

1 GOVERNMENT OF THE DISTRICT OF COLUMBIA
2 Zoning Commission

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9 Public Hearing

10 Case No. 16-11 [Park View Community & The District of
11 Columbia.]

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6:32 p.m. to 11:30 p.m.

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

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1 Board Members:

2 ANTHONY HOOD, Chairman

3 ROBERT MILLER, Vice Chair

4 PETER MAY, Commissioner

5 MICHAEL TURNBULL, Commissioner

6 PETER SHAPIRO, Commissioner

7

8 Office of Zoning:

9 SHARON SCHELLIN, Secretary

10

11 Office of Planning:

12 STEPHEN MORDFIN

13 JOEL LAWSON

14

15 Department of Transportation:

16 JONATHAN ROGERS

17

18

19

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

2 CHAIRPERSON HOOD: Good evening, ladies and
3 gentlemen. This is the public hearing of the Zoning
4 Commission for the District of Columbia. Today's
5 date is December the 5th, 2016, 6:30 p.m., we are
6 located in the Jerrily R. Kress Memorial Hearing
7 Room.

8 My name is Anthony Hood. Joining me are Vice
9 Chair Miller, Commissioner May, Commissioner Shapiro,
10 and Commissioner Turnbull. We're also joined by the
11 Office of Zoning staff, Ms. Sharon Schellin, as well
12 as the Office of Planning staff, Mr. Mordfin, and
13 District Department of Transportation, Mr. Rogers.

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

21 The hearing will be conducted in accordance
22 with provisions of 11Z-DCMR, Chapter 4 as follows:
23 preliminary matters; applicant's case; report of the
24 Office of Planning; report of other government
25 agencies; report of the ANC; organizations and

1 persons in support; organizations and persons in
2 opposition; rebuttal and closing by the applicant.

3 The following time constraints will be
4 maintained in this meeting. The applicant has up to
5 60 minutes, organizations five minutes, individuals
6 three minutes. The Commission intends to adhere to
7 the time limits as strictly as possible in order to
8 hear the case in a reasonable period of time. The
9 Commission reserves the right to change the time
10 limits for presentations if necessary, and notes that
11 no time shall be exceeded.

12 All persons appearing before the Commission
13 in this evening's hearing are asked to register at
14 the witness kiosk to my left, and fill out two
15 witness cards. If you need assistance with the
16 kiosk, Ms. Schellin is available, to my left.

17 Upon coming forward to speak to the
18 Commission please give both cards to the reporter
19 seated to my right -- sitting to my right before
20 taking a seat at the table. When presenting
21 information to the Commission, please turn on and
22 speak into the microphone, first stating your name
23 and home address. When you are finished speaking,
24 please turn your microphone off so that your
25 microphone is no longer picking up sound or

1 background noise.

2 The decision of the Commission in this case
3 must be based exclusively on the public record. To
4 avoid any appearance to the contrary the Commission
5 requests that persons present not engage the members
6 of the Commission in conversation during any recess
7 or at any time. In addition there should be no
8 direct contact whatsoever with any commissioner
9 concerning this matter, be it written, electronic, or
10 by telephone. Any material received directly by a
11 commissioner will be discarded without being read and
12 any calls will be ignored.

13 The staff will be available throughout the
14 hearing to discuss procedural questions. Please turn
15 off all electronic devices at this time so not to
16 disrupt these proceedings. We've also been joined by
17 Ms. Steingasser and Mr. Lawson from the Office of
18 Planning.

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

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

24 [Oath administered to the participants.]

25 CHAIRMAN HOOD: At this time the Commission

1 will consider any preliminary matters. Does the
2 staff have any preliminary matters?

3 MS. SCHELLIN: Yes, sir. We have three
4 requests for party status. Two in opposition, one in
5 support. The Bruce Monroe Park residence has filed
6 in opposition. The Georgia Avenue Corridor Neighbors
7 has filed in opposition. They are now represented by
8 Attorney Jason Kline, and the Park Morton Resident
9 Council has filed in support.

10 CHAIRMAN HOOD: Okay. Commissioners, let's
11 under our new rules, if the applicant had any issues
12 they would have submitted something. They didn't do
13 that so obviously they don't have any issues with
14 either one. But let's see how we can move forward.
15 Let's deal with the one in support, Park Morton
16 Resident's Council, which is Exhibit 37 and 38.

17 I would move that -- I would move that we
18 grant them party status based on their submission,
19 and grant them party status in support in this
20 application.

21 MR. MILLER: Second.

22 CHAIRMAN HOOD: It's been moved and properly
23 seconded. Any further discussion?

24 [Vote taken.]

25 CHAIRMAN HOOD: Ms. Schellin, would you

1 please record the vote?

2 MS. SCHELLIN: Yes. Staff records the vote
3 five, to zero, to zero to grant party status in
4 support to the Park Morton Resident Council,
5 Commissioner Hood moving, Commissioner Miller
6 seconding, Commissioners May, Turnbull, and Shapiro
7 in support.

8 CHAIRMAN HOOD: Okay. Let's deal with the
9 two in opposition. Let's start with the Bruce Monroe
10 Park Residents. Colleagues, what is your pleasure?

11 I would be willing to, on the submission, the
12 face of the submission, I wouldn't have any problems
13 with giving Bruce Monroe Park Residents party status
14 in opposition. Any objections? Okay.

15 MR. MILLER: I would agree with you, Mr.
16 Chairman.

17 CHAIRMAN HOOD: Okay. So, I move that we
18 give Bruce Monroe Park Residents party status in
19 opposition in this case and ask for a second.

20 MR. MILLER: Second.

21 CHAIRMAN HOOD: It's been moved and properly
22 seconded. Any further discussion?

23 [Vote taken.]

24 CHAIRMAN HOOD: Ms. Schellin, would you
25 record the vote?

1 MS. SCHELLIN: Yes. Staff records the vote
2 five, to zero, to zero to grant party status in
3 opposition to the Bruce Monroe Park Residents,
4 Commissioner Hood moving, Commissioner Miller
5 seconding, Commissioners May, Turnbull, and Shapiro
6 in support. I'm sorry, we forgot to ask if their
7 representative was here.

8 CHAIRMAN HOOD: Are the representatives of
9 both parties that we've granted party status,
10 present?

11 MS. SCHELLIN: Tanya Williams and --

12 CHAIRMAN HOOD: Okay.

13 MS. SCHELLIN: -- Tamika White.

14 CHAIRMAN HOOD: Okay. So, we do have
15 representatives of both parties here that are
16 present, that we've done so far.

17 Okay, let's go to the, I think it's GAN, with
18 this Georgia Avenue Corridor Neighbors in opposition.
19 For me, this troubled me because I still was trying
20 to figure out the whole piece of it. Maybe I didn't
21 read the submission carefully enough, but I could not
22 figure how we would grant this party status. I
23 didn't see where anyone was uniquely affected. This
24 is more of a global -- at least the petition that I
25 read was more of a global, which probably would

1 include me and I live in Ward 5.

2 So, I'm not sure. Let me hear what my
3 colleagues have to say on this application.

4 MR. SHAPIRO: I felt the same way, Mr. Chair.

5 CHAIRMAN HOOD: Okay.

6 MR. MAY: Mr. Chairman, you know, the
7 description of what their concerns were, were very
8 localized, so I had the impression that they were
9 actually in you know, along Georgia Avenue,
10 immediately near the property and that it was not
11 just residents but also businesses that would be
12 affected. So, I mean, maybe -- is their
13 representative present? Maybe we can get
14 clarification on that.

15 CHAIRMAN HOOD: Is the representative of GAN
16 present? Georgia Avenue Neighbors.

17 MS. SCHELLIN: Jason Kline.

18 CHAIRMAN HOOD: Mr. Kline. Is Mr. Kline
19 here? He's representing GAN. Are you Mr. Kline?
20 The letter that I have in the submissions, what I
21 have authorizing GAN's representative is Mr. Kline,
22 who is their legal counsel, and he's not here.

23 MR. MAY: You need to turn your mic on,
24 please.

25 CHAIRMAN HOOD: Okay. There's Mr. Kline.

1 There's your representative. Mr. Kline, if you can
2 come forward? If you can identify yourself for the
3 record, please?

4 MR. KLINE: Good evening, Jason Kline
5 appearing on behalf of the GAN Network, Georgia
6 Avenue Network.

7 CHAIRMAN HOOD: Okay. Mr. Kline, can you
8 explain to us, or at least to me, help me understand?
9 I read the submission. To me, as I stated before, I
10 don't know if you were in the room but I stated it
11 was more globalized. It looks like it includes
12 everybody, including me, and I live in Ward 5.

13 Who are you representing? Who are the
14 neighbors?

15 MR. KLINE: The network is an unincorporated
16 not profit organization. We've submitted a couple of
17 letters from neighbors who are living within a block
18 or two of the proposed site. We also have letters
19 that were submitted to the record just within the
20 last couple of days with about 75 or so neighbors who
21 live around the area.

22 Some of the people who are signing in this
23 group are also within 200 feet of the site.

24 CHAIRMAN HOOD: Okay. One of the things that
25 I believe is that if that's the case then, and I'm

1 not trying to -- I don't see where the Brooklyn -- I
2 mean, I'm sorry. Not Brooklyn. Oh, sorry. Bruce
3 Monroe. I'm just trying to figure out why are we
4 having two separate groups and we got some of this --
5 and we got the same neighbors.

6 MR. KLINE: Oh, I think we might have some
7 issues raised, by you know, some different issues
8 raised the groups. We're certainly not trying to
9 overlap or duplicate any efforts.

10 CHAIRMAN HOOD: Okay. Any other questions
11 from up here?

12 MR. MAY: Yeah. So, the Georgia Avenue
13 Neighbors, I mean, are they quite literally people
14 along Georgia Avenue and vicinity of the project? Or
15 is it just sort of generally in the neighborhood?

16 MR. KLINE: There's a couple of letters that
17 were submitted on the record, and all those people
18 are within a couple blocks of the site, along Georgia
19 Avenue and --

20 MR. MAY: There are two letters in the
21 record.

22 MR. KLINE: Uh-huh.

23 MR. MAY: You said a couple.

24 MR. KLINE: I think there were also some
25 records that were -- forgive me if I have some of

1 these facts off a little bit.

2 MR. MAY: Understand.

3 MR. KLINE: And I'm going to lean on my
4 network. I was just recently retained, so --

5 MR. MAY: Understood.

6 MR. KLINE: -- they're going to give me a
7 little more background.

8 [Discussion off the record.]

9 CHAIRMAN HOOD: What you can do is turn your
10 mic off when you're giving him whatever you're giving
11 him, so we all won't have to -- that won't be a part
12 of the record.

13 [Discussion off the record.]

14 MR. KLINE: So, one of the representatives
15 from the group is telling me that there's a couple of
16 people in the group that are certainly within 200
17 feet. We have a few of those people that have
18 letters on the record.

19 MR. MAY: So, a couple is two. There are two
20 people? Two letters? I mean, what we're trying to
21 understand is that you're actually representing a
22 substantial group and not just a couple of people.

23 MR. KLINE: MY understanding is there's at
24 least seven households that are members of the group.
25 I think we --

1 MR. MAY: That are within 200 feet?

2 MR. KLINE: I don't want to --

3 MR. MAY: Or that are part of the group
4 overall?

5 MR. KLINE: I don't want to -- certainly part
6 of the group overall. I don't want to make the
7 assertion that all of those are within 200 feet.

8 MR. MAY: Right.

9 MR. TURNBULL: Well, we have two letters from
10 two individuals on Irving Road, not on Georgia. I
11 think it would be good to know who the other people
12 are.

13 CHAIRMAN HOOD: I will move that we just hear
14 their testimony in opposition. I am not ready -- I
15 will not be voting in favor of this group to be a
16 party, but I will, like I do in all cases, will take
17 their testimony under consideration and be able to
18 filter their questions from here. That's where I am
19 on this. Vice Chair?

20 MR. MILLER: Thank you, Mr. Chairman. Yeah,
21 I agree with you. And if the two letters that we
22 have in the record from those diagonally adjacent
23 neighbors want to join the party, the park neighbors
24 group that we did grant party status to, that seems
25 appropriate. I really don't see how this group is --

1 I realize they're talking about more cumulative
2 impacts along the corridor, but I agree with you that
3 they should either testify in opposition or join the
4 other party status group in opposition since they are
5 neighbors in opposition.

6 CHAIRMAN HOOD: Okay. Any other comments,
7 any other questions?

8 MR. KLINE: I'd certainly like to follow up
9 if I could.

10 CHAIRMAN HOOD: Sure.

11 MR. KLINE: The issues that we're going to
12 raise, we expect to be unique and raise here tonight.
13 We expect those to be unique, based on the unique
14 positions of the neighbors. They were timely
15 submitted request for party status. I don't see the
16 reason why we need to decide now to deny the party
17 status and deny the voice to these groups; to this
18 group that -- these neighbors. They are certainly
19 close to the site. If we want to measure foot by
20 foot, we have at least, you know, a couple that are
21 within 200 feet. So, I think we qualify as party
22 status.

23 CHAIRMAN HOOD: Okay. Mr. Kline, I'll
24 proceed. I'm not sure if you're familiar with our
25 proceedings, but our proceedings dictate for us to

1 deal with party status at the beginning. And as I
2 stated, I don't know who you -- know whether or not
3 how I operate when we turn people down with party
4 status. Basically, I still hear from them. So,
5 their voice is not being denied. Okay? So, it's
6 just that the submission does not articulate, or I
7 don't think does not rise to the level where they're
8 uniquely affected.

9 If we realize that, as we hear their
10 testimony in opposition, we'll take it in that
11 circumstance and I will give them some time to be
12 able to convey that to this commission.

13 MR. KLINE: Certainly. Thank you.

14 CHAIRMAN HOOD: Okay. I move that we would
15 deny Georgia Avenue Neighbors party status on their
16 submission submitted for the record and ask for a
17 second.

18 MR. MILLER: Second.

19 CHAIRMAN HOOD: It's been moved and properly
20 seconded. Any further discussion?

21 [Vote taken.]

22 CHAIRMAN HOOD: Okay. Ms. Schellin, would
23 you record the vote?

24 MS. SCHELLIN: Yes, sir. Staff records the
25 vote four, to one, to zero to deny party status to

1 the Georgia Avenue Corridors Neighbors, Commissioner
2 Hood moving, Commissioner Miller seconding,
3 Commissioners Turnbull and Shapiro in support of
4 denial, Commissioner May opposed.

5 CHAIRMAN HOOD: Okay. Do we have anything
6 else?

7 MS. SCHELLIN: Preliminary matters, there are
8 three proffered experts. They've all previously been
9 accepted. Would just as the Commission to consider
10 accepting them in this case. Sarah Alexander, Nicole
11 White, and Shane Dettman.

12 CHAIRMAN HOOD: Okay. And we proffered
13 all -- I recognize two names but we've proffered all
14 three previously?

15 MS. SCHELLIN: Yes, sir.

16 CHAIRMAN HOOD: Okay. Certainly we don't
17 usually undo what we've already done, so we will
18 continue that fact in this case.

19 Anything else, Ms. Schellin?

20 MS. SCHELLIN: No, sir.

21 CHAIRMAN HOOD: Okay. Mr. Glasgow, you may
22 begin.

23 MR. GLASGOW: All right. Thank you, Mr.
24 Chairman. For the record my name is Norman M.
25 Glasgow, Jr. of the law firm of Holland and Knight.

1 CHAIRMAN HOOD: Mr. Glasgow, hold on a
2 second. Mr. Kline, if you could just take a seat
3 back in the audience? Okay.

4 Sorry about that, Mr. Glasgow.

5 MR. GLASGOW: Thank you. Okay.

6 CHAIRMAN HOOD: Thank you.

7 MR. GLASGOW: Here with me tonight are Mr.
8 Buwa Binite and Robert Fossi of Park View Community
9 Partners, Angie Rogers of DMPED, Sarah Alexander of
10 Torti Gallas, Nicole White of Symetra, and then also
11 with me are Shane Dettman, who will be offered as a
12 rebuttal witness, and then another member of the law
13 firm is attending here tonight also.

14 We are here this evening seeking approval of
15 a PUD and zoning map amendment to rezone the PUD site
16 from R-4 to C-2-B, and R-5-B, or the zonings that
17 we're going to be requesting, and that's from R-4 and
18 C-2-A, in order to permit a development of a portion
19 of the Bruce Monroe site which will serve as the
20 first build location for the overall Park Morton
21 redevelopment. There's going to be a very
22 significant number of affordable housing provided in
23 this site. It's going to be over 200 units and of
24 those, we're going to have 30 percent at about a
25 third at 30 percent AMI, a third at less than 60

1 percent AMI, and then a third market rate
2 essentially, and we'll be hearing about that from the
3 witnesses.

4 As you will hear also, approval of this PUD
5 application is a critical first step to enable the
6 District and the applicant to move forward with the
7 redevelopment of the Park Morton site, which has been
8 a priority for the District for many years.

9 The proposed development at Bruce Morton
10 includes 273 units comprised of an apartment building
11 that's 90 feet in height up on Georgia Avenue, then a
12 senior building 60 feet in height, and then
13 townhouses across the street to be created that will
14 be 40 feet in height.

15 As you're aware, the applicant has submitted
16 exhibits in the record in the case which demonstrates
17 the manner in which the applicant meets the standards
18 for approval.

19 The District and the applicant have worked
20 hard to balance the need for open space by reserving
21 over an acre of the existing site to remain as a park
22 with the addition of new housing on the portion of
23 the site included in this application.

24 To the extent that we do not cover everything
25 that we were intending to this evening with the

1 applicant, or the Commission will review our
2 application submission. So, we have a lot of
3 material that's already in the record and I assume
4 that Commissioner members have read that. That's
5 submission, that's Exhibit No. 35B, was submitted on
6 November 15th. The OP reports and the presentation
7 tonight will all confirm that the project is wholly
8 and fully consistent with the Comprehensive Plan.

9 Our presentation tonight will highlight the
10 proposed building plans and we are prepared to answer
11 any questions. We understand that there's some
12 opposition to the application but the record
13 demonstrates that there is strong support within the
14 community for this application. And you will hear
15 the applicant describe their community, extensive
16 community engagement process.

17 As you know, Office of Planning, DDOT, ANC 1A
18 and ANC 1B submitted reports recommending approval of
19 the application and we have the party that was the
20 Park Morton Resident's Council that was granted party
21 status this evening.

22 We'll also provide the information Office of
23 Planning requested regarding materials, samples,
24 tonight and the materials boards have been submitted
25 for the Commission to review.

1 With respect to the ANC and ANC 1B reports,
2 the applicant has agreed to a number of their
3 requests and has incorporated them into the plans,
4 and the applicant has agreed to implement a number of
5 their other requests during the public space
6 permitting process as the building permit proceeds
7 forward.

8 And with that, I'd like to turn it over to, I
9 think Robert Fossi is going to be testifying next on
10 behalf of Parkview Community Partners, and then Angie
11 Rogers and Sarah Nicole. Thank you.

12 MR FOSSI: Good evening, Chairman Hood and
13 fellow Commissioners. My name is Rob Fossi and I
14 oversee the Mid Atlantic region for the Community
15 Builders. It's a pleasure to be with you here
16 tonight.

17 I'm joined by my partner in this endeavor,
18 Buwa Binite of Dante's Partners. And in the next few
19 minutes we'd like to provide you with a brief
20 introduction to our organizations, some background on
21 our collective efforts to redevelop Park Morton, the
22 significance of Bruce Monroe toward achievement of
23 that goal, and why we feel this is one of the most
24 important projects in the District of Columbia today.

25 The Community Builders, also known as DCB, is

1 one of the nation's leading nonprofit urban
2 developers and place makers. Our mission is to build
3 and sustain strong communities where people of all
4 incomes can achieve their full potential. We fulfill
5 that mission by leveraging our talent and resources
6 towards sustainable progress at a neighborhood scale
7 for the benefit first and foremost of existing
8 residents.

9 As a stalwart nonprofit organization all
10 proceeds that we earn are channeled into new ventures
11 or to support all too often under-funded yet
12 essential human capital efforts, such as our
13 Community Life Initiative, which is a critical
14 component of the Park Morton Initiative.

15 At DCB our story began like many community
16 development corporations, with neighbors organizing
17 to combat blight that was becoming more and more
18 pervasive, in that same South Boston neighborhood
19 where our headquarters remain today.

20 While retaining our CDCDNA, we grew steadily
21 into a citywide, then regional, and finally national
22 footprint. In the last two decades alone we've
23 delivered approximately 25,000 homes and 500,000 plus
24 square feet of neighbor serving retail, commercial,
25 and community space across 14 states in the District

1 of Columbia. Never wavering from the belief that
2 real change is something that happens with and not to
3 residents of communities like Park Morton, and that
4 given a level playing field our fellow citizens can
5 accomplish remarkable things.

6 Ten years ago, we established Mid Atlantic
7 Regional Headquarters here in the District, which has
8 become a second home for DCB. Among the projects
9 ongoing here are Matthew's Memorial Terrace and
10 Ferline Marshal (phonetic), mixed finance ventures of
11 just under 100 units each serving low and very low
12 income D.C. residents east of the Anacostia River.
13 And in partnership with the faith based Emory Beacon
14 of Light, the Beacon Center located just a few miles
15 north of Bruce Monroe along Georgia Avenue in
16 Brightwood, which broke ground last month and will
17 ultimately deliver 99 affordable apartments,
18 including nine -- sorry, eight permanently supportive
19 housing units, a development sanctuary for Emory
20 Fellowship Church, substantial community amenities
21 and neighborhood serving retail space.

22 Of particular relevance to the hearing, this
23 hearing tonight, is our experience with the
24 progressive Build First approach made possible by the
25 remarkable forward leaning commitment to expand

1 availability of quality affordable housing evidenced
2 in the public private partnership under consideration
3 today. The inclusion of this District owned site,
4 which has served generations of residents in
5 important ways during good times and bad, prompted a
6 magnificent urban scale site plan to emerge from
7 energetic representative and often overflowing
8 aproxisies (sic) to refresh the outdated master plan.

9 I want to underscore that the plan that
10 emerged for Bruce Monroe reflects shared priorities
11 during this lengthy and robust community engagement
12 effort, striking a masterful balance of enhancing and
13 retaining significant and vastly improved park space
14 while also delivering quality mixed income
15 residential development.

16 One obvious example of this is the site plan
17 itself. The orientation of the senior and family
18 buildings represents a significant change from our
19 internal modeling and was precipitated by community
20 steadfastness to ensure new park space frontage and
21 visibility along Georgia Avenue. This resident and
22 community led effort, together with the leadership
23 and commitment from our public partner is something
24 to be celebrated and has made Build First possible.

25 What began with a mandate to replace

1 inadequate obsolete housing for the benefit of 147
2 families at Park Morton has grown to include the same
3 such opportunity for hundreds of additional D.C.
4 residents with incomes at or below 60 percent of area
5 median, and many others able to afford market rate
6 units.

7 The proposed program for phase one, which is
8 the Bruce Monroe phase, includes a diverse range of
9 housing for District residents, including a mixed
10 income family apartment building containing 189
11 apartment homes, a building designed for senior
12 residents in which all 76 units would be affordable,
13 and eight mixed income townhomes.

14 Of these 273 units, 90 are set-aside as
15 replacement housing for Park Morton families.
16 Another 111 will be workforce housing for residents
17 with incomes at or below 60 percent of median, and 72
18 are slated for unrestricted market rate renters. The
19 unit mix reflects one of the four principle community
20 goals in creating truly income-diverse and inclusive
21 urban environments.

22 And the program also includes approximately
23 4,500 square feet of commercial retail type space
24 that's intended to house a community oriented
25 service. It's important to note that at present all

1 Park Morton families are residing in two-bedroom
2 units, regardless of current household size, using
3 housing authority provided summary data of current
4 residents as a baseline. We've designed a unit mix
5 to meet the appropriate housing needs and
6 compositions of each family.

7 As I mentioned earlier, another critical
8 component of this project are the enriched services
9 that all residents, regardless of income, will be
10 able to receive. In consultation with the residents
11 themselves, DCB's Community Life Initiative designs
12 and implements programs focused in areas such as
13 youth development, early childhood education,
14 workforce development, and asset building. These
15 programs encourage and enable residents with
16 opportunities to be successful and create positive
17 outcomes for themselves and their families.

18 Finally, I want to emphasize that the
19 redevelopment of Park Morton has been a long time
20 coming. And it's the inclusion of Bruce Monroe that
21 has enabled us to get it right. As you'll hear more
22 about tonight, most importantly from Park Morton
23 residents themselves, the proximity of Bruce Monroe
24 to Park Morton allows us to not only avoid
25 displacement of existing families, but to do so

1 within the same neighborhood that has long been our
2 home to so many of them. This is a landmark
3 opportunity to join together and provide a clarion
4 call that the District truly is a city for all
5 people.

6 With that, I thank you for your time and turn
7 it over to my partner, Buwa Binite to provide some
8 additional information about our team and the
9 project.

10 MR. BINITE: Thanks, Rob. Good evening,
11 Chairman Hood and fellow Commissioners. I'm very
12 happy to be here with you this evening to discuss the
13 PUD for the Bruce Monroe site, and more importantly
14 the larger role that this site plays in creating new
15 housing opportunities for families that currently
16 reside at Park Morton.

17 My name is Buwa Binite, I am the managing
18 principle of Dante's Partners. I would like to use
19 this time to introduce my company and provide some
20 additional information around other aspects of the
21 project, including the timeline and our outreach and
22 engagement efforts to date.

23 Dante's Partners founded in 2006 is a
24 minority owned, D.C. based, particularistic firm that
25 focuses on creating and preserving housing to meet

1 the needs of working professionals, families, and
2 seniors earning at or below 60 percent of the area
3 median income.

4 To date we've been able to create and
5 preserve over 1,000 units and finance upwards of over
6 \$300 million in development, and this has been
7 possible both because of Dante's Partners expertise
8 in complex financing and our company's commitment to
9 create affordable housing opportunities where the
10 market is not meeting the demand.

11 Dante's Partners and the Community Builders
12 have found strong partnership in each other. Our
13 combined project experience, our ability to
14 creatively finance affordable housing developments,
15 and perhaps most importantly our shared commitment to
16 the basic principle that everyone deserves a decent
17 place to live, and figuring out how to do this in as
18 many neighborhoods as possible is what makes this
19 partnership a strong one.

20 Mr. Fossi has already provided you with
21 project background and the impact it will have on the
22 residents of Park Morton and the City overall. So, I
23 will focus the rest of my testimony on the park,
24 financing, timeline, and our outreach efforts.

25 The park. Protecting and preserving park

1 space throughout the process has always been a goal
2 of this development and will be achieved here at
3 Bruce Monroe. Just over an acre of the three-acre
4 site has been preserved as park space. And thus,
5 there will continue to be substantial park space
6 available to all residents in the community.

7 Our timeline. As you may be aware,
8 consolidated PUD applications have been submitted for
9 both the Bruce Monroe and the Park Morton sites.
10 Upon securing zoning approval we anticipate starting
11 permit documents early 2017, and breaking ground in
12 Bruce Monroe third quarter 2017. We anticipate a 24-
13 month construction schedule for early delivery in
14 third quarter of 2019. Thus, time is of the essence
15 so that we can start the process of bringing this
16 vision to reality.

17 Our engagement and outreach efforts to date,
18 as a development team we have participated in over 60
19 plus meetings. And I believe an exhibit of all the
20 meetings that we've been a part of from 2017 you
21 should have in your package.

22 Additionally, as evidenced in the exhibit
23 accompanying this testimony, we have conducted door
24 to door outreach with nearly 300 homes in the 200
25 radii around both Bruce Monroe and Park Morton in

1 order to inform impacted residents about the project,
2 as well as request letters of support which have been
3 submitted as part of the record of this case, of
4 which we have obtained more than 60 to date.

5 Finally, we have been regularly engaged with
6 the Park Morton residents and their resident council
7 president, Ms. Tamika White, in ensuring that they
8 are kept abreast of all matters pertaining to this
9 redevelopment.

10 We have heard the opposition around this
11 project, but we've also heard the overwhelming
12 support for this project from residents near the
13 Bruce Monroe site, Park Morton Residents, and the
14 larger surrounding community.

15 We trust the Zoning Commission also
16 recognizes the significance of this project and how
17 Bruce Monroe is so critical to its success. As have
18 been discussed and put forward by the Zoning
19 Commission in other cases, for example, the
20 inclusionary zoning case that we met on earlier this
21 year, you heard from a number of advocates that the
22 need for affordable housing in the District is dire.
23 Here is a project that overwhelmingly creates more
24 affordable housing units than any IZ unit would on
25 any project basis.

1 At Bruce Monroe this translates into 66
2 percent of the units being affordability, compared to
3 only the typical eight percent under the Inclusionary
4 Zoning program. The Zoning Commission has already
5 made its feelings known about affordable housing to
6 the city and approving this project is a
7 reinforcement of your commitment to producing more
8 affordable housing units.

9 Thank you for your time. Rob and I are happy
10 to address any questions you may have.

11 MR. GLASGOW: Next witness is Angie Rogers of
12 DMPED. Would you please identify yourself and
13 proceed with your testimony?

14 MS. ROGERS: Sure. Good evening,
15 Commissioners. For the record, my name is Angie
16 Rogers and I serve as the director of new communities
17 initiative in the Office of the Deputy Mayor for
18 Planning and Economic Development, otherwise known as
19 DMPED.

20 I'm here tonight to testify on behalf of the
21 administration in support of Zoning Commission Case
22 No. 16-11, relating to the proposed planned unit
23 development and map amendment at 3012 Georgia Avenue,
24 Northwest, known as Bruce Monroe.

25 I want to start by recognizing the invaluable

1 contributions of the community, particularly the Park
2 Morton residents, the Park Morton Resident Council
3 and their President, Tamika White, ANCs 1A and 1B,
4 Ward 1 Councilmember Brianne Nado, the Park Morton
5 Steering Committee, and our development team,
6 Parkview Community Partners, and the District of
7 Columbia Housing Authority.

8 DMPED is committed to advancing a plan for
9 the redevelopment of the Park Morton Public Housing
10 complex under the New Communities Initiative, and in
11 a way that meets all of the core principles of the
12 program. New Communities is a program designed to
13 revitalize communities plagued with severely
14 distressed housing, poverty, high crime, and economic
15 segregation. NCI has four guiding principles,
16 including Build First, which is the process of
17 building new housing in the surrounding neighborhood
18 prior to demolishing existing housing in order to
19 prevent involuntary displacement of families outside
20 the neighborhood.

21 DMPED has determined that Bruce Monroe should
22 serve as the Build First site for Park Morton,
23 allowing for the provision of replacement housing
24 prior to the demolition of existing homes.

25 At completion both sites, Bruce Monroe and

1 Park Morton, would contain a mix of public housing,
2 other affordable and market rate units, as well as
3 other resident and public amenities. We anticipate
4 that Park Morton will be the first public housing
5 redevelopment completed in the country that does not
6 involuntarily displace residents from their
7 neighborhood. Bruce Monroe is what makes this
8 possible.

9 Park Morton will be a national model that
10 improves upon the history of public housing
11 redevelopment, where often in the past better quality
12 housing and neighborhoods were only achieved at the
13 expense of displacing long-time residents.

14 The original 2008 Park Morton revitalization
15 plan highlighted the need to identify Build First
16 off-site parcels, but did not indicate what those
17 parcels would be. Indeed, identifying viable parcels
18 provided to be a significant challenge for the
19 previous master developer, Landex Corporation, who
20 was released on 2014 due to lack of progress on the
21 full redevelopment plan.

