the
10 community, we have done enrollment and outreach for
11 things like the health exchange or Medicaid. And we
12 are looking at, do we do prenatal groups, for
13 example, on site in this location.

14 And then we'll provide supportive services
15 that are complimentary to Martha's Table and the
16 other nonprofits that might be located there,
17 including employment and helping looking for jobs.

18 In terms of the housing side, Community of
19 Hope will provide the supportive services for the
20 families living in permanent supportive housing. We
21 have a case, one full-time case manager for every 12
22 families, and it's very intensive home-based. The
23 focus is really on making sure that families maintain
24 their housing, that they're good tenants, that they
25 pay their portion of the rent, that they connect

1 their children to early childhood to schools. Some
2 of our goal is to help people increase their income.
3 Last year about 99 percent of the families remained
4 stably housed and did not return to homelessness.
5 And about 50 percent of them maintained or increased
6 their income.

7 So again, we feel like our services are very
8 much in need -- with the needs of the community and
9 very good partnership with the services that will be
10 offered there.

11 MS. O'NEILL: Good evening. My name is
12 Cheryl O'Neill. I'm a principal with Torti Gallas
13 Urban. Again, we are responsible for the residential
14 portion for the development of this site.

15 I'd like to start first by giving you an
16 introduction to the site and its context. The site
17 is currently an undeveloped parcel, approximately 13
18 acres in Ward 8, bounded by Pomeroy, Stanton, and
19 Elvans Roads. As you can see in the photographs
20 here, it's surrounded by a variety of uses. To the
21 north and west it's largely surrounded by a diversity
22 of housing. Some of it, garden apartment complexes,
23 row houses, and a few single family homes.

24 On its eastern and really upper portion of
25 this site it's also surrounded by a number of

1 existing civic and educational uses. The Moten
2 Elementary School that was already mentioned, the
3 Fort Stanton Recreation Center, the Our Lady of
4 Perpetual Help Church all exist on the eastern
5 portoin of the site. So it's really the site in
6 terms of its context and characteristics. It has
7 largely been predominantly residential uses on the
8 western side and institutional and more civic uses on
9 its eastern side.

10 It's also an important characteristic of the
11 site as illustrated in this aerial photograph of the
12 Washington D.C., and this topographic map which very
13 clearly shows how the site sits on the ridge of hills
14 that surround the basin of the Potomac and Anacostia
15 Rivers wehre the District of Columbia largely sits.

16 The white circle that you see there is in
17 fact the site. Where you can see that it is
18 characterized by extensive topographic changes. And
19 then in addition there's a ridge that runs through
20 the site that really differentiates it into two
21 different plains, separated by approximately 65 to 70
22 feet.

23 And it's in the context of that -- sorry.
24 I'm losing my place. And it's in the context of
25 those contexts in terms of uses as well as the

1 topographic characteristics that we've really
2 distributed the uses on this site.

3 As you can see in this black and white
4 diagram on the left-hand side, we've chosen to locate
5 the community service campus, which we've referred to
6 as the Commons. On the upper portion of the site,
7 which again is about 65 to 70 feet above the lower
8 portion of the site, and it's really clustered and
9 exists amongst the various other institutional and
10 civic uses that exist up there. The Moten Elementary
11 School I had previously mentioned, Our Lady of
12 Perpetual Help Church, and the Fort Stanton
13 Recreation Center.

14 And its proximity to those uses, we felt, was
15 very appropriate for this very significant new
16 community use.

17 We have then also located the residential
18 uses on the lower portion of the site. Again,
19 adjacent to the diversity of residential uses that
20 surround it and really mass the buildings in
21 characteristics with the adjacent uses. It's a
22 combination of garden apartment complex and a series
23 of new for-sale townhomes that really mirror, to a
24 certain extent, the characteristics of the
25 residential uses that already exist.

1 This shows you more precisely the site plan
2 of the development. Again, up on Elvan's Road, on
3 the upper portion of the site is the Community
4 Service Campus, the Commons, and you'll hear a little
5 bit more precisely later on, the exact layout of that
6 building and its importance, relationship to the
7 site.

8 On the lower portion of the site you see the
9 distribution of the housing uses. And what we've
10 chosen to do here is to subdivide the existing parcel
11 with a new private street that creates a
12 residentially scaled block that creates front doors
13 and addresses for all of the residential uses,
14 including the garden apartments, as well as the
15 townhomes.

16 The townhomes are predominantly located on
17 that new private residential street, front doors on
18 the street, and served by a series of allies that
19 provide access to garages and parking in the rear.

20 The garden apartment buildings front --
21 again, front on to all of the existing streets and
22 the new private street.

23 CHAIRPERSON HOOD: Can I interrupt? Can I
24 interrupt?

25 MS. O'NEILL: Yeah.

1 CHAIRPERSON HOOD: I realize you're reading
2 that, but what would be helpful for me, probably
3 nobody else in here, but just for me, is if you're
4 talking if we can kind of point what you're talking
5 about. That may help some others, but it will be
6 helpful for me.

7 MS. O'NEILL: Certainly. Here we go. Sorry.

8 So this is the private residential street
9 here that subdivides the undeveloped site into one
10 larger residentially scaled block that's compatible
11 with the characteristics of the block surrounding it.
12 The townhomes that you see lining the street front on
13 to -- front on to that private residential street and
14 are accessed into the rear by private allies that
15 provide access into rear garages that serve the
16 units.

17 The garden apartments are these three larger
18 buildings that you see here, that all have front
19 doors into some lower level residential uses as well
20 as into the lobbies of the buildings on the perimeter
21 existing street, Pomeroy and Stanton Roads here, as
22 well as this one building which we call Building C,
23 has a front door on to the new private residential
24 street.

25 The parking for the multi-family buildings is

1 largely in this surface parking lot and as you will
2 see in the ground level of this Building C which
3 accommodates the situation on the grade.

4 This gives you characteristics of the design
5 of the exterior of the garden apartment buildings.
6 They are predominantly four stories tall and are
7 unified in their architecture, and we felt it
8 important to create a kind of dignified ensemble of
9 these buildings so that they all start to read
10 together as a complex.

11 The buildings are predominantly brick, three
12 stories of brick with an articulated attic story
13 that's composed of Hardy panel and various kinds of
14 articulation in the fenestration. And there's a
15 series of very, we think nicely detailed bays that
16 are strung along the facades that help to break up
17 the scale of them. Then there's also some
18 articulation in the frontal plane of the facades that
19 also help to further articulate them.

20 At the corner here -- sorry. On the left-
21 hand side of the slide you can see that on the corner
22 there's a very distinctive open space made here,
23 which creates a very, we think inviting entrance into
24 the complex at the significant corner of Pomeroy and
25 Stanton Roads. And there's a unique tower feature

1 there that we think helps to articulate and then mark
2 that as a very special place.

3 On the upper right-hand side of the slide you
4 can see the relationship between the townhomes on the
5 right-hand side and the multifamily buildings on the
6 left. And the nice way in which the scale of those
7 two building types works very well, we think, on the
8 street.

9 These are some of the street elevations of
10 the new private street which shows you the
11 characteristics of the townhomes. There's some
12 diversity of the articulation of the townhomes in
13 terms of different materials. But generally they're
14 a kind of neocolonial type found very much throughout
15 the District of Columbia, and we think in keeping
16 with the character of what also exists in the
17 neighborhood.

18 This next couple of slides really show how
19 we've modulated the scheme to really work the
20 topography. On the upper section that you see here
21 you can begin to see the relationship between -- I'm
22 going to try and point without moving a slide here.
23 The upper slide you can see, that's the community
24 service campus on the right-hand side, which is
25 again, 65 to 70 feet above the level of the housing

1 and really takes advantage of the very spectacular
2 views that you get from that higher elevation.

3 The residential units, then, are located on
4 the lower portion of the site. Again, 65 to 70 feet
5 below the community service campus, and are scaled in
6 mass so that they don't block any of the views from
7 the community service campus.

8 You can also begin to see in these slides,
9 how the buildings are modulated to really work the
10 topography and really step up as the topography steps
11 up across the site. And that's a little bit more
12 clearly articulated in this next series of diagrams.
13 On the upper diagram we see here the relationship of
14 the section between Stanton Road and the new private
15 street. In this portion of the site there's
16 approximately 20 feet of grade change across them,
17 which we've worked very closely with to really place
18 the surface parking lot in a situation where it
19 mediates between those two different grades, allowing
20 for a partially buried basement, accommodated
21 parking in one of the buildings, and then front doors
22 fronting on to Stanton Road in the other building.

23 Similarly in the lower section you can begin
24 to see how the residential uses step up across the
25 site, the elevation of the private street and the

1 townhomes are slightly above those of the multi-
2 family buildings. And there's two different kinds of
3 townhouse configurations, an uphill and downhill unit
4 if you will, that really works with the grade.

5 These plans show you the typical layout of
6 the multi-family buildings. They're really
7 conventional double-loaded corridor apartment
8 buildings, two-bedroom units are predominantly
9 located at the ends of the buildings with one-bedroom
10 units internally. Each of the buildings has a front
11 door on the internal parking lot, as well as a front
12 door on to Stanton Road. There are subtle variations
13 in some of the buildings having to do with the
14 grades, as well as having to do with different uses.
15 This is building A, which has the primary residential
16 lobby and amenity space, and it's the building that's
17 articulated with the tower. This begins to show you
18 the ground floor levels of Building C, which is the
19 building which has the partially buried parking on
20 the lower level that also accommodates bicycle
21 parking and then four levels of residential uses
22 above.

23 These next series of drawings begin to
24 describe the landscape characteristics and what's
25 introduced into the site. Significantly street trees

1 with a shy space have been introduced after
2 conversations with DDOT, along the existing Pomeroy
3 and Stanton Roads. Currently the sidewalk
4 immediately abuts the street on those two streets,
5 and we've chosen to relocate the sidewalk and
6 introduce a narrow shy zone with plantings as well as
7 street trees continuously along those edges which we
8 think will significantly improve the characteristics
9 of that street.

10 In addition, a couple three key landscape
11 spaces are provided within the site. There's a
12 significant plaza, urban plaza created at the corner
13 of Pomeroy and Stanton Roads. A small green space is
14 located in the center of the parking lot which helps
15 to really create a nice amenity in that space, and
16 then there's a small park located at the bend of the
17 new private street.

18 CHAIRPERSON HOOD: Can we hold off a moment
19 and put that part of it in the parking lot? So we
20 want to bring up the council member for Ward 8. This
21 is our typical practice here. We know our council
22 members in the city are very busy so we usually try
23 to bring them right up, council members and mayors,
24 when they come in. So I'm going to ask Council
25 Member May if she can come forward, the council

1 member from Ward 8. We can make a place for her so
2 she can give us her testimony and then we'll get
3 right back to your presentation. Okay?

4 COUNCIL MEMBER MAY: Thank you. Thank you,
5 Mr. Chairman. Good evening. I have copies of my
6 testimony, Mr. Chairman, if that is helpful for you
7 and --

8 CHAIRPERSON HOOD: We can get somebody --
9 Chairman, why don't you go and pass thos up for us?

10 COUNCIL MEMBER MAY: There you go.

11 CHAIRPERSON HOOD: Pass it to Ms. Schellin
12 and she'll pass them up. Council Member, if you can
13 just give us one moment?

14 COUNCIL MEMBER MAY: No problem.

15 [Pause.]

16 CHAIRPERSON HOOD: Okay. Good evening. You
17 may begin.

18 COUNCIL MEMBER MAY: Thank you. Good evening
19 and thank you for allowing me to get in. I acutally
20 do need to get back to the Ward for some events. But
21 good evening, Mr. Chairman and members of the
22 Commission. My name is LaRuby May and I have the
23 privilege of representing the great hardworking
24 residents in Ward 8. Thank you for the opportunity
25 to testify before the Commission.

1 I'm here today to express my concerns
2 regarding the application for a planned unit
3 development and related zoning amendment for the 8.1
4 acre property bound by Stanton, Elvan, and Pomeroy
5 Road Southeast, which is known as lot 122 in Square
6 5877.

7 Located in the Fort Stanton and Hillsdale
8 Neighborhood, this property is located in Advisory
9 Neighborhood Commission 8B, and borders Advisory
10 Neighborhood Commission 8A.

11 Let me begin by stating that I am a supporter
12 of economic growth. Throughout my campaign in the
13 250 or so days that I have been in office, I have
14 been working to make sure that all developments in
15 Ward 8 go beyond bricks and mortar and extend into
16 building the capacity of Ward 8 businesses and
17 residents. It is not enough for any developer to
18 come into our community and believe that it is fair
19 or acceptable to provide our residents with
20 employment for a couple of months of construction and
21 take all of the revenue to Connecticut Avenue
22 Northwest.

23 I had the opportunity to meet with the
24 developers of project a couple months ago where I
25 shared what I heard -- what I hear -- what I heard

1 and what I continue to hear from Ward 8 residents and
2 businesses. I was clear in conveying a message that
3 it is important to the community to have Ward 8
4 participation on every level, including the developer
5 on this project. At the time of the meeting the
6 members of this development team did not include any
7 Ward 8 businesses, and that was of significant
8 concern.

