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GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Zoning Commission

Public Hearing

Case No. 16-12 [Park View Community Partners and the  
District of Columbia Housing Authority - Consolidated  
PUD and Related Map Amendment at Squares 3039, 3040,  
and 3043.]

7:54 p.m. to 10:25 p.m.

Thursday, December 8th, 2016

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 JENNIFER STEINGASSER

13 JOEL LAWSON

14 STEPHEN MORDFIN

15

16 Department of Transportation:

17 JONATHAN ROGERS

18

19

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21

22

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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 a public hearing of the Zoning  
4 Commission for the District of Columbia. Today's  
5 date is December the 8th, 2016. The time now is  
6 approximately 7:54 p.m. And again, I want to thank  
7 those for being patient with us as we continue the  
8 first case from Monday night.

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

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

24 The hearing will be conducted in accordance  
25 with provisions of 11-DCMR Chapter 4 as follows,

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1 preliminary matters, applicant's case, report of the  
2 Office of Planning, report of other government  
3 agencies, report of the ANC, organizations and  
4 persons in support, organizations and persons in  
5 opposition, rebuttal and closing by the applicant.

6           The following time constraints will be  
7 maintained in this meeting. The applicant has up to  
8 60 minutes. I believe they have 45 on the clock.  
9 Organizations five minutes, individuals three  
10 minutes.

11           The commission intends to adhere to the time  
12 limits as strictly as possible in order to hear the  
13 case in a reasonable period of time. The Commission  
14 reserves the right to change the time limits for  
15 presentations if necessary, and notes that no time  
16 shall be exceeded.

17           All persons appearing before the Commission -  
18 - wishing to testify before the Commission in this  
19 evening's hearing, are asked to register at the  
20 witness kiosk. Again, Ms. Schellin is here to assist  
21 you if you need some assistance.

22           Upon coming forward to speak to the -- oh,  
23 also, the kiosk is to my left and please fill out two  
24 witness cards. These cards are located to my left on  
25 the table near the door. I ask that you fill those

1 out before you come up so you can give them to the  
2 court reporter before you begin to speak.

3           Upon coming forward to speak to the  
4 commission, again please give both cards to the  
5 reporter sitting to my right before taking a seat at  
6 the table.

7           When presenting information to the  
8 Commission, please turn on and speak into the  
9 microphone, first stating your name and home address.  
10 When you are finished speaking, please turn your  
11 microphone off so that your microphone is no longer  
12 picking up sound or background noise.

13           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.

17           Would all individuals wishing to testify  
18 please rise to take the oath?

19           MS. SCHELLIN: Yes. Please raise your right  
20 hand.

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

23           MS. SCHELLIN: Yes. Please raise your right  
24 hand. Anybody else planning to testify this evening?  
25 Mr. Badger, are you testifying for the party? Okay.

1 [Oath administered to the participants.]

2 MS. SCHELLIN: Thank you.

3 CHAIRMAN HOOD: Okay. At this time the  
4 Commission will consider any preliminary matters.  
5 Does the staff have any preliminary matters?

6 MS. SCHELLIN: Yes, sir. We have a party  
7 status request from two groups. The Park Morton  
8 Resident Council in support, and the Georgia Avenue  
9 Corridor Neighbors in opposition, both were filed on  
10 time. I see the representative, Tamika White. Or  
11 actually, I'm sorry, the representatives that she  
12 named in her place, which are Cassandra -- Shonta  
13 High. Yes. And then for Georgia Avenue Corridor  
14 Neighbors, I don't see Chris Otten or the attorney  
15 that was named.

16 CHAIRMAN HOOD: Mr. Connor.

17 MS. SCHELLIN: But Mr. Cummings was also, I  
18 think, on that list.

19 CHAIRMAN HOOD: Okay.

20 MS. SCHELLIN: So, Mr. Cummings is here.

21 CHAIRMAN HOOD: Okay. All right.  
22 Colleagues, what is your pleasure. I certainly don't  
23 have an issue with, what is that, Exhibit 30?

24 MR. SHAPIRO: Park Morton Resident Council.

25 CHAIRMAN HOOD: I certainly don't have an

1 issue with Park Morton Council and their submission.  
2 I go by the submission. Not the name of the street  
3 or anything. I go by what their submission. I think  
4 their submission definitely meets our qualifications  
5 to be granted party status. So, I would move that we  
6 give Park Morton Residential Council party status in  
7 this case, support, and ask for a second.