22 Because fulfilling the Park Morton plan would
23 necessarily mean identifying one or more Build First
24 sites, DCHA's 2014 solicitation for a new master
25 developer, requested that respondents identify

1 options to be considered. Several respondent teams,
2 including PVCP's winning proposal, recommended using
3 Bruce Monroe as a Build First site. The site was
4 formerly the Bruce Monroe Elementary School, which
5 closed in 2008 as part of the city-wide school
6 consolidation process. The site went through the
7 mandatory request for offers for reuse as a charter
8 school, but the District did not receive any
9 responses for schools.

10 The school was demolished in 2009, and
11 because no other potential government uses were
12 identified for the site, it was transferred to
13 DMPED's portfolio to dispose for private development.
14 The District invested \$2 million in improvements to
15 create an interim park for community use on a
16 temporary basis until the District revisited the
17 site's development potential.

18 DMPED performed its own analysis and due
19 diligence outside of the DCHA RFP process to identify
20 the best Build First option. DMPED looked at all of
21 the parcels proposed in the DCHA RFP process,
22 including Bruce Monroe, as well as other public and
23 private parcels in the area, met with and took
24 recommendations from members of the ANC, community
25 and civic groups, and from developers with active

1 residential projects in predevelopment along the
2 Georgia Avenue corridor.

3 In evaluating the options DMPED determined
4 that utilizing Bruce Monroe was the best option for
5 Park Morton because the site is large enough to
6 implement a Build First strategy, is only five blocks
7 south of Park Morton which means residents will not
8 be displaced from their neighborhood as a result of
9 redevelopment, and is under District site control
10 which allows us to move swiftly and not expend more
11 time or additional public funds acquiring and
12 assembling smaller privately owned parcels.

13 DMPED had submitted two public resolutions
14 that are currently being considered by the District
15 Council. PR21-908, the Bruce Monroe Surplus
16 Declaration Resolution of 2016, and PR21-909, the
17 Bruce Monroe Disposition Approval Resolution of 2016.

18 These resolutions reflect the development
19 program presented here today where roughly 77,000
20 square feet of the parcel will be used to create
21 mixed income, mixed use vertical developments, and
22 44,000 square feet will be used to create a quality
23 public park that we believe will be more widely
24 utilized and sustainable than what currently exists.

25 Together, Bruce Monroe and Park Morton

1 represent sufficient development potential to fully
2 complete the Park Morton Redevelopment Plan. This
3 will be a significant milestone for the new
4 community's initiative allowing the Park Morton
5 redevelopment to proceed as envisioned with no
6 involuntary displacement from the neighborhood, and
7 true income diversity in all phases of redevelopment.

8 The ability to integrate Bruce Monroe into
9 the Park Morton Plan presents our first opportunity
10 in NCI's 11-year history to fully realize all of the
11 program's core principles. One for one replacement,
12 build first, mixed income, and right to return in one
13 development. Thank you for your time.

14 MR. GLASGOW: Thank you, for your testimony.
15 The next witness is Sarah Alexander, Torti Gallas
16 Architecture.

17 MS. ALEXANDER: Good evening, Members of the
18 Commission. My name is Sarah Alexander and I'm a
19 principle at Torti Gallas Urban Architecture firm in
20 D.C.

21 It has been exciting working on the Bruce
22 Monroe project and getting to work so interactively
23 with members of the community and hear their hopes
24 and concerns. This effort started in the fall of
25 2015 with four community workshops culminating in

1 January of 2016. The design we're sharing this
2 evening is in direct response to what we heard from
3 the community.

4 First, to orient you, we are presenting our
5 vision for Bruce Monroe this evening, which is the
6 phase one redevelopment for Park Morton, which is
7 four blocks north of Bruce Monroe on Georgia Avenue.
8 If you look over on the screen here, over here is the
9 Park Morton site. Georgia Avenue is outlined in red,
10 and our Bruce Monroe site is here, again, four blocks
11 to the south, within a five minute walk.

12 Bruce Monroe and Park Morton are linked as
13 companion projects. One is not possible without the
14 other. The site itself has some unique features. It
15 fronts on to Georgia Avenue at its eastern and
16 highest grade, and falls to the west. Thank you. I
17 must be getting old. And falls to the west, which is
18 currently dealt with, with large retaining walls on
19 both Irving and Columbia. Mitigating that grading
20 and creating better connectivity was one of the main
21 themes we heard repetitively through the community
22 process.

23 Additionally, well-defined public versus
24 private space, walkability and connectivity were
25 heard. Lastly, the park's presence on Georgia Avenue

1 was a very strong theme we heard from the community.

2 Here, you can see some photos of the existing
3 site and immediate context. The site was previously
4 occupied by the Bruce Monroe Elementary School, and
5 has been a temporary park for the Bruce Monroe's --
6 ever since the Bruce Monroe's Elementary School's
7 demolition.

8 And just to orient you, here is the site
9 here, and here is some of the surrounding context
10 buildings adjacent to our site.

11 Georgia Avenue has been witnessing a slower
12 surge, starting with Park Place, here at the
13 intersection, which incidentally was the first
14 project I got to work on at Torti Gallas in 2003.
15 The first large development to occur on the corridor
16 for decades, and slowly marking north and south until
17 reaching our site here today.

18 Our vision and character is consistent with
19 the other projects that have been built or entitled
20 along the Georgia Avenue Corridor.

21 We explored many different site plans for
22 Bruce Monroe, and through multiple meetings with the
23 community, the resounding winner was what you see
24 tonight on the screen. This scheme allowed equal
25 frontage on Georgia Avenue for both the building and

1 the park, which was a key response. It created
2 connectivity, both north/south with a new street, you
3 see here, as well as east/west with a new path here,
4 as well as connecting the existing alley to a street.
5 It currently is a dead-end alley.

6 The buildings step down in height as you head
7 west, responding to the Comprehensive Plan and the
8 context. Lastly, the building massing is sculpted to
9 both enclose the park and to hold the street edge
10 without a relentless wall on either.

11 Here, you can see the ground floor plan for
12 Bruce Monroe. We have 5,000 square feet of retail
13 fronting on Community -- Georgia Avenue. There are
14 two lobbies, each anchoring the corner of each
15 respective building, the apartment building, and the
16 senior building. There is adjacent community space
17 activating the streets on either building. Service
18 and loading is consolidated off of the new street
19 with garage access just to the south of that, all
20 occurring not on any of the public streets, but on
21 the new street we're creating. And then there are
22 eight town homes fronting on to the park, and
23 bridging the eastern edge -- western edge of the
24 park.

25 Additionally, there is direct access between

1 each building, the senior, and the apartment building
2 to the park to the south.

3 Here, you can see a typical floorplan.
4 Again, the apartment building here with its courtyard
5 facing south towards the park, the senior building,
6 an L-shaped building here, with its courtyard facing
7 on to Irving, and then the eight townhouses I spoke
8 of earlier. There are 189 apartment units, and 76
9 senior units, along with the eight townhouses.

10 Bruce Monroe is an equal split between
11 replacement, workforce, and market units, with a
12 third, a third, a third of each. The units range in
13 size to meet a variety of different family needs as
14 in response to the previous testimony.

15 The apartment building has both units and
16 amenity space on the roof level, with a roof terrace
17 for the residents, the senior building roof is only
18 used for mechanical use. Both have extensive green
19 roofs and both meet all of the penthouse zoning
20 requirements, including the one-to-one setbacks.

21 Here, you can see the garage plan. The
22 below-grade parking for the apartment and senior
23 buildings, again accessed off of the new street. And
24 then there are -- which there are 99 spaces for these
25 two buildings. Additionally there are 16 spaces on

1 the new street of which six are reserved for the
2 townhouses. We have bike parking for both the senior
3 and apartment buildings located in the garage, and
4 also onto the adjacent sidewalks.

5 Here are two sections of the building. The
6 first section illustrates how the project steps with
7 the grade. Here you can see the grade on Georgia,
8 stepping down as you reach the western side of the
9 project. The taller building here is the apartment
10 building at 90 feet, the shorter building here is the
11 senior building at 60 feet.

12 The second section shows how the garage is
13 tucked under the first floor of the apartment
14 building and is accessed at grade off of the new
15 street.

16 From the beginning our design team had three
17 main goals for the exterior design of the project.
18 Looking here, the view from the southeast at the
19 corner of Georgia and Columbia, it's evident that we
20 wanted the three components of the project, the
21 apartment, the senior, and the townhouses. Here is
22 the apartment, here is the senior, and here is the
23 townhouses. To work together as one ensemble and to
24 embrace and enclose the park with one common
25 architectural language.

1 We wanted the project to be sensitive in its
2 massing and design language to the existing context,
3 and we wanted to make sure that the building's scale
4 was broken down horizontally with a base, a middle,
5 and a top, as well as through the use of bays,
6 balconies, and setbacks. For instance, in this view
7 you can see some of the setbacks we did at the
8 corner, the bays, the base, the middle, and the top,
9 and the use of bays and balconies to break down the
10 scale.

11 We also wanted the fascade language to be
12 modern, to underscore for many of its new residents
13 that this was a fresh and new home for them. We
14 wanted the units to have lots of light, with large
15 windows and floor to ceiling glass. We wanted most
16 units to have access to balconies. And here, you can
17 see that apparent in the view from the northeast, at
18 the corner of Georgia and Irving. So, you're looking
19 south on Georgia, and here is Irving right there.

20 Zooming in to that view, you can get a more
21 detailed account of the residential character that we
22 wanted to ensure that this building felt. And we
23 wanted to make sure it felt like a dramatic departure
24 from the public housing that many of the residents
25 had experienced. To that end, we chose fresh colors,

1 white and gray, as the color pallet, and avoided
2 single-hung windows and red brick. We still wanted
3 to maintain a strong residential character with
4 operable windows, balconies, and primarily masonry
5 façade. Here, you can see the balconies, the large
6 windows, and the primarily masonry façade.

7 Here, for the view from the west on Irving
8 Street, this is Irving Street, you're looking towards
9 the east, we wanted to make sure the building still
10 felt comfortable in its context, so we sculpted the
11 building's elements, always with that priority in the
12 forefront of our minds. Again, those three points I
13 touched on earlier, the base, the middle, the top,
14 and breaking down the façade to the use of bays,
15 balconies, and articulated windows.

16 For the townhomes, we wanted them to feel
17 part of the rest of the ensemble, and so we
18 transformed the modern language to relate to their
19 scale and maintain the same color pallet. Here, you
20 can see the townhomes, again the park, and then
21 facing directly on to the park. There's the edge of
22 the senior building to the right.

23 Here are a few elevations to share with you.
24 The top one here is on Georgia Avenue. It has a
25 retail or commercial base, and then a bay, primary

1 glassy bay middle, and then again, the articulated
2 top.

3 We intentionally did not include balconies on
4 Georgia Avenue given its commercial nature. Wrapping
5 around Irving, which is the lower view you have here,
6 you start to see the introduction of balconies and
7 how the building steps down to the west. Ninety feet
8 on the apartment building, 70 feet at the setbacks we
9 created at both corners to help, again, with the
10 transition, 60 feet at the senior building.

11 The base also becomes more residential in
12 character as you turn the corner.

13 Here is the elevation on the park side.
14 Again, the apartment building at 90 feet, stepping
15 all the way down to 40 feet at the townhomes which we
16 are taking in section at this view. On the park
17 side, again, the building is broken down in scale,
18 with base, middle, and top, bays, balconies and
19 setbacks. The buildings step down again, like I
20 said, from 90 to 40 feet.

21 Our eight townhouses share a similar layout
22 with front stoops accessed directly off the new
23 street, and private yards in the rear. There are
24 three bedrooms and two and a half baths, and with
25 private terraces overlooking the park on the

1 uppermost floor.

2 Apologies. I am missing a slide.

3 Speaking to the elevations, they keep with
4 the traditional bay houses in D.C. Please just look
5 at your elevations submitted in your package. And
6 they do so with the modern color pallet and
7 fenestration pattern, and detailing, which relate to
8 the overall theme.

9 Also, the rhythm and scale relate to the
10 overall ensemble of the project, and directly within
11 the existing context.

12 We have our material boards to share with
13 you. I believe they're in the back, behind you all.
14 All are high quality and durable materials. As
15 previously mentioned, the color pallet of white and
16 gray masonry and cementitious panel is shared between
17 each building. The apartment building, of which you
18 can see some enlargements here, in its color pallet
19 here, photography, a photograph, so again, look at
20 the direct panel.

21 The apartment building consists primarily of
22 white masonry with gray panels and windows as
23 contrast. The senior building, here you can see the
24 senior building, again blow-ups and materials. The
25 senior building reverses this relationship with the

1 majority of gray masonry and white windows and
2 cementitious panel in contrast.

3 On both of these buildings the cementitious
4 panel is a through body, not a painted, specifically
5 designed for projects of this height, cementitious
6 panel.

7 Here, you can see some enlargements of the
8 townhouses for which I was speaking earlier. The
9 town houses keep up with these materials and
10 introduce a gray cementitious siding at the uppermost
11 floor, which you can just see peaking up over the
12 perspective.

13 Like I said, all materials are high quality
14 and durable, which leads us to the next slide on the
15 sustainability of the project. This is an enterprise
16 for green communities checklist, of which we are
17 pursuing at Bruce Monroe. This green communities
18 checklist focuses on aspects of sustainability found
19 most critical for affordable housing residents, such
20 as durability, indoor air quality, and exterior
21 envelope design for lower utility costs. Our project
22 is currently targeting 50 to 57 points, which is far
23 above the 35 points needed to be certified.

24 Lastly, the project doesn't stop at the
25 building edge and the landscape design continues the

1 quality and vision of the overall design.

2 Thank you, and with that I'll turn it over to
3 Nicole to lead you through the transportation study.

4 MS. WHITE: Good evening, Chairman and
5 Members of the Zoning Commission. My name is Nicole
6 White. I'm Principal with Symetra Design. Our firm
7 prepared a transportation impact study in support of
8 the project, outlining the impacts. The study was --
9 the scope of the study was coordinated with DDOT. We
10 were pleased to review the DDOT report showing no
11 objection to the study with just a few minor
12 conditions, and the applicant has agreed to the
13 conditions and I'll document that in my study -- in
14 my presentation this evening.

15 Okay. So, our transportation impact study
16 looked at impacts associated with both sites, Park
17 Morton and Bruce Monroe. But tonight I will focus on
18 the study area, intersections around the Bruce Monroe
19 site, and I look forward to seeing you on Thursday to
20 talk about Park Morton.

21 So, I think you've seen this area. The one
22 thing I'll point out --

23 [Discussion off the record.]

24 MS. WHITE: Okay, so the one thing -- I'm
25 sorry. I apologize if I got you in the eye. So, the

1 one thing I will point out with the aerial here, we
2 have Irving Street and Columbia, is there is an
3 existing -- right here is an existing curb cut to a
4 small parking lot. When we've been out to the site
5 the parking lot has been gated and closed, but I did
6 want to point out that there is a curb cut there
7 today.

8 So, the project is located in a robust small-
9 time modal transportation area with bicycle lanes and
10 shared car, and Capital Bikeshare in vicinity. It's
11 in proximity to two Metro rail stations and a number
12 of bus lines, and there are bus stops at the corner
13 of Irving and Georgia, and also at the corner of
14 Georgia and Columbia.

15 This is an example of the site plan here
16 showing pedestrian access and parking. Something to
17 point out, the project will exceed the number of
18 parking spaces that are required, providing 99 versus
19 the 79 required. It will meet DDOT's current zoning
20 requirement for bicycle parking, providing 90 long-
21 term within the garage, and 17 short-term bicycle
22 parking spaces at locations on the street.

23 And let me go back just a second. And this
24 is that Capital Bikeshare station that I was talking
25 about. Again, we have Columbia as one-way westbound,

1 Irving as one-way eastbound, and the project will
2 introduce this new private street, two-way private
3 street that will provide access and circulation to
4 the project and also allow for this completion of the
5 alley network. So, access to the parking garage and
6 also loading will be from this new private street.

7 The next four slides we're showing loading
8 maneuvering diagrams. There are two loading berths
9 that will accommodate 30-foot trucks, so we're
10 showing in-bound and out-bound maneuvers in both
11 directions for both berths. The trucks in each case
12 would reverse from the private street into the
13 loading berth, and then when it's leaving it would
14 pull forward out. So, we can certainly look. This
15 is the in-bound from Columbia, out-bound from
16 Columbia, in-bound from Irving, and out-bound from
17 Irving.

18 So, the one thing I will note is that in a
19 couple of cases the truck would have to traverse the
20 curb. The curb has been designed to be mountable so,
21 there's no issue in terms of maneuverability there.
22 And just to point out what I mean, it's just this
23 small little pedestrian refuge that it would have to
24 travel over, and that would be mountable.

25 In terms of traffic analysis, we looked at

1 three scenarios, existing conditions, with traffic
2 counts that we counted in 2016. Future background,
3 2019, which is the plan development year for the
4 project. And future conditions, 2019. So, future
5 background 2019 looks at what would happen with
6 projects that are currently approved within the study
7 area, and also regional traffic growth in the area,
8 and future conditions, 2019, adds the Bruce Monroe
9 project.

10 So, the project is projected to generate 40
11 a.m. peak hour trips, and 57 p.m. peak hour trips.
12 The project will not result in a decrease in level of
13 service, compared to future background conditions.

14 So, there are a number of transportation
15 demand management measures that the applicant has
16 committed to provide, associated with the project,
17 and some of the things that I did want to point out
18 is in addition to those that were proposed in the
19 report, we have agreed to DDOT's recommendation to
20 extend the TDM measure to provide car sharing and/or
21 bike sharing memberships from one year to three
22 years. The applicant will also provide six shopping
23 carts to be used by residents, and install a transit
24 screen in each of the lobbies for the senior and the
25 multi-family, and also the applicant has agreed to

1 provide pavement markings to extend the stop bar at
2 one location on Georgia Avenue, and to provide lane
3 marking extensions at intersections. And the
4 applicant is pleased to continue to coordinate with
5 DDOT after this process is outlined in DDOT's report.
6 And that concludes my presentation.

7 MR. GLASGOW: Mr. Chairman, this concludes
8 the direct presentation of the applicant.

9 CHAIRMAN HOOD: Okay. I want to thank you
10 for your succinct presentation and let's see, do we
11 have any comments or questions up here?

12 Commissioners, anybody? Commissioner May.

13 MR. MAY: Okay. I always have some
14 questions. All right. I'm waiting for a second for
15 my computer to wake up here.

16 All right, here we go. So, first question I
17 have is the -- I'm a little unclear on the park
18 itself because the drawings that you submitted
19 indicate that it's not included in the PUD, or
20 rather, there's a statement saying it will be
21 developed post PUD but the border includes it. So,
22 is it in or is it out, and what is the commitment to
23 actually build it out?

24 MS. ROGERS: So, I can offer some comments
25 and the development team can certainly add on. So,

1 the District is not disposing of the park portion.

2 MR. MAY: Right.

3 MS. ROGERS: We're going to maintain it as a
4 public park. As I indicated, we did call this out in
5 the disposition resolution that's before the council
6 right now, our intention to maintain that portion as
7 a public park.

8 MR. MAY: But what about redeveloping it? I
9 mean, isn't it's --

10 MS. ROGERS: So, yeah. So, it will be
11 redeveloped as a -- it's a new community as part of
12 our program wheel, so develop amenities in addition
13 to the housing developments, and so we are committed
14 to redeveloping it as a new community's amenity.

15 MR. MAY: So, when is that going to happen?

16 MS. ROGERS: So, we are looking at the
17 development team going out early next year and doing
18 a public planning process for the park portion
19 specifically. And we hope to be able to get started
20 on the park portion by summer of next year. The
21 mayor made the commitment that some portion of the
22 park, of Bruce Monroe Park, would always be available
23 for the public to use. So, our hope is that we can,
24 next summer, close down the portion that's going to
25 become the public park, and develop that, and then

1 open that part up and then be able to close down the
2 portion that's going to have the vertical development
3 to begin prepping for that.

4 So, people would still be able to use the
5 portion where we hope the vertical development will
6 eventually go while the permanent park portion is
7 being developed.

8 MR. MAY: All right. So, now I'm really
9 confused.

10 MS. ROGERS: Hopefully, that's clear.

11 MR. MAY: No. So, I mean, just looking at
12 what we see on the screen there, the green area is
13 the park that's going to be developed first, before
14 you develop your buildings.

15 MS. ROGERS: That's right.

16 MR. MAY: And so the buildings will go up,
17 the building area will remain as publicly accessible
18 park in whatever condition it's in, and you're going
19 to get started on the construction, on the buildings
20 when?

21 MS. ROGERS: So, right now the development
22 team is anticipating an end of 2017 start to
23 construction on the buildings. And so, by that point
24 the permanent public park portion will be available.

25 MR. MAY: So, one year from now the green

1 space that we see there will be -- will have been
2 redeveloped.

3 MS. ROGERS: That's right.

4 MR. MAY: And is there money already
5 appropriated for that, or is it coming from the
6 developer or --

7 MS. ROGERS: It would come from the New
8 Communities Initiative. So, New Communities has --

9 MR. MAY: So, it wasn't appropriated, I'm
10 asking. Is there money already there?

11 MS. ROGERS: So, New Communities has capital
12 funding available for our development projects, so we
13 don't have a specific line item called out for this,
14 but we typically don't call out lots of line items.
15 We have --

16 MR. MAY: I'm just asking if there's already
17 appropriated funds that are available, that's all.

18 MS. ROGERS: Yes.

19 MR. MAY: And the answer is yes.

20 MS. ROGERS: Yes.

21 MR. MAY: Okay. Sorry to make it --

22 MS. ROGERS: That's all right.

23 MR. MAY: -- long. I'm trying to answer my
24 questions as directly as possible.

25 Is that, I mean, is that schedule indicated

1 anywhere in the submission? It could be a condition
2 that it should, you know, that that should be spelled
3 out and should be part of what you are --

4 MS. ROGERS: Sure.

5 MR. MAY: Essentially what you are proffering
6 as part of this. I also think that the park itself,
7 if it's within the PUD, you shouldn't draw the line
8 to include it. Otherwise we would want to review the
9 plans and approve them, and I don't think you would
10 want to go through that extra step because that means
11 you'd have to go out and design them and then bring
12 them back when they're done.

13 So, you know, I think the line can be drawn
14 differently. Couldn't it, Mr. Glasgow?

15 MR. GLASGOW: Yes, we can do that in a post-
16 hearing submission.

17 MR. MAY: Okay. So, the parking that's on
18 the new street that runs through the site, is that
19 going to be open and available, or is that going to
20 be designated for tenants, occupants of the
21 townhouses, or the apartment building?

22 MS. ALEXANDER: Six of the spaces would be
23 reserved for the townhouses. The remainder -- eight
24 of the spaces.

25 MR. MAY: Right.

1 MS. ALEXANDER: Will be reserved for the
2 townhouses. The remainder are to be determined.

3 MR. BINITE: To be determined.

4 MR. MAY: When? I mean, they're not part of
5 your parking -- they are part of your parking count
6 right now, right?

7 MR. BINITE: Yes, it is.

8 MR. MAY: So, they have to be available to
9 the project in some form, and I think it's a question
10 of management, isn't it? I mean, is it going to be -
11 - are they going to be DC metered spaces, or are they
12 going to be --

13 MR. BINITE: No, they're not. It's not going
14 to be --

15 MR. MAY: So, are they going to be RPP, or
16 are they going to be -- so they're going to be --

17 MR. BINITE: They're going to be made
18 available for the residents of the overall --

19 MR. MAY: They are going to be signed for
20 residents only?

21 MR. BINITE: That's right.

22 MR. MAY: Okay. All right. So, there's a
23 comprehensive plan complication on this because the
24 site is currently called out on the maps as local
25 public facility. And I've seen the, you know, the

1 description of how you get from local public facility
2 to this. Redevelopment of a local public facilities
3 doesn't anticipate specifically repurposing the
4 property for housing, at least as far as I could see,
5 so there's a bit of a jump there, is there not?

6 MR. GLASGOW: I'd like to have Mr. Dettman,
7 who is prepared to answer that question.

8 MR. MAY: Okay.

9 MR. DETTMAN: Commissioner May, as you
10 probably already know, the framework element includes
11 the descriptions of the land use designation or land
12 use categories from the future land use map. Local
13 public facility is defined as those particular
14 properties that are used by the District Columbia
15 Government and other local government agencies,
16 excluding parks and open space, but also the
17 guidelines for the section that pertains to
18 guidelines or how to use and interpret the future
19 land use map and the general policy map. Does
20 provide some guidance on how to analyze the proposed
21 PUD for properties that have the local public
22 facilities land use designation, and specifically
23 with respect to what is appropriate with respect to
24 height and density and use.

25 The local public facility guidance in the

1 comprehensive plan does say that, you know,
2 intensities and densities are not provided for that,
3 but that if in the event --

4 MR. MAY: And that's not really what my
5 question is. It's all about use, right?

6 MR. DETTMAN: Right.

7 MR. MAY: I understand how you get to the
8 density and how that's appropriate. It matches with
9 the rest of the zone as the future land use map calls
10 it out.

11 MR. DETTMAN: Uh-huh.

12 MR. MAY: It's the question of use because I
13 didn't see housing called out as a use that it
14 translates to.

15 MR. DETTMAN: As it pertains to use it
16 doesn't specifically prescribe that if in the event
17 there is a change of use from a local public
18 facility --

19 MR. MAY: Right.

20 MR. DETTMAN: -- to something else, it
21 doesn't prescribe what uses should go there. It does
22 say that if there is a change of use you would look
23 to the surrounding context with respect to intensity
24 and densities.

25 MR. MAY: So, I think it says when there's a

1 -- and it's not so much change of use, it's if
2 there's a redevelopment of it, or something like
3 that. And that's where I'm -- I mean, if there's a
4 change of use and they give you a list of things that
5 it can include, it would be easy enough to make that
6 leap. The thing that I'm not seeing the connection
7 between is local public facilities, redevelopment,
8 and a housing use. So, that's sort of the weak
9 point.

10 MR. DETTMAN: Well, the guidance says that if
11 there's a change in use, and it says, "For example,
12 if a school is redeveloped --"

13 MR. MAY: It explicitly says, "change in
14 use?"

15 MR. DETTMAN: Yes. Uh-huh.

16 MR. MAY: Okay. I'll have to look at that
17 again because I didn't read change of use. I saw --

18 MR. GLASGOW: Mis-citation.

19 MR. MAY: -- redevelopment.

20 MR. GLASGOW: We can give a citation either
21 now or there, but that is a quote.

22 MR. MAY: Okay. That's fine. If you can
23 provide that.

24 And I'll reread the sections of the --

25 MR. GLASGOW: Uh-huh.

1 MR. MAY: -- of your submissions and their
2 submissions, and so on.

3 MR. GLASGOW: Yes. So, I need to provide
4 quote.

5 MR. MAY: All right. So, let's move on to
6 another issue. I mean, I guess I am a little bit
7 surprised. I mean, Bruce Monroe has been something
8 that's been talked about for a decade and I'm kind of
9 curious as to why it hasn't been addressed in the
10 comp plan previously as a redevelopment site.

11 MR. DETTMAN: I'm sorry, Mr. May. I was
12 looking for the cite for you.

13 MR. MAY: Yeah.

14 MR. DETTMAN: And I have it. It's 10A, DCMR
15 Section 226(h).

16 MR. MAY: Can you say it a little slowly?
17 More slowly?

18 MR. DETTMAN: 10A.

19 MR. MAY: Yeah.

20 MR. DETTMAN: DCMR, Section 226(h). "If a
21 change in use occurs on these sites in the future,
22 for example, a school becomes surplus or is
23 redeveloped, the new designation should be comparable
24 in density or intensity to those in the vicinity."

25 MR. MAY: Okay. All right. The -- well,

1 leave that alone.

2 All right. So, I want to talk about a few of
3 the design issues that I had. One thing I'll say is
4 that the drawings are not fully coordinated yet. I
5 see a lot of views where, you know, we're seeing the
6 courtyard as just green space. Now, and we see some
7 where it's not shown at all. We see some where it's
8 fully developed like in these views.

9 So, I mean, it's a little bit hard to figure
10 out exactly what is the most current. I think it's,
11 you know, you can figure it out. But there are
12 inconsistencies within it. That's just sort of a
13 general comment. I'm not looking for all the
14 drawings to be redone, but there may be some areas
15 where clarification is necessary.

16 I do appreciate the fact that there are no
17 roof setback issues, and the stairs have been planned
18 to be set back. I mean, it's proof once again that
19 it's possible to design buildings so that the
20 stairways don't have to be all the way at the ends of
21 the building. You know, it's a common issue that I
22 have with designs that we often see, particularly at
23 BZA.

24 The unit distribution, I understand, it's you
25 know, it's two-thirds -- rather, only one-third of

1 market rate. Right? But there isn't -- and
2 typically if we were just doing an IZ project and it
3 was, you know, eight percent or 10 percent, or
4 something like that, we would see a map that -- or a
5 plan that shows which ones are going to be
6 affordable. I mean, most of it's going to be
7 affordable or subsidized, or whatever.

8 But is there even a philosophy statement
9 about how this is? I mean, are there going to be
10 floors that are going to be completely market rate,
11 because I think that would be problematic. I mean,
12 maybe at the penthouse level you don't want to
13 have -- I mean, you want to own market rate. But
14 other than that, what's the strategy and does that
15 describe somewhere in the submission?

16 MR. BINITE: Sure. We're happy to clarify.
17 However, all the units will be distributed throughout
18 the entire project.

19 MR. MAY: Right.

20 MR. BINITE: And we're not going to have
21 dedicated floors for market rate. We're not going to
22 have --

23 MR. MAY: Not even the penthouse?

24 MR. BINITE: At this --

25 MR. MAY: I think you just want to think

1 about that one before you answer it, and I think --
2 MR. BINITE: Sure. Well, we'll get back to
3 you on the penthouse.

4 MR. MAY: Yeah, but I think that there should
5 be a sort of a philosophical statement, you know,
6 that your intention is to equally distribute them
7 amongst all the floors so that every floor is roughly
8 two-thirds, one-third, or whatever it is. Something
9 that states that because as I said, normally, we're
10 dealing with a relatively small percentage of IZ and
11 we see those units specifically called out. I would
12 not ask for that in this case, but something that
13 shows that the distribution is reasonable.

14 MR. BINITE: Not a problem.

15 MR. MAY: And it can be arranged. You know,
16 no more than -- no less than 60, no more than 70. Or
17 rather, you know, however you want to do it.

18 Now, on to the design specifics. The biggest
19 problem I have with the design, I think, is with the
20 townhouses, because they seem to be lacking in the
21 kind of detail and touch that one would expect with
22 townhouses in Washington. I mean, I can go into the
23 whole issue of use of materials and the
24 appropriateness of it, and the fact that, you know,
25 we basically have -- I mean, I understand the design

1 philosophy and you're trying to bracket the park with
2 something that's all consistent, but it feels a
3 little, you know, poppa bear, momma bear, baby bears,
4 and they're just a little bit too alike and the
5 babies are kind of you know, doing a poor job of
6 imitating mom and pop.

7 And it really, for me, comes down to the
8 issue of the detail on the townhouses. They're very,
9 very, very stark, and the windows are very, very
10 large. And they are inconsistent with what's right
11 around the corner. And so, I think that there's
12 something that can be done, should be done there.
13 I'm also, if you've ever watched another zoning
14 hearing where they present white materials, I'm not a
15 big fan of white brick. It doesn't age well, it gets
16 dirty more easily. And, you know, less -- I mean, if
17 you're going to do it, it's possible to do it, I
18 think but it has to be done in such a manner that
19 it's -- that it is, you know, you don't get water
20 spilling down the facades of the building at corners
21 where there's poor drainage. And, that you know, it
22 sort of washes itself naturally as opposed to having
23 to go some -- you know, send somebody out and hose it
24 down so it doesn't look like it's dirty all the time.
25 It's, I mean, white material is really a --

1 white materials are really a problem. I mean, I'll
2 look closer at the materials. I haven't had a chance
3 to touch them, but I'll look at that. Anyway, I just
4 think that something needs to be done to improve the
5 feel of the townhouses.