9 In my meeting I asked the team to help me
10 understand why their composition omitted Ward 8
11 businesses. In fact, Mr. Chairman, the specific
12 example I talked about to the developer was the
13 insensitivity of bringing a Ward 1 childcare provider
14 to Ward 8 where there are nationally accredited child
15 development centers currently operating in Ward 8,
16 who would have jumped at the opportunity to provide
17 services in a brand new facility.

18 As the council member in Ward 8 I receive
19 calls from constituents ranging from compliments to
20 concerns. In my short tenure my office has received
21 many concerns regarding property that is currently
22 owned by Horning Brothers. There is a property that
23 is a short walk from this property, that according to
24 the residents have been underserved and neglected for
25 years.

1 I encourage any member of this Board to visit
2 the property and hear from the residents personally.
3 In community meetings these residents and other
4 neighbors are justifiably hesitant to believe that
5 the proposed development is even meant for
6 African/American residents, let alone low income
7 African/American residents based on the current
8 treatment by this developer.

9 In addition, Horning Brother owns a property
10 in the 1,300 block of Morris Road that is also
11 neglected and poorly maintained. I spoke with the
12 Advisory Neighborhood Commissioner representing
13 residents in this building and she has been unable to
14 receive a response from Horning Brothers to help
15 address the issues of the tenants. In fact, Mr.
16 Chairman, the death of 34 year old Joseph Kenneth
17 Belle happened in front of this property and this did
18 not invoke a meeting by the owner with the residents
19 to discuss public safety concerns.

20 It is not only my job, but my obligation to
21 make sure that the residents of Ward 8 receive what
22 every resident in the District deserves, and that is
23 quality housing with quality service. I challenge
24 this Board to join me in this commitment in making
25 sure that issues -- that the issues poor

1 African/American residents in Ward 8 are facing at
2 the hand of this developer.

3 I know this development team has done
4 community outreach, but the efforts seem only to be
5 self-serving for self-serving purposes, and not in an
6 effort to be a good neighbor. Let me explain this
7 belief. As I mentioned earlier, this proposed
8 project is in Advisory Neighbor Commission 8B and
9 borders 8A. This project literally is across the
10 street from neighbors who -- this project is
11 literally across the street from neighbors who have
12 not been engaged by this development team.

13 The residents of the Hillside Community,
14 which is located in 8A, will be more significantly
15 impacted by the construction on this site than any
16 resident in 8B. Yet, they have not been engaged.
17 Nor has this team made any presentation the single-
18 member representative or the 8A Commission. I
19 believe that a good neighbor will want to make sure
20 that those stakeholders impacted by the development
21 will be informed and have an opportunity to ask
22 questions.

23 However, because the developer only need to
24 provide this body evidence of engaging 8B, there was
25 no benefit and therefore it did not happen.

1 The reasons that I bring these issues to your
2 attention tonight is because you and I, we have an
3 opportunity to tell this development team that
4 community engagement is not a box you check. It is a
5 genuine effort to make sure that the people in the
6 community are an integral part of the process. I
7 believe that it is unconscionable that Horning
8 Brothers has owned this site for 50 years and has
9 done nothing to date but allow for it to be a eyesore
10 and a dumping ground. Let me be clear, I support
11 economic growth, and I want to see this site
12 developed, but not at the expense of leaving Ward 8
13 residents out or behind.

14 Lastly, I would ask this Board to consider
15 not granting the addtional height requested during
16 this application. Having a large and tall strucutre
17 on this site is ont consistent with the structures
18 that currently exist. Currently there are both
19 parking and traffic issues in this neighborhood
20 because it is used as a shortcut by many of our
21 neighbors from Maryland.

22 I humbally request that this Board not
23 approve this application until this applicant can
24 show evidence of a commitment to the lives of Ward 8
25 residents, and the capacity building of Ward 8

1 businesses.

2 Thank you, Mr. Chairman, and if you have any
3 questions I'd be available for those.

4 CHAIRPERSON HOOD: Typically for first timers
5 we don't usually do any demonstrating and I know
6 that's your council member, but we typically don't do
7 any demonstrating in the -- well, in our hearing
8 room.

9 But let's see if we have any questions. Vice
10 Chair Cohen.

11 MS. COHEN: Thank you, Mr. Chairman, and
12 thank you for your testimony, Ms. May.

13 Question. Was this site going to serve as a
14 potential relocation for any of the relocatees from
15 Barry Farms?

16 COUNCIL MEMBER MAY: You would have to ask
17 the developers that, but based on the conversations
18 I've had with DMPED and development team, I don't
19 believe so. And I don't believe it's within a mile
20 of the footprint of Barry Farm. I'm not really sure.
21 We could check that. So in order for it to be
22 replacement units it would have to be within a mile.

23 MS. COHEN: Or it would have to be better
24 standard housing, I think. We could, you know, kind
25 of compromise on the mile.

1 COUNCIL MEMBER MAY: Yes, ma'am.

2 MS. COHEN: Also, do you know if this project
3 is coming forward for any local subsidies? Has that
4 been brought to your attention?

5 COUNCIL MEMBER MAY: I'm not really sure. I
6 would imagine that based on the proposed number of
7 affordable housing in the project, that they would
8 seek some income from DHCD from the NOFA that is
9 potentially to be released like in February, I
10 believe. So but again, you would have to ask the
11 development team on how they intend to finance the
12 structure.

13 MS. COHEN: If the development team became --
14 and this is really what-if.

15 COUNCIL MEMBER MAY: Yes, ma'am.

16 MS. COHEN: The development team added more,
17 you know, residents, would you then support this
18 project other than the height issue?

19 COUNCIL MEMBER MAY: Again, yes, ma'am. Like
20 you know, you know Ms. Cooke and the Seasoned Seniors
21 of Fort Stanton deserve for this lot to be developed
22 because it's been undeveloped for so long. But I
23 think, as I mentioned in my testafphone (sic) --
24 testimony, not at the expense of making sure that
25 Ward 8 business and Ward 8 residents -- and again, I

1 think that what happened about what you're going to
2 do in the future is best told by what you're doing
3 now or what you've done in the past. And so it is
4 about involving Ward 8 businesses and Ward 8
5 residents in this development. But I want to make
6 sure that I am clear about it is also about the lives
7 of the Ward 8 residents that live in current
8 properties.

9 MS. COHEN: Okay. Well, here is number one,
10 the ANC did support this project and there are
11 community people that do support this project. So
12 it's not that there is a lack of this. But also
13 we're in charge of balancing many issues and it's not
14 always easy as you are fully aware and you mentioned
15 in your testimony. We have a desperate need for
16 housing, and we have a more than desperate need for
17 affordable housing meeting. Especially very low, 30
18 percent median, the 50 percent, 60 percent which is
19 being proposed here. So I guess I ask you what would
20 make this a more acceptable project to help us with
21 our balancing.

22 Again, I have been, you know, very vocal up
23 here about affordability. And this particular
24 project, which again -- you know, the past 15 or 50
25 years, when it hasn't been developed it really must

1 be developed now, and it's a critical time of need.
2 So I just want to get another hint of where you're --
3 I know where you're coming from, it was clear.

4 COUNCIL MEMBER MAY: I got you.

5 MS. COHEN: But how we could compromise.

6 COUNCIL MEMBER MAY: Got you. And so thank
7 you. And I do recognize, Madam Cohen, that the ANC
8 8B, with four members in the meeting voted to support
9 this project and that just for your information that
10 there were anywhere from 20, 30, 40 members of the
11 Fort Stanton Seasoned Seniors who have been in this
12 community for decades who are -- do not support the
13 project. And so again, I get that there is a balance
14 for that. But what I think about how we can get
15 there is again, making sure that this porject has an
16 opportunity to build the capacity of Ward 8
17 businesses, including developers.

18 We have residential Ward 8 developers. We
19 don't have a lot of them, but we do. As I mentioned
20 in the testimony, as it relates to the child
21 development center, I think that being able to bring
22 a provider from outside of the ward to do something
23 that there are people -- Ms. Rollins has been doing
24 childcare development at a high quality level. In
25 fact, setting some of the regulations for the

1 District of Columbia for 30 to 40 years in Ward 8,
2 and would have loved this opportunity.

3 So I think that being sensitive to some of
4 those things and making sure that -- there are people
5 in Ward 8 that can participate and we don't always
6 have to think about it in terms of, oh well, you
7 know, I hired 15 people or 20 people from Ward 8 to
8 work for me. Well, that's a given. If you build
9 something in Ward 8 that's providing a service, it's
10 a given that people from Ward 8 should work there.
11 But I think that this is about the fact that if
12 Demetrius Cutchins is walking down Martin Luther King
13 Jr. Avenue looking for a job from a developer or for
14 a contractor, he's more likely to get that job from
15 there than a company that's on Wisconsin Avenue or
16 uptown, and being able to do that.

17 I think the other thing as it relates to your
18 concern that I share deeply about affordable housing
19 is a reevaluation of what the affordable housing
20 looks like. Today we had a hearing on St. Elizabeth,
21 Phase 1, where it's 80 percent affordable. And we
22 asked the Deputy Mayor Brian Kenner, why is it that
23 this is the only project in the city that's reached
24 80 percent affordable in its project. And he said it
25 was a willingness of the developer to make it work.

1 And so being able to make sure that we can,
2 you know, have a large number of affordable housing
3 and so -- I believe we can get there. I just believe
4 that today that we're not there and that this is an
5 opportunity. Obviously, I'm committed to my
6 residents and it's an opportunity. I'm just asking
7 this Board to really support me and support the
8 residents in really making a setting -- a new path
9 for the residents of Ward 8 and understanding that
10 every facet of the government is committed to making
11 sure that they not only have a good place to live,
12 but they have opportunities for jobs and for
13 businesses.

14 MS. COHEN: Thank you. And you made my day
15 about St. E's because I was very, very concerned
16 about the level of affordability in that property.

17 COUNCIL MEMBER MAY: It has, like I said, in
18 the multi-family, 80 percent affordable. And on the
19 homeownership unit it's 30 percent. And including
20 townhomes. And as you know, it's very rare in this
21 city to find townhomes that are affordable. And so
22 that project again, I was very specific to DMPED
23 that, is it something that the District did to force
24 them to do that? And he was very clear in his
25 answer. He was very clear in his answer that it was

1 really that the developers were willing to make sure
2 that the number of affordable units was at 80
3 percent, an unprecedented amount.

4 CHAIRPERSON HOOD: Okay. Any other questions
5 or comments for Council Member?

6 I will tell you that I am always troubled
7 when -- and I see the council member has something
8 that my colleagues and, Mr. Tummonds, you've heard me
9 talk about down here, the good neighbor policy.
10 Developers work around with the folks who are most
11 effective for the neighborhood and I'm troubled when
12 I see these kind of letters come in. I wasn't
13 expecting this letter, but when I see this kind of
14 letter come in, 8A is right across the street. And
15 there is no reason that they were not engaged in
16 this.

17 MR. TUMMONDS: We'll provide testimony on
18 that issue.

19 CHAIRPERSON HOOD: Well, you know where we're
20 going to go, where I'm going, and hopefully my
21 colleagues will support me because I always believe
22 in the good neighbor policy. And I know there's some
23 support. But there, to me, seems like there's some
24 more work to be done before there's any approval from
25 my part. Okay?

1 This letter is disturbing. For the council
2 member to come down and give us this letter that
3 means it has some significance. Even if it was the
4 ANC or whoever. I know that the ANC is in support of
5 it. But it looks to me like there's some more work
6 that needs to be done. And I've been down here long
7 enough to see that it's been done in other parts of
8 the city and I want to make sure it gets done in Ward
9 8.

10 MR. TUMMONDS: Sure. And we just received
11 this. I'll also submit for the record, the Fort
12 Stanton Civic Association letter in support of this
13 project. And then we'll have our witnesses. We'll
14 talk to the outreach we did to the single member
15 district commissioner in 8A and the outreach we did.
16 But absolutely.

17 CHAIRPERSON HOOD: But you know, the good
18 neighbor policy.

19 MR. TUMMONDS: Yes.

20 CHAIRPERSON HOOD: And I didn't get that from
21 Council Member May. You've heard me say that plenty
22 of times before in other parts of the city.

23 MR. TUMMONDS: Yeah, and an engagement has to
24 occur on both sides too.

25 COUNCIL MEMBER MAY: And, Mr. Chairman, thank

1 you for your understanding of good neighbor policy
2 and I, you know, had the occasion right before coming
3 in to this meeting to talk with Chairman Natalie
4 Williams of 8A and single member district, Tina
5 Fletcher in 8A to talk about -- to verify the
6 information that I provided for you in my testimony.

7 CHAIRPERSON HOOD: Okay. Thank you very
8 much. Let's see -- any other questions up here?
9 Okay. Does the applicant have any cross? I know
10 we're going out of order and we typically don't do
11 this this way, but.

12 MR. TUMMONDS: No, sir.

13 CHAIRPERSON HOOD: Does the ANC -- Chairman
14 Green you have -- Green, right? Anthony? Okay.
15 You're Green. Who is going to be representing A8B?
16 Chairman Green? Okay. I'm sorry. I got you mixed
17 up. Your chairman -- are you -- your chairman is
18 going to have to represent you. Do you have any
19 cross of the council member germane to her testimony?