8 MR. MILLER: Second.

9 CHAIRMAN HOOD: It's been moved and properly  
10 seconded. Any further discussion.

11 [Vote taken.]

12 CHAIRMAN HOOD: Not hearing any objection to  
13 those present, Ms. Schellin, would you record the  
14 vote?

15 MS. SCHELLIN: Yes. Staff records the vote  
16 five to zero to zero to grant party status in support  
17 to the Park Morton Resident Council, Commissioner  
18 Hood moving, Commissioner Miller seconding,  
19 Commissioners May, Shapiro, and Turnbull in support.

20 CHAIRMAN HOOD: Okay. Next, we have the  
21 Georgia Avenue corridor neighbors. Colleagues, what  
22 is your pleasure? Let me open it up. Commissioner  
23 Shapiro.

24 MR. SHAPIRO: Mr. Chair, I'm inclined to take  
25 the same action that we took in the previous case. I

1 think -- and without the representation here for the  
2 explanation, I would move that we do not grant them  
3 party status.

4 CHAIRMAN HOOD: Okay. I'll second that and I  
5 would move again, I don't see how they're uniquely  
6 affected. Again, if their representative had stayed  
7 I would have allowed him some additional time but I  
8 don't think he would have stayed. The representative  
9 that they had named in the -- didn't even stay for  
10 the first hearing. So, I don't know what happened  
11 with that but he would have gotten time to be able to  
12 articulate his position.

13 But again, we've heard testimony from members  
14 of that group and I think in line with their  
15 submission we just need to probably work on their  
16 submission in the future. But I think that I would  
17 second that and we will allow them time as we did the  
18 other night.

19 So, that's been moved and properly seconded.  
20 Any further discussion?

21 MR. MAY: Mr. Chairman, I voted in the  
22 minority last time around for the consideration of  
23 this group and I thought that in that case they would  
24 actually had made a reasonable request for a party  
25 status. In this case I don't think the cases is as

1 strong. So, I will be supporting the motion.

2 CHAIRMAN HOOD: Okay. It's been moved and  
3 properly seconded. Any further discussion?

4 [Vote taken.]

5 CHAIRMAN HOOD: Ms. Schellin, would you  
6 record the vote?

7 MS. SCHELLIN: Yes. Staff records the vote  
8 five to zero to zero to deny party status to the  
9 Georgia Avenue Corridor Neighbors, Commissioner  
10 Shapiro moving, Commissioner Hood seconding,  
11 Commissioners May, Miller, and Turnbull in support of  
12 denial.

13 I do want to advise, because the record was  
14 closed, but Mr. Kline did send in a letter advising  
15 that he was feeling ill on Monday and that's why he  
16 left, and he did want to advise the Commission of  
17 that.

18 CHAIRMAN HOOD: Okay.

19 MS. SCHELLIN: But the record was closed so I  
20 told him I would let you know that.

21 CHAIRMAN HOOD: Okay. Well, thank you.

22 MS. SCHELLIN: So, he did leave for that  
23 reason.

24 CHAIRMAN HOOD: That's the reason he left.  
25 Okay. Thank you for the clarification and we hope he

1 feels better.

2 Okay. Any other preliminary matters?

3 MS. SCHELLIN: Yes. We have one Murphy  
4 Antoine from Torti Gallas. I did not find that the  
5 Commission had accepted as an expert before us.

6 MR. FREEMAN: He, I can get you cases.

7 MS. SCHELLIN: Oh, he has been.

8 MR. FREEMAN: Has been.

9 MS. SCHELLIN: He looks familiar but --

10 MR. ANTOINE: Did you look under Lawrence  
11 Antoine?

12 MS. SCHELLIN: Oh, maybe that's the -- maybe  
13 that was the issue.

14 MR. ANTOINE: That happens a lot.

15 MS. SCHELLIN: Yeah, so, because he looks  
16 familiar.

17 CHAIRMAN HOOD: Okay. And we'll proffer him  
18 as an expert.

19 MS. SCHELLIN: Yes.

20 CHAIRMAN HOOD: We know Ms. White, so we  
21 don't have to do --

22 MR. FREEMAN: We have two. Yeah, I was going  
23 to say, Murphy and Ms. White. We have two experts.

24 MS. SCHELLIN: Ms. White.

25 CHAIRMAN HOOD: Yeah, we know Ms. White. So,

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1 yeah.