6 On the apartment buildings -- I'm sorry,
7 going on and on, Mr. Chairman, but I'm going to wrap
8 it up as quick as I can.

9 The apartment buildings, I don't see a design
10 for the rooftop amenity space. All I see is
11 something that calls it out. Has that actually been
12 designed, and if it hasn't been, can you?

13 MS. ALEXANDER: We could develop it further.

14 MR. MAY: Yes, because we would ordinarily
15 want to see exactly what that is, to make sure that
16 it remains consistent with zoning and there are a lot
17 of ways in which those things can wind up being
18 inconsistent, and we want to make sure that it's
19 consistent.

20 So, some plans of that. Some of my
21 colleagues really like to see renderings of it, like
22 a bird's eye view of it. That might be helpful. I
23 wouldn't necessarily think that has to happen in this
24 circumstance.

25 MS. ALEXANDER: Are you speaking mostly about

1 the exterior amenity space?

2 MR. MAY: Yes.

3 MS. ALEXANDER: Okay.

4 MR. MAY: I don't care about the interior.

5 MS. ALEXANDER: Okay. Thank you.

6 MR. MAY: It's the roof top outdoor amenity
7 space.

8 We don't really have good views into the
9 courtyards, and I think we need to see that,
10 especially the senior courtyard. And I have some
11 questions about how that is designed because I'm
12 seeing a lot of blank façade there. Or, not a lot
13 but some blank façade, particularly on the lowest
14 level. So, I think we want to see and understand
15 what those look like. You know, we can do it with
16 more thorough elevations, but I think it actually,
17 you know, it would be good to have some closer up
18 views of those courtyards.

19 The details of the balconies, I saw in some
20 places it looks like you're doing glass panels as
21 part of the guard. Is that true?

22 It's okay to say no, because I think that's
23 the better answer.

24 MS. ALEXANDER: I think we may have been
25 optimistic.

1 MR. MAY: Yeah. Okay. Good. So, whatever
2 it's going to be, I mean, I think you've got to
3 figure that out and we want to see it. I don't think
4 it's a particularly smart way to do it. You know,
5 already the building is a lot glassier and commercial
6 looking than I would like to see. But I'm not going
7 to try to tell you, you know, the building is the
8 wrong style. But at the very least I think, we don't
9 want to sign off on something that has glass panel
10 guards, guardrails, and then you wind up subbing it
11 out for, you know, something else. So, if you can
12 figure that out and design something that makes
13 sense, I think that would help you.

14 I don't, the sort of brise soleil kind of
15 piece, I think we need to see some detail on that.
16 It's used frequently and on both buildings, and it's
17 not -- I don't think it's doing a whole lot for the
18 design, so I think, you know, if you want to submit
19 more detail on that so we can understand and it know
20 that it actually is adding something to the
21 architecture, because right now it just looks like a
22 bunch of pipes that are, you know, hung up there
23 hanging off the building.

24 The fence and gate details at the courtyard,
25 we don't know anything about what that fence is like

1 and how the gates will work. And we want to know
2 that that looks good. I mean, they're prominent in
3 both courtyards, and they're shown in plan, but
4 they're not really shown anywhere else.

5 And let's see. That was mostly about the
6 main apartment building. For the senior building
7 it's the same set of comments. I think that the one
8 thing that I'm very concerned about is that, that
9 building is showing really very glassy and modern
10 approach, particularly when you look at -- you know,
11 when you're looking up the -- I forgot what the
12 street is on the north side there. But when you're
13 looking at the building as you go up the street
14 there, it's very, very glassy, and it's you know, I
15 mean, I see that on 14th and U, and you know, modern
16 people are living that way, but I don't know about
17 seniors wanting everybody to see their every move in
18 their apartment.

19 So, you know, I think that you need to think
20 carefully about how much, you know, how much solid
21 you have there, versus how much void, particularly in
22 that senior building. So, that's it, Mr. Chairman.
23 Thank you very much.

24 CHAIRMAN HOOD: Okay. Thank you.

25 Commissioner Shapiro.

1 MR. SHAPIRO: Thank you, Mr. Chair. First,
2 regarding the design. I just want to echo a little
3 bit of what Commissioner May said. I like the design
4 of the poppa bear momma bear. But I had -- the
5 townhomes me in part, it's about the white brick and
6 the starkness of it. But partly it's also that when
7 we're looking at this design, they're right next to
8 another set of townhomes, and it doesn't seem to
9 speak to that set of townhomes at all.

10 And if there's some way to redesign that so
11 that it's a little bit more integrated, it just feels
12 too stark and modern for me, for my taste. Though,
13 again, like Commissioner May said, I get that it's
14 also about bracketing the park, and it's also about
15 speaking to the other buildings. So, it's a tough
16 act, but I feel like it was missed on the townhomes.

17 Then, I just had a few questions about the --
18 I think this was in the transportation impact study.
19 There was a reference to -- maybe this was a proffer
20 in the OP report. I took a note but I can't remember
21 where I put it. Something about unbundling the
22 parking; that you've agreed to unbundle the parking?

23 MS. WHITE: For the market. Market --

24 MR. SHAPIRO: For the market rate units?

25 MS. WHITE: Yes.

1 MR. SHAPIRO: Just for the market rate units?

2 MS. WHITE: That is correct.

3 MR. SHAPIRO: Okay. So, then the issue of
4 housing affordability, I just want to make sure that
5 this whole issue of housing affordability isn't in
6 any way tied to an unbundling of the parking. So,
7 you're not making the units affordable by unbundling
8 the parking.

9 MS. WHITE: No, the intent is -- it would be
10 a transportation demand management measure to
11 unbundle them for the market rate to discourage, yes.

12 MR. SHAPIRO: For the market rate. Okay.

13 Great. Okay. All right. That's all the questions
14 that I had, Mr. Chair.

15 CHAIRMAN HOOD: Commissioner -- Ms. Schellin,
16 you have any questions? No, I'm just playing. All
17 right.

18 MR. MILLER: I'll go, Mr. Chairman. Thank
19 you. Go down the line.

20 So, this is a very important New Communities
21 initiative and I appreciate, it's long awaited by the
22 Park Morton residents certainly, and I appreciate the
23 adherence to the original guiding principles of the
24 New Communities Initiative, the one-for-one
25 replacement, the no displacement of residents from

1 the neighborhood, the right to return, and the mixed
2 income. This really adheres, because you haven't set
3 a second site nearby, this really is able to adhere
4 more closely to the vision that was articulated many
5 years ago for these types of public housing, mixed
6 income redevelopments, and I applaud you for that.

7 So, there are 147 families at Park Morton
8 currently, and 90 of them will go this Bruce Monroe
9 site. Did I read that correctly? And then I guess
10 the remainder would be at the Park Morton site when
11 that's redeveloped. I will see that case shortly,
12 but --

13 MS. ROGERS: Right.

14 MR. MILLER: -- I didn't get to read that
15 far.

16 MS. ROGERS: So, of course occupancy at Park
17 Morton changes. You know, it's an active public
18 housing site and the Housing Authority may be able to
19 speak more to what their current occupancy rate is
20 when they are before you on Thursday. I think the
21 last time we checked there were about 130 households
22 that are there currently. But how we arrive at that
23 147 number is there were 27 replacement units created
24 at another Build First off-site development called
25 The Avenue that opened, I think in 2012. And there

1 are 174 total units that we had to replace as part of
2 the Park Morton plan. So the 147 is the balance
3 between those.

4 And so, the anticipation is that 90 Park
5 Morton households would move over to Bruce Monroe,
6 and that would make way for redevelopment on the Park
7 Morton site.

8 MR. MILLER: Right. And I think you or
9 someone else said that the Park Morton households, no
10 matter what size they are, are currently all in two-
11 bedroom units?

12 MS. ROGERS: They are all in two-bedroom
13 units and --

14 MR. MILLER: And what will the 90 who come
15 over to this site, what will be the mix of size of
16 units for -- or, if you happen to know that?

17 MS. ROGERS: Yeah. So, there will be 35 one-
18 bedrooms, 51 two-bedrooms, and four three-bedrooms.
19 So, those will be the replacement units at the Bruce
20 Monroe site.

21 MR. MILLER: And will they all be in the 90-
22 foot apartment building, or will some of them qualify
23 -- will be in the senior building or the townhouse
24 development?

25 MS. ROGERS: Between both. So, they will be

1 I the multi-family building, in the senior building,
2 and in the townhomes.

3 MR. MILLER: Do you have a breakdown of that,
4 or can you provide that for the record in a post-
5 hearing submission?

6 MS. ROGERS: So there will be --

7 MR. DETTMAN: Thirty-three --

8 MS. ROGERS: Oh, sorry. Go ahead if you have
9 it.

10 MR. DETTMAN: Thirty-three in the senior
11 building, 54 in the family building, and three in the
12 townhomes.

13 MR. MILLER: Okay. Okay. Moving on to
14 another area, the private street. So, who is going
15 to be responsible and pay for the parking management,
16 the snow removal, the trash collection? You've got
17 two-thirds of the residents of this site are -- one
18 third are below 30 percent AMI, the other one third
19 below 60 percent AMI. How is that going to be paid
20 for, the trash collection and the snow removal and
21 the parking management and the maintenance of the
22 street?

23 MR. BINITE: We, as a development team, plan
24 to own -- plan to manage the private street. So all
25 the trash collection would be managed by our

1 facilities manager, as well as the snow removal and
2 everything else that would be needed in order to
3 ensure the safekeeping and cleanliness of that
4 street.

5 MR. MILLER: And what would the --

6 MR. BINITE: So, that would be our
7 responsibility.

8 MR. MILLER: And will there be fees assessed
9 to any of the --

10 MR. BINITE: No.

11 MR. MILLER: -- residents of the --

12 MR. BINITE: It's just going to be part of
13 our -- there would be no fees assessed. It would
14 just be part of our operating expenses.

15 MR. MILLER: Okay. In the park, I had some
16 of the same questions that Commissioner May has
17 asked, so most of those questions have been asked.

18 So, you don't have, at this point, an idea of
19 what kind of programming is going to be there.

20 You're going to do a community engagement process and
21 determine what would be on that one acre that's going
22 to be developed. But do you have, or has there
23 already been some engagement to carry forward some of
24 what's there in the park now, like the community
25 garden or the kid's playground, or?

1 MS. ROGERS: So, there's been a little bit of
2 studying and a little bit of engagement. So, the
3 development team, earlier this year, I believe,
4 engaged a landscape architect to study sort of, of
5 the current uses at the park, how many of them could
6 come back to the new site given its anticipated new
7 size. And they determined that all of the uses could
8 come back with the exception of now there are several
9 courts and the new space would have room for one
10 court that could be a, you know, sort of rotating or
11 you could, you know, sort of decide its use.

12 UNIDENTIFIED SPEAKER: [Speaking off mic.]

13 MS. ROGERS: Say that again? Yes, so there's
14 currently a basketball court and one tennis court.
15 So, we'd have the ability to bring back one court,
16 you know, that could be flexible.

17 We have been doing a lot of community
18 engagement around this project and a lot of the
19 discussion has been about the park. And so we've
20 heard a desire for some of those uses, but also a
21 desire for uses that aren't currently there. So
22 hence the need to come back and do another engagement
23 process around that, which we promised the community
24 we would do.

25 MR. MILLER: And on the design, I guess I

1 would echo some of the comments about the coolness of
2 the color pallet scheme. I think I might have said
3 that at set down, that it could use some warming up
4 and more residential. I mean, we're not going to
5 design the project for you and I understand what
6 you're trying -- I think I understand what you're
7 trying to achieve. But I think a red brick masonry,
8 rather than the white masonry would look a lot warmer
9 and fit into the neighborhood a lot better.

10 But I like all the balconies. I always like
11 balconies. But, I just think it would give it a more
12 residential character.

13 And in terms of fitting in to the
14 neighborhood, the senior building, did you say it
15 drops down to -- it's a 60-foot building, but then
16 did you say it drops down to 40 feet next to where
17 the existing townhouses are, or it doesn't, it's just
18 at 60 feet and those townhouses are what, 20 feet?

19 MS. ALEXANDER: The senior building is 60
20 feet. The townhouses we're adding, the eight town
21 homes, they're at 40 feet.

22 MR. MILLER: Yeah, so there's no stepdown of
23 the senior building --

24 MS. ALEXANDER: No.

25 MR. MILLER: -- toward the existing

1 townhouses that are on, I guess that's on Irving.

2 There's no stepdown from the 60 to --

3 MS. ALEXANDER: No.

4 MR. MILLER: -- those 20-foot high

5 townhouses?

6 MS. ALEXANDER: No, there are bay elements
7 and articulation of the façade, but no step-downs.

8 MR. MILLER: Did you consider that or you
9 think the bay articulations is enough of a gesture to
10 compliment the neighborhood? Are they 20-foot high,
11 the existing townhouses next door?

12 MS. ALEXANDER: I would think they're a
13 little higher than that, and there was some study. I
14 think again it was the compromise. We did greatly
15 reduce the height of the building, it of course being
16 at 60 feet and again trying to use the façade
17 maneuvers as much as possible to be sensitive to the
18 adjacent context.

19 MR. GLASGOW: Oh also, Commissioner Miller,
20 if you look at the drawing at G11, you'll see that
21 the private street, which is 60-feet wide, separates
22 the senior's building from those row dwellings. So,
23 there's quite a bit of separation.

24 MR. MILLER: And that's 22 feet.

25 MR. GLASGOW: Pardon me?

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1 MR. MILLER: That's a 22 feet width, or
2 something like that?

3 MR. GLASGOW: Well, the actual --

4 MR. MILLER: Of the street?

5 MR. GLASGOW: The actual right of way is 60-
6 feet, so that there's a 60-foot separation. The
7 right of way, the mouth of that to the street is 22
8 feet. But the actual right of way, it's got screen
9 space and sidewalks and everything, and that all
10 separates also. So, if you would look at that in
11 section, you'd see the 60-foot high building. Then a
12 60-foot, in effect, open space where that right of
13 way is. And then the townhouse structure.

14 MR. MILLER: Okay. All right. Thank you all
15 very much for your presentation. I appreciate it,
16 Mr. Chairman.

17 CHAIRMAN HOOD: Okay. Mr. Turnbull.

18 MR. TURNBULL: Oh, thank you, Mr. Chair.

19 I'll try not to repeat a lot of the comments that my
20 fellow commissioners have made.

21 I want to, again, thank you all for coming
22 down and doing your presentation on a project that I
23 think is very significant for the area and well-
24 needed for the area, and been longed for, for quite a
25 while.

1 I think, looking at it, I think from a
2 planning standpoint, overall urban plan, I think the
3 massing, I think works well. I think it's well
4 orchestrated within the site. I think there's a lot
5 of aspects to it that make a lot of sense. But going
6 back to the park, the park plan that we see then is
7 just pie in the sky. It really -- I mean, I guess
8 what's -- the only thing there is it sort of ties in
9 to certain entrances of the building, to the
10 courtyards and everything. So, I'm not -- I would
11 hope that in the future there's going to be some
12 acknowledge of the buildings that are being planned
13 with the park.

14 So, I'm again, not knowing if you're going to
15 put in a tennis court, which Commissioner Miller
16 would like. But the -- no. No, he didn't really say
17 that.

18 MR. MILLER: Maybe about the playground.

19 MR. TURNBULL: That's right. He wants the
20 playground because he wants -- but, I'm just
21 wondering, is there -- you said you've had some
22 landscape notions and development on this. Are there
23 going to be any crosswalks, walkway that sort of like
24 showing the plan the way it is now?

25 MS. ROGERS: I don't think we know. I mean,

1 I can let the development team speak to it more
2 fully, until we do the design process with the
3 community.

4 While they're chatting I will say that you
5 know, the current uses of the park, which are the
6 court space --

7 MR. TURNBULL: They're more intense.

8 MS. ROGERS: Right. And we, you know, heard
9 from folks who want to see trees there, and some
10 passive green space, and that sort of thing. And so
11 I think the upcoming process is designed to get that
12 full feedback and try to produce something that's
13 responsive to the full set of priorities.

14 MR. TURNBULL: A doggie park with little bags
15 so that people can use it and --

16 MS. ROGERS: Right. There's no dog park
17 there now, you know, because the site isn't designed
18 for there to be a dog park. But we know that there's
19 a lot of desire for something like that.

20 MR. TURNBULL: Lot of dogs in the area.
21 Yeah.

22 MS. ROGERS: And so, you know, potentially
23 that could be accommodated in the redevelopment.

24 MR. TURNBULL: Okay. All right. Thank you.
25 As I said, I like the massing the way the project

1 sort of meanders down and steps down, height wise. I
2 would agree with my colleagues. I always question
3 white brick. But I understand the use. I
4 understand. I mean, in certain applications it works
5 very well, and maybe it's too much here.

6 That being said, and especially on the town
7 homes, I think the plans of the townhomes work
8 extremely well. I think it was a very -- those plans
9 are well laid out. I think they work really well.

10 The only thing is, and they are three-
11 bedroom, because --

12 MS. ROGERS: Correct.

13 MR. TURNBULL: -- you've repeated bedroom two
14 on second and third floors.

15 MS. ROGERS: We'll fix that.

16 MR. TURNBULL: But, no, as I say, I think the
17 townhomes from a plan really work well for the people
18 who are going to live there. I think I really --
19 they're well laid out.

20 I would go along with Commissioner May in
21 talking about the brise soleil. It really doesn't
22 look that -- that's more architectural than really
23 functional, unless you can show me differently that
24 it really does provide the shading that you think
25 it's going to provide.

1 Retail, this is going to be neighborhood
2 serving retail?

3 MS. ROGERS: Yes, so the -- through your
4 community engagement process we heard from the
5 community that they would really want something that
6 is more of a sort of community services retail, like
7 a daycare or a job training center or that sort of
8 thing. And so the retail tenant hasn't been
9 identified, but that is the expectation of the
10 development team.

11 MR. TURNBULL: Okay. That being said on that
12 same issue, we didn't really see anything regarding
13 signage for the retail, so I think it would be good
14 to see something that would give us an idea of
15 signage, where it would be located, heights,
16 placement.

17 Getting back to the park, when you talk about
18 vertical development, what were you getting at when
19 you said vertical development?

20 MS. ROGERS: When I refer to vertical
21 developments I just mean the buildings as opposed to
22 the --

23 MR. TURNBULL: Oh, I got you. Okay. All
24 right. We established that there's no homeowner's
25 organization. In the senior's building are all three

1 groups -- I mean, is there market rate in the
2 seniors?

3 MR. BINITE: No, it would be 100 percent
4 affordable.

5 MR. TURNBULL: Oh, okay. That's, I just
6 wanted to clarify.

7 MR. BINITE: So, 33 units would be
8 replacement units for --

9 MR. TURNBULL: Replacement units.

10 MR. BINITE: And the balance would just be --

11 MR. TURNBULL: Affordable.

12 MR. BINITE: Yeah. Below 60 percent of AMI.

13 MR. TURNBULL: Okay. Commissioner Miller
14 talked about trash, and I'm just curious. All of the
15 townhomes have trash pickup in the front?

16 MR. BINITE: Yes.

17 MR. TURNBULL: So, I was just curious how
18 that worked out, where they -- I mean, it's a minor
19 point in one way, but they put their trash cans --
20 they got to bring it though the house from someplace,
21 or is there an actual analysis of where they put
22 their trash cans?

23 MR. BINITE: We can study that and get back
24 to you on that.

25 MR. TURNBULL: Okay. All right. And you

1 said that the Green Communities checklist, you're
2 going to be well above 35 points. You said 55 or
3 something?

4 MS. ALEXANDER: The townhouses are at 50, and
5 the apartment buildings, senior buildings, are at 57.

6 MR. TURNBULL: Okay. All right. I think,
7 Mr. Chair, those are all the real questions I had.

8 CHAIRMAN HOOD: Okay. Commissioner Shapiro
9 had a follow up.

10 MR. SHAPIRO: Thank you, Mr. Chair. And in
11 advance of the follow up, I just wanted to say, I
12 think it's the nature of what you're hearing from us
13 are more about the concerns that -- and I just want
14 to say that I recognize that this is a pretty unique
15 project that really is going toward addressing a lot
16 of -- beginning to address a lot of DC's affordable
17 housing goals, and I recognize that. I'm sure my
18 colleagues do as well, picking up on a lot of the
19 questions that Commissioner Miller had.

20 But my specific question was actually, there
21 were some concerns, and we're going to hear more, I
22 believe, from the opposition about the height. Do
23 you know what the height of Bruce Monroe Elementary
24 School was, and are there any -- is there anything --
25 I didn't see it in the record, anything that showed -

1 - this is 2008, right? Anything that showed what it
2 looked like when the school was there? Because we're
3 looking in the context of an empty piece of land, but
4 that's actually relatively recent.

5 MS. ROGERS: I don't have those answers right
6 now, but we can work with the team to provide them.

7 MR. SHAPIRO: Yeah, and I think I'm curious
8 about it. I don't see it as anything that we need to
9 require you to do, but that's where I went in my
10 head, was trying to get a sense of how high the
11 school was.

12 MS. ROGERS: Sure.

13 MR. SHAPIRO: Thank you, Mr. Chair.

14 CHAIRMAN HOOD: All right. If you can get
15 that information about the school. I kind of
16 remember the school being there for years. But
17 anyway, I'm more concerned about the traffic on
18 Columbia Road, and how that's going to work. And I
19 guess this is for you, Ms. White. And I was looking
20 in the DDOT report also, and I saw the crash rate and
21 some other things.

22 But, first let me back up. The 16 spaces,
23 the eight that were going to be designated for the
24 townhomes, I think you might mentioned this earlier,
25 what are the other eight -- who are the other eight

1 going to be for?

2 MR. BINITE: At the moment they were going to
3 be for the tenants that make up the tenants of the
4 development.

5 CHAIRMAN HOOD: Okay. So, the eight are for
6 the -- eight are designated to the town homes. The
7 other eight are for the tenants.

8 MR. BINITE: That's right.

9 CHAIRMAN HOOD: Okay. Let's talk about the
10 traffic on Columbia Road. Do they have, and I'm
11 trying to remember, do they have resident Ward 1
12 council parking only on one side of the street?

13 MS. WHITE: Yes.

14 CHAIRMAN HOOD: And that's on the left side,
15 I believe. Is the park --

16 MS. WHITE: On Columbia.

17 CHAIRMAN HOOD: On Columbia, right. Going
18 down Columbia.

19 MS. WHITE: The south side of Columbia.

20 CHAIRMAN HOOD: Okay. Sometime, I'm trying
21 to remember, because I travel Columbia quite a bit.
22 Sometimes people park on that right-hand side,
23 correct?

24 MS. WHITE: Correct.

25 CHAIRMAN HOOD: Okay. Is that time framed,

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1 or that has a time where you can park on it and time
2 you can't park over there?

3 MS. WHITE: Yeah. So, parking is restricted
4 from 7:00 a.m. to 6:30 p.m., so anyone is able to
5 park thereafter -- between 6:30 p.m. and 7:00 a.m.
6 And there is also --

7 CHAIRMAN HOOD: So, basically at night you
8 can park on that side.

9 MS. WHITE: And weekends.

10 CHAIRMAN HOOD: So, you really only have one
11 lane going south.

12 MS. WHITE: One --

13 CHAIRMAN HOOD: On Columbia.

14 MS. WHITE: -- going west.

15 CHAIRMAN HOOD: Yeah, west. I'm sorry.
16 Going west, on Columbia.

17 MS. WHITE: One lane of traffic?

18 CHAIRMAN HOOD: Yeah.

19 MS. WHITE: During the peak times there are
20 two operable lanes of traffic.

21 CHAIRMAN HOOD: Non-peak times when --

22 MS. WHITE: Non-peak times, one lane of
23 traffic. That's correct.

24 CHAIRMAN HOOD: When I drive down and want to
25 go in somebody's house to the left and I block up

1 everything on the middle of the street, so really,
2 there's no way to get past.

3 MS. WHITE: During -- it's not just the peak.
4 It's most of the day it's two lanes. So, from 7:00
5 a.m. until 6:30 p.m. So, you're right. If you go
6 there on a weekend or the evening there would be one
7 traffic lane. One travel lane.

8 CHAIRMAN HOOD: Okay. Okay. And Irving
9 Street is the same way?

10 MS. WHITE: Correct. Just the other
11 direction.

12 CHAIRMAN HOOD: Okay. And I didn't see this.
13 In your analysis did you recommend maybe some traffic
14 signal changes, because I noticed lately it's been
15 getting backed up, both Irving Street, Columbia Road,
16 all that, it gets backed up.

17 MS. WHITE: Right. No, we did not recommend
18 any traffic signal changes. The project would not
19 degrade level of service so that mitigation wasn't
20 required.

21 CHAIRMAN HOOD: Okay. What was the level of
22 service, and forgive me for not -- what was the level
23 of service on Columbia Road?

24 MS. WHITE: Columbia.

25 CHAIRMAN HOOD: With this project.

1 MS. WHITE: Is, I think a C and a B. C
2 during the a.m. peak hour and a B during the p.m.
3 peak hour.

4 CHAIRMAN HOOD: Irving Street too?

5 MS. WHITE: No, Irving is a D during the a.m.
6 and a C during the p.m. for existing. For future
7 background it goes to an E during the a.m. and a C
8 during the p.m.

9 CHAIRMAN HOOD: Okay. So, it's all passable.
10 Basically, it's I guess in transportation analysis,
11 it's doable.

12 MS. WHITE: It's within acceptable threshold
13 levels.

14 CHAIRMAN HOOD: It's for the recent. Even D
15 is acceptable, if I remember correctly.

16 MS. WHITE: Right. And again, just to be
17 transparent, it does go to an E for future background
18 conditions that's not associated with the Bruce
19 Monroe project, it's associated with regional growth
20 in the area along Georgia Avenue and a couple of the
21 planned background projects. It is projected to go
22 to an E during the a.m. peak hour.

23 CHAIRMAN HOOD: Okay. And let me go to my
24 architect. You mentioned a lot in your testimony.
25 You kept saying, "we wanted." Who is we?

1 MS. ALEXANDER: It was a reflection of
2 comments we heard from the community. We actually
3 did do outreach in terms of design. Also, the design
4 team and the development team, and the full team you
5 see at the table here.

6 CHAIRMAN HOOD: Okay. Thank you. That's a
7 good answer.

8 One of the things that I also want to echo,
9 I'm not going to repeat anything, except for one
10 thing that my colleagues -- this white brick. My
11 colleagues have gotten me on this white brick and
12 what I've been doing lately is going around looking
13 at buildings that's fairly light. And they are
14 correct.

15 We need to try to figure out something
16 different, or we need to deal with the white brick
17 because we don't want, in five years as Commissioner
18 May and others have already mentioned, that we have
19 to go out there and keep cleaning and keep cleaning
20 and the building looks dirty, which really brings the
21 whole neighborhood down.

22 I don't really have any issues with the
23 townhomes, maybe. I looked at it as maybe this is
24 the new style townhomes. Maybe this is something new
25 that we need to get into, so I mean, I know you all

1 have heard the comments of my colleagues, playing it
2 cool, but you know, maybe this is a new style. Maybe
3 we need to get with it. I'm not sure. But we'll
4 also look and see because we have to do our own
5 homework. We get trained too. We go do training
6 ourselves. I just don't want to cut this city off
7 from moving into the more modern generation of how we
8 do housing stocks.

9 I had one other question. We got a list
10 tonight of how many meetings, Mr. Binite, would you
11 say that you all have had with the community? I saw
12 a whole list, but just tell me how many it was. I
13 didn't count them.

14 MR. BINITE: So, right now on record we've
15 had, we've had 60 meetings, starting from March 2015
16 to as recent as November 22nd.

17 CHAIRMAN HOOD: Okay.

18 MR. BINITE: Of 2016.

19 CHAIRMAN HOOD: I believe when Bruce Monroe
20 was torn down that I think everyone in this city knew
21 that there was some type of development that was
22 going to happen there. So, that's no surprise. I'm
23 sure that even the new neighbors, I think when you
24 bought into the neighborhood you knew there was going
25 to be some type of development in that area. I do

1 remember Bruce Monroe.

2 So, and let me just say this, I did not see a
3 picture. I see this. This almost did it for me.
4 But I want to see the project in the existing
5 circumstances. I want to see an elevation or
6 rendering where it sits in the current situation. Or
7 did we have -- I didn't see it, but I would like to
8 see one. You know, nothing really dramatic or
9 nothing hard. If you can drop it. It's done quite a
10 bit. If you can drop it down to the existing
11 situation that would be very helpful for me. Or if
12 you can point me to one.

13 So, did you see it, Commissioner May? You
14 said you made the comment at set down.

15 MR. MAY: You made the comment at set down.
16 I read that.

17 CHAIRMAN HOOD: Oh, okay. Well --

18 MS. ALEXANDER: Perhaps if A14 or A15 were in
19 response to that request.

20 MR. SHAPIRO: On your PowerPoint?

21 MS. ALEXANDER: Not in the PowerPoint, in our
22 book. They were not professionally rendered so we
23 did not include them in the PowerPoint.

24 CHAIRMAN HOOD: This doesn't do it for me,
25 and I'm reminded. I made the same point at set down

1 so I guess I'm pretty consistent. That makes me feel
2 good.

3 MS. ALEXANDER: Yes.

4 CHAIRMAN HOOD: But I will say, if I could
5 get that, that would be very helpful. I'd like to
6 see it in the context of how it would exist there
7 now.

8 MS. ALEXANDER: So, like a before and after
9 photo?

10 CHAIRMAN HOOD: No, not necessarily before.
11 A current situation photo.

12 MS. ALEXANDER: Okay.

13 MR. BINITE: We can do it.

14 MS. ALEXANDER: Okay.

15 CHAIRMAN HOOD: Yeah, and give me more than
16 one view. Let me get to Irving Street, and also let
17 me get to Columbia Road.

18 MS. ALEXANDER: Yes, sir.

19 MR. GLASGOW: The photo montage, is that what
20 you're asking?

21 CHAIRMAN HOOD: Yeah. And let's do Georgia
22 and Sherman also.

23 MR. GLASGOW: Okay.

24 CHAIRMAN HOOD: Okay? All four streets. I
25 want to see how it looks -- if I'm on Sherman Avenue,

1 if I'm on Columbia, I want to see how it looks.

2 Okay.

3 CHAIRMAN HOOD: Not too far down. Sherman.

4 Yeah, Sherman. Yeah. Okay. All right. That's all
5 I have. Anything else up here?

6 All right. Let's see if we have any cross-
7 examination. Does ANC --

8 MR. GLASGOW: Excuse me, Mr. Chairman.

9 CHAIRMAN HOOD: Yes.

10 MR. GLASGOW: There were just a couple of
11 quick housekeeping things. What we wanted to do was
12 submit our responses to the issues that were raised
13 in the -- we want to get those into the record for
14 the GNA issues and arguments and the same for the
15 owners and residents there for Bruce Monroe. We have
16 a couple of sheets that we want to make sure that we
17 get into the record on that.

18 CHAIRMAN HOOD: Okay. Well, let's do cross-
19 examination first. We can get that.

20 MR. GLASGOW: Okay.

21 CHAIRMAN HOOD: We can get that. I want to
22 make sure --

23 MR. GLASGOW: I just want to make sure I
24 didn't miss my chance on that.

25 CHAIRMAN HOOD: Right. No, you got a chance

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1 because you've got rebuttal and everything else if
2 you want to get that in the record. But I want to
3 make sure that the people who are -- we're right on
4 target, they may have questions during your
5 presentation and let's get to them.

6 Let's go to ANC Chair. Mr. Boese, you have
7 any cross-examination?

8 MR. BOESE: [Speaking off mic.]

9 CHAIRMAN HOOD: Yeah, we're going to get your
10 testimony. Any cross? Okay.

11 I don't see Commissioner Chairperson Turner.
12 I don't see him. Is anybody representing the ANC 1B,
13 for cross? Okay. We do have a letter in the file.