20 MR. GREEN: Just want to start off with the -
21 - well, first --

22 CHAIRPERSON HOOD: Can you identify yourself?

23 MR. GREEN: Yeah, that's what I was going to
24 start out with. First, my name is Anthony Lonrenzo
25 Green. I am the Advisory Neighborhood Commissioner

1 for Single Member District 8B-04. That includes
2 portions of the Fort Stanton and Hillsdale
3 Communities. Well, the disputed boundaries of the
4 Fort Stanton/Hillsdale Communities and the entirety
5 of the project is located within my single member
6 district.

7 When I came in I was elected in November,
8 2012, sworn in in January 2013, and of course my
9 first task was to get on top of this project. And
10 thankfully to the late and great Marion Barry, he was
11 the person that made it his business to have dialog
12 with our ANC to make sure that this project was going
13 to benefit the community in the best way that the
14 community see fit.

15 I had my first community meeting in Fort
16 Stanton, actually on the Elvans Road Corridor back in
17 --

18 CHAIRPERSON HOOD: Actually, that's
19 testimony. And then let me explain --

20 MR. GREEN: Well, I just want to touch on, on
21 what Ms. --

22 CHAIRPERSON HOOD: Let me explain to you what
23 we need to do.

24 MR. GREEN: -- Ms. May just --

25 CHAIRPERSON HOOD: Yeah.

1 MR. GREEN: -- stated about this --

2 CHAIRPERSON HOOD: Just hold tight. Hold
3 tight for a second.

4 MR. GREEN: -- plan.

5 CHAIRPERSON HOOD: Okay. Hold tight for a
6 second.

7 MR. GREEN: She was at that meeting.

8 CHAIRPERSON HOOD: Hold tight for a second.

9 MR. GREEN: Okay.

10 CHAIRPERSON HOOD: All I want you to do is
11 ask the council member any questions. And we're
12 definitely going out of order. Any questions on her
13 testimony? The history part and what happened in the
14 meeting and all that --

15 MR. GREEN: Sure.

16 CHAIRPERSON HOOD: -- we can get into that at
17 the appropriate time.

18 MR. GREEN: Well, my only question to the
19 council member is when did she start having dialog
20 with the ANC, our ANC, about the project, because my
21 understanding is that the first time she reached out
22 to me --

23 CHAIRPERSON HOOD: That was the question.

24 MR. GREEN: Yeah.

25 CHAIRPERSON HOOD: That's the question.

1 That's it. Okay.

2 COUNCIL MEMBER MAY: So, when I attended your
3 ANC meeting, Mr. Lorenzo, was the engagement that I
4 had with the ANC on this project.

5 MR. GREEN: And what date was that?

6 COUNCIL MEMBER MAY: I could get that for the
7 record for you.

8 MR. GREEN: Oh, well I could answer for you.
9 The date was in November meeting, November 20th I
10 believe. That was the very first conversation that
11 the council member had with our commission about any
12 concern --

13 CHAIRPERSON HOOD: Mr. Chairman. Mr.
14 Chairman. Mr. Chairman.

15 MR. GREEN: So that was my only question to
16 the council. Thank you.

17 CHAIRPERSON HOOD: Okay. Okay. Okay. But
18 cross-examination down here is you just ask a
19 question and you save it in your parking lot for when
20 you come back and provide your testimony.

21 MR. GREEN: Absolutely.

22 CHAIRPERSON HOOD: Okay. All right.
23 Anything else?

24 MR. GREEN: No.

25 CHAIRPERSON HOOD: Okay. All right. Any

1 other questions up here? Council Member, thank you
2 very much. We appreciate --

3 COUNCIL MEMBER MAY: Thank you, Mr. Chairman.

4 CHAIRPERSON HOOD: -- you taking the time to
5 come down today.

6 COUNCIL MEMBER MAY: Thank you, members of
7 the Board.

8 CHAIRPERSON HOOD: Okay. Thank you for your
9 indulgence. We do that for all of our mayors and
10 council members when they come. Or staffers. So you
11 may pick it right back up.

12 MS. O'NEILL: Okay.

13 CHAIRPERSON HOOD: Thank you.

14 MS. O'NEILL: So moving through the various
15 open spaces and new landscape features, this is an
16 illustratoion of the plaza at the corner of Pomeroy
17 and Stanton Road that creates a nice entry feature
18 with the tower and a nice landscape relationship to
19 the streets at the perimeter.

20 This shows you the characteristics of the
21 small park that's at the bend in the new private
22 street. It contains some passive seating areas, as
23 well as play equipment for young children. But you
24 can also see how we've chosen to address the change
25 in grade at this portion of the site, which is quite

1 significant, with what is called a smart slope, which
2 is a vegetated retaining wall, and you can see a
3 photograph of an installed one on the upper right-
4 hand side, that really makes a feature out of this
5 change of grade. And we use it actually to kind of
6 enclose and further create a nice space for that park
7 at the corner.

8 In additoin to the smart slope retaining wall
9 there's also one retaining wall at the eastern edge
10 of the property. This runs along one of the rear
11 alleys behind the townhoues, and we've chosen to
12 articulate that and screen that with significant
13 amount of landscaping in front of the wall. This is
14 not very visible from Stanton Road itself, but more
15 from the rear of the new townhomes. And again, a
16 variety of landscaping is introduced along that to
17 help to screen the wall.

18 Following this is a couple of views. This is
19 a view down the private street looking at the
20 townhomes on the right-hand side. At the end of the
21 street and at the significant bend here we can see
22 the smart slope retaining wall enclosing the small
23 private park. The comments, as you can see as up
24 above there in a kind of ancropoli in fashion, and we
25 think there's a nice visual relationship between the

1 street and the comments up above.

2 This is a view of the kind of entry plaza at
3 the corner of Pomeroy and Stanton Road. It's a
4 raised plaza with movable seating that creates a nice
5 entry feature and kind of embraces the corner at this
6 significant intersection.

7 And lastly this is a view of the interior of
8 the surface parking lot where you can see the small
9 green space at the end. The characteristics of the
10 exterior elevations that exist on the street are
11 carried in to the parking lot with the same kind of
12 material pallet, brick on the lower stories with
13 hardy panel and articulated paneling in the attic
14 story.

15 These provide a little bit more detail on the
16 various materials on the two different types of
17 housing units. And we also have materials boards to
18 share with you. This one on the right-hand side
19 gives you a little bit more three dimensional
20 information about the overhang on the roofs and the
21 bays that articulate the multi-family building
22 facades. Thank you.

23 MR. BELL: We'll switch places, so I may need
24 to use the pointer. I'm Matt Bell with Perkins
25 Eastman. I just want to take a few minutes and

1 explain to you this exciting concept we have for the
2 comments building. Cheryl talked about it in the
3 site and where it sits above the residential
4 development below. But this picture we're starting
5 with, because we think this picture really is the
6 summit of our ambition. This is really a welcoming
7 place, a place where Martha's Table and Community of
8 Hope engage the community. It functions
9 simultaneously as a public plaza, as a welcoming
10 gateway, a place for the community to gather, a place
11 for people to drop off and pick up their children in
12 the morning and in the afternoon, and a place that
13 gives a proper face to the community.

14 I just want to take a second first and walk
15 you through our design principles and then talk more
16 specifically about the building. We developed a set
17 of principles to really sort of conceptualize what
18 the building is and how it relates both to the
19 neighborhood and to the program for the commons
20 building. I don't want to read all of these, but
21 some of the ones that are really important is the
22 fact that the building engages longdistance views of
23 the monumental core. We really want to be good
24 environmental stewards and we have several techniques
25 we're using for that.

1 We want to really enhance the neighborhood
2 context, and one of the challenges here is making a
3 building that really fits in well with the
4 neighborhood, making it distinct but also not making
5 it look institutional like some of the other
6 buildings that are not so far away. We want to
7 celebrate the rich history of the community. We want
8 to really make sure that the building has a proper
9 way of flowing seamlessly from the interior to the
10 exterior on the courtyard side and on the street
11 side.

12 The building has a hub in the center. One of
13 the things that's really exciting about this building
14 is it will be a place for people, the neighborhood,
15 the neighbors the community, the volunteers coming to
16 Martha's table, the people who work for Community of
17 Hope, they're all going to meet each other in the
18 center of the building. It's going to be a fun place
19 where lots of different activities happen.

20 Natural light is a very important aspect to
21 the design. The kitchen is a central focus. The
22 kitchen is a very important place. Not only because
23 of the services as Patty Stoneifer described that
24 Martha's Table does, but also because it's a place
25 where volunteers come. And it's also one of the sort

1 of key symbolic parts of the community of Martha's
2 Table. And also, make it a place where people engage
3 each other very easily.

4 This is just a quick sketch of the program of
5 the Martha's Table and Community of Hope uses. And
6 note that they're all organized around the hub in the
7 center. We have our Healthy Start for smaller
8 children that will have before school and after
9 school classrooms and places where these people can
10 get the proper -- a good start in life. We have the
11 healthy eating portion, which is really functioning
12 around the kitchen. We have healthy connections,
13 which will be places for after school and older
14 youths in the community, and also for adults where
15 they'll receive the sort of support services that
16 were outlined earlier. And also Community of Hope.

17 And all of these things come together, this
18 constellation of really terrific services and
19 activities come together in the center of the
20 building. This just gives you a breakdown of the
21 proportion of different uses within the building and
22 how they all interact and add up to the square
23 footage for the Martha's Table program, which is
24 about 39,000 square feet gross.

25 This is an aerial view showing in a sense,

1 conceptually, the sort of idea of the building
2 looking out over the lower part of the site and
3 seeing the monumental core of Washington in the
4 distance. But it also gives you a flavor of the
5 activity in the hub of the entry and the dropoff.
6 And also one of the things we're trying very hard to
7 do with the design which I think we've achieved, is
8 provide for a unique design that breaks the scale of
9 the building down into pieces which relate very well
10 to the residential context of the neighborhood by
11 using different materials, different colors, and
12 different architectural elements of the building.

13 The building is organized as a kind of C shape
14 or an L shape, and you can see -- if I can point to
15 this, as Cheryl said, without moving a slide. Is the
16 arrow coming up there at all? There it is. Okay. So
17 we have a courtyard the building is organized around.
18 This is really the view through, so you will get a
19 terrific view of the monumental core of Washington.
20 We have a small parking lot and loading off to one
21 side. We will have permeous paving in the parking
22 lot and we'll have outdoor play areas. There will be
23 planted areas for food to be grown on site, and a
24 sort of welcoming connection from interior -- excuse
25 me, from the drop off at the curb through to the

OLENDER REPORTING, INC.

1100 Connecticut Avenue NW, #810, Washington, DC 20036

Washington: 202-898-1108 • Baltimore: 410-752-3376

Toll Free: 888-445-3376

1 courtyard. So the building sort of embraces this
2 space, almost the way in which Martha's Table and
3 Community of Hope embrace the community. We think
4 that was a terrific metaphor for the site and the
5 design.

6 On the right side willll be the stage 1 PUD,
7 which is a later phase. So this sort of technical
8 diagram shows you again, the loading and the
9 different parts the Community of Hope portion of
10 theprogram in the front, and then the entrance and
11 all the different play areas outside.

12 The ground level of the building is
13 fundamentally a two-story building, although the way
14 the grade works there will be portions on the
15 downhill side along Elvans that will be three
16 stories. But it's a very minimal portion. That will
17 be the entry portion from the parking lot that will
18 come in to the kitchen and all the loading areas.
19 There's a number of trucks that have to be serviced
20 for Martha's Table for all the different food markets
21 that go on around the city, nad they'll be able to be
22 serviced in this location.

23 The main level will have the drop off. Some
24 parking spaces there. It will be convenience
25 parking, a sort of generous area for people to gather

1 and wait and meet community members and sort of have
2 a kind of hubub and buzz on the exterior. And then a
3 hub on the interior, and then fundamentally the most
4 important components, Community of Hope, the healthy
5 eating component, Healthy Start component, all
6 organized around a playground and courtyard that the
7 building embraces. So even when you go down the
8 corridor of the building you'll see the outside
9 really engage with the different landscape features
10 and the view that you see off into the distance.

11 Again, on the upper level we'll have
12 administration, the balance of the Healthy Start
13 program, and the healthy connections program with an
14 open stair connecting those two in a two-story height
15 space, both in the healthy start program here which
16 will open to the exterior, which if I can -- yeah,
17 here it is here. And then the kitchen space will
18 open to the hub and create a larger space for
19 community activities and all sorts of different
20 functions that anyone could imagine might happen in
21 the building.

22 We brought a material board to show the
23 material pallet. There's really a very simple
24 material pallet which is a red masonry, a fiber
25 cement wood panel, both in colors and in textures as

1 well, and then some stone base. And this shows some
2 of the precedence we were looking at, simple glazing,
3 and some features to add some lively color to the
4 front of the building.

5 This gives you a sense of the side
6 elevations. You can see we've worked to break the
7 facades up by alternating brick and the fiber cement
8 panel, so we get both the introduction of lively
9 color and not too monotonous of an institutional
10 readings. We really want this building to be broken
11 down and experienced in a way that makes it something
12 unique within the fabric of the neighborhood.

13 And then on the Evlans Road side, the service
14 entry here, it's a short portion of the three-story
15 portion, the Community of Hope portion to the right
16 side of this slide, and then opening up to the
17 courtyard. This extends really from the entry all
18 the way back to the view over the monumental core.

19 And then a view of the elevation, view along
20 Elvans Road with the entry here to the right. There,
21 the massing broken down with these small shed roof
22 pieces, and then a side elevation as well,
23 integrating the brick and the fiber cement panel.

24 This is a view coming up Evlans. As you'll
25 see the building we think it's exciting. It will

1 note something really fund and significant going on
2 here. It's the only place, really, where we have
3 three stories and you can see the extent to which
4 we've introduced different materials and massing to
5 break that down and give it much more of a scale that
6 we think is compatible and solibrious with the
7 neighborhood.

8 And then the final view that I started with,
9 which again is really the summit or our ambition, to
10 make a welcoming place so people -- a place hwere the
11 community will feel that they are a part of.
12 Certainly it's the ambition of Martha's Table and
13 Community of Hope as they've well demonstrated in
14 their histories, that they are parts of their
15 communities and the architecture should reflect that.

16 MR. TUMMONDS: Mr. Schiesel.

17 MR. SCHIESEL: Good evening, Commissioners.
18 For the record my name is Robert Schiesel with Gorove
19 Slade Associates. Gorove Slade performed the
20 transportation study for this PUD application which
21 was submitted into the record. Tonight I'm going to
22 talk briefly, focusing on the conclusions within our
23 study and I'm going to touch on a few items related
24 to the DDOT staff report.

25 Our analysis of this application which was

1 htoroughly discussed and scoped out with DDOT,
2 concluded that the project would not have a
3 detrimental impact on the surrounding transportation
4 network.

5 The new vehicular pedestrian and transit
6 trips to and from the project, as well as the new
7 parking demand can be accommodated without any
8 negative impacts on a surrounding neighborhood. In
9 order to reach this conclusion we did recommend a
10 transportation demand management plan for the
11 project, and several off-site pedestrian
12 improvements, which the applicant will implement to
13 enhance the surrounding pedestrian environment and
14 ensure the connectivity that the project needs.

15 Details of all these findings and
16 recommendations are included in our report subumitted
17 into the record. We're glad to see that DDOT staff
18 report agrees with our findings, given a few
19 conditions. I'm going to go through those ocnditions
20 and respond with what the applicant agrees to.

21 DDOT has requested electronic displays of
22 trnasportation information be installed in the
23 lobbies of the multi-family buildings. The applicant
24 agrees to install a screen in the lobby of Building
25 A. DDOT has requested the applicant reserve a

1 parkign space for a car sharing service if a service
2 expresses interest. The applicant agrees to this
3 condition.

4 DDOT has also requested applicant host
5 transportation fares with the purpose of educating
6 users of both parts of development on transportation
7 options. The applicant agrees to this condition.
8 And also DDOT requests the applicant provide a
9 minimum number of short-term bicycle parking spaces.
10 The applicant agrees to this condition and will
11 provide revised drawings showing the location and
12 number of the spaces.

13 Additionally as mentioned in the DDOT staff
14 report, the applicant continues to look forward to
15 workign with them on the remaining design issues
16 indicated, such as the location and amount of long-
17 term bicycle parking, and the public realm design
18 moving forward.

19 In conclusion, as I stated earlier, I find
20 that the application will not have any detrimental
21 impacts to the surrounding transportation network,
22 given the mitigations proposed in our report and the
23 agreeance with the DDOT conditions.

24 Thank you for listening and I'd be happy to
25 answer any questions you have.

1 MR. ROODBERG: I would like to take the
2 opportunity to discuss our community engagement and
3 benefits. As I mentioned, it's a collaborative
4 project where the -- with the partners working
5 together to serve the community and involve the
6 community in the programming.

7 We've incorporated feedback from the
8 community throughout a multiple year process. This
9 is a mixed income, mixed product type housing. It's
10 programming for the community at the commons and the
11 project is being funded with over \$20 million of
12 private, nonprofit investment.

13 Previously we discussed Martha's Table and
14 Community of Hope's roles. Horning Family fund is a
15 nonprofit set up to serve Ward 8, and it will be
16 investing \$12 million into the project, and Horning
17 Brothers as a company is performing the development
18 work on the commons part of the project pro bono.

19 So what are the Ward 8 commitments in this
20 project? So we've partnered with Anacostia Economic
21 Development Corporation and they'll be speaking
22 later, to identify opportunities for businesses and
23 for jobs. Our general contractor for the commons,
24 Whiting-Turner has committed to an outreach program
25 and local hiring. And Martha's Table has already

1 discussed their Ward 8 plans for 2016, and then by
2 2018.

3 So then what are additional Ward 8 project
4 commitments? We're going to be providing space for
5 community meetings. We're going to be providing flex
6 space for use by Ward 8 nonprofits, so in addition to
7 Martha's Table and Community of Hope the opportunity
8 to help incubate Ward 8 nonprofits.

9 We're committed to including a Ward 8
10 development partner in the rental housing part of the
11 project, and we are going to be engaging the
12 community in the second phase.

13 So in closing, this is a great project
14 brought together by a strong team committed to D.C.
15 in general, and Ward 8 specifically. The project is
16 special because it's not only about a real estate
17 project, it's about a collaboration of partner. The
18 goal is not just to co-locate, but to work together
19 to best meet the needs of the community.

20 The project is a culmination of a number of
21 years of community meetings and community engagement.
22 The project brings together housing and programming.
23 It brings together affordable housing and market rate
24 housing for the mixed income goals of the city. This
25 project is special because the partners can talk not

1 just about the promises to the community, but what
2 they're already doing in the community. This is how
3 we know the goals of the project will be met.

4 I thank you for your time and we're excited
5 to answer any questions. Thank you.

6 MR. TUMMONDS: That concludes our
7 presentation.

8 CHAIRPERSON HOOD: Okay. I want to thank you
9 all for the presentation. Let's see if we have any
10 questions or comments up here. Vice Chair Cohen.

11 MS. COHEN: Thank you, Mr. Chairman, and
12 thanks for your presentation. In fact, when I was
13 coming to the meeting tonight I was very pleased that
14 the first project of the year did provide very deep
15 affordability and larger bedrooms, and until I heard
16 the council person I was, you know, thrilled.

17 However, I do have a basic question and my
18 basic question is, on the adjacent site, which is a
19 future phase, I'm confused as to why we're not being
20 more efficient. Like, why are we not providing more
21 housing, which we are in desperate need of in the
22 District, and maybe popping up a third story on the
23 commons building in this current phase so that -- I
24 mean, you did say that there will be extra space.
25 But this way we could actually not only use the extra

1 space, but the future space in one building.

2 So it doesn't seem to me to have been an
3 efficient proposal from the start, so maybe you can
4 educate me as to what your thinking is.

5 MR. ROODBERG: Sure. A number of responses
6 on that. First, on the commons building our goal was
7 really to keep it in scale with the neighborhood and
8 to keep it in scale with the other users, and that's
9 why we had the number of floors. And also the reaasn
10 for the additional space being for additional
11 nonprofits, the goal is for it to become almost a
12 campus, and not just the one building, and to bring
13 additional users and nonprofits that can work
14 collaboratively with the ones that we've initially
15 identified. We may not know today, you know, what
16 the needs are going to be in three and five years,
17 but they're ones that we hope we can identify and
18 ultimately bring to the table, and ones that we can
19 find additional partners for.

20 So that's why it was developed that way. One
21 is scale, and two is the goal of it becoming a little
22 mini campus to be able to help serve the community.

23 MS. COHEN: Well, I guess my goal would be
24 not to have the need for social service providers and
25 to give people who can work, a decent living wage so

1 that they can be more sort of independent and not
2 dependent on -- but you also seem to have a large
3 number of seniors in the neighborhood. Why didn't
4 you bring them into the community space? Is there an
5 existing one to meet their needs already?

6 MR. ROODBERG: The Fort Stanton Rec Center is
7 just down the street and it was updated and -- just a
8 couple of years ago, and has a lot of programming and
9 services. And part of our goals was to really to
10 focus on the early childcare programming and knowing
11 that that site was already there as well.

12 MS. COHEN: And your company may not have its
13 offices in Ward 8, but how many properties do you
14 have in Ward 8?

15 MR. ROODBERG: I have to count. I have to
16 think. At least five.

17 MS. COHEN: And are they in decent --

18 MR. ROODBERG: Sure. The properties that the
19 council member referenced, for those that are
20 familiar with HUD know that a number of these are HUD
21 financed. You have to have REAC inspections, and so
22 the scores on these were 86 and 96, so that you know,
23 we do keep them up. And I know that you received
24 support letters from a number of existing residents
25 as well.

1 MR. TUMMONDS: Can you tell us, what does it
2 mean to have a REAC score of an 86 or a 96?

3 MR. ROODBERG: Oh, sure. Thank you. A
4 minimum score to pass is a 60. If you get above an
5 80 you get to skip a year because HUD knows that it's
6 well taken care of. And if you get above a 90 you
7 get to skip two years. So per the inspections,
8 obviously those are very high scores.

9 MS. COHEN: Sorry. One of the things that
10 was mentioned in the OP report happens to deal with
11 the water supply. And there are concerns from D.C.
12 Water. Can you address what you have been doing?
13 It's in their report, page 14 of 20, if you need to
14 look, refresh yourself.

15 I eman, let me read it, actually because
16 there are a lot of people in the audience. "D.C.
17 Water informed OP verbally that there are concerns
18 regarding the location of potential sewer water lines
19 proposed in the private alleys of the development."
20 Which now I understand are going ot be public. But
21 it's, I think, the width of the street was a great
22 concern to them.

23 MS. O'NEILL: I mean, currently in
24 conversations with D.C. Water and Sewer about the
25 location fo the lines, and so are working through

1 that issue.

2 MR. TUMMONDS: It's my understanding too,
3 it's not a matter of -- it's where we bring the lines
4 up, and I think ultimately it becomes a cost issue to
5 the applicant if we have to bring those lines in from
6 the front rather than the 16 foot wide allies. So I
7 think it wasn't a matter of capacity, but it was a
8 matter of cost and access to those lines if they are
9 coming from a 16 foot wide alley.

10 MS. COHEN: Can you again -- one of the
11 things that was of concern, I know in the setdown
12 report, and you did address it somewhat, but can you
13 discuss again that parking in the middle that I think
14 is a detraction but I -- can you just elaborate a
15 little bit more on that?

16 MS. O'NEILL: Yeah. Again, the parking lot
17 is internal to the block, so it's not visible from
18 the street as you can see. Sorry, I'm not good with
19 the pointer here. As you can see on the site plan.
20 And I think if we can take a little while, scroll
21 back to the perspective, you can see that that is
22 pretty much enclosed on all sides by the buildings,
23 and again the characteristics of the facades are the
24 same as they are on the street. It actually has a
25 relatively nice scale, we think, in terms of the

1 quality of the space it has.

2 It has permeable paving on the ground floor,
3 and there's a number of landscape features in the
4 middle of it. And this is actually the view of that
5 surface parking lot. So there's a green strip down
6 the center with several flowering trees on one end,
7 and then on the other end there is our small green
8 space. The entries to all three of the buildings are
9 actually kind of around that end of the parking lot.
10 So we think actually it has a nice kind of pedestrian
11 scale to it and a nice characteristic.

12 And again, this is interior to the block.
13 It's not exposed to any of the abutting streets.

14 MS. COHEN: You do know that it's going to be
15 used as a playground by the kids?

16 MS. O'NEILL: Potentially.

17 MS. COHEN: Okay. Can you update us on your
18 discussions onw on the right of way dedication that
19 you're decided. And I actually was pleased to read
20 that it's not going to be the responsibility of the
21 homeowners.

22 MR. TUMMONDS: No, that is -- we've come full
23 circle if you will.

24 MS. COHEN: Yeah.

25 MR. TUMMONDS: This will now be a private

1 street.

2 MS. COHEN: Oh, it's private again.

3 MR. TUMMONDS: It will be a 52 foot wide
4 private street, and I think there were two drivers of
5 that. One was the proximity of where that street
6 comes out to Pomeroy Road and the proximity of a
7 loading dock to the Wilkinson Elementary School.
8 That was problematic of that street. The dimensions
9 between those two if that street were to be public.
10 And I think there were some concerns on DDOT's part
11 about accepting a street that has a right of way of
12 52 feet, rather than the widths that they would
13 normally like to see.

14 So we undertook all of that analysis and we
15 determined that this will be a private street. We
16 think that there will be sufficient reserves, such
17 that this will not become a burden on the market rate
18 townhome owners, or the owners of the rental
19 buildings themselves.

20 MS. COHEN: Well, the rental buildings will
21 have a reserve. Your financier will assure that. I'm
22 concerned about the homeowners. And, you know, you
23 do use that as the argument to create it as a public
24 street. So can you now say how that can be deferred
25 other than, you know, by I guess someone in the

1 household being strong enough to shovel the sidewalk,
2 or you know, keep up the -- you know.

3 MR. TUMMONDS: I see what you mean. I think
4 this is two-fold. And we can provide more
5 information for the record on A., I would say every
6 day kind of maintenance of shoveling the sidewalk,
7 shoveling the streets, and I think the others is,
8 it's the longterm maintenance of that road. And so
9 I've always said, even as a private street it will be
10 constructed as DDOT requested, as OP requested, to
11 DDOT standard. So the construction techniques will
12 be the same.