14 Okay. Bruce Monroe, Ms. Tanya Williams. You
15 don't have any cross. Okay. And Park Morton
16 Resident's Council, Cassandra Jackson. You have any
17 cross? Where are you, Ms. Jackson? Okay, I see you.
18 I see you. Okay. All right.

19 Let's go to the Office of Planning and
20 District Department of Transportation. And if you
21 want to, Mr. Glasgow, you can submit that now. You
22 can give that to Ms. Schellin now.

23 MR. MORDFIN: Good evening, Chair and Members
24 of the Commission. I'm Stephen Mordfin, and this
25 application was set down by the Commission in July

1 for a consolidated planned unit development for the
2 development of the site as phase 1 for the
3 redevelopment of the Park Morton Housing Complex.
4 And this is concurrent with the Zoning Commission
5 case 16-12, which will be phases 2 and 3, that are
6 scheduled to be heard on December 8th.

7 And it is a public park that will be located
8 at the northwest corner of Georgia Avenue and
9 Columbia Road. Since set down the applicant has
10 responded to the issues raised by OP and the
11 Commission at the set down hearing, and many have
12 been addressed by the applicant this evening.

13 Also, OP would like to point out that the IZ
14 and affordable units would be registered with DHCD
15 and DHC would then be able to track those units.
16 This was a comment from the Commission.

17 The site was formerly a public school and
18 under the guidelines for using the future land use
19 map it does state that if a change in use occurs on
20 these sites in the future, and it does mention a
21 school as an example, the new designations should be
22 comparable in density or intensity.

23 So, based on that OP finds that, one, it is a
24 change of use which is permitted and that the density
25 and intensity is similar to other PUDs that have been

1 approved along Georgia Avenue in recent years, some
2 of which have been constructed. Therefore, we find
3 it to be in conformance with the comprehensive plan
4 and the future land use map.

5 OP finds the proposed development to be
6 generally in conformance, as I said with the PUD
7 evaluation standards, and recommends the Commission
8 approve the application subject to conditions that
9 one, the applicant does need to apply for flexibility
10 to permit the provision of eight non-garage parking
11 spaces for the townhouses, and also it is suggested,
12 and this is a comment that I also received from DOEE,
13 that there should be solar panels provided on the
14 roofs of the townhouses. Thank you.

15 CHAIRMAN HOOD: Okay. Thank you, Mr.
16 Mordfin. Mr. Rogers.

17 MR. ROGERS: Good evening, Mr. Chair and
18 members of the Commission. I'll keep my comments
19 brief tonight. Just wanted to acknowledge and
20 appreciate the inclusion of the DDOT requested
21 mitigations by the applicant, and with that I'll stop
22 and be available for any questions you may have.

23 CHAIRMAN HOOD: Okay. Thank you, both. Any
24 questions up here, or comments? Commissioner May?

25 MR. MAY: Yeah. Just a couple quick things.

1 The -- sorry, I lost my place. Oh, Office of
2 Planning, you had raised a question about the
3 documentation regarding requested flexibility for the
4 eight compact spaces. Has that been addressed? It
5 was raised in your report.

6 MR. MORDFIN: I do not believe it's been
7 addressed. I didn't hear it discussed this evening.

8 MR. MAY: So, the applicant prepared to
9 address that? I mean, you can do it in rebuttal, but
10 I don't want it to be forgotten.

11 MR. GLASGOW: We can do it post-hearing too.

12 MR. MAY: Okay. That's fine.

13 And then, there was something in the DDOT
14 report about pavement markings that I really could
15 not follow. And maybe it was just, that was too late
16 or at night or something, and I -- whatever it was.

17 MR. ROGERS: Sure. I hopefully I can clarify
18 that. So, there are a few different pavement marking
19 areas that were identified. One was issues with an
20 incomplete stop bar on Georgia Avenue that we've
21 asked the applicant at the permitting stage to
22 extend. Right now it only covers the right-most lane
23 and it should include both travel lanes in the right
24 directions, so that's something that the applicant
25 will address.

1 There's another area of request, which is
2 what we call puppy tracks. Apparently that is a
3 technical term, but there is an offset on Georgia
4 Avenue between the alignment of the streets on the
5 left and the right, so as you're driving through the
6 intersection you either have to veer to your left or
7 your right a little bit. And some of those
8 intersections coincided with the higher crash
9 intersections that were identified through the
10 applicant's analysis. So, the idea is that the puppy
11 tracks, which are basically just stripes through the
12 intersection would help to guide the traffic and be
13 it a safety improvement approach.

14 So, these are things that are needed now,
15 right? Even without the development.

16 MR. ROGERS: The safety analysis is based on
17 current --

18 MR. MAY: Right.

19 MR. ROGERS: -- current trends.

20 MR. MAY: Right. So, I'm just curious. I
21 mean, ordinarily wouldn't it just be DDOT's job to go
22 out there and stripe things? We're just really just
23 talking about striping the pavement? Wouldn't you
24 ordinarily just do that and why wouldn't you do that
25 sooner rather than later if in fact these are safety

1 issues?

2 MR. ROGERS: Sure.

3 MR. MAY: I'm not, you know, I'm happy to put
4 things on the developer but if it's something that's
5 going to take a couple of years to do, why wouldn't
6 you do it before then?

7 MR. ROGERS: We could certainly look into it,
8 and I can get back to you on the -- those
9 improvements. We do -- we are constantly
10 surveilling.

11 MR. MAY: Right.

12 MR. ROGERS: And making improvements where
13 possible.

14 MR. MAY: Right.

15 MR. ROGERS: But since this was identified
16 through the development action that we requested as
17 part of the development.

18 MR. MAY: Okay. Yeah. I mean, I know you
19 have a lot. DDOT globally has a lot to get done.
20 And it's often a struggle making sure that everything
21 gets addressed, but it seems to me that if this has
22 been identified, it's the sort of thing that might be
23 addressed more efficiently and quickly if DDOT
24 undertook it rather than putting it on a developer.

25 I can see it if it were like building a new

1 sidewalk or, you know, installing a new -- you know,
2 traffic fixture or something like that. New traffic
3 lights. Those are things that, you know, get more
4 costly and are not undertaken immediately, but, you
5 know, striping is something that you do all the time,
6 so, anyway. Thank you.

7 CHAIRMAN HOOD: Any other questions or
8 comments? Vice Chair?

9 MR. MILLER: Yeah, just quickly, Mr. Chair,
10 and thank you. This, I guess a question for the
11 Office of Planning. So, you have a comprehensive
12 plan amendment cycle coming up and do you anticipate
13 that this site, because of the change in use, would
14 probably get redesignated with a mixed use, I don't
15 know, moderate density commercial, medium density
16 residential where the two higher rise buildings are
17 and I guess where the townhouses are, it's already
18 moderate residential. But, or is it too soon to say?
19 I'm just curious.

20 MR. LAWSON: That's certainly one of the
21 things that we'll be looking at through the process,
22 but it's probably a little bit too early to say how
23 that's going to completely flesh out through the comp
24 plan process.

25 MR. MILLER: But it would no longer be a

1 local public facility once -- just once the District
2 disposes of this under the pending --

3 MR. LAWSON: That's correct.

4 MR. MILLER: -- resolution. Okay.

5 CHAIRMAN HOOD: Okay. Anything else up here?
6 Okay. Let's see if the applicant has any cross of
7 either DDOT, Office of Planning.

8 ANC 1A, any cross? ANC 1B, again. Don't see
9 anyone but I'm going to keep calling. Bruce Monroe.
10 Park Morton Resident's Council, any cross of Office
11 of Planning or DDOT? Any questions for them? Okay.

12 All right. Let's go to the ANC. Report of
13 the ANCs in this case. Did we have any other reports
14 from any government agencies that we have not already
15 talked about? Okay.

16 I will note, though, for the Office of
17 Planning, you mentioned about the -- you said DOEE.
18 You mentioned about the solar panels. But our former
19 colleague also mentioned the solar panels should go
20 on those townhomes, so want to make sure that's on
21 the record.

22 Let's bring ANC 1A and 1B up at the same
23 time. Looks like I'm going to have to represent ANC
24 1B tonight. Okay. Mr. Boese, I think I'm
25 pronouncing your name correctly.

1 MR. BOESE: Close enough for me to answer.

2 CHAIRMAN HOOD: Okay. All right. Tell me
3 how to pronounce it.

4 MR. BOESE: Sure. It's Kent Boese.

5 CHAIRMAN HOOD: Boese. I'm sorry. Boese.

6 Okay, Chair. You're the Chairman. Chairman Boese,
7 if you can proceed.

8 MR. BOESE: Okay. Thank you. Chairman Hood
9 and Members of the Zoning Commission, as previously
10 stated my name is Kent Boese and I'm Chair of ANC 1A.

11 I'm here today to ask for your favorable
12 consideration on the map amendment and consolidated
13 PUD application for 726 to 738 Irving Street. After
14 months of community engagement, which included over
15 50 public meetings and workshops, and careful
16 consideration of the requested zoning relief, ANC 1A
17 voted unanimous in support of this application.

18 We are of the opinion that the amenities that
19 will result from this project are significant,
20 meaningful, and critical to the long-term health and
21 the development of the lower Georgia Avenue Corridor.

22 Most significant -- the most significant
23 benefits this project will bring are 90 housing
24 replacement units for low income households. A
25 hundred and eleven units designed for moderate income

1 households, and 72 market rate units, for a total of
2 173 new housing units.

3 Additionally, 78 low and moderate income
4 units will be reserved for senior housing. Lastly,
5 this project will also lead to the improvement and
6 maintenance of a permanent 44,404 square foot park
7 adjacent to the development. Both park space and
8 housing that is affordable to families of all sizes
9 and income levels is extremely important to our
10 commission.

11 We believe the key zoning considerations to
12 be addressed in determining the appropriateness of
13 this application are density, height, and the
14 relationship of the building to the surroundings.
15 The applicant seeks to construct a 273 housing units
16 on a site that has split zoning currently. The
17 eastern section that abuts Georgia Avenue is an area
18 of approximately 44,000 square feet and is zoned C-2-
19 A, with the remainder of the site being zoned R-4.

20 By right, the C-2-A zone has a maximum height
21 of 50 feet with up to a 15-foot penthouse containing
22 mechanical space. These heights are consistent with
23 the abutting C-2-A Georgia Avenue Overlay zone that
24 ends one block to the north at Kenyan Street. Unlike
25 the C-2-A zone, the C-2-A Georgia avenue Overlay has

1 set guidelines for development review through planned
2 unit development, and special exception proceedings,
3 and encourages vertically mixed uses within a half
4 mile of the Georgia Avenue Metro Station.

5 Because of this difference the higher density
6 is encouraged in the C-2-A Georgia Avenue Overlay
7 zone beyond the 50 foot height. We believe the
8 failure to extend the C-2-A Georgia Avenue Overlay
9 zone south to Columbia Road was a result of narrowly
10 interpreting the goal of the Georgia Avenue Overlay
11 that exists north of Kenyan.

12 As stated, the radius of the C-2-A Georgia
13 Avenue zone was set to the area of Georgia Avenue
14 that is in one half mile of the Georgia Avenue Metro
15 Rail station, and that radius ends at Kenyan.

16 However, this determination fails to take into
17 consideration the close proximity of the Columbia
18 Heights Metro Rail Station, which places the Georgia
19 Avenue area between Kenyan and Columbia Road, also
20 within a half mile of a Metro station.

21 In addition, the site is well-served by Metro
22 bus, not only on Georgia Avenue but also on Columbia
23 Road and Irving Street. This property meets all the
24 criteria for a C-2-A Georgia Avenue Overlay zone if
25 the Columbia Heights Metro station is considered

1 instead of the Georgia Avenue station. Because of
2 this the applicant should be considered with those
3 goals in mind.

4 Additionally, it is also important to
5 consider that the entire site is 2.74 acres, which
6 could easily accommodate the planned 273 housing
7 units required for the redevelopment of the New
8 Communities Park Morton redevelopment effort without
9 requesting zoning relief from the 50-foot height.

10 However, this would require developing the
11 entire site for housing. This is something that the
12 community and ANC 1A would strongly oppose. The
13 lower Georgia Avenue Community currently lacks
14 adequate park space and developing a permanent well
15 maintained park is strongly supported by the
16 Commission. Therefore, the establishment of a
17 permanent one-acre park on the southern half of the
18 property is a reasonable tradeoff for a taller
19 building on the northern half of the site.

20 It is also important to note that increasing
21 overall density in the surrounding neighborhood is
22 critical to revitalizing Georgia Avenue. Yet, unlike
23 many of the District's other commercial corridors,
24 lower Georgia Avenue is at a disadvantage in that the
25 surrounding neighborhood terminates two to three

1 blocks to the east to the corridor due to the
2 Soldier's Home, Washington Hospital Center, and the
3 McMillan Reservoir, not to mention Howard University.

4 This makes it all the more critical that we
5 leverage the projects along Georgia Avenue to achieve
6 the density necessary for creating and sustaining a
7 vibrant and diverse community at all income levels.

8 Contextually, the requested height for the
9 building on Georgia Avenue is consistent with planned
10 new development on Georgia Avenue. Similar PUDs that
11 this Commission has already approved in close
12 proximity to the site include two notable examples.
13 3333 Georgia Avenue, located at Georgia Avenue Morton
14 Street, and 3212 to 3216 Georgia Avenue located
15 between Lamont and Kenyan Streets.

16 The height requested and approved by the
17 Zoning Commission for both of these projects is 90
18 feet for 3333, and 87 feet for the 3212 to 3216. The
19 3333 also has an 18-foot penthouse and the 3212 to
20 3216 has an approved penthouse of 18 feet, six
21 inches. So, when you consider this project next to
22 those two projects, the overall height if you include
23 the penthouse, is within five feet of those already
24 approved heights.

25 The scale of the apartment in the senior

1 building and the relationship to the surrounding
2 residential community is important. The ANC
3 recognizes that a 90-foot building is much larger
4 than the typical 35-foot row house. Keeping this in
5 mind, we do feel that scale, massing, and location of
6 the buildings are appropriate. The separation of the
7 90-foot apartment building from the surrounding row
8 houses by Irving Street on the north, and a new
9 street and 60-foot senior -- 60-foot high senior
10 building to the west, shows a sensitivity to the need
11 to scale the development back as it nears the
12 existing residential neighborhood.

13 It also compares favorably to what has
14 already been accomplished at the first Build First
15 site of Park Morton that was constructed. In that
16 instance the avenue was constructed at 3506 Georgia
17 Avenue at a height of 73 feet. It is located
18 directly across Newton Place from very modest row
19 houses of approximately 30 feet, and separated only
20 by an alley from row houses of 35 feet.

21 In juxtaposition, Irving Street is wider than
22 Newton Place, and the scale, massing, and location of
23 the proposed senior building is far more compatible
24 to the surrounding community than what currently
25 exists four blocks to the north.

1 As previously stated, ANC 1A strongly
2 supports Zoning Case 16-11, which would allow the
3 construction of both an apartment building and a
4 senior building as part of an overall mixed income
5 development and permit the redevelopment of the Park
6 Morton Housing Complex to move forward.

7 Additionally, the ANC believes that the
8 inclusion of housing that is affordable, including 90
9 deeply affordable public housing replacement units,
10 is a significant long-term benefit to the community.
11 The ANC agrees that the proposed heights of the
12 buildings are consistent with recently approved PUDs,
13 located in close proximity to the site, and this
14 project offers significant benefits to the community
15 where housing is becoming increasingly affordable.

16 With that, there are other things we can talk
17 about but I thank you for your consideration and I am
18 available to answer any of your questions.

19 CHAIRMAN HOOD: Okay. Thank you, Chairman
20 Boese. Let's see if we have any questions.
21 Commissioner Turnbull.

22 MR. TURNBULL: Yeah, thank you, Mr. Chair.
23 Commissioner Boese, thank you for coming here
24 tonight. Remember very well the Zoning Commission
25 went through Georgia Avenue and the rezoning and

1 looking at that whole strip, mainly toward the north,
2 I guess going further. And there was a lot of angst
3 about homeowners, especially as you turned the alley
4 and when will it change and how you protect
5 homeowners.

6 In this particular case, especially on Irving
7 Street, if I look at the project, now it's at 90
8 feet, I personally feel the massing is fitting in, in
9 context to the -- for the most part.

10 Going up to the alley there's only about
11 three homes past the alley that really face the 90-
12 feet part of it. And even if the design was flipped
13 so that the little inset was the park, was facing
14 Irving, you'd still have those three homes facing the
15 90 feet. Then there's another inset, and then you
16 have the other park, and then the senior housing at
17 60 feet, and you get another three homes facing that.

18 So, there is a scale difference. You're
19 going to notice it, obviously. But when you had your
20 meetings was there a lot of talk about the height? I
21 mean, was there -- I mean, I'm trying to get a
22 feeling for how neighbors were reacting. I mean,
23 people on Irving Street or -- and if you had a lot of
24 dialog regarding the height.

25 MR. BOESE: I think height has been part of

1 it, but also there has been a lot of talk and the
2 opposition or those who spoke against it, are
3 concerned about losing a park. They've both been
4 part of it.

5 MR. TURNBULL: Okay.

6 MR. BOESE: So, you know, going into our ANC
7 meetings we voted on this project at three different
8 meetings. One of our concerns was that there was --
9 I guess a concern that had been expressed that maybe
10 this project was moving too quickly. And so we did
11 the surplus resolution in April of this year, then we
12 did the disposition in May, and then we took up the
13 two zoning cases in September.

14 And before each meeting, generally within 24
15 hours, sometimes a little bit more than that, we --
16 every commissioner got e-mails from residents on
17 Irving Street, expressing concern with height, or
18 expressing concern that we were destroying a park,
19 various reasons.

20 So, yes, the height is a concern that has
21 been expressed. And we had people show up at the
22 meetings to express those concerns.

23 MR. TURNBULL: Okay. But overall the general
24 feeling of the ANC was that there's a compromise for
25 the amount of affordable housing being retained in

1 the area, and the other amenities that go with this
2 project, dealing -- rather than just a scale of the
3 project itself.

4 MR. BOESE: Yeah, I would say within the
5 Commission and then Commissioners interacting with
6 each other, I think some of the concerns are
7 balancing the siting, how much of the space would
8 remain a park. I know one commissioner in particular
9 is not someone who generally believes that the
10 government will do what the government says they're
11 going to do. And I think that in some way this is
12 why the case that's before you has been parsed out
13 the way it is. We were very clear in going back to
14 our original resolutions that for us, park space had
15 to be preserved. And so that led to an interesting
16 conversation of, how does one do that? Does the
17 whole site get surplused and disposed of, in which
18 case you lose site control of the park half?

19 I know that it currently, it's only the
20 northern half that's going through the surplus and
21 disposition. One idea that I had floated was maybe
22 doing the whole site but having a restrictive
23 covenant for, you know, a use covenant.

24 So, trying to figure out how this could move
25 forward while protecting park space, that was a bit

1 of conversation. I think what's being proposed is
2 good because if the southern half of the property is
3 being retained as public land, then nothing can be
4 built on it with again, without going through the ANC
5 process and without coming before you all here to
6 decide if it's appropriate.

7 MR. TURNBULL: Okay. Great. Thank you.

8 CHAIRMAN HOOD: Any other comments or
9 questions up here? Okay. Let's see if anybody has
10 any cross. Does the applicant have any cross?

11 Okay. 1B is not here. Bruce Monroe, you
12 have any cross? Park Morton, you have any cross?
13 Okay. Thank you very much, Chairman Boese. We
14 appreciate it.

15 MR. BOESE: Thank you.

16 CHAIRMAN HOOD: I wanted to call ANC 1B. I
17 see they're not present. They do have a letter in
18 the file which is our Exhibit 28. And it talks about
19 a number of -- the applicant further agrees to offer
20 the following public benefits. It goes on to talk
21 about that, and also mentions that the applicant --
22 ask if the applicant can give serious considerations,
23 and I'll Mr. Glasgow when he comes, up, the status of
24 some of the considerations that ANC 1B had asked for.

25 Okay. Let's go, what do our new rules say?

1 Yeah, the parties in support now. Do they have to
2 all divide that up?

3 MS. SCHELLIN: Party in support has the rest
4 of the time. They have 17 minutes.

5 CHAIRMAN HOOD: Party in support. Okay.
6 Let's let our party in support come forward.

7 MS. SCHELLIN: Cassandra.

8 CHAIRMAN HOOD: Park Morton Resident's
9 Council.

10 MS. SCHELLIN: Right.

11 CHAIRMAN HOOD: Sandra Jackson.

12 MS. SCHELLIN: There's two of them.

13 CHAIRMAN HOOD: Okay. Or Tamika White.
14 Instead of Tamika White.

15 MS. SCHELLIN: Right. Right.

16 CHAIRMAN HOOD: So, you all have 17 minutes.
17 And our opposition party splits, how much time was
18 it?

19 MS. SCHELLIN: They're going to -- there's
20 only one opposition party so they have --

21 CHAIRMAN HOOD: Only supposed to have one.

22 MS. SCHELLIN: -- 43 minutes.

23 CHAIRMAN HOOD: Forty-three minutes, if they
24 need it.

25 MS. SCHELLIN: If they need it.

1 CHAIRMAN HOOD: Are you Ms. Jackson? Are you
2 Ms. Jackson?

3 MS. SCHELLIN: Ms. Jackson is right there.

4 CHAIRMAN HOOD: Okay, Ms. Jackson. Good
5 evening. You may begin.

6 MS. JACKSON: [Speaking off mic.]

7 CHAIRMAN HOOD: Turn your microphone on.
8 Identify yourself first, also.

9 MS. JACKSON: All right. I'm Cassandra
10 Jackson. I am a long-time resident of Park Morton.
11 I'm one of the few seniors that's left there on the
12 property. I also am in dire need of this new
13 construction for the benefit of our families, me in
14 purpose because my husband, he is in the hospital at
15 this moment, he is in the nursing home because of,
16 you know, living conditions and it's -- he won't be
17 home no time soon until affordable living steps in.
18 At this point in time I'm putting out more money than
19 I'm bringing in, so.

20 And, you know, speaking on the other half of
21 my residents, and my senior residents mainly is that,
22 everything in that area has benefitted us for so
23 long, such as the hospitals, clinics, even down to
24 our little bus routes that run when they want and
25 all, you know.

1 But I think it's best interest for us and I
2 think the people that have sat on that property a
3 long time, it's time for a change. And the change is
4 not dispersing us, the change is doing, you know,
5 right by us, and for us. And I think right now
6 that's all I have to say because I feel like I'm on a
7 guillotine, cut.

8 CHAIRMAN HOOD: Okay. Thank you. Who's
9 next?

10 MS. HIGH: Good evening. My name is Ms.
11 Sonta High. I have been a park Morton Resident for
12 15 and a half years. I reside there with my two
13 children, Atira and Amorissa (phonetic) High, ages 16
14 and two, and to summarize who I am and where I come
15 from, and what I stand for will take up too much of
16 my time so I'm just going to cut straight to the
17 chase because I'm a forthright person.

18 And living in Park Morton has been very
19 difficult at times with the crime that has been there
20 in the past, and the little that remains today. I
21 have personally fought the good fight to take back my
22 building from the junkies and the pushers who were in
23 and around my building, on the playground where my
24 oldest daughter played frequently, and in common
25 areas.

1 Excuse me. This was a first step to the
2 betterment of the place that we call home. The
3 second step was going to relationship with my
4 neighbors, and we have done that, we've accomplished
5 that very well as we're a unit in our building.
6 We've connected so well that we can receive each
7 other's mail, both packages, and even celebrate
8 together like family during the holidays. This is
9 true definition of a community.

10 How many of the opposing team can say the
11 same? I, as an individual bring advocacy,
12 leadership, love, friendship, honestly, laughs,
13 support, and family to Park Morton. This is what I
14 contribute to my community as I was raised in a
15 community that believed it took a village to raise
16 the children.

17 My oldest, who is 16 years old is a high
18 honors student, a recipient of the President's
19 Education Award, and an inductee into the National
20 Society of High School Scholars. She is a People to
21 People Student Ambassador Alumni, a current student
22 at the Dance Institute of Washington, a model, a good
23 friend to the kids in our neighborhood, a mentor to
24 her peers, a positive decision maker, and so much
25 more, yet she remains humble.

1 Our community has learned to speak very
2 highly of us simply because of the dedication and the
3 commitment we exude. Why wouldn't anyone want to
4 live next to a student of such high caliber? Why?
5 Because, in the eyes of those who oppose us, we're
6 poor and undeserving. To those who oppose us, having
7 a garden and a dog park is more important than
8 housing families who so desperately need the change.
9 Not only for our current Park Morton residents, but
10 for future residents as well.

11 Why should my daughter, Atira, who is
12 striving to be a doctor, with a current 3.58 GPA to
13 prove it, not deserve a better quality of life? Why
14 shouldn't my youngest daughter, who can be anything
15 she wants to be, deserve to have a home that she can
16 be proud of? With all that Atira has attained, and
17 continues to strive for, the last thing that she and
18 her baby sister should have to worry about is having
19 a place to live that their friends and our family
20 will not be afraid of visiting simply because of the
21 reputation it once carried.

22 We, as a family, should not have to continue
23 living in a home that most of you would not dare
24 place your families in. Why is it good enough for
25 ours and not yours? I tell you today, that it is

1 not. I stand before you today or sit rather, I'm
2 sorry, as an active member of my community, as a
3 mother, as a Steering Committee members, chairperson
4 of the Relocation Reentry Committee, a friend, a
5 person on a fixed income, and lastly, a survivor of
6 bi-polar depression.

7 I, and many others like me, all deserve the
8 same opportunities to live in a safe healthy
9 environment that would allow us and our children to
10 all thrive mentally, physically, emotionally, and
11 productively. And to add to my statement, I want to
12 share this with you. This is a Park Morton Poem that
13 I personally wrote.

14 I'm here today to share my view of the
15 process that has come to light. Since it has
16 started, many have departed this difficult fight.
17 They've given up hope in ever having a true place
18 they could call home, a real community with vibrant
19 neighborhoods in a place that doesn't resemble an
20 astro dome.

21 The redevelopment will bring a change that
22 refresh things anew, but many of the people who
23 oppose have a view that's obscured. Try to see this
24 from our point of where we're tired of living in
25 squalor, and here I am, a proud mother of a brilliant

1 scholar.

2 Where you failed to see the human side
3 because we're mostly people of color, many of the
4 angered people that don't support this project don't
5 even know each other. A park or a home, this is a
6 choice that ultimately must be made, and when it
7 comes down to those that oppose, they prefer to sit
8 in the shade. Under the big old tree or walking
9 their dog through the public park that was supposed
10 to have been a replacement school right from the very
11 start. Lies were told, money exchanged, and this is
12 what we've got, a mess and a half with angry
13 neighbors who've grown attached to this plot.

14 So share some love to release the anger
15 because neighbors are what will be. Time will reveal
16 all things including great people. You just wait,
17 you'll see.

18 CHAIRMAN HOOD: Thank you. Next.

19 [Applause.]

20 MS. BRYANT: My name is Kendra Bryant, and
21 I'm a resident of Park Morton. I've been living
22 here, living there since May of 1999. My two sons
23 lived here and both of them graduated from Cardoza
24 Senior High. I would love to thank Chairman Hood and
25 the Zoning Commission for giving me this opportunity

1 to speak before you.

2 This project matters to me because I love
3 living in the area of Georgia Avenue and Petworth
4 Metro Station. This is near my CVS Pharmacy, I live
5 near a great bus line. My voice matters because I'm
6 a native D.C. Washingtonian, and I've seen this area
7 during both the good and the bad times. What I love
8 is the residents, and the residents love and truly
9 care about the property of Park Morton.

10 We are truly striving hard to continue living
11 on the property and be placed in an area that is
12 suitable for all of their residents, both young and
13 old.

14 I don't know why people feel that we don't
15 have enough sense to fight or speak up for our
16 housing. I want to see the actual property of Park
17 Morton to be redeveloped in a timely and efficient
18 manner. Building first means we'll be able to be
19 placed in the area so that once they build the new
20 property residents can and will move into them.

21 I really want to take this opportunity to
22 thank you all for your cooperation and prompt
23 attention in this matter.

24 CHAIRMAN HOOD: Thank you. Next.

25 MS. HIGH: Ms. Davis is nervous about

1 speaking in public, so I'm going to read her
2 statement for her. This is testimony of Sarah Davis.

3 "I am frustrated with the process because we
4 do not know what is going to happen or what the
5 developers will do. I would like to have the option
6 of an immediate return if I do not like where I'm
7 living. We're not sure when Section 8 certificates
8 will be available and I personally do not want to
9 live in a high rise building. I'd be more comfortable
10 in the multi-family building or in a townhome.

11 I am in support of the redevelopment, only if
12 the Park Morton families can have their first choice
13 in their new home. I'm only in support of this
14 project if my family and I can come back. I would
15 like to see something in writing to support this.

16 I think that the development team is doing a
17 good job. I only trust Shawn, Ms. Sandy, and the
18 lady on the development team, Latoya. I think that
19 this could be a good thing for the residents because
20 we are tired of living in terrible conditions. The
21 walls are falling, it has cracks in it, the
22 maintenance team does not repair things in a timely
23 manner. Our sinks sometimes back up black stinky
24 water. We have lead paint here, asbestos, and lead
25 pipes. This place is not suitable for residing.

1 And this is the testimony of Ms. Sarah Davis
2 sitting to my right. She is a resident of 615,
3 apartment 22. And thank you for your time.

4 CHAIRMAN HOOD: Okay. I want to thank all of
5 you and you said something that really strikes with
6 me. You fought the good fight. You have to keep --
7 stay the course, and keep the faith.

8 What I will say, though, I think the young
9 lady who just read her testimony who is a little
10 nervous, don't be nervous. But the young lady who
11 you just read her testimony, I think whoever that is.
12 Whoever's Shon. Who is Shon?

13 MS. HIGH: That's me. That's my nickname.
14 My name is Shonta.

15 CHAIRMAN HOOD: Oh, oh, Shonta.

16 MS. HIGH: But they -- everybody knows me as
17 Shon.

18 CHAIRMAN HOOD: Is that spelled with an S or
19 a C. C or S? Shonta?

20 MS. HIGH: S.

21 CHAIRMAN HOOD: S. Okay. S-H-A-U-N-T-A?

22 MS. HIGH: O-N-T-A.

23 CHAIRMAN HOOD: O-N-T-A. Okay.

24 MS. HIGH: Yes.

25 CHAIRMAN HOOD: All right. Well, she named

1 through somebody on the development that she trusted
2 too, right?

3 MS. HIGH: Latoya.

4 CHAIRMAN HOOD: Where is Latoya. Okay. Now,
5 Latoya, you heard that, she trusts you. So you going
6 to make sure you going to work with her, okay?
7 Because that is a concern that we hear quite a bit in
8 other developments across the city, and that's the
9 concern that I know this commissioner has in making
10 sure that the residents who stayed there during the
11 tough times will be able to stay there during the
12 good times. So, that's kind of where I am.

13 But it seems like Latoya has your back. Am I
14 right, Latoya?

15 LATOYA: Yes.

16 CHAIRMAN HOOD: Okay. Any questions up here
17 of this panel?

18 Okay. Does the applicant have any cross?
19 ANC? Chairman Boese? Again, ANC 1B? Bruce Monroe?
20 I'm sorry, okay. And this is Park Morton.

21 Okay. Thank you all very much. We
22 appreciate your testimony.

23 MS. HIGH: Thank you. You all have a good
24 evening.

25 [Applause.]

1 CHAIRMAN HOOD: Typically we don't allow any
2 demonstrations in the hearing room, but I wasn't
3 going to say that so, just telling you that just in
4 case we get to that point, but that's fine.