13 MS. COHEN: Yeah.

14 MR. TUMMONDS: So it's I think -- there the
15 concern always is, it was the long-term costs of
16 maintenance, not the more shorter term of trash pick
17 up snow removal, grass cutting, things like that.

18 MS. COHEN: Well, again, I'm not that smart.
19 What is the useful life of a well created road?

20 MR. TUMMONDS: We can get that information to
21 you from our --

22 MS. COHEN: I have no idea.

23 MR. TUMMONDS: Neither do I.

24 MS. COHEN: I think it's a long time.

25 MR. TUMMONDS: Yes.

1 MS. COHEN: That's true.

2 MR. TUMMONDS: And again, and this is --

3 MR. MAY: Our parkways don't last more than
4 20 years without needing major work, so --

5 MR. TUMMONDS: But they get a lot more
6 traffic.

7 MR. MAY: So I mean, a small street like
8 this, it's going to be in the 30 or 40 year range I
9 would guess, but you can probably provide better
10 information.

11 MS. COHEN: Let's talk about, you know, again
12 the curb cuts that are a great concern to DDOT as
13 well as, you know, just their apperance and the fact
14 that they are -- you know, they just take away I
15 think, from the aesthetics of a street. So you want
16 to give me a little bit more of that?

17 MR. TUMMONDS: I'm sorry. The --

18 MS. COHEN: Curb cuts.

19 MR. TUMMONDS: -- front loaded townhomes.

20 MS. COHEN: I'm sorry, on the -- yes.

21 MS. O'NEILL: There are five front loaded
22 townhomes located right here on the street, and that
23 really has to do with the characteristics of the
24 grade and the retianing walls at the rear. If we
25 were to introduce an alley at the rear of these

OLENDER REPORTING, INC.

1100 Connecticut Avenue NW, #810, Washington, DC 20036

Washington: 202-898-1108 • Baltimore: 410-752-3376

Toll Free: 888-445-3376

1 houses, the size of that retaining wall would
2 increase by over 10 feet to be almost, you know, in
3 the 28, 29 feet range, which we think is not
4 appropriate. With this arrangement we can reduce the
5 height of the wall and slope. The rear yards down to
6 be a much, we think, more gracious relationship to
7 the grade back there.

8 We have chosen to relocate one of the
9 entrances to the garages off of the side alley, so
10 there are two sets of curb cuts along the road. We
11 think the layout that we currently have that has a
12 small grass strip between the curb cuts is
13 aesthetically more pleasing than actually trying to
14 gang them together, which is what DDOT was
15 recommending.

16 MS. COHEN: And then just remind me about the
17 issue of privacy on the lots. Do they run into each
18 other? Are you going to have fencing so that
19 somebody says, you know, this is my space? So that
20 reduces controversies.

21 MS. O'NEILL: Right. Well, these are all
22 subdivided as individual lots as you know, so the
23 area around the house belongs to the house. I think
24 it's going to be up to the individual homeowners to
25 decide whether or not they choose to fence or not to

1 fence their yards.

2 MS. COHEN: Thank you.

3 CHAIRPERSON HOOD: Okay. Who would like to
4 go next? Commissioner May.

5 MR. MAY: I just have a couple of questions.
6 You said you have materials boards. Can you pass
7 those up?

8 And I had questions that I had mentioned were
9 agreeing with at setdown. I think for the most part
10 they've been answered. I don't necessarily like the
11 answer, but I can accept them.

12 I am still not thrilled about the five front
13 loaded townhouses. It's one of the things that I
14 really, really don't like. But I mean, I guess I
15 understand it. I understand the slope issue and that
16 you can't really put an alley in the back there. But
17 I also, I mean, I have to believe that there are lots
18 and lots of houses in that neighborhood where there
19 is not parking that's provided with each unit. And
20 I'm -- the argument that they -- the only way that
21 they'll sell is to have garages, I'm not sure I
22 necessarily buy that. I didn't see a lot of specific
23 evidence to back up that claim.

24 But you know, maybe you want to answer that.
25 But I guess my bigger question is, there are two

1 townhouses that are turned sideways there. Why
2 didn't you just make a row of seven and treat it in
3 the same way, because that's almost more
4 uncomfortable than the front loaded townhouses.

5 MS. O'NEILL: I think part of it has to do
6 with the depth of the site at that location, and
7 there's also an existing retaining wall that goes
8 with the Wilkinson -- the vacated Wilkinson
9 Elementary School, and I think we just felt like the
10 rear of the house was in way too close proximity to
11 that retaining wall. And so it would be more
12 desirable to have more air and space around the
13 house than --

14 MR. MAY: Even if they were, I don't know,
15 proportioned a little differently? I mean, because
16 they're not -- those two are very narrow. Right?
17 Those are 16s?

18 MS. O'NEILL: Those are 16 foot units, yes.

19 MR. MAY: And the other ones look to be 18 or
20 20s, right?

21 MS. O'NEILL: It's a 20, yeah.

22 MR. MAY: Yeah. So I mean, you know, if they
23 were turned 90 degrees and they occupied the space
24 that is the driveway or alley or whatever, along the
25 side.

1 MS. O'NEILL: It's the alley, yeah. I mean,
2 we can take a look at that. I mean, I think what
3 might happen as a result of that is that we'd have
4 more front loaded townhouses because there would not
5 be a way to get parking into those units.

6 MR. MAY: Yeah, but they just feel
7 uncomfortable.

8 MS. O'NEILL: Yeah.

9 MR. MAY: Just two loners kind of, you know,
10 stuck in there because there happens to be some space
11 there.

12 It's also, frankly, an opportunity to make
13 some more unique unit. I mean the end unit there
14 could be something interesting and special that's not
15 -- you know, not just a --

16 MS. O'NEILL: End unit.

17 MR. MAY: Extruded playdough house, right?
18 You can make it into a corner unit that's a little
19 bit shallower and has, you know, some more character
20 to it and is a little bit deeper so.

21 MS. O'NEILL: Yeah, we can take a look at
22 that.

23 MR. MAY: Yeah. I think it's worth a look.
24 I mean, otherwise I think the rest of it, I don't
25 have major concerns with the design of it. I mean, I

1 think that, you know, unlike many of the townhouse
2 developments that we see, it's very clear that you
3 know how to compose the façade and that you know how
4 to make things line up and use the materials in the
5 appropriate way. So I don't -- the sort of things
6 that I usually go on and on about, I'm not going on
7 and on about this time.

8 And I think that's about it for my questions.
9 Thank you.

10 CHAIRPERSON HOOD: I think they're calling
11 for snow tomorrow. No, I'm just -- okay. Good, he
12 didn't hear that. Commissioner Turnbull.

13 MR. TURNBULL: Thank you, Mr. Chair. Thank
14 you for your presentation tonight. I think you were
15 fairly clear on what you were trying to do and I
16 greatly appreciate it.

17 I just have a couple of questions too. I
18 would agree. Well, I guess my first comment would be
19 to agree with Commissioner May. When I first saw
20 those two townhouses you wanted to just kind of like
21 turn them to do something with them. It just looked
22 like they were -- didn't work right, quite right.

23 I guess one of the things I wanted to talk
24 about is we talk about the site and we talk about the
25 ridge, we talk about the different grades and we talk

1 about -- and I think Commissioner -- the Vice Chair
2 was talking about the drainage and the water. And I
3 wonder, I was trying to look at that myself and look
4 at your civil maps and go through and try to figure
5 out, it's a big site. It's a big site. There's
6 going to be a lot of water. And you mention
7 bioretention. I wonder if you could walk through a
8 little bit on that because I'm a little bit confused
9 in how the roads are picking the water, where it's
10 going, and where it really ends up on the site
11 because where does it end up on the streets? I don't
12 want it -- we've had a lot of instances before on a
13 lot of other PUDs where we have large masses of a
14 large ground area with a lot of water, and how we're
15 going to go through all that.

16 My big concern is impact on the rest of the
17 neighborhood and where things are going.

18 MR. TUMMONDS: Well, we have our civil
19 engineer, Michael Szynal. He would be to address
20 that.

21 MR. TURNBULL: Great.

22 MR. SZYNAL: Hello. My name is Michael
23 Szynal, work with Wiles Mensch Corporation, Civil
24 Engineer. I can talk about the upper section first.

25 MR. TURNBULL: Can you use a little pointer

1 or you got a little arrow, or you got a -- architects
2 always have little red pointers. You should have a
3 little -- engineers, you know? Okay.

4 MR. SZYNAL: So the upper and the lower site
5 will both be independent storm water management wise.

6 MR. TURNBULL: Commissioner May could help
7 you with that. He's offering his pointer for you.

8 MR. SZYNAL: There it is.

9 [Chatter.]

10 MR. TURNBULL: We have a pointer for you just
11 in case, though.

12 MR. SZYNAL: So on the upper section we have
13 a few storm water management facilities. We have one
14 right here that catches water from the roof. And we
15 also have pervious pavement for the parking lot, and
16 then another large bioretention here in the corner.

17 MR. TURNBULL: And so they collect where, and
18 where are they going?

19 MR. SZYNAL: All the water from the upper
20 section will go out to Elvans Road. No water from
21 the upper section will go to the lower section.

22 MR. TURNBULL: But you're containing all the
23 water on your site before it filters out into the
24 storm.

25 MR. SZYNAL: Correct. We will meet DOE

1 regulations.

2 MR. TURNBULL: Okay. That's all I want to
3 hear. Okay.

4 MR. SZYNAL: On the lower site the private
5 street kind of acts as the drain
6 (indiscernible)**41:27, so all the water from here
7 goes to the street and there's a natural divide about
8 halfway through the private street. So this water
9 right here goes down this way to Pomeroy, and this
10 water right here goes to Stanton.

11 MR. TURNBULL: Now, on those townhouses I
12 didn't -- obviously the water that's coming off the
13 road goes off into downspouts, and I didn't see any
14 indication of downspouts or anything on the units
15 themselves. So are they just going on the grade, on
16 the sidewalks, or how will they be handled, on the
17 alley? Where does that water -- the water just pours
18 out onto the ground?

19 MR. SZYNAL: We will have downspouts that go
20 towards bioretention facilities that we have in the
21 middle here. Right there. And then down below right
22 there and right there. So we'll pipe them directly
23 to a stormwater management facility for treatment.

24 MR. TURNBULL: So they don't go on the
25 street, they go in the ground?

1 MR. SZYNAL: They go to a -- we direct them
2 to a stormwater management facility.

3 MR. TURNBULL: But the downspouts are
4 external to the building. They're not going
5 underground, they're going -- they're just dumping on
6 the street.

7 MR. SZYNAL: The ones in the back of the
8 units -- well, it depends.

9 MR. TURNBULL: Okay. Maybe we'd be best to
10 provide a drawing or something that would indicate --

11 MR. SZYNAL: Sure.

12 MR. TURNBULL: -- how those actually -- how
13 that actually works for us.

14 And the parking lot, I understand, is a
15 pervious paving.

16 MR. SZYNAL: Correct.

17 MR. TURNBULL: So that water is seeping into
18 the ground. Okay.

19 On those townhoues the trash, the storage --
20 the trash units are stored in the garage, or are they
21 outside?

22 MS. O'NEILL: They'd probably be stored in
23 the garage and trash pickup would be from the rear.

24 MR. TURNBULL: And that will a private
25 service that would be --

1 MS. O'NEILL: That is correct.

2 MR. TURNBULL: -- picking them up.

3 MS. O'NEILL: Private alley.

4 MR. TURNBULL: Okay. Okay. And lighting on
5 the allies.

6 MS. O'NEILL: Lighting on the alleys will be
7 from the rear of the townhouses.

8 MR. TURNBULL: So a wall unit or something by
9 the front door or something, or underneath the --
10 there was reference to decks on the back. There's an
11 option for the homeowners and there was also an
12 option for an attic and a balcony. But I didn't
13 really see that really indicated on any drawings per
14 se.

15 MS. O'NEILL: We can provide further detail
16 on that. It's just a typical option offered by the
17 developer of the townhomes to --

18 MR. TURNBULL: Yeah.

19 MS. O'NEILL: And it changes some of the
20 characteristics of the building. The lot coverage is
21 greater and therefore that's why we included that in
22 the submission.

23 MR. TURNBULL: Okay. Well, if we could just
24 get a sampling of what some of that looks like.

25 I guess the other thing is on those attic --

1 now you talk about how this is going to be a green --
2 I mean, I think at some point in your language there
3 you talk about how the lighting is going to be very
4 low lighting.

5 MS. O'NEILL: Correct.

6 MR. TURNBULL: So I'm assuming that anything
7 on balconies or anything else will follow those same
8 principles again.

9 MS. O'NEILL: Correct.

10 MR. TURNBULL: Okay. Yeah, if we could just
11 get something on those. The one thing you're looking
12 for, there was a -- and I think it's in the OP
13 report, and I forget what page it is, but they talk
14 about the variance required for the amount of setback
15 that required with some of those decks.

16 MR. TUMMONDS: Sure. So we can provide the
17 image of -- yeah.

18 MR. TURNBULL: An image of what that is.
19 Okay. There was also, in the OP's report on page --
20 and I wasn't sure because we talked about that you're
21 not doing the private street, but they mention
22 something about -- let me find it here. This
23 requires dedicating property within the PUD to public
24 use.