5 Where are we at now, Ms. Schellin? Parties
6 in opposition? Individuals? Okay. Let me get my
7 screen up.

8 Okay. So, we're going to take individuals in
9 support. Let me see, Ms. Schellin, you help me with
10 this. Tyi Goddard. Where is it? Oh, okay. I see
11 it now. Okay. Ms. Anna Applebaum, Audra Grant. And
12 if I mispronounce your name, if it sounds like it,
13 just come forward. Elizabeth Heyman, Sarah Novick,
14 Jews United for Justice, Craig Keenan, Cynthia
15 Keenan. I think that's eight people I've called.

16 How many chairs? One, two, three, four.

17 Okay. I need to make sure everybody fills out cards
18 so we can report the record. So, please make sure
19 you fill -- actually, what I like for folks to do is
20 to fill out your cards before you come up and hand
21 them to the court reporter.

22 Okay, I think we have room for one more.
23 Where did I stop, Ms. Schellin. Is Craig and Cynthia
24 Keenan here? Okay. Derek Brock. Okay.

25 So, make sure we fill out cards, and those

1 who are coming up to testify afterwards, whether
2 you're a proponent or an opponent, make sure you fill
3 out your cards before you come so we can give them to
4 the court reporter.

5 Okay. We're not going to wait on that.
6 Let's just go ahead and get started. Okay. So,
7 everyone else who comes up, make sure you have your
8 cards filled out. They're back on the table near the
9 door to my left.

10 Okay. You may begin.

11 MS. APPLEBAUM: Hello, and thank you very
12 much for hearing my testimony today. My name is Anna
13 Applebaum. I'm a resident of Ward 1, and I'm a
14 community leader with Jews United for Justice.

15 I moved to Washington, D.C. about two and a
16 half years ago. And before I moved here I heard all
17 kinds of warnings about D.C. from people I knew,
18 about what it would be like as a community, that it
19 doesn't have a local character, or its' all about
20 national politics. And in fact for people on the
21 outside looking in this vision of D.C. might make
22 some sense. National politics, as we all know, often
23 dominates local news, and a city that's a hub of
24 domestic and foreign policy is expected to turn its
25 gaze outward, not inward.

1 But once I moved here, though, and once I
2 started looking from the inside out, I realized how
3 fundamentally wrong that perspective is. D.C. has
4 such a wonderful unique local government through its
5 ANCs, that people that I know actually know who
6 represents them on the most local level.

7 D.C. has community institutions, such as the
8 Florida Avenue Grill, just blocks from my apartment,
9 that are so full of local character and vibe. And
10 D.C. is full of committed and passionate residents
11 who love their city and who care deeply about it and
12 what happens here. You're looking at a room full of
13 them right now.

14 And many of these people, unlike me, have
15 lived here for a really long time and they have a
16 true stake in what happens here.

17 But there was another warning that I
18 received, and this one still rings true, which is
19 that housing is so, so expensive. And given the
20 rapid increase in housing costs and the fact that
21 half of D.C.'s affordable housing has disappeared in
22 the past 10 years, how can anyone afford to stay
23 long-term? Most importantly, how can the people who
24 have lived here for years who have built up the
25 neighborhoods, who have created and sustained D.C.

1 institutions, people like Park Morton residents, how
2 can they afford to stay?

3 And will they, as in the case of Park Morton
4 residents, be forced to live in substandard
5 conditions just so they don't have to leave their own
6 neighborhood? Or can we commit to ensuring that D.C.
7 residents deserve housing that is both affordable and
8 safe, and dignified?

9 Now, as I just said, I'm a newcomer to D.C.
10 I obviously was a lucky beneficiary of housing that
11 happened to be available for a new resident. But
12 that's one of the great things about the proposed
13 Park Morton redevelopment. It creates room for all
14 of us. New comers can bring energy to a
15 neighborhood, and in a fundamental way, they're part
16 of the endless cycle of incoming and outgoing
17 residents that a city always experiences.

18 But new comers are new. We don't know
19 community traditions. They're not going to organize
20 the annual block party. A healthy community is one
21 that has newer and older residents, and remains
22 welcoming to all. That's why a mix or market rate
23 and affordable housing makes sense, and that's why
24 the Park Morton redevelopment makes sense.

25 Communities are strong when all people who

1 live in them get a chance to thrive. And we need
2 safe and affordable housing to thrive. Thank you.

3 CHAIRMAN HOOD: Thank you. Next?

4 MS. GRANT: Good evening. My name is Audra
5 Grant and I live on Water Street, across the alley
6 from the Park Morton building. I'm also president of
7 the Ladray Mortor Neighborhood Association
8 (phonetic), and I'm co-chair of the Bruce Monroe/Park
9 Morton Steering Committee.

10 I'd like to express my support overall for
11 the Bruce Monroe/Park Morton development project and
12 respectfully ask you commissioners, to pass the
13 consolidated PUD.

14 The development would fulfill a critical need
15 for affordable housing, of which there is a deficit
16 in the District of Columbia. Park View, the
17 surrounding neighborhoods, and the city, are growing
18 rapidly, and the need for housing that is safe and
19 affordable for a diverse segment of the population is
20 critical, particularly for our neighbors who reside
21 at Park Morton.

22 The Bruce Monroe location at Park View, or
23 allows Park View to welcome a wide range of families,
24 and create a vibrant diverse community of residents,
25 rather than segregating residents to other

1 communities.

2 The current plan for Bruce Monroe reflects
3 input from the Park View community gathered over
4 several designed charrettes that were open to the
5 public, and through organization stakeholders
6 represented on the Park Morton/Bruce Monroe Steering
7 Committee, which has represented community questions,
8 or which has presented community questions and
9 concerns. The Steering Committee also holds open
10 meetings quarterly.

11 Additionally, their proposed community
12 benefits package, also developed in consultative
13 processes through the Steering Committee, satisfies
14 needs of the Park View community for a range of
15 amenities, including increased bike shares, street
16 scaping, and greenery around the sites, traffic
17 calming measures, and other items.

18 Importantly, however, the development design
19 includes at the Bruce Monroe site, preservation and
20 improvement of the existing park and green space,
21 which will enjoy access from all neighbors in Park
22 View and nearby communities.

23 The presence of a developed park on the Bruce
24 Monroe site will bring a much needed aesthetic to the
25 neighborhood and provide an even better opportunity

1 for the park to be a focal point for community
2 activities and recreation for all families.

3 As Georgia Avenue is on the precipice of
4 significant development that would bring business and
5 commerce to the lower Georgia Avenue corridor, the
6 development effort would bring benefit, the benefit
7 of residents who need access to shopping and other
8 retail amenities. The project, in addition to
9 providing housing therefore, also contributes,
10 ultimately, to sustainable economic growth along
11 lower Georgia Avenue. Everyone should have the right
12 to housing that is safe, secure, habitable, and
13 affordable, and should do so with dignity, peace, and
14 security.

15 The plans proposed for Bruce Monroe fulfill
16 these requirements where as other locations do not,
17 and would bring, instead, displacement of residents
18 causing loss of access to facilities and critical
19 services that are part of resident's community social
20 networks.

21 One of the dynamics that we've seen
22 throughout this process are efforts to capture
23 viewpoints on this heated issue through the conduct
24 of surveys, which I applaud. However, the survey
25 conducted in 2015, which supposedly reflects

1 community views, has questionable validity and I'm
2 happy to answer questions about that if anyone has
3 them.

4 In the meantime, I do hope the Zoning
5 Commission passes the consolidated PUD and thank you
6 for your time.

7 CHAIRMAN HOOD: Okay. Thank you. Next.
8 Turn your mic on.

9 MS. GODDARD: Can you hear me now?

10 CHAIRMAN HOOD: Yes.

11 MS. GODDARD: Yes, good afternoon. My name
12 is Tyi Goddard and I oppose it, and let me tell you
13 why I oppose it. I want to be clear. We're not
14 opposing affordable housing. We're opposing the size
15 of the building. The building is too large for that
16 community and if you go and do research, in a
17 residential area, that is one of the largest
18 buildings around there. The buildings that I heard
19 them talking about is the buildings that are around
20 subway stations.

21 Another concern that we're having is the
22 heavy traffic. As you can -- as you have heard, it
23 is busy traffic already there. With this large
24 densities of people, traffic will be even heavier.

25 Another issue is parking. There is not

1 enough parkings for the people that live there. So
2 with additional people, there won't be enough
3 parking. So, we need to address the parking issue,
4 the traffic issue, and the height of the building. I
5 want to be clear what my standing is. I'm not
6 opposing Park Morton people coming to our
7 neighborhood, we welcome them. What I am opposing is
8 the size of the building, the density, the mass, the
9 large proportion of people that is coming.

10 And I'm also concerned about the playground
11 for the children who are presently there. They need
12 somewhere to go, safe, to congregate, and that's
13 another issue that I'm concerned with.

14 Thank you all for listening and I hope that
15 my testimony comes clear as how I want it to come
16 clear so it won't be no misunderstanding. Thank you.

17 CHAIRMAN HOOD: Okay. Thank you. Let me
18 just say, I actually called you up, and I should have
19 called you up later. I have you up with the
20 proponents, but we definitely take note that you are
21 an opponent --

22 MS. GODDARD: Yes.

23 CHAIRMAN HOOD: -- of the project. So, okay.
24 That was my mistake. Okay. Next.

25 MS. KEENAN: Good evening. I'll speak on

1 behalf of both of us. My name is Cynthia Poracal-
2 Keenan (phonetic). This is my husband, Craig Keenan.
3 We're residents of Ward 4. I used to live close to
4 Park Morton, near the Petworth Metro. I know the
5 area well. For many people, Washington, D.C. has
6 become unaffordable. People who have lived here for
7 generations are being pushed out by the rapid
8 development the city has seen in recent years. And
9 it has never been my desire to live in a homogenous
10 city. In fact, one of the things I love most about
11 D.C. is its diversity.

12 People of all different races, religions, and
13 backgrounds live here, and it is vitally important to
14 me that that diversity continue to exist. This can
15 only happen if we maintain and increase affordable
16 housing.

17 I have met some of my neighbors from Park
18 Morton and I have seen where they live. They are
19 decent hard-working people who should not have to
20 endure unclean, unsafe conditions. They deserve
21 better. I firmly believe that every man, woman, and
22 child deserves a clean and safe place to live. Every
23 man, woman, and child deserves to live with dignity.

24 The conditions in which my neighbors at Park
25 Morton currently live are unconscionable, and I

1 believe the City needs to prioritize Park Morton's
2 redevelopment and the development of the Bruce Monroe
3 Temporary Park into safe, quality, affordable
4 housing. Green space is a great thing. I enjoy
5 D.C.'s parks as much as any other resident, but we
6 cannot prioritize a piece of land which was never
7 intended to be a permanent park over the lives and
8 well-being of our fellow D.C. residents. Especially
9 when this redevelopment project ensures that the
10 community will still have park space at the end of
11 the day.

12 In closing, I would just say that we recently
13 got married and we hope to start a family soon. It's
14 important to me to raise my future children in a
15 place where all people are valued and where it is not
16 simply accepted that some of our neighbors live in
17 squalor. I want to be able to take pride in my city.
18 For this reason I stand with my neighbors at Park
19 Morton. I stand with low and moderate income
20 residents across the city who both seek and deserve a
21 decent place to call home. Thank you.

22 CHAIRMAN HOOD: Thank you. She spoke for
23 both of you. Okay. Wise decision. Next.

24 MS. HEYMAN: Good evening, Commissioners.
25 Thank you for the opportunity to testify before you

1 tonight. My name is Elizabeth Heyman. I'm a Ward 1
2 resident, and also a community organizer with Jews
3 United for Justice, a D.C. based grass-roots
4 organization that organizes thousands of people in
5 the local Jewish community and beyond to fight for
6 social, racial, and economic justice.

7 There is a central teaching in Judaism that
8 says, shalom bayit, that you should have peace and
9 harmony in your home. And being able to come home to
10 a space that is safe, sound, and where you belong, is
11 essential to a dignified life.

12 Jewish tradition also teaches that a home
13 must be permanent and honorable. While many in our
14 Jewish community don't have to worry about the
15 permanence or dignity of their housing, there are far
16 too many people in our city who do. My community
17 supports our neighbors to ensure that everyone in our
18 city is able to maintain peace in all of our homes.

19 We really need to replace these dilapidated
20 apartments of Park Morton without badly pushing out
21 residents of their neighborhoods.

22 [Timer sounds]

23 Was that my time? No. Okay. Great.

24 And that neighborhood badly needs more
25 affordable housing options for hardworking residents.

1 As a resident of Ward 1, I have heard the
2 concerns about the park being used for development
3 purposes. And while I understand those, under the
4 current redevelopment plan half of the park will stay
5 intact. We're talking about a rapidly changing,
6 homes value rising, desirable urban neighborhood that
7 has other nearby parks and recreation facilities.

8 Under the current proposal we can have both a
9 generally sized park -- generously sized park, and
10 more housing for people who really need it without
11 displacing them from their current homes in the
12 neighborhood. Changing the plan in order to hold on
13 to the existing temporary park represents a huge cost
14 to the neighborhood and its residents, both in terms
15 of pushing them out and in terms of losing an
16 opportunity to build badly needed housing.

17 I'm grateful that we don't have to choose
18 between dignified homes for D.C. residents and having
19 recreational outdoor space in our neighborhood,
20 because there is enough space for both.

21 CHAIRMAN HOOD: Can you give us your closing
22 thought, please?

23 MS. HEYMAN: Yes. The idea of peace in the
24 home, shalom bayit, extends beyond the walls of one
25 family's apartment. It also extends to the community

1 that we live in. In order to create a peaceful and
2 harmonious community to ensure that D.C. residents
3 are not displaced and can live in safe and dignified
4 homes, I urge you to approve the PUD and support our
5 neighbors. Thank you.

6 CHAIRMAN HOOD: Okay. Thank you. And I'm
7 not picking on you, I'm just going to make this
8 announcement now because I know we have quite a few
9 people who would like to testify. Once you hear the
10 buzzer, I would ask for you to give us your closing
11 thought. And that means, like the next sentence and
12 then so the next person beside you can be able to
13 testify to the Commission. Okay?

14 All right. Thank you. Next.

15 MS. NOVICK: Good evening, and thank you,
16 Chairman Hood and Members of the Zoning Commission
17 for the opportunity to testify tonight. My name is
18 Sarah Novick, and I am a community organizer with
19 Jews United for Justice.

20 I'm here tonight to advocate for your
21 approval of the consolidated PUD. I urge you to make
22 it possible for the Park Morton apartments to be
23 redeveloped by ensuring that Bruce Monroe temporary
24 park can be used as a Build First site.

25 You're going to get a bit of a Jewish

1 tradition lesson tonight from me too. Jewish
2 tradition teaches that each person is made b'tzelem
3 elohim, or made in the image of God. Every human
4 being has value and worth and should be treated with
5 loving kindness, respect, and dignity. If we were
6 truly to treat one another as though we were made in
7 God's image, we in this city would not allow
8 thousands of families and individuals to live in
9 unsafe, undignified, unacceptable conditions as
10 public housing residents.

11 We at JUFJ believe that housing is a human
12 right. Each person deserves a safe, stable, and
13 secure home; a home that provides the foundation for
14 each of us to live full and dignified lives.

15 JUFJ has been working in solidarity with Park
16 Morton residents and Bread for the City for almost a
17 year now. We fully support the Park Morton
18 resident's demand for livable housing. The
19 consolidated PUD is the best way to accomplish this.
20 Over this past spring and summer we canvassed the
21 neighborhood and spoke to people who live on Kenyan,
22 Harvard, Irving, Columbia, Hobart, and Sherman
23 Streets. These people represent the project's
24 neighbors. This project will be going in their back
25 yards.

1 Of the people we spoke to, 43 supported the
2 development plan and 17 opposed it. Additionally, in
3 the last three weeks over 100 District residents
4 signed a petition in support of the development plan.

5 JUFJ also supports D.C. Housing Authority
6 Resolution 1606, which states that Park Morton
7 residents should not be subject to unjust
8 requirements in order to move into their new homes.
9 We ask that you have the developers include this
10 resolution in their zoning documents and commit to
11 abide by it.

12 We all know that D.C. is growing fast. Many
13 people in the District are thriving and the housing
14 market is booming. At the same time there is an
15 undeniable affordable housing crisis. Too many
16 people with low and moderate incomes struggle to find
17 and afford housing. The Park Morton project also
18 illustrates the shameful condition that many public
19 housing residents are forced to live in. If
20 approved, this development will aid in the growth of
21 D.C.'s affordable housing stock, making it possible
22 for individuals and families to remain in the
23 District rather than being displaced. It will also
24 set a precedent for successfully redeveloping public
25 housing in a way that respects people who live there,

1 while also expanding housing options to everyone.

2 We acknowledge the less than idea parts of
3 this project, the loss of park space is not ideal.

4 The taller buildings are not ideal. The partial
5 privatization of public housing is not ideal.

6 However, the residents of Park Morton have been
7 neglected and subjected to subhuman living conditions
8 for far too long. This solution is the best we're
9 going to get and we need you to make sure it happens.

10 A primarily white organization with an active
11 millennial base, JUFJ is acutely aware of our role in
12 the gentrification of D.C. Our awareness of the
13 system and our individual acts to try to counter its
14 negative effects are not enough. We urge you to
15 implement a systemic solution to this systemic
16 problem. Park View, Pleasant Plains, and Georgia
17 Avenue are thriving and will continue to do so, but
18 this must not be at the expense of people who have
19 long called these neighborhoods home.

20 In this time of massive economic development
21 across the District, the people who have invested
22 their lives here, including low income families,
23 people of color, seniors, and people with
24 disabilities must not be displaced. You, the Zoning
25 Commission, can and should institute safeguards

1 against displacement, and approving this PUD helps to
2 do that. Thank you again for the opportunity to
3 testify.

4 CHAIRMAN HOOD: Okay. Thank you. Next.

5 MR. BROCKBANK: Good evening. My name is
6 Derek Brockbank and I've lived in Columbia Heights
7 for over 12 years, and I've lived at Park Road and
8 Georgia Avenue for over eight years now.

9 Now, what I love about Washington, D.C., Ward
10 1, and my neighborhood in particular, is the
11 incredible diversity, racial diversity, religious
12 diversity, economic diversity. If you look at the
13 panel in front of you we are a makeup of America.

14 Young enthusiastic recent grads move in next
15 to grandmothers who live in the same house their
16 grandmother's lived in. Artists and plumbers and
17 entrepreneurs and hill staffers live side by side.
18 We, as a city, have a progressive belief that places
19 value on this diversity and we know that we are
20 better as people when we share each other's
21 experiences and put community ahead of personal gain.

22 But upholding that community is difficult. A
23 lot has changed since I moved to Park View. 11th
24 Street only had the Wonderland Ballroom. The Bruce
25 Monroe site was an operating school. Georgia Avenue

1 had fewer occupied storefronts, and recently side
2 street row houses seem to pop up on a daily basis. I
3 can only imagine changes some of my neighbors have
4 seen.

5 In eight years I have been fortunate to see a
6 lot of prosperity move into the neighborhood. But
7 while most of this development has, in my opinion,
8 been good for the neighborhood, it has also made the
9 neighborhood less affordable. Which is why I support
10 the zoning for the Bruce Monroe site, and why I think
11 it is so important to allow the Bruce Monroe site to
12 be partially developed in conjunction with the Park
13 Morton redevelopment. Our neighborhood and our city
14 needs affordable housing. Park Morton is past the
15 point of being renovated, and the Park Morton
16 apartments need to be torn down and redeveloped. We
17 need to allow long-time residents to stay in the
18 community, and we need to do this soon.

19 The city has left Park Morton residents in
20 limbo for far too long. They have been told
21 redevelopment was coming for the entire time I've
22 lived in Park View, and my understand is, much longer
23 than that.

24 Affordable housing is getting harder to find
25 and the longer this city waits to add affordable

1 housing, the more people get displaced. This
2 proposal keeps a permanent park along Georgia Avenue,
3 which I'm thrilled about, and as little as five years
4 ago seemed, in my mind, quite unlikely. And while
5 increases building heights on both Georgia Avenue and
6 Park Road if the zoning is upheld, it keeps with the
7 main -- with the intent of D.C.'s urban planning,
8 with main avenues having taller buildings and side
9 streets having shorter buildings.

10 Approving this zoning, together with Park
11 Morton zoning is supporting the use of Bruce Monroe
12 site for a hugely important public purpose of
13 providing affordable housing, allowing longtime
14 residents of Park Morton to have quality housing
15 while staying in the neighborhood and supporting a
16 economically diverse community in Ward 1. All while
17 maintaining a permanent park on Georgia Avenue.

18 Finally, I understand the frustration with
19 the process that has brought us to this proposal.
20 I've been frustrated too. But my frustration is with
21 how long it's taken. I have spoken at dozens of
22 meetings over the past eight years, and attended and
23 missed dozens more. We've heard promises of timely
24 improvements, only to see more delays. There has
25 been copious time for public input. Our city

1 government needs to stop talking and start acting,
2 and so I strongly urge you to move forward with Park
3 Morton and Bruce Monroe development as soon as
4 possible.

5 CHAIRMAN HOOD: Okay. Want to thank you all
6 for your testimony. Let's see if we have any
7 questions up here. Any comments up here? Okay.

8 Let's see if we have any cross. Does the
9 applicant? ANC 1A? 1B? Bruce Monroe? And Park
10 Morton?

11 Okay. Thank you all very much. We
12 appreciate your testimony.

13 Okay, Michele Leah, Leslie Cravo-Kaufman
14 (phonetic), Julia Conte, Allison Fisher, Bridget
15 McDermott, Erika Ruiz, Cheryl Cort, and I think I can
16 get one more, Ms. Schellin. I think there's eight
17 seats up here. Oh, nine. There's eight? I only
18 called seven. Okay. Mark Andersen.

19 MS. SCHELLIN: If you have testimony, if
20 you'd please give it to me before you sit?

21 CHAIRMAN HOOD: Again, let's make sure our
22 cards are filled out before you come up.

23 Again, I'm going to ask that those who know
24 they're going to testify, if you watch the board,
25 please make sure the cards are already filled out

1 before you come up. Okay?

2 Let's start to my right, your left. You may
3 begin. Turn your mic on. Thank you.

4 MS. LEAH: My name is Michele Leah, and I'm a
5 volunteer with Jews United for Justice. I live in
6 Columbia Heights and I walk through Park View almost
7 every day. I often work for my start-up at a coffee
8 shop on Georgia and Lamont.

9 It may be hard to imagine, given my current
10 privilege, but I know what it's like to face the
11 prospect of losing my housing and being forced to
12 relocated. When I was a teenager my father became
13 unemployed for an extended period of time. My mother
14 didn't work due to mental illness, and when I was a
15 junior in high school we found ourselves on
16 government assistance.

17 Our housing situation became unstable and the
18 possibility of being forced to move from the
19 neighborhood that I grew up in, from my school mid-
20 year where I knew my teachers and had friends, became
21 a real threat. Through a turn of fate our situation
22 improved drastically just in time to save us from
23 moving. However, had it not, the effects could have
24 rippled through the rest of my life.

25 Switching schools at that point could have

1 been detrimental to my grades, to my social
2 adjustment. It's possible that I would have been
3 less interested in applying to colleges, or less able
4 to develop the skills needed to attend, as I would
5 have been focusing my attention on readjusting to a
6 new environment. This experience is part of why I'm
7 so passionate about fighting for affordable housing
8 here in D.C.

9 The Park Morton public housing apartment
10 complex is in dire need of repair, and this
11 redevelopment is a good thing. However, the current
12 residents of Park Morton should not have to be
13 displaced to other neighborhoods far away from their
14 jobs and schools. I know how scary and damaging that
15 prospect is.

16 Bruce Monroe is a temporary park site that is
17 underused and half vacant. This development will
18 ensure that there is permanent park space with the
19 potential for play areas, a community garden, and
20 sports areas as part of the redevelopment. The whole
21 neighborhood will benefit from having permanent green
22 recreation space.

23 The Save Bruce Monroe Park group's concern is
24 borne out of racism and classism. Some of my
25 neighbors are crying out, "not in my back yard." I

1 say, "yes, in my back yard." I fully support a
2 development on public land where two-third of the
3 housing will be affordable, a public housing
4 redevelopment planned in order to provide housing
5 without displacing residents from their neighborhood,
6 a development that adds affordable housing and other
7 amenities to a neighborhood without taking any
8 amenities away.

9 I have been a resident of this neighborhood
10 for three years and also grew up in the area, and
11 plan to remain for many more years. I feel that it
12 is important that we maintain the neighborhood
13 sustainably for all who live here. People are more
14 important than tennis courts. Thank you.

15 CHAIRMAN HOOD: Thank you. Next.

16 MS. CONTE: Hello. My name is Julia Conte.
17 I am a resident of Petworth and have had a garden
18 plot in Bruce Monroe Community Garden for the past
19 four years. The park has given me a sense of
20 belonging, community, and home in D.C.

21 During my second year as a garden member I
22 remember feeling so proud when I showed my plot to a
23 friend visiting from out of town. I had learned a
24 few gardening skills the year before and had
25 vegetables to show for it. That summer I picked

1 eggplant after eggplant, and got to meet some smart
2 energetic kids who enjoyed watering and even planted
3 some beans of their own.

4 As important as the park has been to me, I
5 know how important it is for Park Morton residents to
6 have safe, dignified housing. Over the years I have
7 heard from Park Morton residents and other housing
8 advocates about the poor living conditions at Park
9 Morton, as well as the long time the residents have
10 waited for the city to fulfil its promise of new
11 quality housing.

12 I believe that quality housing for all
13 residents is foundational in maintaining the vibrant
14 community that I have grown to love. While the
15 community will lose some of its space that it has
16 available to garden, play sports, and enjoy the
17 outdoors, this will provide the opportunity for
18 others to have a comfortable and welcoming space to
19 call their own.

20 Zoning a portion of this plan to be
21 designated towards this housing development is
22 necessary to ensuring that all residents of the area
23 have access to the fundamental aspect of a vibrant
24 community, quality affordable housing. Thank you.

25 MS. CORT: Good evening, Chairman Hood and

1 Zoning Commission. My name is Cheryl Cort. I'm with
2 the nonprofit called Coalition for Smarter Growth,
3 and I'm providing these comments on behalf of my
4 organization. We wish to express our enthusiastic
5 support for the Bruce Monroe redevelopment proposal
6 for 271 housing units to achieve the major public
7 benefits of a mixed income housing community and
8 innovative replacement of 94 nearby public housing
9 homes in a highly walkable, transit accessible
10 neighborhood.

11 Not only do we replace the public housing
12 units, but we also provide more than 100 additional
13 affordable units at the 60 percent area median income
14 level and remaining market rate units. This is an
15 important project that is being done in conjunction
16 with creation of a quality community park, highly
17 visible to Georgia Avenue.

18 The Bruce Monroe proposal should be
19 celebrated as a leading example of how to replace
20 aging public housing units with quality new homes for
21 current residents in close proximity to the existing
22 site. Residents at Park Morton housing complex will
23 be able to move from their existing apartments into
24 new homes at Bruce Monroe without having to make
25 multiple -- without having to move multiple times or

1 be displaced from their neighborhood.

2 Further, the mixed income development
3 provides a major community benefit through a new park
4 and a small amount of retail and community space on a
5 busy transit corridor.

6 While Bruce Monroe has been the site of
7 recreational uses for -- since the obsolete school
8 was demolished a few years ago, the public space was
9 not planned very well. The proposed development for
10 Bruce Monroe offers important public benefits in
11 providing more affordable housing along the bus line,
12 and walking distance to Metro, along with the quality
13 park for the community.

14 We recognize the careful planning of the
15 greater intensity of residential uses close to
16 Georgia Avenue that helps energize this major transit
17 corridor, and the townhouses placed in the rear of
18 the property, appropriately meeting the lower scale
19 of the residential block, stepping away from Georgia
20 Avenue. The taller buildings offer definition to
21 Georgia Avenue, and the new park, and the new street
22 in the rear of the site offers connectivity and
23 breaks up a large block.

24 Regarding transportation, we want to express
25 our support for DDOT's recommendation that every

1 residential or unit be offered a Capitol Bikeshare
2 membership for at least three years and provide Smart
3 Trip cards for each unit. The project could also
4 contribute to enhanced transportation choices by
5 expanding the existing Bikeshare station at the
6 location, or creating a new one nearby. While the
7 vehicle parking supply provides about a one to three
8 parking ratio, it does exceed the minimum. Although
9 I will say -- of the one to three. Although I will
10 say that actually the parking ratio would be one to
11 six, given that it's right on top of the largest bus
12 line in the entire region and within a half mile of
13 Metro stations. Plus the affordable housing units
14 mean that there's even less demand for parking.

15 So, reduced parking could save costs and we
16 could put the cost savings to good use. We also
17 appreciate the 99-year lease approach to retaining
18 the District retaining control of the land. Thank
19 you.

20 CHAIRMAN HOOD: Thank you. Next.

21 MS. McDERMOTT: Good evening. My name is
22 Brigid McDermott. I live in Ward 2 and I worship in
23 Ward 1. I urge the Commission to approve the Bruce
24 Monroe consolidated PUD because as a person of faith,
25 and a proponent of evidenced base policy, I judge it

1 the right thing to do.

2 I cherish the city's diversity, the diversity
3 of ethnicity, of income, of careers and of interest.
4 You can experience the vibrancy of this diversity any
5 time you visit Ward 1. I want a city designed to
6 integrate that diversity so that we all have the
7 privilege I've had of calling people from all walks
8 of life, friends. Certainly, I don't want a city
9 that allows the forced displacement of long-term
10 residents by gentrification.

11 However, I'm also aware that the city's
12 resources are finite. Evaluating evidence is part of
13 what I do as a statistician. That is why I am a
14 strong supporter of the Bruce Monroe development
15 plan. As I understand it, the main components of
16 this development plan are supported by the research.
17 It creates a mixed income community, rather than a
18 concentration of low-income housing. And this
19 benefits low-income families, especially children.

20 The Bruce Monroe plan increases the potential
21 for interaction between different community groups
22 because of the range of recreational facilities right
23 on the doorstep. It's consistent with the District's
24 comprehensive plan, which anticipates increased
25 density along Georgia Avenue, and it spreads the cost

1 between tax payers and commercial investors.

2 Also, this is the city's chance to take the
3 lead nationally with Build First innovation. The
4 Bruce Monroe development, as proposed, allows the
5 reallocation of families in public housing to mixed
6 income housing without displacing them from their
7 neighborhood. In my opinion the Bruce Monroe
8 development is an example of the way the city should
9 increase affordable housing. Certainly, the city is
10 moving towards getting it right with the Bruce Monroe
11 development plan.

12 I acknowledge that there are trade-offs in
13 accepting this development. But trade-offs are
14 inevitable. The development will include a one-acre
15 park, and I'm confident that creative landscaping
16 will make this an attractive permanent park that will
17 benefit everyone in the neighborhood.

18 In this case I feel the benefits of Bruce
19 Monroe project are just too good to miss, and I urge
20 you to approve this PUD. Thanks for your time and
21 attention.

22 MR. MILLER: Thank you. Next.

23 MS. FISHER: Good evening. I would like to
24 thank members of the Zoning Commission for holding
25 this hearing. My name is Allison Fisher, and I'm a

1 leader with Jews United for Justice, and a condo
2 owner who lives one block away from the temporary
3 Bruce Monroe park site.

4 I stand here to support building the -- I
5 stand here in support of the PUD and building the New
6 Communities initiative with the Park Morton neighbors
7 on the temporary Bruce Monroe park site.

8 I want to live in D.C. and in a neighborhood
9 that is open to all people and has quality affordable
10 housing for all residents. D.C. has one of the
11 highest economic disparities in the country. We need
12 housing at all income levels so everyone can have a
13 home in D.C.

14 My neighbors, the people who have lived in
15 Park Morton for decades as you've heard tonight,
16 deserve quality, safe, dignified places to live and
17 call home. They do not have this right now. Using
18 the Bruce Monroe park site will enable my neighbors
19 to stay in the community and have affordable safe,
20 and quality homes. There's no time to wait. We've
21 already been waiting too long for this redevelopment.

22 I sat through many meetings talking about
23 this project. I've gone door to door to talk to you,
24 folks in the neighborhood, about what's happening and
25 received many mosquito bites in the process.

1 The time to debate if this project is going
2 to happen is over. We owe it to Park Morton
3 residents to ensure that they're able to move into
4 quality new homes in the neighborhood as soon as
5 possible. The Bruce Monroe site will make this
6 happen.

7 This site will enable us to live out the
8 First Building principle, which I especially
9 appreciate. I lived in Chicago and saw one of the
10 last towers the infamous McCreery Breen building come
11 down. Those neighbors were scattered throughout the
12 city causing even more instability, including kids
13 changing schools, and community torn apart. I'm glad
14 that through this project D.C. will not be making the
15 same mistake.

16 As a newish neighbor, but one who plans to
17 stay for a while, I recognize my role in
18 gentrification. I recognize that by advocating for
19 more affordable housing, people will be able to stay
20 in their homes in D.C. I am excited that this
21 project will provide additional affordable housing.
22 We need more of affordable housing in D.C. We've
23 lost half of it already in the last 10 years.

24 The park is a benefit of living in the
25 community, and I'm glad that it will remain open

1 during construction and only half of it will be used
2 for housing. I am also well aware that Ward 1 has
3 the least park space of any of the wards in the city.
4 Stalling this project and jeopardizing the
5 redevelopment of Park Morton and the dignity of our
6 neighbors is short-sited. The lack of park space is
7 a larger issue and needs a larger plan to solve it.

8 Commissioners, you're the decision makers
9 that can enable my neighbors, the folks who have
10 lived in Park Morton for a very long while, to stay
11 in the neighborhood. I ask that you approve the PUD
12 and enable this project to move forward on the
13 temporary Bruce Monroe park site. Thank you.

14 MS. RUIZ: Good evening, Commissioners. My
15 name is Erika Ruiz and I live at 463 LaRay place
16 Northwest in the Park View neighborhood. I am
17 testifying today to express my support for the
18 rezoning of Bruce Monroe site for the intended use of
19 development of units for the Park Morton residents,
20 additional housing units, and park space.

21 I support the rezoning because I believe the
22 Bruce Monroe site offers substantial land to be
23 developed within the neighborhood boundaries to
24 develop Park Morton replacement units, add additional
25 needed affordable housing in our community, and a

1 better park than the one we currently have.

2 I have lived in Park View for over six years,
3 resided in the District for nearly 13 years, and I'm
4 a member of the LaRay Water Neighborhood Association.

5 I love living in Park View and think it's one of the
6 most economically diverse and walkable neighborhoods
7 in the District, and I love it to continue to welcome
8 families and individuals of diverse socio and
9 economic diverse backgrounds.

10 In my professional life I have spent about 13
11 years working in the field of affordable housing and
12 community development at the local and national
13 level, and have a passion for the advocacy of housing
14 opportunity to people at all income levels, but most
15 importantly, our low-income residents.

16 In my personal life I was raised in a project
17 based Section 8 building in New York City until I
18 graduated from graduate school and moved to the
19 District. I consider my family securing permanent
20 and affordable housing to be the turning point in our
21 stability, and critical in allowing me to focus my
22 education. I've dedicated my entire professional
23 career to help preserve affordable housing and create
24 opportunities for others as well, as a result of how
25 much it's had an impact on me personally.

1 I have known about the issues of Park Morton
2 and potential redevelopment since moving into the
3 District. Over the years there were stop and starts
4 with redevelopment plans, with little progress made,
5 and no improvement in living conditions, and frankly
6 no real plan.

7 Since moving to Park View I've witnessed the
8 decay of the Park Morton development and the
9 continued isolation of the residents. Our neighbors
10 have lived in deplorable conditions for far too long.
11 Our neighborhood has changed a lot in the last couple
12 of years with the addition of new bars and
13 restaurants, in addition to be able to access retail
14 in adjacent neighborhoods walking distance from us.

15 This has all happened while the Park Morton
16 redevelopment continues to deteriorate. A critical
17 community within our boundaries has been left behind
18 and further delaying development will continue to
19 worsen blight in our neighborhood.

20 Our neighbors at Park Morton deserve an
21 opportunity to thrive in this neighborhood, and I see
22 many benefits for the community as a whole in
23 developing on-site in addition to the Bruce Monroe
24 site.

25 First, through our New Communities

1 initiative, this redevelopment is poised to be the
2 first in the country to have no displacement of
3 residents. Many of the residents of Park Morton have
4 lived in Park View their entire lives, and they
5 should have a chance to enjoy the safer Park View
6 that we have today. Build First minimizes family
7 disruption so they can retain access to the
8 employment, schools, transportation, and health care.

9 Second, the proposed development
10 deconcentrates poverty, which has exacerbated the
11 isolation of neighbors and stigmatizes the residents
12 and families and individuals of similar
13 affordability. Being low-income doesn't mean you are
14 a criminal, but unfortunately not everyone agrees.
15 As a country, we have learned the consequences of
16 concentrating poverty and this is an opportunity to
17 undo that.

18 The proposal would better integrate our
19 neighbors and help foster community amongst all
20 neighbors. We can undo the bad design that has
21 helped breed crime in our community through the
22 isolated alleyways and closed off streets. Lastly,
23 redevelopment of the Park Morton site and Bruce
24 Monroe, and developing housing is a win for everyone
25 in the community. Our neighbors get quality housing

1 that suits their needs.

2 In closing I want to thank the Commission for
3 the opportunity to submit testimony and support the
4 redevelopment in the development of Bruce Monroe.

5 Thank you.

6 CHAIRMAN HOOD: Next.

7 MR. ANDERSEN: All right. Dear members of --
8 is this on?

9 CHAIRMAN HOOD: Turn you mic on.

10 MR. ANDERSEN: I think I did it. All right.
11 Dear members of the D.C. Housing Commission, thanks
12 for taking the time to consider my thoughts about the
13 proposed redevelopment at what used to be Bruce
14 Monroe School.

15 My name is Mark Andersen and I am the co-
16 director of the senior outreach and advocacy
17 organization, We are Family. I also live in ANC 1A
18 with my wife and our two children. We enjoy playing
19 at the park created on the Bruce Monroe lot, by then
20 mayor, Adrian Fenty and past Ward 1 Council Member,
21 Jim Graham.

22 In addition, I have lived and/or worked in
23 the Columbia Heights, Park View area for more than 30
24 years. For the past 12 years I have served low-
25 income seniors around the Bruce Monroe site,

1 including numerous friends at the Park Morton
2 complex, through We are Family.

3 As a member of St. Aloysius Catholic Church
4 and grassroots community organization, Northwest One
5 Council, I participated in the creation of the New
6 Communities Initiative in 2004 and 2005.

7 Finally, I grew up on a farm and ranch in
8 Northeastern Montana, and I know how important it is
9 to have green open spaces, especially for our kids.

10 All of this helps explain why I strongly
11 support the redevelopment proposal the city has put
12 forward for the Bruce Monroe site. In fact, I see
13 the proposal as a win/win for the community as a
14 whole. For, it not only promises to improve the
15 recreation facilities for families like mine, but
16 honor a critical promise made a decade ago. This was
17 a promise from high ranking city officials, made in
18 public meetings that I attended at the still standing
19 Bruce Monroe School, to Park Morton residents that
20 they would have new housing in their neighborhood and
21 would not be displaced from their long-time home.

22 It has been heartbreaking to see the division
23 created by Mayor Bowser's balanced, humane, and
24 commonsensical proposal. I'm a country kid who now
25 has my own children. I would hate to lose a park.

1 But that is not what will happen here. Instead, this
2 underutilized lot will be developed into an improved
3 park while creating mixed income housing, including
4 desperately needed Build First units for Park Morton
5 residents.

6 The most important element, and I speak, I
7 speak as somebody who is in the room when the
8 struggle for the New Communities initiative was
9 happening around the Sursum Corda project, around the
10 complex and Temple Courts. And the most important
11 idea of the elements, the most important idea of what
12 came out of those meetings that led to the New
13 Communities initiative was the Build First idea.

14 This is what sets us apart from so many well
15 intended, but ultimately destructive community
16 redevelopments done in this city, starting with the
17 development in the Southwest in the 1950s. This
18 simply means the new housing would be constructed
19 first, within a couple blocks of an existing complex
20 so that residents can stay in the community, to enjoy
21 the improvements. Not be displaced all over the
22 city.

23 Park Morton has faced many challenges with
24 poverty, violence, and drug trafficking. Issues that
25 have been especially troubling for the vast majority

1 of residents there, folks who are forced to live
2 amidst chaos and insecurity.

3 When the New Communities initiative stalled,
4 residents at Park Morton were left adrift, fearing
5 that the project would collapse entirely.

6 Fortunately, Mayor Bowser has hired long-time
7 community advocate, Angie Rogers, to head up New
8 Communities and is working with an impressive set of
9 community builders. This is no giveaway to
10 developers. This is a chance to make good on life
11 and dearth promises.

12 We must also recall that this development is
13 on the avenue. Georgia Avenue. One of the most
14 celebrated and significant streets in this capital
15 city. Already buildings of four, five, six, seven
16 stories stand within six blocks of the Bruce Monroe
17 lot. As such, this development would seem to fit
18 well with the scale and tenor of the existing
19 corridor, while doing a good job of balancing
20 competing community desires.

21 Again, I am an advocate for parks. And I
22 have been happy to see the improvements at various
23 nearby sites, including Trolley Park, and Gerrard
24 Street, and Taylor Streets. In this case improving
25 the park while also creating housing, especially for

1 long-term low-income residents who rightly fear being
2 forced from their long-time homes by a rising cost of
3 living. This seems far more important for our
4 community as a whole, than keeping the entire lot as
5 a park.

6 Thanks again for considering my thoughts.
7 They are spoken with a lot of emotion, I know. But I
8 hope they will -- I hope they will at least help a
9 little bit to ease some of the division, and the
10 pain, and the anger that this issue has risen,
11 encouraging us all to live together as one family.
12 Thank you.

13 CHAIRMAN HOOD: Okay. Thank you. Any
14 comments or questions from up here?

15 Okay. Not seeing any. Does the applicant
16 have any cross? ANC 1A? 1B? Bruce Monroe? And
17 Park Morton. Is Park Morton still present?

18 Okay. All right. Well, what I'm going to do
19 going forward, I'm not going to call ANC 1B or Park
20 Morton because they obviously have -- Park Morton has
21 left and ANC 1B has just submitted their submission.

22 Okay. Thank you all very much. We
23 appreciate it.

24 Okay. I believe I called, I have here, Ms.
25 Schellin, number 12. I've called 12. That was Ms.

1 Leslie Cravolt-Kaufman.

2 MS. SCHELLIN: Yes. You did.

3 CHAIRMAN HOOD: I've called her. Okay. So,
4 Lori Leibowitz. Leibowitz. Sam Bell, Damella Dotan,
5 Dotan. Sophia Waldstein, or Waldstein, Erika Ruiz.

6 MS. SCHELLIN: She already spoke.

7 CHAIRMAN HOOD: Okay. She already spoke.

8 Baktish Ahadi. Ahadi.

9 If it sounds familiar, it's your name, just
10 come forward. Derek Broadbank.

11 MR. BROADBANK: I've already testified.

12 CHAIRMAN HOOD: You already -- Bridget
13 Collins. Okay. Let me keep calling. I think, David
14 Brotman, Kendra Bryant, Erin Sheilds. Okay. So,
15 we're good there. Oh, did I call too many? Okay.
16 right on target.

17 Okay. You may begin.

18 MS. LIEBOWITZ: Good evening. Thank you for
19 the opportunity to testify this evening. My name is
20 Lori Liebowitz, and I'm excited to testify in favor
21 of the plan to develop the Bruce Monroe site. I own
22 a home in ANC 1A. My older child goes to a
23 neighborhood public school, and my younger child will
24 be joining here there next year. I am deeply
25 invested in D.C. and in my neighborhood.

1 Every morning on my way to work I bike past
2 Park Morton and exchange greetings with my neighbors
3 who live there; neighbors who are also deeply
4 invested in the neighborhood. Neighbors who are
5 forced to live in substandard housing.

6 It is incredibly important to me that these
7 neighbors get to live in the kind of housing that we
8 all deserve to live in, and that these neighbors get
9 to remain in the neighborhood continually during the
10 Park Morton redevelopment and after. I want them to
11 continue to be my neighbors. I love that I live in a
12 diverse neighborhood with people from different
13 backgrounds and different income levels, that my
14 children are constantly meeting and playing with kids
15 who have different experiences from them.

16 I believe that a safe place to live is a
17 human right, and I'm speaking here not just from my
18 ideals, but also from my experience. At the end of
19 my block is a subsidized high-rise apartment
20 building, Hubbard Place. The residents of the
21 building are friendly and caring people who are
22 active participants in our annual block party,
23 playmates for my children, and generally good
24 neighbors. And because there is a high rise at the
25 end of my block of rowhouses, it means there's also a

1 small grocery store, a shoe repair place, a coffee
2 shop, and a bus stop. Amenities that the rowhouses
3 alone wouldn't support. So, my life is better
4 because there's a high rise at the end of my block of
5 row houses.

6 I worry that my neighbors, many of them who
7 don't live in subsidized housing, are being pushed
8 out of our community as it becomes a more expensive
9 place to live. Some long-time residents of my block
10 have already left in the time that I've lived there.

11 Our neighborhood and our cities should be a
12 place where the people who clean our offices, serve
13 food at restaurants, and check out our grocery
14 stores, can afford to live without struggling to make
15 ends meet. We need more housing for people who work
16 in low-wage jobs, people with fixed incomes, people
17 who cannot work full-time, and people who are having
18 trouble finding work at all. We need to preserve
19 every single affordable housing unit that we have,
20 including while we're developing new units. There
21 aren't places for folks to go while their buildings
22 are being redeveloped.

23 And quite frankly, we need more affordable
24 units. Significantly more. I don't want to see
25 another neighbor get pushed out of our neighborhood

1 or have to make tough choices about paying rent or
2 buying school supplies. The development at Bruce
3 Monroe is an opportunity to make sure we continue to
4 be the kind of inclusive neighborhood where I want to
5 raise my children.

6 I urge you to approve the plan before you to
7 develop the former Bruce Monroe School site. Thank
8 you. Have a good evening.

9 MR. BELL: Thank you very much. Sam Bell. I
10 live in ANC 1B and volunteer with JUFJ. I've
11 appeared twice before this Commission in favor of
12 affordable housing and at a future hearing I think it
13 would be great to talk about Grimke School, which is
14 right across from me, which I think would be a great
15 site. It has no uses right now and is sitting there
16 ready for affordable housing. So, I think that would
17 be a good future meeting.

18 And I think this is a great project. I
19 totally support it. I wanted to comment on green
20 space. So, let's say the park happens in the new
21 Bruce Monroe, and for whatever reason it's not good.
22 I Googled, Google mapped how far Bruce Monroe is from
23 Banneker. Banneker is like a world-class D.C.
24 treasure. I mean, there's like 20 tennis courts, two
25 full-length basketball courts, softball field,

1 baseball field, running track, the playground has
2 every amenity. There's a skate park. It is like an
3 under-utilized D.C. treasure. It is .3 miles from
4 Bruce Monroe, a six-minute walk according to Google
5 Maps. I would be shocked if more than 75 percent of
6 residents lived closer than people who live right
7 next to Bruce Monroe now live, to a world-class
8 public facility park like Banneker.

9 So, I love Banneker. We actually can use
10 more people in the basketball runs, so I would
11 encourage people to go there anyway. But, in terms
12 of green space, we have a treasure right near this
13 spot, really in walking distance.

14 So, I hope the park gets build on Bruce
15 Monroe anyway, but even if there's complications, I
16 feel like there's already other options in terms of
17 green space right close by. And as I've said before,
18 affordable housing is an existential crisis for this
19 city. It should be the top priority, and I hope you
20 go forward with this project.

21 MS. DOTAN: Hello. My name is Damella Dotan,
22 and I live in Ward 1 in the Columbia Heights
23 neighborhood. I would like to address the issue of
24 affordable housing that will go up in the Bruce
25 Monroe area, to keep Park Morton residents in the

1 neighborhood. Last year I lived in the neighborhood
2 of Tacoma, D.C., right next to a church. It was a
3 beautiful quiet neighborhood with many trees and a
4 lot of green space.

5 Moving to Columbia Heights I definitely felt
6 a lack of that and I understand why people want to
7 fight for access to as much green space as possible.
8 However, I recognize that as a white, college-
9 educated woman, with access to transportation, I have
10 the luxury of having a place to live, and having the
11 time and money to travel small distances to enjoy
12 nature, while also living in a bustling city.

13 However, D.C. is becoming increasingly
14 unaffordable. There is a growing income gap, rent
15 and home prices are increasing rapidly, and families
16 who have lived here for many generations cannot
17 afford to live here anymore. This displacement has
18 changed the demographics of D.C. drastically,
19 effectively creating a space in which many low-income
20 folks, especially low-income people of color, can no
21 longer afford to live.

22 I want to live in a city where everyone can
23 live, where we can all thrive and afford to stay, to
24 not be pushed out by people of privilege, like me,
25 who come in expecting the whole package handed to us

1 exactly how we want it, and who will ignore the
2 livelihoods of those who might get in their way. I
3 do not think it's fair to say, if it's too expensive,
4 get out. That's not just, not fair to say that in
5 order to live here you have to have a lot of money.
6 Everyone deserves a safe place to call home and to be
7 able to stay in said home if they so choose.

8 Unfortunately, that is not the case for so
9 many. Let's try to curb this problem and fight for
10 justice instead of letting displacement increase.

11 As a person of Jewish faith I believe that we
12 need to love our neighbors as ourselves, to take care
13 of our communities, and to nurture the home. The
14 neighborhood in which I live is my home and I want to
15 make sure it is a place of love where people can live
16 that is inclusive and open, and where the history of
17 the home in which I live is remembered and honored.
18 It takes a lot longer than it does to go to the park
19 to find a safe, decent, and affordable place to live
20 in D.C. Let's advocate for Ward 1 to be a place of
21 economic and racial justice that honors the history
22 of D.C. residents, their struggles, and their
23 stories.

24 Thank you for the opportunity to speak before
25 you tonight.

1 MS. WALDSTEIN: Good evening, D.C. Zoning
2 Commission. Thank you for the opportunity to testify
3 this evening. My name is Sophia Waldstein, and I
4 work in social services and housing at a D.C. area
5 nonprofit, and I am a member of Avodah, the Jewish
6 Service Corps. As a Ward 1 resident, a social
7 justice advocate, and someone who works closely with
8 those impacted by diminishing access to affordable
9 housing, I support the Park Morton redevelopment
10 plan. I believe that those living in public housing
11 deserve to live in safe, dignified conditions.

12 I further believe that displacement of those
13 living in substandard public housing would be
14 detrimental to the community and unjust. I work
15 daily with clients facing the harsh realities of
16 displacement and costly living conditions in D.C.
17 Some have been displaced due to deplorable conditions
18 and decapitated housing, while others have
19 experienced being priced out of their homes as the
20 D.C. landscape changes.

21 The residents of Park Morton deserve both
22 safe and dignified living conditions without having
23 to leave their community. Park Morton residents
24 should not have to struggle with finding housing
25 while their substandard housing is being improved.

1 This is a moment where I see my impact on my
2 neighborhood. I work all day to ensure that D.C. and
3 its concerned citizens are given the opportunity to
4 succeed in various paths, be it finding housing, a
5 job prospect, or even the next meal. I expect my
6 community to do the same for me.

7 I am a resident of Ward 1 and I want this
8 planned out, well-informed project to move forward so
9 that hundreds of our neighbors don't have to
10 compromise their safety to remain housed in a
11 building that they call home.

12 Thank you again for hearing our testimonies
13 today.

14 MR. AHADI: Good evening, Chairman Hood and
15 Commissioners. My name is Baktish Ahadi. I live on
16 617 Park Road. I'm here to express my support for
17 the redevelopment of Park -- Bruce Monroe/Park Morton
18 site and the tremendous impact that this
19 redevelopment will have on the residents of Park
20 Morton and the community at large.

21 I have been in and out of Washington, D.C.
22 for a total of about five years. Washington, D.C. is
23 my stateside home. When I am in the United States,
24 this is the city I want to live in. And I've lived
25 in Columbia Heights, Park View for the last -- for a

1 total of five years. When I am abroad I'm serving
2 the interest in United States. For two years I was a
3 Peace Corps volunteer in Mozambique where I taught
4 English and HIV/AIDS awareness. And then I served
5 with the Marines for three years in Afghanistan as a
6 military interpreter.

7 And those countries have dealt with conflict
8 for 30 plus years, and to be quite honest, the living
9 conditions of people in those countries are genuinely
10 unfortunate. And that's something I didn't expect to
11 see, and I don't expect to see, and it's not pleasant
12 to see in Washington, D.C. the Capital of the United
13 States.

14 I live right across the street from Park
15 Morton. People that live there live in, like people
16 here have mentioned, dilapidated conditions, and it's
17 not fair. And I think the community needs to support
18 these residents, give them a fair and dignified place
19 to live.

20 Really quickly, I want to express how it's
21 just the way Park Morton is kind of designed right
22 now. It actually fosters a lot of criminal activity,
23 and a lot of drug activity. The police have pretty
24 much, just have a hard time combating these
25 activities based on the way the structure of the

1 buildings are. I see it every single day just in
2 front of my home. It's relatively unfortunate, it's
3 unsafe for the residents of Park Morton and for the
4 people on Park Road.

5 Additionally, you know, if we develop Bruce
6 Monroe, we're going to keep these people, like people
7 have said, we're going to keep them in our
8 neighborhood and that's great.

9 As somebody who has been displaced from their
10 home country, you know, I left Afghanistan, my family
11 left in 1984, spent two years in refugee camp, and
12 then eventually was given political asylum to come to
13 the United States. So, I know the importance of
14 home, and we don't have the problem of war in this
15 country, and we don't have to displace these people.

16 So, I trust that people of this Commission
17 make the decision in terms of what's right. Thank
18 you.

19 MS. COLLINS: Okay. Good evening. My name
20 is Bridget Collins, and I live in Park View. I've
21 been a D.C. resident for eight years, and I've lived
22 in Park View for six. For my day job, I work for an
23 environmental nonprofit. I'm actually an oncologist
24 by training, and environment conservation and green
25 space are very important to me.

1 I am here today in support of the PUD for a
2 Bruce Monroe temporary park site. And my support is
3 not in spite of my commitment to green space. It is
4 because of it.

5 The proposed plan will use approximately 40
6 percent of the current site to create a permanent
7 park for the community. The plan will create a
8 community park on the Park Morton site also. I
9 consider these important wins for the community.

10 I'm also a passionate advocate for affordable
11 housing. And to me, the most important win for the
12 community in this proposal is the sustained and
13 expanded commitment to public and affordable housing
14 in D.C.

15 And to me, the most important win for the
16 community in this proposal is the sustained and
17 expanded commitment to public and affordable housing
18 in D.C. D.C. has seen tremendous growth in recent
19 years. It is imperative for D.C.'s government and
20 we, its citizens, to support and invest in affordable
21 housing in D.C. Displacement of D.C.'s long-term
22 residents is a huge and growing problem.

23 Deliberate steps, such as this, Bruce
24 Monroe/Park Morton proposal are necessary to keep
25 D.C. a diverse, inclusive city.

1 Using publicly owned land to provide quality
2 public housing for Park Morton residents is necessary
3 and appropriate. This city has, for far too long,
4 neglected Park Morton residents and allowed Park
5 Morton apartments to deteriorate to truly unlivable
6 conditions. Building first on the Bruce Monroe site
7 can help us avoid the displacement caused by Hope 6
8 and other redevelopment projects. The Zoning
9 Commission should also include a strong commitment to
10 Park Morton residents' right to return, a requirement
11 for family-sized three-bedroom or larger units on
12 both sites, a commitment to hiring Park Morton and
13 D.C. residents for construction jobs, and policies to
14 ensure that Park Morton residents are not turned away
15 from the new housing due to arbitrary eligibility
16 requirements.

17 Using publicly owned land to add quality
18 affordable housing for D.C. residents is also
19 necessary and appropriate. D.C. affordable housing
20 crisis -- D.C. is in an affordable housing crisis and
21 D.C. government should be actively pursuing ways to
22 increase affordable housing availability. I urge the
23 Zoning Commission to support deeply affordable
24 housing as part of this proposal, given that our AMI
25 is based on a highly inflated regional estimate, I

1 encourage the proposal to include housing at 40
2 percent AMI and below.

3 This evening you will likely hear from many
4 of my neighbors who are frustrated with the process
5 that has gotten us to this point. While I agree that
6 there are lessons to be learned, and improvements to
7 make, I urge the Zoning Commission to not lose site
8 of the key issues. The Bruce Monroe proposal should
9 be approved without delay, with a strong commitment
10 to both public and affordable housing and to public
11 parks. Thank you.

12 MR. BROTMAN: Good evening, Chairman Hood and
13 Commissioners. My name is David Brotman. I'm a
14 neighbor, live a couple blocks down on 13th and
15 Kenyan, so I came here tonight because I was assuming
16 that there would be -- the people who would come to
17 these meetings would be more in opposition, not in
18 support. And so I came to voice my support, but I'm
19 pleasantly surprised to see that there are a lot of
20 people in support of this. So, I'll keep it brief
21 because you've heard some great testimonies from
22 everybody which I fully, fully agree with.

23 You know, to me it's simple. I see this as a
24 choice we can make between keeping an existing park
25 or providing safe and much, much needed affordable

1 housing to 90 plus residents who have lived in this
2 community and allowing them to not be uprooted and
3 having their children change schools, and having them
4 to reroute their travels to work, their community
5 ties, and all that.

6 And, you know, you can't have both. You
7 know, it's either keeping the full park, which
8 actually the plan proposes to keep a one-acre park
9 there, so it seems like you can have both.

10 And so, I strongly encourage the Zoning
11 Commission to approve the PUD, especially with the
12 massing, the site plan, and the breakdown of units
13 with deep affordability and existing affordability
14 there. Thank you.

15 MS. SHIELDS: Good evening, Chairman Hood and
16 Commissioners. Thank you all for allowing testimony
17 on this very important topic, development of the
18 Bruce Monroe temporary park into mixed income housing
19 that includes replacement public housing units for
20 Park Morton residents.

21 My name is Erin Shields, and I'm a community
22 organizer with Bread for the City. I'm offering
23 testimony on behalf of my organization and the people
24 we serve. As many here know, Bread for the City is a
25 42-year old direct service nonprofit offering food,

1 medical, legal, and social services to District
2 residents living on low incomes. In order to combat
3 the rampant displacement of native Washingtonians,
4 Bread for the City has committed to fighting for the
5 creation and preservation of 22,000 units of housing
6 affordable to those living on the lowest incomes.

7 Today, I am testifying support of the demand
8 of Park Morton residents, that the District use Bruce
9 Monroe temporary park as a Build First site so that
10 their property may be redeveloped in a way that
11 prevents their displacement. It is no secret that
12 historically the New Communities initiative and the
13 D.C. Housing Authority have largely failed to
14 redevelop public housing in a way that avoids mass
15 displacement and disruption of entire communities.

16 The privatization of public housing is
17 dangerous, especially as we consider the very real
18 fact that public housing is the most affordable
19 housing option in city. We must also consider,
20 however, that this development could allow New
21 Communities initiative to finally actualize its
22 principles of both Build First and keeping public
23 housing residents in their communities during
24 redevelopment.

25 Often times the privatization of public

1 housing leads to more stringent screening criteria
2 for public housing residents who want to return after
3 redevelopment. Former residents of Arthur Kappa
4 Carrollsburg, for example, are currently being
5 subject to additional credit checks, criminal
6 background checks, and even housekeeping inspections
7 when applying to return to new units coming online
8 over 15 years after being moved off of their
9 property.

10 Recognizing many of the failures of Hope 6
11 program, Park Morton residents along with other NCI
12 public housing residents petitioned and testified at
13 DCHA board meetings earlier this year and got DCHA to
14 pass resolution 1606, which you all have a copy of.

15 A resolution now applicable to all NCI
16 properties that prohibits credit, criminal, or
17 requirement screenings more stringent than DCHA's own
18 standards. While DCHA has had conversations with
19 residents and advocates indicating that the resident
20 return criteria for Park Morton replacement units
21 will be created in conjunction with residents at a
22 future date, nothing submitted by the applicant in
23 the zoning process thus far makes mention or
24 guarantees that Resolution 1606 will be incorporated
25 in the tenant selection and screening criteria for

1 this project.

2 Over the past year I have gotten to know many
3 people from the Park Morton community, and I've known
4 them to be determined and fierce lovers of their
5 community. Despite widespread intentional divestment
6 at the local and federal levels, public housing
7 residents like many you have heard from today, manage
8 to build strong communities founded in love and
9 mutual respect. Talking with residents, many
10 understand the want from people opposing the
11 redevelopment for green space in their neighborhood.
12 However, this want cannot outweigh the need for
13 affordable, safe, and dignified housing.

14 Too often policy makers look at development
15 in communities of color as an opportunity to create a
16 new community. This concept fails to acknowledge the
17 rich history and cultural norms that are easily found
18 in these existing communities. NCI and other
19 investments made by the city should aim to preserve
20 an add to that community rather than to seek to
21 disperse and replace it by whatever means necessary.

22 In order to minimize the displacement of
23 public housing residents, we support the Commission
24 approving the plan for the redevelopment of Bruce
25 Monroe temporary park, but would like to ensure that

1 any zoning order include a provision that makes clear
2 that the applicant will adhere to DCHA's commitments
3 in resolution 1606. Thank you. I'm happy to answer
4 any questions.

5 CHAIRMAN HOOD: Okay. Thank you all for your
6 presentations and testimony. Let's see if we have
7 any comments or questions up here. Not seeing any.

8 Does the applicant have any cross? 1A?

9 Okay. Bruce Monroe? Okay, that's it. Everybody
10 else, I believe, has left. Okay. Thank you all very
11 much. We appreciate it.

12 Okay. I'm going to call the last two names
13 that I have, Kendra Bryant, Matt Caffrey. Kendra's
14 left? She's gone? Court reporter is on her game.
15 She knows who leaves and who comes and goes.

16 Is there anyone else who would like to
17 testify in support? Okay. We'll end with Mr.
18 Caffrey. You may begin.

19 MR. CAFFREY: Thank you. Yeah. Thank you,
20 yes. My name is Matt Caffrey. I am a resident at
21 1714 Kenyan Street Northwest, B, and I applaud the
22 folks who have already testified to this committee.
23 I think they have made every argument that can be
24 made. And out of respect for my neighbors who do
25 have concerns about the project, I want to be very

1 brief.

2 But I do want to say, I appreciate the
3 thoroughness that the parties involved have taken in
4 this project. I think we've had many questions. My
5 wife and I have had several people canvas our door
6 and we live about 350 feet from the project. I
7 Googled it as we were waiting for testimony.

8 So, we've spoken about this issue more than
9 just about any other issue I've ever been engaged in,
10 and I work in public policy.

11 So, we're very supportive -- or, I shouldn't
12 speak for my wife. I'm very supportive of the
13 project. I appreciate the thoroughness. I
14 appreciate the Zoning Commission's work to make sure
15 that we hold everyone involved accountable, and I
16 want to cede some time for the opponents to have
17 their voices heard as well. Thank you.