25 MR. TUMMONDS: So this goes to what Cheryl

1 talked about. Right now there is no shy zone on the
2 public streets.

3 MR. TURNBULL: Right. Oh, that's the -- I
4 see.

5 MR. TUMMONDS: So in order to give room for
6 the planting strip, the shy zone, an appropriately
7 spaced sidewalk along Stanton, Elvans, Pomeroy Roads,
8 we're giving up private property.

9 MR. TURNBULL: I sort of felt that but I
10 wasn't sure. But I just wanted to get that
11 clarified. Okay. Great.

12 I guess other than that I really don't have -
13 - I guess the only question that came up, I guess,
14 and I guess we -- and I guess whether you're going to
15 do it tonight in a letter, respond to Council Member
16 May's comments. She was very intense on a lot of
17 different things. So I don't know if you were going
18 to --

19 MR. TUMMONDS: I think we're going to do it
20 in rebuttal. I mean, it is understanding, you know,
21 there was nothing in the record on these concerns.
22 And so we'd had --

23 MR. TURNBULL: right.

24 MR. TUMMONDS: So we'd heard some concerns
25 about them, about the development partner, so that's

1 why we know AEDC is here trying to talk about it.
2 Mr. Roodberg talk about -- talked about the
3 applicant's commitment to having not just AEDC as a
4 partner, but also a Ward 8 development partner. We
5 will have -- and I think we'll let everyone kind of
6 go through in a rebuttal. We'll have the
7 neighborhood engagement, stakeholder engagement
8 representative from Martha's Table will talk about
9 the outreach --

10 MR. TURNBULL: Okay.

11 MR. TUMMONDS: -- that was made. Not just to
12 the ANC B, but to ANC 8A as well.

13 MR. TURNBULL: Okay. Because the one thing
14 was about a Ward 8 childcare provider.

15 MR. TUMMONDS: Yeah.

16 MR. TURNBULL: And there was a whole thing
17 about whether why Ward 1 when -- so maybe you can get
18 into that in your rebuttal and --

19 MR. TUMMONDS: Sure.

20 MR. TURNBULL: But her other one thing was
21 about the height of the one building. And I was
22 trying to go through the ones, through the section
23 through the site. They all seem to be three to four,
24 but one building does look a little higher. I wonder
25 if you could --

1 MR. TUMMONDS: But maybe that's just the
2 grade, the way it's changed.

3 MS. O'NEILL: It's just the relationship to
4 the grade that one of the buildings, Building C on
5 the parking lot side, is five stories and that's
6 because of the change of the grade from the street to
7 the parking lot. On the street it's a four story
8 building.

9 MR. TURNBULL: Well, that's what I thought
10 but I just wanted you to clarify that.

11 MR. TUMMONDS: That's correct.

12 MR. TURNBULL: Okay. Now, maybe the
13 Department of Transportation can get into this, but
14 you only want to provide a screen in one building,
15 Building A. I think Department of Transportatoin
16 wanted a screen in each of the multifamily buildings.

17 MR. TUMMONDS: And I think -- and so, and
18 maybe we can address it a little more, the lobby to
19 Building A includes all of the -- well, maybe I
20 should let Cheryl tell it. She designed the
21 building.

22 MS. O'NEILL: Yeah. The lobby to Building A
23 includes all of the amenities for the building.
24 There's an exercise room and it will be the central
25 mail room for all three of the buildings.

1 MR. TURNBULL: Okay.

2 MS. O'NEILL: So that would be ereally the
3 logical location for the placement of the transit
4 screen.

5 MR. TURNBULL: Well, I guess and I'm -- maybe
6 I'm speaking out of turn for the Department of
7 Transportation but I am assuming they're going to be
8 looking at people from the other buildings are not
9 going to go to Building A necessarily to find out
10 information. They're going to want to leave from
11 their building and have that information right there.
12 I'm guessing that's where they're going to come from.
13 And I think they're going ot say that the people in
14 those buildings need to know right away before they
15 leave their house, what the current conditions are,
16 what buses are available and what's running behind or
17 whatever.

18 So I'm assuming that's where they're going ot
19 be coming from on that.

20 MR. TUMMONDS: Okay.

21 MR. TURNBULL: So I think you need to take
22 another look at that. And I think, Mr. Chair, those
23 are all my comments.

24 CHAIRPERSON HOOD: Okay. Thank you.
25 Commission Miller.

1 MR. MILLER: Thank you, Mr. Chairman. And
2 thank you for your presentation here tonight. I
3 think this is an excellent project and I would echo
4 the Vice Chair's compliments for the amount of
5 affordable housing that you're doing and the deep
6 level of affordable housing.

7 I think if I've got the numbers right, you've
8 got 10 percent at the 30 percent AMI level. You've
9 got five percent at the 50 percent AMI level, five
10 percent at the 80 percent AMI level, and then you've
11 got 80 percent, I guess the remainder, at the 60 --
12 at 60 percent or lower AMI level. So it's really,
13 depending upon whether you think 80 percent AMI is
14 affordable. At least 95 percent of this is
15 affordable under our inclusionary zoning, 80 percent
16 AMI is considered affordable even though many of us
17 don't think that that is affordable.

18 But so the level of the amount of
19 affordability and level is to be commended. And
20 particularly those 30 percent AMI, the permanent
21 supportive units that the Community of Hope will be
22 managing.

23 And I want to applaud the community service
24 campus that you're developing with total private
25 funding, if I heard correctly. I mean, these are two

1 excellent service program providers. You're doing
2 wonderful work in the community. Well, throughout
3 the District of Columbia but in the Ward 8 community
4 now, and you have all these plans to expand it and
5 serve populations where the greatest need is and
6 closer to where the need -- where residents live. So
7 I applaud you for that.

8 And the -- and I think it's a very
9 attractively designed project. I like all of the --
10 I think the design is -- and the materials and the
11 colors are all very aesthetically pleasing and I
12 appreciate all that.

13 So let me just ask a couple of questions.
14 Just if you can expound a little bit on the point
15 about the Ward 8, the Ward 8 development partner that
16 will be included for the rental housing, since that
17 was one of the issues that Council Member May brought
18 up.

19 MR. ROODBERG: Yes. It was something that
20 the council member brought up, and even though this
21 is a private project, private land and not public, we
22 are committed to Ward 8. We are doing the
23 development work in the community service campus pro
24 bono, so as far as finding somebody who is willing to
25 do all that work for free, so we are going to be the

1 development partner for that. But we are committed
2 to, for the rental housing piece, to bring in a Ward
3 8 development partner, and we've been in discussions
4 with a few. We haven't identified one specifically,
5 but we are prepared to put that into an order that we
6 are committed to having it. And that is also part of
7 why we brought Anacostia Economic Development
8 Corporation on early as a development consultant to
9 help us identify that as well as Ward 8 businesses
10 and jobs throughout the entire project.

11 MR. MILLER: So if I heard you correctly, you
12 are amenable to putting that commitment in the zoning
13 order for this project?

14 MR. ROODBERG: Yes.

15 MR. MILLER: Yeah. That's great. Let me ask
16 you about the lead. I thought your prehearing
17 statement referred to LEED Silver, but you've
18 submitted a score chart which shows LEED -- I know
19 the housing is going to be the -- the multifamily
20 housing is going to be the LEED -- the green
21 community enterprise.

22 MR. ROODBERG: Communities, correct.

23 MR. MILLER: But I don't know, this
24 scoresheet at Exhibit 31A1 shows that it's at least
25 LEED Gold and there are enough maybe points that you

1 might even get the Platinum. What is this Exhibit
2 31A1 referring to? Is it to the community service
3 campus?

4 MR. TUMMONDS: That's correct.

5 MR. MILLER: So you are LEED Gold on this
6 socrecard.

7 MR. BELL: I thought we were tracking to LEED
8 Silver. Does it total up to Gold?

9 MR. MILLER: It's showing 61 points. I
10 didn't count the individual ones with --

11 MR. BELL: I thought our commitment was to
12 Silver, quite honestly.

13 MR. MILLER: Yeah.

14 MR. BELL: Potential points to Gold.

15 MR. MILLER: Okay.

16 MR. BELL: But we're committing to Silver.

17 MR. MILLER: Okay. Well, it's always good to
18 strive for the Gold.

19 MR. BELL: We'll take that under advisement.

20 MR. MILLER: There seem to be enough -- well,
21 on this chart it's showing it at 61 for the S, so
22 maybe it's some miscalculation here, but there are
23 enough maybe points that where you could get to --
24 where you could increase that amount that's in that
25 first collum.

1 So there is no height variance or issue
2 that's being asked for. I think there was a
3 modification to maybe an original plan on the roof or
4 --

5 MR. TUMMONDS: Yeah. So the only thing we
6 did, so the original plans and this is -- it's an
7 interesting scenario, it's a scenario I've never come
8 across. All of the surrounding streets have 50 foot
9 wide right of ways. That's very abnormal. Normally
10 the standard right of ways, even not off the major
11 streets, have a 60 foot right of way. So in order to
12 make sure that we didn't have a Height Act problem,
13 we had to lower the roofline of the building along
14 Stanton Road to make sure that we then have a
15 measured building height of 50 feet.

16 So we tweaked that so it was just really --
17 it didn't impact the floor to ceiling heights in that
18 building. It was just more the roofline, we had to
19 make a few tweaks to assure that we don't have a
20 Height Act problem later on.

21 MR. MILLER: Right. Right. So, my last
22 question is, on the internal or -- yeah, the internal
23 surface parking lot that services the three
24 multifamily buildings, it looked -- I'm glad you
25 added the green space to it and the pervious surface

1 that Commissioner Turnbull referenced. It looked
2 like -- is there a little bit of a curb or a raised
3 something where -- at the perimeter of where the
4 buildings are? It looked -- just for safety reasons,
5 just to make sure that these cars don't accidentally
6 go into that.

7 MS. O'NEILL: Yeah.

8 MR. MILLER: Go into the windows that are
9 right there.

10 MS. O'NEILL: Yeah. I mean, there's a little
11 bit of planting strip, actually, at the perimeter of
12 the buildings with the raised curb.

13 MR. MILLER: Yeah, how many feet is -- is
14 that extra --

15 MS. O'NEILL: I think it's like four feet.

16 MR. MILLER: Yeah. And how raised is the
17 curb?

18 MS. O'NEILL: Six inches, right? Six inches.

19 MR. MILLER: And you think that's enough?

20 MS. O'NEILL: We do think that's sufficient.
21 There's 28 spaces in that parking lot. We don't
22 anticipaet --

23 MR. MILLER: Right.

24 MS. O'NEILL: -- incredible amounts of --

25 MR. MILLER: The standard street curb is

1 about that, right?

2 MS. O'NEILL: Correct.

3 MR. MILLER: So that --

4 MS. O'NEILL: Correct.

5 MR. MILLER: It would take some effort to --
6 and speed.

7 MS. O'NEILL: Yes.

8 MR. MILLER: To get over it. Okay. Well,
9 again, I assume that you are going to, in your
10 rebuttal, are going to address some of the other
11 issues that you've referenced. I'll look forward to
12 that but I do applaud the affordable housing and the
13 community service component with Martha's Table and
14 Community of Hope. I think it's an excellent project
15 that will benefit greatly this neighborhood and the
16 city as well. So thank you.

17 CHAIRPERSON HOOD: Okay. Thank you. I'm not
18 sure if you're going to be able to address for me in
19 your rebuttal, Mr. Tummonds, some of the concerns
20 from Council Member May. But I'll wait until we get
21 to that point.

22 While I see some -- a lot of organizations,
23 AEDC and others, who you have been working with in
24 support, and who have letters of support, I see that.
25 Let me get right specific. Piggybacking on the Ward

1 8 childcare provider. I mean, I'm sorry, the Ward 1
2 childcare provider. What's going on with that? Why
3 couldn't we find somebody in Ward 8?

4 MR. TUMMONDS: That's Martha's Table, right?
5 I mean, I think that was a veiled reference to
6 Martha's Table. So as --

7 CHAIRPERSON HOOD: Of being in Ward 1. But
8 they are locate -- they're going to eventually be
9 locating in Ward 8 from what I hear. Let me ask you
10 this, did you all meet with the council member?

11 MS. STONESIFER: In fact I knew the council
12 member when she was -- when she actually had a
13 childcare center in Ward 8 as well as other community
14 development efforts attached to LNAME Church there.

15 CHAIRPERSON HOOD: Okay. And reason I'm
16 asking is because her testimony, and I think her
17 position is well thought out of looking out for folks
18 in Ward 8, and you know --

19 MS. STONESIFER: Correct.

20 CHAIRPERSON HOOD: -- I believe in the good
21 neighbor policy. I know there's a lot of support,
22 but there are some things that we can really do
23 better when it comes to Ward 8 and the other wards in
24 this city besides certain wards who are out here all
25 the time, who are down here in front of the

1 Commission, who knows how to deal with amenities
2 package. We can go that next step, and I think
3 that's kind of the way I look at her testimony.
4 Let's go that next step, and we can do that. Let's
5 not try to not go that next step because they may not
6 know, because we know that 8A, and I haven't seen any
7 evidence yet, but I don't think she would come down
8 here and just make that up.