18 CHAIRMAN HOOD: Okay. Thank you. Any
19 questions of this -- Commissioner Shapiro?

20 MR. SHAPIRO: So, you're saying your wife is
21 in opposition?

22 MR. CAFFREY: Let's see. My wife has more
23 complex feelings than I do.

24 MR. SHAPIRO: Thank you.

25 MR. CAFFREY: That would be the way to say

1 it.

2 [Laughter.]

3 CHAIRMAN HOOD: Hold tight. Let me see if we
4 have -- any other questions up here? Is your wife
5 here?

6 MR. CAFFREY: She is not. She is in class.

7 CHAIRMAN HOOD: You better hope she don't
8 watch this hearing.

9 Okay. Let's see, the applicant? 1A? Okay.
10 IB is not -- Bruce Monroe? Okay. Thank you very
11 much. We appreciate it.

12 Okay. Let's go to the party in opposition.
13 How many parties is it? One party in opposition?
14 Bruce Monroe, if you can come forward?

15 Now, how many other people are here to
16 testify in opposition, if I can see your hands?
17 Okay.

18 The goal is to try to finish tonight. That's
19 the goal. I know sometimes I don't reach my goals,
20 but that's the goal.

21 All right, Ms. Williams, you may begin.
22 You're an ANC commissioner also, aren't you?

23 MS. WILLIAMS: No, I am not.

24 CHAIRMAN HOOD: Oh, you're not? Okay.

25 MS. WILLIAMS: Good evening, Commissioners.

1 And thank you for the opportunity to speak. We are
2 the park neighbors, neighboring homeowners of Bruce
3 Monroe Community Park, and we oppose the applicant's
4 request for a map amendment and consolidated PUD.

5 I want to be clear from the outset that we
6 fully support the timely redevelopment of Park
7 Morton, and we too believe that the redevelopment of
8 Park Morton is in the best interest of its residents
9 and the community. Let me say that again. We fully
10 support the redevelopment of Park Morton and believe
11 that our neighbors at Park Morton deserve quality
12 housing.

13 What we do not support is the Bruce Monroe
14 Community Park redevelopment plan as proposed,
15 because contrary to the assertions of the applicant
16 and the Office of Planning, the redevelopment plan
17 for Bruce Monroe Community Park is inconsistent with
18 the comprehensive.

19 We hope to have a civil conversation about
20 our objections today and in written briefs to be
21 submitted after this hearing. Of great concern to
22 us, however, is the possibility that you will accept
23 the applicant's unsupported assertion that they must
24 develop the park as proposed or they cannot redevelop
25 Park Morton at all.

1 We ask that you not allow the applicant to
2 hold Park Morton and its residents hostage in this
3 proceeding. We ask that instead you hear our
4 concerns, examine their proposal, and consider
5 alternatives that are worthy of exploration. Time
6 and time again we have asked the developers to
7 justify why they must place a high density apartment
8 building on Bruce Monroe Park to proceed.

9 The applicant has failed to provide such
10 justification even though other options with
11 configurations that more fairly distribute the mass
12 and density in a more balanced manner between the two
13 sites were initially considered.

14 Sadly, if the entire community, including
15 those who -- those of us who live immediately
16 adjacent to the park had been engaged in a meaningful
17 and timely manner, we might not even be here today.
18 And, in the year plus that the mayor's office and the
19 applicant have worked to aggressively push this
20 project, they could have produced a development plan
21 with the support of the entire community.

22 Instead, we have been forced by the project's
23 flaws to contest the applicant's request here today.
24 It is our contention that the applicant has failed to
25 justify their need for a map amendment and a

1 consolidated PUD to the level requested, and that
2 their proposals are inconsistent with the
3 comprehensive. The applicant has failed to show how
4 the destruction of 64 percent of the park, temporary
5 or otherwise, development of high density apartment
6 buildings, the creation of a private street which
7 does not meet DDOT standards, and unmitigated adverse
8 impacts such as increased traffic and pollution are
9 consistent with the comprehensive.

10 That said, we also recognize that the park
11 neighbors probably wouldn't be opposing the
12 development if it consumed less of the existing park,
13 the 50 percent promised by the mayor, and if their
14 plan was closer to the height, density, and lot
15 occupancy granted by right.

16 Instead, what the applicant proposed is
17 developing 64 percent of the park. Not one half, as
18 is depicted in the legal documents, or as espoused by
19 a number of witnesses. And, for the large apartment
20 building, seeks variances that take height from 50-
21 feet to 90-feet, density from 2.5 to 6.0, and lot
22 occupancy from 60 percent to 80 percent.

23 The relief requested for the high-density
24 apartment building is even more egregious when you
25 consider that one-third of the building would be

1 built on land that is currently zoned at R-4, and
2 thereby restricted to 35 feet by right.

3 At 120 feet, the unnecessarily large
4 apartment building will dwarf the surrounding row
5 houses which are all approximately 20 to 35 feet. In
6 considering the applicant's request and out
7 objections, we ask that you keep the following in
8 mind. The applicant claims that the ANC supports
9 this project. However, that support should be
10 accompanied by a giant disclaimer. ANC 1A-10, the
11 single-member district within -- which Bruce Monroe
12 Community Park is located, was not represented in the
13 ANC proceedings and the resulting report to the
14 Commission.

15 Without explanation our ANC 1A-10
16 commissioner, Rashida Brown, went silent on the
17 entire Park Morton redevelopment project soon after
18 the Bruce Monroe Park component was announced in
19 October of 2015. All communication efforts from her
20 constituents, including e-mails and calls, were
21 simply ignored. Then, on the evening of the vote, by
22 ANC 1 to support the surplus of the park, Ms. Brown
23 surprisingly announced her recusal from the issue,
24 and the ANC voted by a narrow five to four margin to
25 approve the surplus.

1 Her constituents were never informed that she
2 intended to recuse herself, and no replacement
3 representation was ever created on the ANC, or in
4 other forums where the input of those residents
5 around the park should have been included.

6 Once the resolution to support suprplussing
7 the Bruce Monroe Park site was passed, the ANC 1
8 Chair, Kent Boese, who represents a single-member
9 district near Park Morton, asserted that the ANC had
10 to further support the disposition of Bruce Monroe
11 Community Park, or the ANC would lose any influence
12 on the proceedings.

13 The same argument was used to encourage
14 commissioner support for the applicant's PUD
15 submission as well.

16 Due to the lack of representation for the
17 community surrounding Bruce Monroe Community Park,
18 the ANC 1A submission should not be given great
19 weight in this proceeding as is customary.

20 The applicant claims that the community has
21 been heavily involved in this project, and that is
22 certainly true for the Park Morton part of the
23 project, and that is certainly true for the Park
24 Morton part of the project in which Park Morton
25 residents and the representatives have been engaged

1 in a robust process since 2008, that has produced two
2 redevelopment plans.

3 However, it is laughable to assert that there
4 was substantial community involvement for Bruce
5 Monroe Community Park -- for the Bruce Monroe
6 Community Park portion of the proposal.

7 Define community involvement here would be to
8 redefine community involvement as subjecting the
9 community to a series of meetings where the same
10 limited information was repackaged, where city
11 officials and the applicant to answer any substantive
12 questions, and where there was no actual opportunity
13 for real discussion.

14 When it became clear that the community
15 engagement plan led by the New Communities initiative
16 was, by design or incompetence, merely half-hearted,
17 a half-hearted attempt to comply with what was
18 required, attendance from the community dropped
19 dramatically. Although the community's valid
20 objections and concerns remained.

21 In addition to Ms. Brown's recusal as ANC
22 representative, Ms. Brown was also the appointed
23 representative of our community to the influential
24 Park Morton Steering Committee. However, she was
25 also recused from that committee, and no replacement

1 representative from our neighborhood was ever sought.

2 Due to the lack of meaningful dialog and
3 input from the entire community, including the
4 neighbors of Bruce Monroe Community Park, who will be
5 most directly impacted by the proposed development of
6 the park, you should not consider the applicant to
7 have engaged the community in a meaningful way.

8 The applicant claims that Bruce Monroe
9 Community Park was always intended to be a temporary
10 park, and development was always in the future. That
11 is false. Before it was a park, it was a public
12 school. When the school was torn down the community
13 was promised that a new school would be built on the
14 site. That didn't happen.

15 What did happen is that the neighborhood
16 fought to have the land used as a park and got two --
17 got over \$2 million in investment from the city to
18 make the park what it is today. Where the park's
19 future is concerned, the surrounding community has
20 repeatedly shown through surveys and submitted
21 comments that it wants and needs a permanent park
22 that is large enough to accommodate our diverse and
23 growing community.

24 Furthermore, the applicants claim that there
25 is already other significant green space in the area,

1 in the surrounding area, siting examples such as the
2 quad at Howard University, which is clearly not a
3 park or public, shows a lack of understanding about
4 the importance of sufficient public green space in
5 the creation of a successful and thriving community.

6 Additionally, their failure to designate the
7 remaining undeveloped area as a permanent park
8 provide an actual plan for the park, and/or provide
9 adequate funding for a park shows their disregard for
10 the community's desired use of the land.

11 The applicant claims that this PUD is just
12 like other PUDs that have already been approved along
13 Georgia Avenue. This assertion is incorrect. For
14 the following reasons, this PUD should be viewed as
15 unique and not fairly compared with other PUDs in the
16 area.

17 Again, the community involvement process of
18 this project versus any other along Georgia Avenue,
19 differ wildly. Redeveloping dilapidated mixed use
20 buildings or vacant lots into shiny new buildings is
21 one thing. Redeveloping a park into -- is another
22 thing entirely. This project cannot be lumped
23 together or fairly compared to the other PUDs the
24 applicant cites as examples, as this is the only one
25 involving a public park.

1 This land is public land. This land was
2 acquired through imminent domain and was intended for
3 public use. And as ANC 1A Chairman Boese said at the
4 D.C. Council Surplus Hearing, using imminent domain
5 to create housing would be inappropriate at best, and
6 illegal at worst.

7 In support of their request the applicant
8 cites previous PUD approvals that are along the
9 Georgia Avenue Corridor. However, these projects are
10 outside the Pleasant Plains section of mid-city,
11 which extends from Irving to Euclid, which the
12 comprehensive plainly states should develop a
13 distinct identity.

14 The other PUDs that the applicant cites as
15 examples are not within the Irving to Euclid
16 Corridor. Nor are there any approved PUDs to this
17 one. Comparable to this one.

18 And as previously noted, one third of the
19 proposed large apartment building is on a portion of
20 the site currently zoned as residential. We are not
21 aware of another PUD in the vicinity that has been
22 granted a map amendment from R-4 to C-2-B.

23 The applicant claims that this proposal is
24 not inconsistent with the comprehensive plan.
25 However, we believe that is incorrect. The

1 applicant's proposal is inconsistent with the
2 comprehensive plan and should therefore be rejected
3 for the following reasons.

4 Scale. At a total of 120 feet, which
5 includes the habitable penthouse and mechanics, the
6 building is simply too large and out of character
7 with the surrounding two to three-story row houses.
8 There are no buildings in the immediate surrounding -
9 - in the immediate surrounding area that are taller
10 than 60 feet.

11 Two, density. The Bruce Monroe Community
12 Park site is slated for 273 units, which would add
13 approximately 700 new residents to the block; more
14 than triple the current population.

15 Architectural character and design. The
16 massive gray and white glass paneled structure
17 proposed by the developer is not in keeping with the
18 look and feel of the surrounding neighborhood, which
19 is historic in character and mostly composed of small
20 brick row houses. And even though Commissioner May
21 would not say it, I will say it, we don't like the
22 feel of the exterior design either.

23 Traffic. The project and the associated
24 dramatic increase in density will exacerbate existing
25 traffic issues on the very congested surrounding

1 streets of Columbia Road, Irving Street, Sherman
2 Avenue, and Georgia Avenue, and at already failing
3 intersections according to the traffic analysis
4 submitted by the applicant.

5 Parking. The plan fails to adequately
6 address the predictable parking challenges created by
7 the increased density from the project, and increased
8 density from numerous other developments being built
9 in our area, which will increase the population by
10 almost 2,000 residents.

11 In addition, the City has proposed dedicated
12 bus lanes on Irving Street and Columbia Road which
13 will eliminate half of the currently available street
14 parking.

15 Inadequate benefits package. The list of
16 public benefits the developer is required to offer is
17 insufficient. Not to the public, not to the benefit
18 of the entire public, required to mitigate issues
19 caused by the redevelopment project, or of little to
20 not value to the neighbors around Bruce Monroe
21 Community Park.

22 For example, providing a park where one
23 already exists, a street naming opportunity, a smart
24 transit screen for the residents of the apartment
25 building, a therapeutic pool for the senior building,

1 and upgraded street lights.

2 Finally, the comprehensive plan strongly
3 supports the need for park land, and the destruction
4 of park land cannot be consistent with the
5 comprehensive plan. In discussing the needs and
6 challenges of mid-city, the comprehensive plan
7 unequivocally states that mid-city, which includes
8 our area, has a severe shortage of park land. As the
9 densest part of the city and one with many young
10 children, recreational needs are amongst the highest
11 in the city, and most area parks lack the land and
12 amenities to meet these needs.

13 The death of parks in the mid-city area is a
14 serious problem that must be addressed as the
15 population grows. All recreational areas must be
16 retained, and new areas must be provided whenever
17 possible, according to the comprehensive plan.

18 The community is in dire need of additional
19 park land and although mid-city is amongst the
20 densest part of the city, the ratio of park acreage
21 per resident is among the lowest. The applicant's
22 examples of other nearby green space are disingenuous
23 since many of their examples either aren't public or
24 aren't green space at all. Therefore, we ask that
25 the commissioners consider the proposed 30 -- the

1 proposed 36 percent of the site to be left as a park
2 to be insufficient, and further requests that the
3 commissioners direct the applicant to create a plan
4 for the permanent preservation of a public park.

5 We would also leave you with a few questions
6 to consider as you reflect on the testimony you've
7 heard today. Why does the sought map amendment
8 include areas that will supposedly remain a park?
9 This is especially troubling because the mayor's
10 resolution for the surplus and disposition portion of
11 a portion of the Bruce Monroe Community Park states
12 that the remaining land can be used for a park or
13 other public purposes.

14 As such, we believe that if at all possible
15 the Zoning Commission should amend the applicant's
16 submission for a map amendment to prevent future
17 encroachment into the remainder of the park that the
18 applicant claims is a benefit under this PUD.

19 In addition, why doesn't the PUD proposal
20 include the development of a park as a permanent park
21 if the applicant is allowed to include it as a
22 benefit being offered to the community?

23 What guarantee does the community have
24 regarding the preservation of the park space?

25 And finally, why does the map amendment for

1 the senior housing building also include the portion
2 of the site design for townhouses? Is a map
3 amendment needed at all for the townhouses if they
4 are actually going to be townhouses and only built to
5 40 feet?

6 Finally, regarding any opportunity for filing
7 written briefs, including the proposed findings of
8 fact and conclusions of law which we are encouraged
9 by Section 3026.1 to submit. Given the timing with
10 the holidays, our work commitments, and our strong
11 desire to provide the Commission with detailed and
12 well-reasoned submissions, we ask that the Commission
13 allow extra time for the filing of written briefs,
14 and at least 40 days from the close of this hearing,
15 that would be January 15th or 16th, for submission of
16 findings of fact and conclusions of law. Thank you
17 for your time.

18 CHAIRMAN HOOD: Okay. Are you the only one
19 speaking for the panel? The group?

20 MS. WILLIAMS: Yes.

21 CHAIRMAN HOOD: Okay. All right.
22 Commissioners, any follow-up questions or comments?
23 Okay. Let's see. Does the applicant have any cross?

24 MR. GLASGOW: I have a couple questions, Mr.
25 Chair. One to two, to clarify.

1 I think you testified that the high-rise
2 building was 120 feet in height. Is that correct?

3 MS. WILLIAMS: So, including the mechanics
4 and things on top, yes.

5 MR. GLASGOW: So the building height itself
6 as measured by zoning is 90 feet in height.

7 MS. WILLIAMS: That's correct.

8 MR. GLASGOW: Okay. Just wanted to clarify
9 that. And then did you retain a traffic expert to do
10 any traffic study or parking study?

11 MS. WILLIAMS: No, I judiciously read through
12 the one that was submitted by the applicant.

13 MR. GLASGOW: Okay. But you did not have any
14 other traffic study?

15 MS. WILLIAMS: No, and I don't think that I
16 cited any other. I think the one I cited was in fact
17 the one that was submitted by the applicant.

18 MR. GLASGOW: And then you stated that the
19 park area was included in the application. I think
20 the commissioners pointed out earlier that the park
21 area wasn't included in the --

22 MS. WILLIAMS: In fact, I think what they
23 pointed out was that it was included and it should
24 not be included, and you agreed that you would submit
25 something that did not --

1 MR. GLASGOW: We were going to clarify --

2 MS. WILLIAMS: -- that it was not -- that it
3 was not and should not be included.

4 MR. GLASGOW: We were going to clarify as to
5 what's in and what's out, I believe is what we said.

6 MS. WILLIAMS: I think that we're saying the
7 same thing.

8 MR. GLASGOW: All right. I think the other
9 items with respect to the comprehensive plan we'll
10 cover in rebuttal.

11 CHAIRMAN HOOD: Okay. All right. 1A have
12 any cross?

13 MR. BOESE: [Speaking off mic] clarification.
14 As something I said at the council hearing was quoted
15 out of context I thought I should add some clarity.
16 With regards to eminent domain I believe it was said
17 that eminent domain's use for -- to create I would
18 say, workforce and market rate housing would be
19 illegal at worst. I was referring to not the eminent
20 domain that was used in 1970 to create the parcel
21 that we're talking about today, which is where the
22 school was. I mean, I also said at that hearing that
23 it makes perfect sense to me that the one acre that
24 was taken by eminent domain in 1970 should revert
25 back to some kind of developed use since we no longer

1 have a public purpose for it.

2 What I was referring to is there seems to be
3 a notion that all we need to do to solve this problem
4 is use eminent domain to take privately owned
5 property today in order to create a solution for Park
6 Morton, which I think that would be a problem if we
7 are going to take private land from private owners to
8 turn around and then give it to development that
9 would produce market rate housing. So, I just wanted
10 to add that clarification that that's what I was
11 referring to. Not the 1970 eminent domain.

12 CHAIRMAN HOOD: Okay. I allow that
13 typically. This is just when you ask questions of
14 the testimony that was given, but I allowed that
15 since you were personalized and you were mentioned.
16 So that's fine. Thank you.

17 Let's go to -- that's right, 1B is not here
18 and Park Morton has left. All right. Thank you all
19 very much. We appreciate it.

20 MS. WILLIAMS: Thank you.

21 CHAIRMAN HOOD: Okay. Let's go to persons in
22 opposition. I have a list of names that I'm going to
23 be calling.

24 Oh, I think I've already called Vera
25 Campbell. Didn't I? I think I called her earlier.

1 Vera Campbell. Okay. I think I called her earlier.
2 Ian Lubetkin, Sylvia Robinson, Patrick Nelson,
3 Jennifer Fischer, Steve Seuser, Seuser, Juan Consido
4 (sic) and Marc Poe.

5 Remember, if we could do those witness cards
6 before we come up? Actually, if you know you're
7 coming up in the next panel, if you could fill them
8 out now so they'll be ready?

9 Okay. We're going to start to my right. You
10 may begin.

11 MR. LUBETKIN: Sure. Good evening,
12 Commissioners. My name is Ian Lubetkin, and I reside
13 at 540 Columbia Road, which is a few hundred feet
14 from the proposed site. I just want to begin by
15 stating that I think I speak for everybody in this
16 room that we all support, you know, members of our
17 community having a safe place to live and that I am
18 personally offended by some of the accusations of
19 racism that have been made earlier by other people
20 here testifying.

21 Our issue here has to do with the method for
22 which the process has been taking place, and the
23 utilization of a park that is used by a wide variety
24 of the community. I understand that a portion of the
25 park may be retained for public use, but the issue

1 comes down to, right now it has a garden, tennis
2 courts, playground, and basketball courts. And there
3 simply isn't enough space in the amount of -- in the
4 34 percent or 36 percent, to accommodate all of the
5 amenities that it currently has.

6 There is plenty of land in the surrounding
7 area that needs to be developed, and the city could
8 provide incentives to the under-developed land that
9 has a lot of potential between where Park Morton
10 currently is and the Georgia Avenue Park. Thank you.

11 CHAIRMAN HOOD: Next.

12 MS. ROBINSON: Good evening, Members of the
13 Commission. My name is Sylvia Robinson and I'm a
14 resident of the Pleasant Plains and co-founder of the
15 Georgia Avenue Community Development Task Force.

16 Since 2009 the Task Force has organized
17 residents, students, homeowners, university officials
18 and business along lower Georgia Avenue, ensuring the
19 community has a voice in development projects. This
20 community has been deeply concerned about the
21 disposition of the Bruce Monroe site since the Bruce
22 Monroe school was demolished.

23 In 2010 we successfully worked with city
24 officials to construct the park in its current layout
25 rather than accept the plan parking lot. We later

1 participated in the design and distribution of the
2 ANC 1A/B Bruce Monroe Task Force Survey distributed
3 to 10,000 residents with 800 responses showing that
4 64.4 percent of the respondents favored a park or
5 public use of the site.

6 Even though I am technically speaking in
7 opposition, I am not here today to stop the project
8 or deny the Park Morton residents the opportunity for
9 more -- for new housing. I am here to voice
10 community concerns that have been disregarded
11 throughout this process.

12 The developer referred to many community
13 engagement meetings in the PUD documents. Having
14 attended most of them I can attest to the fact that
15 really only one of them was designed to gain insight
16 from the community about the design of this site, and
17 I have yet to see notes from this meeting that
18 indicated a community preference for what is actually
19 being proposed.

20 The remainder of the meetings focused on
21 announcing the plans for moving forward and
22 explaining why there could be no compromises. The
23 community's voice was further suppressed when the ANC
24 Commissioner for the site recused herself from this
25 project in December of 2015 for personal professional

1 reasons. She did not discuss a vote on any issues
2 related to this project since then, and the
3 Commission did not appoint anyone to represent them
4 in her place.

5 For a project of this size and impact not to
6 have the benefit of full community input will have
7 lasting damage to our community. We therefore want
8 to raise the following concerns to you related to
9 this PUD and ask that these be considered prior to
10 approving this legislation.

11 I am summarizing these issues here, although
12 I have submitted a more detailed testimony in the
13 record.

14 At 120 feet the building plan for the site is
15 too tall and the design is not compatible with the
16 neighborhood. We ask that the building height be
17 reduced by at least two stories with the units
18 removed, which would be approximately 46 being added
19 to the Park Morton site.

20 The building and design are not consistent
21 with the comprehensive plan, the future land use map,
22 the Office of Planning's small area plan, or the
23 Georgia Avenue After small area plan. It is also not
24 consistent with the surrounding community's desires
25 as expressed in the Georgia Avenue Community

1 Development Task Force, 2014 by annual community
2 review, the ANC 1B Bruce Monroe Task Force Survey,
3 and DMPED's public engagement meeting on December
4 12th.

5 The developers claim that there are three
6 PUDs in the area that are comparable in height as
7 misleading because the heights that were approved for
8 those buildings were for buildings that were truly 90
9 feet as opposed to this PUD, where 90 feet only goes
10 to the top floor and doesn't include the penthouse
11 and roof structure adding an additional 20 feet.

12 In short, there is no building currently on
13 Georgia Avenue as big as this one. The area
14 designated for the park is not delineated. Nor is
15 there any firm commitment to design, develop, or fund
16 the park. As of 3:00 p.m. on December 5th the
17 developers have not shared the community benefits
18 proposal, so there is no commitment at this point to
19 create a park.

20 We raised this issue during the testimony at
21 the surplus and land disposition hearings for Bruce
22 Monroe on November 29th, and are urging you to
23 support us in requiring the applicant to address this
24 as well.

25 A requirement for the tenants to pay for

1 parking spaces will give them an incentive to park in
2 the neighborhood as an alternative. We want to see
3 parking spaces to be given to the residents at no
4 additional cost. Furthermore, the traffic reports
5 suggest that the Irving Street and Columbia Road will
6 be operating at failing levels in the future, but the
7 city has not presented a realistic proposal to deal
8 with the increase in congestion.

9 We want to see more three-bedroom affordable
10 units added to the project. Currently, between the
11 two sites there are a total of 41 three or four-
12 bedroom units. Thirteen of them are PHA units and 28
13 are market rate. Lack of three and four-bedroom
14 affordable units adversely affects the ability of
15 African/American families to live in the ward, and
16 this project provides an opportunity to address this.

17 Finally, we're concerned about the lack of
18 homeownership opportunities in this project. We are
19 very concerned that there have not been any
20 exploration of these opportunities for the residents
21 at Park Morton. Thank you for this opportunity to be
22 heard.

23 CHAIRMAN HOOD: Thank you. Next.

24 MR. NELSON: Good evening, Chair and Members
25 of the Commission. My name is Patrick Nelson. I

1 have lived in the District of Columbia for 27 years
2 and as a homeowner in the Pleasant Plains
3 neighborhood for 23 years, where this project is
4 located.

5 I am a member and vice President of the
6 Pleasant Plains Civic Association, actively
7 participate in my ANC which abuts the property that
8 will house this project, and currently chair the
9 Zoning Preservation and Development Committee, which
10 during my tenure I have worked on a number of PUDs
11 that have come before us. Some have been
12 contentious, but none like this one.

13 I would like to take a few minutes tonight to
14 express my opposition to this PUD as it is currently
15 proposed. The city, through its partnership with its
16 development team has decided that instead of putting
17 before the Commission a request to change the zoning
18 of a portion of Square 2890, Lot 849, to build a
19 matter or right project, they elected to use the
20 easier route of the PUD process for greater
21 flexibility, more height and density, in exchange for
22 providing a project that is supposed to be of higher
23 quality with meaningful public benefits that would
24 have been gotten if the project had been developed as
25 a matter of right.

1 The city had laid out what it wanted the
2 project to produce and the development team came up
3 with the design project that you now see, a large,
4 big, bulky box. There has been no real input from
5 concerned residents about the design because they had
6 already decided how to make it work to have the units
7 needed on the site as the city requested.

8 When concerns were made about how the
9 building looked, the answer was given, this is how we
10 envision it to look and we have done other buildings
11 that look the same. When asked why is there no plan
12 for a retail to be put on a building zone on a
13 commercial corridor, the answer is, we cannot do
14 retail because it doesn't work in the plan.

15 When asked to consider putting two-story
16 flats on the bottom of the building along Irving
17 Street side to fit in with the character of the
18 abutting row houses, the same on the new proposed
19 cross-street, and along the proposed park side of the
20 building to engage the connectivity of the area that
21 maybe step back a bit above them and add their
22 apartment building, which could have been done with
23 cutouts for small balconies and even step back a
24 little bit higher on the floor so the building would
25 be more complimentary to its surroundings.

1 Consider maybe moving the shorter senior
2 building to the front of the site on Georgia Avenue
3 and possibly add a nice ground floor lobby area
4 inviting, at the street level, with some kind of
5 meeting/community room since you don't want retail.
6 The answer is the same.

7 Trying to work with a development team that
8 only sees and hears what it wants to do --

9 CHAIRMAN HOOD: Give us your closing though,
10 please.

11 MR. NELSON: All right. Some of what I had
12 written here were already mentioned before. But I do
13 want to just add that the ANC Commission rushed
14 through at the city and developers who request a
15 resolution that stated their support of the PUD, if
16 the items that the ANC suggested were incorporated
17 into the benefits package. But nothing has been
18 produced showing that they have been considered or
19 approved.

20 And have there been no letters to date
21 submitted supporting the benefits package from any
22 community organization or civic association.

23 It is of some concern to me that they seem to
24 think it -- make little of it and do not see the
25 important issue that it needs to be addressed.

1 CHAIRMAN HOOD: Okay. Thank you.

2 MR. NELSON: And they have --

3 CHAIRMAN HOOD: Thank you very much.

4 Appreciate it. Next.

5 MS. FISCHER: Good evening. My name is
6 Jennifer Fischer. I live at 714 Kenyan. That last
7 proponent's landlord, actually. I'm evicting him
8 tomorrow. I'm kidding.

9 Anyway. I am really gratified to have seen
10 an entire room full of people who advocate for
11 affordable housing and are concerned about the best
12 for Park Morton residents. And I think all of the
13 people who are sitting here opposing the plan want
14 the same thing. We are more than happy to have them
15 as our neighbors, but there's a lot of problems with
16 this plan and frankly many of your questions brought
17 out those problems and I am grateful for those
18 questions. And those problems do a disservice to all
19 of the residents, whatever income level. And so, in
20 the current iteration I cannot support it.

21 The presenters kept referring to the Bruce
22 Monroe Park as a temporary park, but for those of us
23 who use it regularly, we don't really feel that it's
24 a temporary park. I bring my niece and nephew over
25 there to play in the playground. I've taught my

1 nephew how to ride his bike in that playground. It's
2 something that for me personally, I have a very
3 strong emotional attachment to.

4 As has been mentioned several times, the
5 process of developing this plan has been really
6 faulty. They keep talking about how much engagement
7 they had with the community, that they went door to
8 door. But I can say for myself that up until a few
9 weeks ago, I had no idea exactly what was happening
10 because they would give us a flyer that would say
11 good things like, oh, we're going to have affordable
12 housing and you'll still have a park and all the
13 exact same amenities that you have, but in fact when
14 I actually had the chance to read the legal documents
15 I found, there is not a single thing in there that
16 commits to actually making that a park. It says, "a
17 park or other public use."

18 I don't know what other possible public use
19 there could be, but my experience after living in
20 this community for the last 10 years, and seeing what
21 happens in other communities in this city, is that if
22 there is not something committed to in a legal
23 document, then it is very likely not going to happen.
24 So, I don't have personally a lot of faith. I was
25 promised that the Bruce Monroe School was going to

1 get rebuilt, and it was not.

2 So, I don't have a lot of faith right now in
3 the New Communities initiative telling us that
4 they're going to now reengage us on what's going to
5 happen with the park, when we had that discussion,
6 actually, when it was first developed.

7 In addition, that -- let's see. Oh, they
8 said that the building would be started so the
9 community can access the park while the construction
10 is occurring, but there's actually again, nothing in
11 the document about that. There's nothing about the
12 committed funding. And now she says that we're going
13 to start planning for something that's built in 2017.

14 They say that this site is a third, a third,
15 a third. But it actually is 74 percent subsidized,
16 26 percent market rate, while Park Morton's site has
17 only 51 percent subsidized and 49 percent market
18 rate. So, it seems to me that in fact what's
19 happened here is that Mr. Boese, sorry if I'm not
20 pronouncing it right, who was -- his neighborhood was
21 represented, managed to shift all of his low income
22 housing over to Georgia Avenue. So, if you want to
23 start pointing fingers at people who are nimbying,
24 you might want to start there. I'm not saying that
25 he is. I'm just saying that perhaps you might want

1 to consider before you start insulting people that
2 you don't know.

3 CHAIRMAN HOOD: Can we get your closing
4 thought?

5 MS. FISCHER: Yes. So, basically at the --
6 the building is also not consistent with the area.
7 The developer is getting land for a dollar per year,
8 but he is providing nothing of substance to the
9 community. They have a 99-year lease, but only a 40
10 year affordable housing commitment. There is no
11 actual true commitment to the Park Morton residents
12 that they are guaranteed to get homes in the new
13 building. There's just one flaw after another in
14 this plan. And until they actually correct those
15 flaws I just can't support it.

16 CHAIRMAN HOOD: Okay. Thank you. Next.

17 Turn your mic on.

18 MR. SEUSER: Good evening. My name is Steve
19 Seuser and I have lived in Ward 1 for 30 years, and I
20 am a founder of the community garden at Bruce Monroe
21 Park, after the school was demolished. And I'm
22 testifying today in opposition to the proposed
23 project for three primary reasons.