9 I think we know that 8B is on one side and if
10 8A is right across the street, that's typical. It
11 happens all over the city, why not here. That's kind
12 of where I am. And if it did happen then maybe we
13 need to make sure that there's a communication that's
14 going on here, because obviously when I look at what
15 you presented tonight, only thing I don't see is
16 specifics. And I know some of this is still --
17 you're still trying to nail it down. But I think it
18 is germane to Ward 8, but I just don't think it's
19 specific. And when we get ready to memorialize an
20 order I'm going to be looking for specifics, Mr.
21 Tummonds, so we can nail some of that down and give
22 people assurances that it's going to make sure it's
23 going to benefit the folks in Ward 8.

24 MR. TUMMONDS: Sure. Absolutely. Why don't
25 I just -- I'll let Ryan Palmer introduce herself.

1 MS. PALMER: Hi, my name is Ryan -- hello.
2 Oh, I'm Ryan Palmer. I'm director of stakeholder
3 engagement at Martha's Table.

4 MR. TUMMONDS: And, Ms. Palmer, could you
5 first walk through the list of meetings. And I
6 guess, Dara you want to come up too, as well?

7 So I'll have both Ryan Palmer, who is the
8 stakeholder engagement for Martha's Table and also
9 Dara Johnson on behalf of the -- I'm sorry. On
10 behalf of the Horning Family Fund, can talk about all
11 of the -- they can talk about the chart --

12 CHAIRPERSON HOOD: But you know what, Mr.
13 Tummonds, I know about the meetings. I know how this
14 owrks. I used to be on the end of the -- when I had
15 they meetings. I understand about all those meetings
16 that go on. I understand that and I'm not trying to
17 cut them off, because really what I'm going to do,
18 I'm going to accelerate this because I want to hear
19 from the residents.

20 MR. TUMMONDS: Okay.

21 CHAIRPERSON HOOD: So I appreciate that.

22 MR. TUMMONDS: Okay.

23 CHAIRPERSON HOOD: You all just hold tight.
24 Maybe they can come back up in rebuttal.

25 MR. TUMMONDS: Maybe the first thing, I will

1 have Ms. Palmer talk about her attempts at engagement
2 with the ANC 8A SMD.

3 MS. PALMER: Yes. So actually I was looking
4 through some old e-mails and we did reach out to
5 Commissioner Williams. I gave her a phone call on
6 October 19th. We had a conversation about 10
7 minutes.

8 CHAIRPERSON HOOD: Is she the Chair of ANC
9 8A?

10 MS. PALMER: She's the chair of ANC 8A, and -
11 -

12 MR. TUMMONDS: She's the single -- and more
13 importantly, she's the single member district
14 commissioner for that --

15 CHAIRPERSON HOOD: Right across the street.

16 MS. PALMER: Right.

17 MR. TUMMONDS: Correct.

18 MS. PALMER: And we spoke and I topline'd the
19 project for her, gave her information about Martha's
20 Table's programs, but also what we are planning on
21 the site. In addition just the entire project. The
22 housing units and everything, you know, because we do
23 believe that Martha's Table and being good neighbors,
24 exactly what you mentioned earlier.

25 I then followed up the very next day with an

1 e-mail at the e-mail address that she provided me,
2 offering several dates in November when we would meet
3 with her. And then I believe that same week she
4 received our PUD filing.

5 And then in November when we hadn't heard
6 back from her I expected to see her. I went to the
7 William O. Lockridge Foundations, "Dancing with the
8 Scholars." It's a fun event in Ward 8. I'm hoping
9 to see her there. And when I didn't see her there
10 on the 14th I called back and left her a message the
11 week for the 16th. So we were trying to reach out to
12 her, and I did actually have that first 10 minute
13 conversation with her where she was at least
14 introduced -- has it gone off? Introduced to the
15 project.

16 CHAIRPERSON HOOD: Okay.

17 MR. TUMMONDS: One other addition. Sorry.
18 Excuse me. Also I believe when ANC 8B Commissioner
19 speaks he'll be able to speak to his outreach to some
20 of the residents of ANC 8A for a number of our
21 meetings and the invites that went out.

22 CHAIRPERSON HOOD: And I want to get to that.
23 But I can tell you right now, preliminarily, I would
24 like for us to do that again. Okay?

25 MS. PALMER: Absolutely.

1 MR. TUMMONDS: Okay. But I just wanted to --
2 yeah.

3 CHAIRPERSON HOOD: Right now --

4 MR. TUMMONDS: Absolutely.

5 CHAIRPERSON HOOD: -- I'd like for the
6 zoning, for this Commission, to ask you to do it
7 again as I've done in the past. And then if it
8 doesn't work then, then we will make the decisions.
9 And I appreciate all the meetings. Not to cut you
10 all off, but I want to hear from the residents.

11 MR. TUMMONDS: Great.

12 CHAIRPERSON HOOD: Let me ask a couple of
13 questions of the architect. I noticed that I didn't
14 see a rendering that showed me, not necessarily from
15 a ground view, of how the project would fit around
16 the neighborhood. Did I miss it, or did we just not
17 have one?

18 MS. O'NEILL: We have predominantly street
19 views. You know, what it would look like to be on
20 the street and we don't have an aerial view of the
21 overall --

22 CHAIRPERSON HOOD: Well, I didn't see a
23 street view. Maybe I missed it. Show me a street
24 view. Maybe I thought I was in there. I don't know.
25 You know, I take it back. I did see one view

1 but it was in the Office of Planning report. And I
2 wanted a little more than that. I want to see how
3 this project is going to fit with what's in context
4 of already what's already in the area.

5 MS. O'NEILL: Okay. This --

6 CHAIRPERSON HOOD: That doesn't do it for me.

7 MS. O'NEILL: Okay.

8 MR. TUMMONDS: Okay.

9 CHAIRPERSON HOOD: But you know what I want.
10 You know how typically architects will come down and
11 they'll like put it down, set it down, and what's
12 already existing.

13 MS. O'NEILL: Yse.

14 CHAIRPERSON HOOD: And kind of show us how we
15 can see it from different -- maybe two or three
16 different angles if I can get that.

17 MS. O'NEILL: Okay.

18 CHAIRPERSON HOOD: Okay?

19 MR. TURNBULL: Mr. Chair, do you want that on
20 Stanton Road or Elvans Road, or both?

21 CHAIRPERSON HOOD: Where do you think I can
22 see it from the best, Mr. Turnbull?

23 MR. TURNBULL: Okay.

24 CHAIRPERSON HOOD: I'm asking you, where do
25 you think I can see it from the best? I just asked

1 him to pick out two. Two or three.

2 MR. TURNBULL: Well you might need both.

3 CHAIRPERSON HOOD: Okay. Well, if we can get
4 both.

5 MR. TURNBULL: One would show the community
6 center, the campus, and the other would show the
7 housing.

8 CHAIRPERSON HOOD: Okay. Let's do the --
9 let's go around the traffic. Mr. Schiesel, show me
10 with the pointer, if we still have it down there.
11 Let's put up the view. Show me how I'm going to
12 navigate and how I'm going to move through the
13 project.

14 MR. SCHIESEL: Okay. Well, I'll start with
15 the residential portion. The new private road that
16 connects through will be the main collecting road
17 that will collect and distribute traffic. All the
18 townhomes will front there, and then there are
19 garages accessed from allies behind them, except for
20 the several front loaded. The parking is accessed off
21 of that, also off of that road, and also the parking
22 beneath the one multifamily building.

23 At the commons area there is a convenience
24 drop off at the front, near the front door. Most of
25 the vehicular activity will be from this parking lot,

1 including loading access. Additionally we expect
2 there will be some, as detailed in our reports, some
3 people parking on-street, depending on the activity
4 going on and the time of day. Most of that parking
5 will be occurring you know, maybe right outside.

6 CHAIRPERSON HOOD: All right. I could
7 probably go on some more, but what I want to do,
8 because I do -- colleagues, and I want you all -- I
9 do want to hear from the residents who are going to
10 be most effected. So let's go to the Office of
11 Planning and District Department.

12 No hold on, let me do this.

13 MR. TURNBULL: Mr. Chari, I just had one more
14 thing to add.

15 CHAIRPERSON HOOD: Okay. Mr. Turnbull.

16 MR. TURNBULL: One of the things, and maybe
17 you've got it in the literature but maybe I just --
18 are you going to develop a construction management
19 plan with the ANC? I'm looking at traffic in the
20 neighborhood and are you going to set something up
21 that would talk about --

22 MR. TUMMONDS: I mean, we have not. It has
23 not been requested of us, but absolutely we can do
24 that. I would imagine in this next round of dialog
25 thnat Mr. Hood is going to require, we'll make sure

OLENDER REPORTING, INC.

1100 Connecticut Avenue NW, #810, Washington, DC 20036

Washington: 202-898-1108 • Baltimore: 410-752-3376

Toll Free: 888-445-3376

1 that is a topic of conversation.

2 MR. TURNBULL: Okay. Oh, great. Thank you.

3 CHAIRPERSON HOOD: And that's why I want to
4 hurry up and get there. I have much more but I want
5 to hear from the residents and I want to get to that.
6 Okay.

7 Anything else up here, colleagues?

8 Let's go to the Office of Planning, Ms.
9 Thomas, and then DDOT, Mr. Rogers.

10 MS. THOMAS: Yes. Good evening, Mr.
11 Chairman, members of the Commission. Karen Thomas
12 for the Office of Planning.

13 We are in support of this proposed mixed use
14 development of residential and community services on
15 this large site in Ward 8. We believe the efficient
16 site design will accommodate the provision of
17 substantial benefits to the community through its
18 meaningful level of housing affordability with varied
19 housing types and in its partnership with well-known
20 district service providers to support new residential
21 families and the existing community.

22 Design essentially satisfied the requested
23 zone district's massing and its area requirements,
24 and in the requested areas of flexibility, not
25 anticipated to have an adverse impact on the

1 community. And at that point -- at this point I'll
2 stand on the record of our report and I'll be happy
3 to take any questions. Thank you.

4 CHAIRPERSON HOOD: Okay. Thank you. Mr.
5 Rogers.

6 MR. ROGERS: Good evening, Mr. Chair, members
7 of the Commission. My name is Jonathan Rogers with
8 the District Department of Transportation. There are
9 just a few elements that I'd like to touch on
10 tonight.

11 First I'd like to start with a word of praise
12 for the applicant to install the shy zone for the
13 sidewalk. We find that that really provides a safer
14 more enjoyable pedestrian experience for folks; puts
15 a little bit of separation between where vehicles are
16 driving or parking and where folks are walking, and
17 also has the added benefit of additional green space
18 and tree planting and the applicant has agreed to use
19 some private space in order to achieve that, and
20 that's something that DDOT commends.

21 The next issue is relative to the electronic
22 displays. Commissioner Turnbull, I think, read my
23 mind on the argument. The idea behind the electronic
24 displays is that its convenience is paramount in
25 order for it to have a use. People would be unlikely

1 to go to a different building just to check out a
2 transit screen. The idea would be that they would
3 want that amenity in their own building.

4 Regarding the private versus public street
5 discussion, as the applicant laid out there were a
6 couple of features of the proposed street that do not
7 meet DDOT's standard for becoming a public facility.
8 And so -- and those would be things that would need
9 to be overcome if there was a decision to try to make
10 the street a public street in part of the DDOT
11 system. There is a waiver process that is available
12 to evaluate requests that are not meeting our
13 standards. The particular standards are regarding
14 right of way width. Our standard right of way, first
15 streets is 75 feet, and then as was mentioned the
16 proximity to the adjacent curb cut for the former
17 Wilkinson Elementary School would need to be, per our
18 standard, 60 feet between the new street curb cut on
19 Pomeroy and the curb cut for the school.

20 And finally a word about the front loaded
21 townhomes. In our report we mention that the
22 preference for DDOT is to combine the curb cuts for
23 those four front loaded townhomes, which would be
24 consistent with DDOT standard and how we would treat
25 similar requests if that street were to be -- if on

1 any two adjacent residential properties that are
2 loaded from a public DDOT street.

3 What we find is that one consolidated accesss
4 point creates fewer points for conflict between all
5 modes and creates a better, safer environment for
6 drivers, for pedestrians, and other users of the
7 road. And with that I'd be happy to answer any other
8 questions you may have.

9 CHAIRPERSON HOOD: Okay. Commissioners, any
10 questions of either DDOT or Office of Planning? Vice
11 Chair Cohen?

12 MS. COHEN: Mr. Rogers, but in this case you
13 understand about the problem of the car accessing
14 their garage. So you're not -- you're going to allow
15 each house? Maybe I didn't hear you properly. It
16 sounded like you were still committed to only one
17 curb cut for every two.

18 MR. ROGERS: That's correct, and because it's
19 a private street it's beyond the perview of DDOT.

20 MS. COHEN: Okay.

21 MR. ROGERS: The recommendation would be that
22 our standards, which are in place and offer best
23 practices, be applied here. But it is a private
24 street.

25 MS. COHEN: Okay. Thank you. And I was just

1 curious so I think this is a question for OP, where
2 is DDOE these days? Or DDEE?

3 MS. THOMAS: I did not hear from them.

4 MS. COHEN: I miss them.

5 MS. THOMAS: Yeah. I did try to engage them.
6 I think they were quite busy and they were out of
7 town at some conferences. They had to -- that they
8 were attending.