24 The first is that the development is contrary
25 to the green space guidelines in the comprehensive

1 plan. The comprehensive plan calls for -- identifies
2 the severe shortage of parks and open space in our
3 neighborhood, and it states that the dearth of parks
4 in the mid-city area is a serious problem that must
5 be addressed as its population grows. All recreation
6 areas must be retained and new recreation areas must
7 be provided whenever possible.

8 Ward 1 is the most dense ward in the District
9 in Columbia Heights and this area in particular, the
10 most densely built part of Ward 1. Bruce Monroe Park
11 is the center of our neighborhood that has a large
12 number of facilities that I can't really detail in
13 the time that I'm available here that will not be --
14 cannot be squeezed into an acre. So, we're going to
15 lose significant functional benefits out of the park,
16 and I oppose the loss of those and the community that
17 is built around the park, the garden, the basketball
18 courts, the tennis courts, the shade pavilion, and
19 all the other interactions that we have as a
20 community. It's our local gathering point of our
21 community.

22 I have also, there's an analysis that the New
23 Communities has done of parks in the area that's
24 completely inaccurate. I have a description of that
25 and I'll distribute that to the commissions, but I

1 don't think I have time in my testimony to go through
2 that. There, I have two other concerns I'd like to
3 raise. The first has been raised already about
4 building height and density. There's really nothing
5 in the neighborhood and the Georgia Avenue corridor
6 that even comes close to this. And the City should
7 not be in the position of setting a precedent for
8 building height on lower Georgia Avenue.

9 Even close to the Columbia Heights Metro
10 station and the Georgia Avenue Metro station, there's
11 nothing comparable in terms of building height. And
12 doing this this far from the Metro stop is just
13 unacceptable.

14 And finally, I'd like to address parking on
15 site. There are far fewer than adequate number of
16 parking spaces provided in the buildings, and the
17 neighborhood really just can't take any more street
18 parking. There's been so much growth in the
19 neighborhood that we -- people cannot park adequately
20 on the street. And so I request that no additional
21 residential parking permits be allowed for residents
22 of the building so that all parking must take place
23 in the building or not on the street. Thank you very
24 much for your time.

25 MR. POE: Hello. Hello. Yes, hi. My name

1 is Marc Poe and I live at 72 Columbia Road across
2 from the park. And I have been living there for
3 about six years now and wanted to voice my opposition
4 to the development of our beloved park.

5 And there are two main issues that I would
6 like to raise in regard to this because I feel that
7 one of them has been treated like gospel in the fact
8 that the Build First concept was addressed by Quad
9 Rail Consulting in a report to the New Communities
10 initiative back in August of 2014, in which they said
11 that the Build First concept is not beneficial for
12 the city and that they'd recommended scattered sites
13 be undertaken. And the following is quoted directly
14 from the report.

15 "In order to meet more efficient timeline
16 demands, NCI will need to modify the approach going
17 forward by tapping into other entities' efforts, such
18 as other housing production trust funds, scattered
19 sites undertaken by local non-profits, church groups
20 as well, as other projects for the private -- for
21 profit developers."

22 However, none of this was ever mentioned and
23 the report, like a lot of some others in this town,
24 seems to get swept under the rug when the conclusions
25 don't match some predetermined modus operandi. And I

1 feel that in that report they mention that any kind
2 of off-site development would take six years plus.
3 And I feel that Park Morton residents deserve better
4 than that kind of time-frame for getting better
5 housing for them. And developing the Park Morton --
6 sorry, the Bruce Monroe Park site is not the way to
7 go about it.

8 And this PUD, for instance, the whole concept
9 that just because 333 Georgia -- 335 -- 7335 Georgia
10 Avenue and 3232 Georgia Avenue were C-2-B cases that
11 were recently approved. Those still lie within the
12 Georgia Avenue Overlay, which ends, I might add, at
13 Georgia Avenue and does not extend to the park.

14 The current zoning, if you remove this
15 Georgia Avenue Overlay as mentioned in the Section 4
16 of the statement for application, the PUD request
17 requests a variance from 65 to -- does not request
18 the height variance. They do not request a FAR
19 variance from 3.5 to 5.8, but they do request a
20 variance for the setback, which doesn't make sense to
21 me since the step back is based on the height. And
22 somehow they got their math right on the setback
23 based on the height.

24 But, my point is, the request for the PUD
25 goes way beyond the requested zoning and should not

1 be considered by the Board.

2 MR. CAMIO: Hello. My name is Juan Camio. I
3 think I'm the only Latino here, probably. And just
4 to remind you guys, in the Ward 1 we are 20 percent
5 of the population, if you don't know. And I was
6 trying to -- just a few days ago I just knew about
7 the project and I tried to, you know going to people
8 from the community trying to understand if they know
9 the situation of this project.

10 And only 90 percent of the people that I
11 interviewed that were Hispanic and Latino community,
12 they didn't know anything about that. So, that is
13 something really important we have to keep in
14 consideration if 20 percent of the population of this
15 ward hasn't been consulted, at least. You have to,
16 you know outreach them or find a way to let them know
17 that something is going on.

18 The other thing that I want to mention, which
19 is really important is that there are about 350 kids.
20 They say that the park has not been used, but we have
21 about a school right in the corner. I live in the
22 732 Kenyon Street, like five houses close to the
23 Chavez School, and they use the school, the
24 facilities every single day. And my wife, which
25 she's taking care of the baby right now, she had to

1 have a -- find someone over there and they use the
2 park every single day. So, you are taking away a
3 park that is being used for kids. I mean, what do
4 you want them to do? Using drugs or something else?
5 You have to take into consideration those kids, they
6 don't have a voice. And I think it's very important
7 for them to have a space to grow up instead of doing
8 something different that they should not be doing.

9 The other thing that I can see that is
10 important is this big, big, big, big building
11 compared to what you see around. I think Mr. Peter
12 May was looking -- asking for a pictures. If you see
13 90-feet story building I was, doing the calculation,
14 it is three times bigger of what we see right now,
15 which is, I mean, something disproportional.

16 And the other thing that I want to mention is
17 that, look at the concept. You are changing a public
18 use of a park which we don't have around if you are -
19 - if you live around, you don't have a space. And if
20 you're changing for another use you have to keep in
21 consideration that important service that is given to
22 the community. And, thank you.

23 CHAIRMAN HOOD: Thank you. See if we have
24 any questions or comments up here on this panel.
25 Okay. Does the applicant?

1 All right. ANC 1A. Okay. And Bruce Monroe.

2 Okay. Thank you all very much. We appreciate it.

3 MR. TURNBULL: Mr. Chair, I wonder if I might
4 just ask the whole group one question. Did you all
5 go to the ANC meetings?

6 MR. CAMIO: I never was invited. I don't
7 know. I've never been.

8 MR. SEUSER: I wasn't familiar with them.

9 MR. TURNBULL: Okay. I --

10 CHAIRMAN HOOD: Let me help you with the ANC.
11 The ANC is a process, your representative. You don't
12 have to be invited. It's a public meeting. So, find
13 out what your ANC commission is. You can call the
14 ANC office downtown, the Wilson Building. I can't
15 think of the gentleman's name. Gottlieb Simon. Ask
16 him. Give him your address. He'll tell you who your
17 ANC commissioner is, he'll tell you who your ANC is,
18 and he'll tell you when they meet. Okay?

19 MR. SEUSER: I'd just like to add that I did
20 attend the ANC meetings and my ANC commissioner was
21 associated with the project and she also recused
22 herself, so she didn't represent me.

23 CHAIRMAN HOOD: Well, when you're single-
24 member district person is not able to uphold their
25 responsibilities, the chair of the ANC usually takes

1 the place. Now, Mr. Boese, you can correct me if I'm
2 wrong, but I do know a little bit about civic groups
3 because I was a president of a civic association for
4 20 years myself. So, I do know a little bit about
5 community input. So, you have another question?

6 MR. TURNBULL: Well, I was just confused. I
7 mean, we heard from the party in opposition that the
8 vote was five to four. But I just went back to the
9 record here and then on November 1st, the ANC voted
10 10 to zero. So, I'm just curious what --

11 UNIDENTIFIED SPEAKER: That was the wrong --
12 that was a different vote.

13 MR. TURNBULL: That was a different vote?

14 MR. SEUSER: I would just state that there
15 was a gradual sense that this was a done deal. The
16 first vote was maybe the only vote where people
17 somewhat voted their sense of what they wanted. But
18 then two of our ANC 1A commissioners recused
19 themselves so --

20 MR. TURNBULL: Okay.

21 MR. SEUSER: -- it wasn't a full commission
22 vote. And after that everybody was just told, it's a
23 done deal. Don't bother opposing this.

24 MR. CAMIO: Especially there is --

25 MR. TURNBULL: So, I mean, you had a feeling

1 that -- okay. I mean, I'm getting a feeling that
2 there was a lot of -- there was not a great deal of
3 satisfaction with what was going on with the ANC
4 then.

5 MR. SEUSER: Correct.

6 MR. TURNBULL: Okay. Thank you.

7 MR. CAMIO: I just want to ask you guys, to
8 everybody, have you ever think there are people
9 questioning yourself and everybody is questioning --

10 CHAIRMAN HOOD: Hold on, hold on, hold on.
11 I'm going to rule that out of order because first of
12 all, you don't ask us -- we get input.

13 MR. CAMIO: Yeah, that's what I'm asking
14 you.

15 CHAIRMAN HOOD: And we will make the input.

16 Right. We get the input and we're going to do it.

17 But here's the issue. Metro closes in a
18 while. A lot of people may be taking Metro, or they
19 may be riding bicycles. I'm not sure. But I know I
20 have some people who have been here all night and I'm
21 going to be respectful and not have to have them come
22 back for another hearing. So, let's hear the people
23 who come behind you who are also in opposition.

24 Okay?

25 David -- did I -- David Bobeck. Ryan

1 Cummins, Rebeca Logan, Alicia Dinerstein, or
2 Dinerstein, Nida Chaudhary. I know I'm messing up
3 some names. Forgive me. Aut Cocida, Concilie
4 (phonetic). See how many we've got. Jennifer Cooper
5 and Samuel Levy.

6 Now, that's all I believe that we have on the
7 list. So, I'm going to ask anyone else who would
8 like to testify, just raise your hand and let me see
9 whose name I haven't called. So, you can come
10 forward. Anybody else? I think I've already saw --
11 anyone else? Okay.

12 This will be our last panel. I wanted to get
13 you all in tonight because I didn't want you to have
14 to come back another day. So, we have to be
15 considerate of each other. Okay?

16 All right. Let's start to my right. You may
17 begin.

18 MR. BOBECK: My name is David Bobeck. I'm a
19 resident of Irving Street [Speaking off mic]. Oh,
20 yeah. I got the green light. Okay.

21 Yeah. My name is Dave Bobeck. I'm a
22 longtime homeowner on the 700 block of Irving Street
23 Northwest, within the 200-foot radius surrounding the
24 proposed development site.

25 Let the record show that I am opposed to the

1 current PUD plan as drafted. The Munch Ballyhoot
2 (phonetic) Community Engagement was conducted from
3 the standpoint that the use of Bruce Monroe Park as a
4 First Build site was, quote/unquote, "done deal," and
5 no consideration was given to previous studies done
6 by the community demonstrating that neighbors
7 overwhelmingly wanted to leave the park untouched.

8 The developers and DMPED's claims of
9 overwhelming support in the community are overstated
10 and lack the backing of any kind of provable numbers.
11 The plan, as it stands today, would not pass the
12 review of neighbors if the RFP took place today using
13 our RFP process that these types of programs normally
14 would have to go through now. And the mayor herself
15 has expressed, you know, oh, well this was done under
16 the previous administration so we're off the hook.
17 She said that to me personally in a meeting of the,
18 whatever, one of the ANC meetings.

19 The size and residential density of the
20 development is out of scale with the other buildings
21 of the neighborhood. The small homes and everything
22 on lower Georgia Avenue, it's just obvious that it
23 doesn't make any sense. The project as proposed
24 places a huge burden on immediate neighbors of Bruce
25 Monroe that didn't have representation from their

1 ANC, parking density, sunlight, all will be effected
2 negatively.

3 The neighborhood already bears the scars of
4 density imposed by developers 100 years ago, and is
5 one of the densest communities in the city. The
6 crime rate and pressure on neighbors due to this
7 proximity with each other means that we need a safety
8 valve, i.e., the park as it stands now, our green
9 spaces are an incredibly valued asset to our
10 communities and Bruce Monroe Community Park is the
11 heart of our community.

12 The current plan contains no details for the
13 park. The lack of clarity creates a blank check for
14 the developers to do as they wish with that space,
15 ignoring the wishes of the community once their
16 project runs over budget.

17 This PUD should be sent back to the drawing
18 board to be redone using real community input and the
19 Our RFP process, and to include more detail about
20 amenities to the community and enforceable
21 requirements to be sure those promises were upheld.

22 The developers, Mr. Binite is a polarizing
23 political figure due to his involvement with the
24 Fresh Pack scandal, and other failed development
25 schemes that also involved failure to obtain

1 community input, such as the Boy's and Girl's Club in
2 Capitol Hill, and his position on the D.C. Housing
3 Finance Board. The money for this project should go
4 to do smaller scale development of Park Morton, and
5 providing more immediate relief to those residents.

6 We reject the comments that our opposition to
7 the park comes from a place of anger or a sense of
8 difference between people for any reason. We do know
9 each other and we do have a community. Thank you
10 very much.

11 CHAIRMAN HOOD: Okay. Thank you. [Garbled
12 speech.] If you want to take a picture, come back
13 here and you'll get a better shot. Go ahead. You
14 can go ahead.

15 MS. DINERSTEIN: Hi. My name is Alicia
16 Dinerstein. I live at 737 Irving Street, and I
17 wanted to state first for the record that I
18 absolutely demand that the city find a fair solution
19 for the challenges facing the Park Morton residents.
20 I think that's absolutely necessary. They deserve to
21 live in clean and safe housing.

22 However, I do think that using Bruce Monroe
23 as the build site is the expedient and not the best
24 solution, and I find that the process that was used
25 to determine how this would go down is very unusual.

1 I work in international development. I work
2 for the U.S. Agency for International Development.
3 I've lived in the developing world on four continents
4 and 11 countries. And I have sat under trees in
5 Nepal, in Mozambique, in Bolivia and Nicaragua, and
6 met with communities and talked about their needs,
7 worked with government counterparts to see how they
8 could best connect with those communities to identify
9 what their needs were and how to meet their
10 responsibilities to those communities.

11 So, when I actually moved back to Washington
12 and I moved into Columbia Heights, I was very excited
13 in some ways when I heard the park across the street
14 from my house was going to be developed. I said, for
15 now I get to sit on the other side of this equation.
16 I'm going to be sitting under the tree. I'm the one
17 who people are out there facilitating, taking notes,
18 it's not me up there making notes on the chalk board
19 on the whiteboard, I'm part of this process.

20 After the very first meeting I went to I was
21 really disappointed because I left that meeting
22 feeling the process was totally cooked, as some of my
23 neighbors have mentioned. I expected to be asked
24 about what our community needs were, to be presented
25 with some options perhaps, for us to consider. And

1 instead we were presented with a plan that was, we
2 were told at the time, at the very worst there would
3 be a 50/50 split between the land that would be
4 developed and the park. As someone who was new to
5 the area at the time, I understood that, you know, I
6 had hear from around that the park was not supposed
7 to be permanent, and I said, okay, well I believe
8 there's absolutely a need for affordable housing and
9 there should be some compromise.

10 But what I've seen is that the city has not
11 been really willing to compromise, and the developers
12 have not been willing to compromise. And when I went
13 back after that first meeting I told my colleagues at
14 U.S. Aid, who have many of the same experiences as
15 me, I said, wow, we do not know how to do community
16 outreach in D.C. This process is cooked, and it has
17 created a real sense of distrust with the entire
18 process, and a real sense of dissatisfaction as
19 you've heard from my neighbors.

20 On a personal level, my major issue was not
21 at all about having more neighbors, but it was about
22 having how many of them, and a huge building, and the
23 through street would be directly across the street
24 from my house, and I wonder how that will impact me
25 directly.

1 I know that I do not have a car myself, but I
2 tend to use the car to go, the little tiny smart
3 cars, and often still cannot always find a place to
4 park that on the street. So, I'm thinking very
5 realistically, as someone who does not have a car,
6 when I have a tiny little temporary car I can't
7 always find a place to put it. In fact I've had to
8 park it on the other side of the street and I've
9 gotten tickets because I couldn't find anyone to park
10 the smart car in the area.

11 I'm very worried about this process overall
12 and would like to respectfully request that you deny
13 the PUD. Thank you.

14 CHAIRMAN HOOD: Thank you. Next.

15 MR. CUMMINS: Hello, sir. My name is Ryan
16 Cummins and I've lived in the 700 block of Irving
17 Street for almost 14 and a half years no. I am
18 seriously concerned about our lack of representation
19 as has been reiterated numerous times, starting with
20 our single-member district to our ANC chairadactyl
21 person, all the way up to our Ward 1 council member
22 who seems to have a myopic viewpoint that affordable
23 housing is the only priority, the one, and no other
24 priority matters as much, or at all.

25 Everyone said the comprehensive plan does

1 call for more parks in mid-city. We really need
2 those parks. The neighborhood that I am in is
3 comparable in density to the 18th Street corridor
4 through Adams Morgan, and they have the Marie Reed
5 Rec Center, they have Kalorama Park, that is about
6 the same size as our current park as it stands, and
7 they have the park that's up, I've forgotten now what
8 it's called, but it's near the Calvert Street bridge.
9 All three of those parks are far closer together than
10 ours are to the other two that they're claiming are
11 just as good as what we have, and so that's why they
12 can take away 64 percent and leave us with what, you
13 know, they think is good enough for us.

14 They've talked about eminent domain being the
15 only other option if they don't do this. I think
16 that's a lie. If the city can come up with \$50
17 million to encourage purchasing park space, and then
18 spend \$3 million, \$400 a square foot to buy an 8,000
19 square foot parcel in NoMa, then they can certainly
20 spend the dollars to buy the vacant land on Georgia
21 Avenue. People like money, and especially with
22 underperforming properties, they like money too. And
23 they will sell those properties if the city comes up
24 with the money and puts the money where their mouth
25 is. And if they really care about affordable

1 housing, that's what they should do.

2 This building is far too big for the site.

3 It attempts to just cram as many people as they

4 possibly can in a space that just doesn't need it.

5 They've claimed that the open space on the park is of

6 no use. Well, the 1,400 children that go to the

7 Cesar Chavez School, which occupies the building

8 formerly known as the Bruce School, which gives the

9 Bruce Monroe Park its name, they use that park every

10 day and I watch an army of children walk past my

11 house over, and over, and over again. So, it's being

12 used. It's necessary.

13 Finally, I would like to talk about the fact

14 that everyone deserves a safe and comfortable, et

15 cetera, et cetera, place to live. What they don't

16 mention is the fact that when you put an \$80 million

17 building potentially, across the street from Row

18 houses, those tax -- those property taxes go up.

19 Those assessments go up, the land value goes up, and

20 this just served to displace people from currently

21 affordable housing where they're renting for rates

22 that they've been paying for a decade or more, such

23 as my neighborhood, Jane, who is 70 something years

24 old. She lives in a rental house. She lives there

25 with her grandson and other members of her family.

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1 And if her landlord, his taxes are not capped, then
2 her rent will have to go up. And if he can't raise
3 the rent he will have to sell. And then she will be
4 displaced.

5 So, that really doesn't kind of fit with New
6 Communities lacking of displacing people from their
7 neighborhood, et cetera, et cetera. Thank you very
8 much.

9 CHAIRMAN HOOD: Thank you. Next.

10 MS. CHAUDHARY: Given the bedtime situation,
11 I'm going to let her go first.

12 MS. LOGAN: Thank you. I obviously missed
13 the affordable childcare hearing.

14 My name is Rebeca Logan. I live on 732
15 Kenyan Street, right one block from Bruce Monroe
16 Park, and I use it every day. I'm opposed to giving
17 this public park open to everyone, to a private
18 developer.

19 Many of my neighbors, many of the neighbors I
20 spoke to couldn't be here today because they are
21 working. Yes, a lot of them work at night. I also
22 wanted to mention that many of my neighbors speak
23 Spanish and there has been no information for them.
24 They have not been included in this process, even
25 though they work hard, pay taxes, and use the park.

1 One of my main concerns is for the scholars
2 of the Cesar Chavez School who use the park every
3 day. Yes, those who claim that it's unused obviously
4 don't live close by because they would know that more
5 than 340 students use it every day. The school that
6 was there was closed because alleged under
7 enrollment. But now the Harriet Tubman Elementary
8 School has trailers because they can't fit all the
9 kids.

10 The assistant principle of the Cesar Chavez
11 School told me that the students, the teachers, and
12 the school community are opposed to this development.
13 In fact, they consider the park as an extension of
14 the school. She told me this, and I'm quoting,
15 "Unfortunately I'm unable to attend the hearing
16 tonight. If you get a chance to speak, please let
17 them know that our scholars have been using the park
18 for outdoor sports activities. We also take our
19 scholars to the park to do community service like
20 picking up trash and park clean-up."

21 So my questions for the developers are as
22 follows, and for you. Is the public park that is
23 proposed an area that can be used on a daily basis by
24 340 kids? And will the developer guarantee in
25 writing that the scholars of the Cesar Chavez School

1 have daily access to the park?

2 It's sad that this is being, you know, placed
3 that if you're for the park you're against affordable
4 housing. Hopefully a city with a budget surplus
5 cannot have to make that choice. Thank you.

6 CHAIRMAN HOOD: Thank you. Next.

7 MS. CHAUDHARY: My name is Nida Chaudhary,
8 and I am a 30-year old homeowner. And I have lived
9 in D.C. since 2008. I know what it's like to be a
10 renter here. I have had to move almost every single
11 year until my husband and I managed to get enough
12 money together to do an FHA loan to buy our home that
13 is on the same block as the park.

14 And I'm here to say that the PUD that's being
15 proposed here is going to have an immense and adverse
16 effect on me, my husband, and my neighbors. I would
17 like to point out that the Zoning Commission has
18 already approved quite a bit of high density
19 applications in the Georgia Avenue Overlay district,
20 which is adjacent to the park. And they're currently
21 in various stages of construction and they're already
22 planning to increase the amount of paved and
23 impervious surfaces, which will therefore increase
24 water runoff in our neighborhood.

25 Given that we are downhill from a very steep

1 incline on Irving Street, the water is going to rush
2 from east to west towards our homes and our
3 foundations, and has a very real possibility of
4 compromising our homes and our property value, since
5 the ginormous building will eclipse the sunlight that
6 would otherwise help mitigate the water runoff issues
7 that are already going to be caused by other
8 development further up Georgia Avenue.

9 I also want to point out that it's not just
10 about me and my property, but that the Irving Street
11 is the ambulance route for all emergency vehicles
12 bound toward the Washington Hospital Center, which is
13 the only trauma hospital in D.C. And the District
14 acknowledges that the current traffic flow is
15 horrendous and usually backs up all the way to 14th
16 and Irving, which that intersection got very
17 congested along with the development there, which I
18 might add is smaller than what is being proposed
19 here. So, I think it's just unconscionable to not
20 fully mitigate the risk being posed by this
21 development and to suggest that a private through
22 street is somehow going to mitigate this.

23 I would also like to point out that the
24 current Park Morton site is significantly larger than
25 the portion of the Bruce Monroe Park where they plan

1 on developing. That site at Park Morton has access
2 streets from not only Georgia Avenue but also Park
3 Road and Lamont and Morton Street.

4 So, the site that is a full acre larger than
5 the current Bruce Monroe Park site, and has more
6 access points for vehicles, is getting less
7 development over there, and they're pushing all of
8 the development towards our side when it is a crucial
9 choke point for traffic already and it just seems
10 like very poor planning.

11 I would like to reiterate that the plan goes
12 against the D.C. Comprehensive Plan, and that I've
13 heard the developer and proponents draw on the
14 proximity to Georgia Avenue Overlay District when in
15 fact the area is zoned for moderate density which is
16 two and four units, two to four-unit buildings and/or
17 houses and smaller apartment buildings.

18 I'd like to thank you for your time and I
19 would also like to thank everyone that has suggest
20 that I am racist because I care about going about
21 planning in a responsible manner and taking the
22 larger goals of the District and -- into
23 consideration. It's just, it's very illuminating to
24 hear people tell me that I am racist. Thank you very
25 much.

1 CHAIRMAN HOOD: Thank you. Next.

2 MR. LEVY: Hello, my name is Samuel Levy and
3 I am a native Washingtonian. I grew up in Adams
4 Morgan on Lanier Place behind the Safeway, on
5 Columbia Road. And I have been in D.C. all my life.
6 I'm a D.C. public school graduate and have been
7 teaching at D.C. public schools for the last nine
8 years, including at Brookland, at Bunker Hill, which
9 was in a building. I brought up the picture of Bruce
10 Monroe. Ugly as sin, but only three stories tall, in
11 case you'd like to see it.

12 I certainly reject the false dichotomy that
13 is being forced upon us that we have to choose
14 between public housing and public green space. In a
15 time when cities are desperately trying to find and
16 create green space, D.C. is giving away green space
17 to private developers and that disgusts me.

18 You know, if D.C. is committed to helping its
19 neediest residents, then they would do so without the
20 private giveaways. I see privatization in schools, I
21 see it in health, and now we see it in housing. And
22 it's a very slippery slope that I hope you consider.

23 I echo a lot of the thoughts that my
24 neighbors have spoken about. Did I mention I am at
25 752 Irving? Sorry if I didn't do that already. I'm

1 four houses down from the park. One issue that I
2 haven't heard talked about that I've brought up
3 several times in the meetings leading up to this is
4 what planning was done in regards to schooling,
5 right? Myer Elementary School, which is currently
6 being used as swing space for Duke Ellington is a
7 high school, and I don't know what's going to happen
8 to that elementary school when the Duke Ellington
9 students return to their school in Georgetown.
10 Tubman Elementary school is at full capacity. Bruce
11 Monroe at Park View is at full capacity. And I'm
12 wondering if any planning at all has gone into
13 consideration for the 700 new residents that are
14 moving in, where their kids are going to go to
15 school.

16 I would assume that most of the Park Morton
17 residents will continue to send their kids to Bruce
18 Monroe at Park View, and maybe the assumption is
19 being made that the market rate new residents that
20 are moving in will send their kids to private school.
21 But again, that's a dangerous assumption to make and
22 I think that's all I have to say for now.

23 CHAIRMAN HOOD: Okay.

24 MR. LEVY: Thank you for hearing me. Thank
25 you for staying this late.

1 CHAIRMAN HOOD: Sure. Thank you. Next.

2 MR. JONES: Good evening. My name is Darren
3 Jones. I am the President of the Pleasant Plains
4 Civic Association, and I live about six doors down
5 the street on Columbia Road from the Bruce Monroe
6 site.

7 I've been the president of the civic
8 association, Pleasant Plains, since 1996. I've lived
9 in my house since 1993, which is less than 200 feet
10 from the property. I grew up around the corner at
11 762 Hobart Place where my mother and father moved
12 from Barry Farms to Hobart Place to build a community
13 or build a place for their kids to have a community.
14 And many of our neighbors are Pleasant Plains
15 residents. And when the old school was torn down we
16 fought to have a park built because the city had
17 proposed a parking lot for that site. So we fought
18 very hard to get the park there.

19 After the park was built, we were some of the
20 people who talked to the city about what we wanted to
21 see on the park. So, what you see on that park today
22 is what neighbors fought for to have on the park
23 today.

24 Many of our neighbors live within a couple of
25 blocks of the site. In fact, about 13 civic

1 association members live within 200 feet of the site.
2 We participated in this project that we're having,
3 this planning process. And we believe that the park
4 is the jewel of our neighborhood. However, we do
5 agree that affordable housing opportunities are
6 needed for our neighbors in the District of Columbia.
7 We also agree that our Park Morton neighbors deserve
8 better living conditions.

9 But, we feel that we have been left out of
10 the process in so many ways. It seems like there
11 have been meetings, but these meetings have always
12 had a beginning and an end that was already set when
13 those meetings took place. So, many of our people
14 went to the earlier meetings. We had probably 200
15 people at the earliest meeting. But after going to
16 those meetings we found out that everything was in
17 place, so a lot of people stopped going to those
18 meetings.

19 We've participated in a lot of the planning
20 process in our community. With ANC 1A and 1B we
21 commissioned a study with Howard University that was
22 answered by about 800 residents that said what we
23 would like to see in the community.

24 We also attended the Park Morton meetings and
25 we talked about the size of the development being too

1 large. And so, we didn't feel that we were being
2 heard when we said that. And our ANC commissioner
3 who is the ANC commissioner for that site, recused
4 herself from the process. So, myself, everybody
5 sitting at this table had no one they could talk to
6 at the ANC specifically to say, we don't want this
7 anymore.

8 And then finally, I want to say that first,
9 we feel that the height of building A, I think they
10 called it building A in the proposal, is just too
11 large. A building of that size in our community that
12 has two floors to it, that's just too large. We
13 don't need a building that large.

14 Second, we think that the underground parking
15 should be free for the people who are going to move
16 to the site. We already don't have parking spaces in
17 the neighborhood, and the D.C. Department of
18 Transportation just finished a east/west multi-modal
19 transportation study, and they have proposed in 2019
20 that they have dedicated bus lanes on Irving Street
21 and on Columbia Road. So that's going to wipe out
22 any parking from 6:00 in the morning to 10:00 at
23 night, Monday through Saturday.

24 And then finally, we would just like to say
25 that we would like to see this process slow up, maybe

1 stop, so that the city and the developer can come
2 back to the community, talk to the people who
3 actually live around the Bruce Monroe site, hear what
4 we have to say, I mean truly hear what we have to
5 say, and then we could probably move forward from
6 there. Thank you.

7 CHAIRMAN HOOD: Thank you. Any questions or
8 comments up here?

9 Okay. Does the applicant have any cross? 1A
10 have any cross? Bruce Monroe? Okay. Thank you all
11 very much. We appreciate your testimony.

12 Okay, Mr. Glasgow.

13 [Pause.]

14 CHAIRMAN HOOD: How much time do you need for
15 rebuttal and closing?

16 MR. GLASGOW: Mr. Freeman is going to handle
17 the rebuttal and closing.

18 CHAIRMAN HOOD: Okay. Mr. Freeman, how much
19 time do you need for rebuttal and closing?

20 MR. FREEMAN: About 15 minutes.

21 CHAIRMAN HOOD: Okay. So, what we're going
22 to do, we're going to continue this hearing on
23 Thursday night for rebuttal and closing. Okay? On
24 Thursday night. All right? Thursday night.

25 So, we're going to have the same people.

1 6:30, it shouldn't take that long. Same time as the
2 other hearing. Shouldn't take that long.

3 MR. FREEMAN: Same time as the other one.

4 CHAIRMAN HOOD: Same time, because we have
5 our questions that we need to ask, and I don't want
6 to press the time. I know the Metro closes. It's
7 almost closing time.

8 MR. FREEMAN: So, the record is closed now
9 until Thursday?

10 CHAIRMAN HOOD: We don't need any additional
11 information, Ms. Schellin. The record is closed
12 until -- we may ask for some additional information
13 on Thursday night. We're going to do rebuttal and
14 closing Thursday night.

15 MS. SCHELLIN: Thursday night?

16 CHAIRMAN HOOD: Thursday night at 6:30. No
17 special time. 6:30.

18 MR. FREEMAN: Oh. Okay.

19 CHAIRMAN HOOD: And we'll deal with the other
20 hearing.

21 MR. FREEMAN: Okay.

22 CHAIRMAN HOOD: Okay? Because we have some
23 questions. It's probably going to take about 45
24 minutes for us to deal with this, and then we'll
25 start the other hearing. All right?

1 All right. So, with that we will continue
2 this on Thursday evening at 6:30.

3 [Hearing adjourned at 11:29 p.m.]

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