9 MS. COHEN: All right.

10 MS. THOMAS: At this time.

11 MS. COHEN: Could you convey the message, how
12 much I miss them?

13 MS. THOMAS: Yes, I will.

14 MS. COHEN: Thank you.

15 MS. THOMAS: I will.

16 CHAIRPERSON HOOD: We actually -- I actually
17 plan to do that at our training. They are on our
18 training and I plan to let them know how much we miss
19 them. So, and encourage them, like we used to have
20 years ago with DDOT. That was before your time, Ms.
21 Thomas.

22 MS. COHEN: As an aside to the -- you met
23 with them, right?

24 MR. ROGERS: Yeah, we've had significant
25 discussions with them about obviously the issues that

1 Mr. Turnbull raised.

2 CHAIRPERSON HOOD: Yeah, obviously we miss
3 them but they obviously don't miss us. We're going
4 to ask for them to come back.

5 Okay. Any other questions of either Office
6 of Planning or DDOT, Commissioner Miller?

7 MR. MILLER: Yeah, Mr. Chairman. Thank you.
8 I just had a quick question for Mr. Rogers. So you
9 have this on this public versus the private street.
10 I guess I can understand the curb cut issue with the
11 school, although I guess there could be changes to --
12 I don't know if there can be changes that would
13 accommodate that concern or not. But I guess I don't
14 understand the width issue since there is specific
15 statutory authorization for less than 75 feet, and
16 for exactly this type of development so that it
17 doesn't become a burden on the homeowners.
18 Especially for an affordable housing project like
19 this.

20 MR. ROGERS: Sure. I can answer both parts
21 of those questions.

22 MR. MILLER: Especially since they're also --
23 I think a lot of the streets in this neighborhood are
24 50 feet.

25 MR. ROGERS: Uh-huh. Just quickly first on

1 the adjacency of the Wilkinson Elementary curb cut.
2 The applicant has already committed to making some
3 adjustments to achieve a 32 foot separation between
4 the private street and that curb cut. They're going
5 to do some realigning and they've been working with
6 the school system to get the approvals needed for
7 that, and I can let the applicant speak more to those
8 communications.

9 Regarding the right of way width, there is
10 legislation for -- I'm not sure if it's the official
11 name, but the, I think name is the Skinny Streets
12 Legislation, and it is -- does have a provision for a
13 narrower right of way. But it would require a 10
14 foot building restriction line on either side to
15 still get up to a 75 foot right of way. So those are
16 the parameters that are allowed for a narrower
17 street. And I think the applicant is aware of that
18 and they can speak to their decision process for how
19 they decided to go forward with the private street.

20 MR. MILLER: And the 32 foot distance to the
21 curb cut, that's still less than your standard 60 you
22 said, or something?

23 MR. ROGERS: It's a little bit of a
24 technicality, but if it's a private street it would
25 be considered just a commercial curb cut and the

1 standard for separation between commercial curb cuts
2 is 32 feet. So they meet that requirement for a
3 private road.

4 If it were to be a public street the DDOT
5 standard for curb cuts to the closest -- the closest
6 a curb cut can be to an intersection of a public
7 street is 60 feet. So there would be significant
8 challenges in overcoming that. And there's a waiver
9 process to get around (indiscernible)**11:00.

10 MR. MILLER: And I was just going to ask
11 about that waiver. So you've used -- you've utilized
12 the waiver process in the past, or you've never -- or
13 has that come up, or --

14 MR. ROGERS: I can't recall an example that
15 I've dealt with for dedication of a new street, but
16 certainly there are requests all the time for curb
17 cuts that don't meet our standards and they're
18 evaluated on a case by case basis.

19 MR. MILLER: Okay. Thank you.

20 CHAIRPERSON HOOD: Any other questions up
21 here? Okay. Does the applicant have any cross?

22 MR. TUMMONDS: No.

23 CHAIRPERSON HOOD: Okay. Chairman Green, you
24 have any cross-examination of either Office of
25 Planning or DDOT?

1 Okay. At this time we will -- other
2 government reports, I think we've pretty much hashed
3 it out. I know there are a number of letters of
4 support in the record. Anacostia Economic
5 development corporation and others, I'm not going to
6 name them all but I thikn the record is complete as
7 far as support letters. We do have one or two
8 letters in here. One letter I know specifically of
9 in opposition along with what the council member has
10 mentioned.

11 So let me call the ANC up at this point.
12 Chairman Green, if you can come forward? ANC is
13 going to do their report. Did I ask the applicant if
14 he had any cross? And didn't I ask the ANC if they
15 had any cross? Didn't I ask you if you had any
16 cross?

17 [No audible response.]

18 CHAIRPERSON HOOD: Okay. Thank you, Vice
19 Chair, for your help.

20 Okay. I keep seeing you riase your hand.
21 Could you let Ms. -- are you a commissioner? Are you
22 all going to be together?

23 UNIDENTIFIED SPEAKER: [Speaking off mic.]

24 CHAIRPERSON HOOD: Okay. That's typically
25 the rule. There will be time for you, single member

1 district. Okay. I didn't want to -- I know you kept
2 raising your hand. I thought you were the chairman,
3 actually. I got you. I got you. I got you. It
4 will be time for everybody to speak.

5 Let me do this right quick, a quick analysis.
6 I know we have some seniors and we want to make sure
7 they get home at a reasonable time. How many people
8 who are here going to testify in support of this
9 project, if you can raise your hand?

10 Okay. How many people who are going to
11 testify in opposition of this project, if you can
12 raise your hand?

13 Oh, okay. All right, Commissioner. I just
14 thought we had a lot of -- and I wanted to make sure.
15 I didn't want everybody to leave like we usually do,
16 somebody said 10 minutes to 12:00. I didn't want to
17 keep you all here that late.

18 Okay. Go ahead, Mr. Chairman.

19 MR. GREEN: Thank you. Well, as I introduced
20 myself earlier, my name is Anthony Lorenzo Green.
21 I'm the ANC Commissioner for Single Member District
22 8B-04, which includes the disputed boundary areas of
23 Fort Stanton/Hillsdale. And I only say that because
24 that's an ongoing community conversation.

25 I also serve as the chairman of Advisory

1 Neighborhood Commission 8B. I was elected as the ANC
2 in November 2012, and I was selected as the chairman
3 by my commission in January 2015.

4 When I first started this process, as the
5 ANC, my council member was Marion Barry. And in the
6 beginning of this process he made it his business to
7 communicate with the ANC about the benefits of the
8 project, and to make sure that we start community
9 conversations about the project. And being as though
10 this is my first year I immediately held a community
11 conversation on June 22nd, 2013. That's when at that
12 time the form of the project, which has taken
13 different forms over the years, was all of 200 units
14 of apartments with a community service campus
15 attached to it.

16 In that meeting, which was held down on
17 Elvans Road in the Hope Center, and I mention Elvans
18 Road because that's a community that has not been
19 mentioned tonight. I have not heard that. These are
20 many residents that live in Forest Ridge, which used
21 to be called Stanton Notes (phonetic). Many
22 residents that live in Elvans Courts, many residents
23 that lived in Wellington Park, which is now called
24 the Vistas.

25 And we had the meeting down on that end

1 because I wanted to make sure that these residents
2 were engaged in this project because a lot of the
3 benefits tht were coming to the community was going
4 to target them as well, and I want to make sure that
5 anything that the ANC does includes many voices in
6 the project. Not just homeowners, but renters and
7 working families or whatnot.

8 In that meeting we had a lot of residents. I
9 believe it was over 40 residents; many who came from
10 the Stanton View Townhomes, and we did have some
11 representatives from the townhomes in Hillsdales. I
12 believe there were board members of the homeowner's
13 association. And we also had the ANC commissioner
14 for ANC 8A-07, I believe, which is Natalie Williams.
15 She was in attendance at that meeting, personally
16 invited by myself.

17 In that meeting many different residents
18 raised their concerns about the project. Many people
19 weren't satisfied with the proposal of 200 apartment
20 units. I wasn't satisfied with the proposal of 200
21 apartment units. I was excited about the community
22 service campus, but I knew that the -- all apartments
23 was just going to be a problem for our community that
24 has a number of apartments already in the
25 neighborhood, that has a need for more homeownership,

1 which was something got mentioned that Marion Barry
2 tried to instill in us every day, everything that we
3 tried to do to increase the homeownership base. But
4 I also knew there were families down on Elvans Road
5 and Pomeroy Road, on Stanton Road, who also weren't
6 ready for homeownership, but also did not like the
7 quality of the housing that they were in and were
8 interested in possibly being renters in this project.

9 So we sort of had to find a balance and that
10 was the challenge that we gave the developers to go
11 back to the table and see what balance can we come
12 away from because we know that we're not going to
13 satisfy everyone. But at least we get a project
14 that's going to benefit majority of the people in our
15 community. So that's what they did. They went back
16 to the table, they sent out some letters. Well, the
17 RFP for letters of interest and to the community
18 service campus. We saw a lot of interest from
19 various groups, including the William O. Lockridge
20 Foundation, the Southeast Education Fund. But they
21 decided to go with Martha's Table. And I was fine
22 with that because Martha's Table has a lot of history
23 in Ward 8, even though they are based in Ward 1.

24 And the reasons for that is, a lot of low
25 income families, mainly from Ward 8 and Ward 7, go

OLENDER REPORTING, INC.

1100 Connecticut Avenue NW, #810, Washington, DC 20036

Washington: 202-898-1108 • Baltimore: 410-752-3376

Toll Free: 888-445-3376

1 across the river to use the services at Martha's
2 Table, including my family in the past. And when
3 Martha's Table became part of the project, they
4 brought that history there. They brought that
5 familiarity there, which is why we didn't hear any
6 complaints about the daycare being brought to the
7 community. The first itme that I heard a complaint
8 about the daycare was in November when the council
9 member decided to come speak to the ANC and shared
10 her concerns about the project, which at that time
11 was only the daycare.

12 My concern that I told the council member at
13 the time, that many residents felt that if Martha's
14 Table was moving their headquarters to Ward 8 so they
15 won't have to take various buses to other side of
16 town to use their services, I think they want
17 everything theyr'e going to bring to the community.
18 But they also want to make sure that they're bringing
19 services that's going to benefit many families at
20 different income levels, not just focusing on low
21 income, not just focusing on early childhood
22 planning. They made statements they were open to
23 workign with other groups to target their team
24 programming because they need more experience in that
25 area, or at least more collaboration with other

OLENDER REPORTING, INC.

1100 Connecticut Avenue NW, #810, Washington, DC 20036

Washington: 202-898-1108 • Baltimore: 410-752-3376

Toll Free: 888-445-3376

1 groups in Ward 8 that have experience in that area.
2 Which is why they had reached out to the civic
3 association. They reached out to Angles of Hope,
4 nonprofit, which operates mainly by themselves on
5 Elvans Road. They have been providing funding to
6 Horton's Kids, which has been operating in Wellington
7 Park for so many years by themselves.

8 But doing the work because many people choose
9 not to go to that part fo the community. They mainly
10 focused on homeowners in Fort Stanton. They mainly
11 focus on the seniors that I love in Fort Stanton, but
12 we also have to make sure that if this project is
13 going to be fully invested with private money that it
14 benefits many people or different income levels.

15 So I was satisfied with the plan that they
16 brought back to the table when they reached out to me
17 back again in 2014. We had a community meeting at
18 Fort Stanton Recreation Center on August 9th, 2014,
19 which included many residents from Fort Stanton,
20 including the wonderful Seasoned Citizens. Not just
21 from Fort Stanton but also from Hillsdale because the
22 Hillsdale Civic Association, which has been defund
23 for a number of years, but they've been working to
24 reestablish themselves and had just worked out some
25 grant funding so that they can be a full fledged

1 civic association again. They were also part of this
2 process and they have been supportive of this plan.
3 They were skpetical in the beginning, but over the
4 years after many conversations, they dedided that
5 this was a project that was going to definitely
6 benefit them.

7 Now there were concerns in the community
8 about oversaturation. That was a concern that came
9 up in that 2013 meeting, and that's why we felt that
10 the number of buildings that are in the project and
11 the level of affordable hosuing of the project was
12 sufficient. We didn't want a project that was going
13 to build too much in the community that's already
14 seen a number of developments close by.

15 Our ANC, as you know, has gone through
16 various development projects. We had to review the
17 Rocketship Public Charter School Project which is
18 right up the street in Woodland Terrace. We voted in
19 favor of the Anger Place Development Project, which
20 is all affordable housing, 72 units of affordable
21 housing on Anger Place, right up the street from this
22 project. So we feel that there is a nice level of
23 new affordable housing being brought to the community
24 at large, even though I do understand your concerns
25 about this particular site in regards to the level of

OLENDER REPORTING, INC.

1100 Connecticut Avenue NW, #810, Washington, DC 20036

Washington: 202-898-1108 • Baltimore: 410-752-3376

Toll Free: 888-445-3376

1 affordable housing.

2

3

4

5

6 [Hearing adjourned at 8:59 p.m.]

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1

2

3

OLENDER REPORTING, INC.
1100 Connecticut Avenue NW, #810, Washington, DC 20036
Washington: 202-898-1108 • Baltimore: 410-752-3376
Toll Free: 888-445-3376