2 MR. TURNBULL: So, Mr. Antoine, do you get  
3 called Lawrence or Murphy?

4 MR. ANTOINE: I get called Murphy, but my  
5 professional registrations are all Lawrence, so  
6 that's often the name that shows up.

7 MR. TURNBULL: Okay.

8 CHAIRMAN HOOD: Well, at least you're getting  
9 called some nice names. We get called a whole lot of  
10 names. Okay.

11 Any objections? I'm not seeing any. And I  
12 think we've already accepted before so I don't think  
13 we need to revisit that.

14 MS. SCHELLIN: Right.

15 CHAIRMAN HOOD: Okay. Anything else, Ms.  
16 Schellin?

17 MS. SCHELLIN: No, sir.

18 CHAIRMAN HOOD: Okay, Mr. Freeman, you may  
19 begin. How much time do you need, Mr. Freeman?  
20 Forty-five minutes?

21 MR. FREEMAN: We'll try to do it in less than  
22 that.

23 CHAIRMAN HOOD: Okay.

24 MR. FREEMAN: So again, for the record, Kyrus  
25 Freeman with Holland and Knight, here on behalf of

1 the applicant. Here with me to my left are Mr. Rob  
2 Fossi of Park View and Mr. Buwa Binite of Park View  
3 Community Partners, Ms. Kimberly Black-King of the  
4 D.C. Housing Authority, Lawrence/Murphy Antoine of  
5 Torti Gallas, and Nichole White of Symetra Design.

6 As you know, we're here this evening seeking  
7 approval of a PUD and map amendment to rezone the  
8 site from R-4 to R-5-B to permit the development, the  
9 second phase of the development for the Park Morton  
10 project. You know all about the first phase, so this  
11 is the next critical part in order to move forward  
12 with the development.

13 This part includes 189 units of which 57 will  
14 be replacement public housing, 44 will be affordable  
15 to families earning up to 60 percent of AMI, and 88  
16 will be market rate. And there are a variety of  
17 housing types, which you will see as we go through  
18 our presentation.

19 We've submitted a lot which we believe  
20 clearly indicates, as you might expect, that the  
21 project wholly and fully meets the comprehensive plan  
22 and the zoning requirement. So, with that I will  
23 turn it over to Ms. King to do a presentation.

24 MS. KING: Good evening Chairman Hood,  
25 Members of the Commission and staff. My name is

1 Kimberly Black-King. I serve as the Chief  
2 Development Officer at the D.C. Housing Authority,  
3 DCHA. On behalf of DCHA I'm here in support of the  
4 PUD application for the Park Morton site.

5 DCHA is a large public housing authority with  
6 over 8,300 units of public housing across more than  
7 40 sites in all eight wards. Our core mission is to  
8 unlock opportunities for families with modest or  
9 limited incomes by providing stable, affordable  
10 housing. The majority of our public housing  
11 portfolio was built over 50 years ago, and Park  
12 Morton is no exception.

13 Park Morton is a 12-building, 174-unit public  
14 housing development located in Northwest D.C. The  
15 community is located within one of the most diverse  
16 neighborhoods in the District with the legacy of  
17 being the center for African/American commerce and  
18 activity.

19 The Commission has heard testimony from Park  
20 Morton residents. It is a tight-knit community with  
21 many assets. However, the site layout is obsolete  
22 and the building systems are aging and many in poor  
23 condition.

24 Public housing authorities across the  
25 country, like DCHA, have been managing properties

1 like Park Morton with chronic federal under-funding  
2 for both the operating subsidy that it takes to  
3 manage the properties and address recurring  
4 maintenance issues, as well as the capital funding  
5 necessary to replace building equipment as the  
6 systems age and need to be replaced.

7           The fact that we get less funding and have  
8 absolute uncertainty about funding under future  
9 administrations does not mean that we change our  
10 mission and that we do not serve our families.

11           What it does mean is that we have to partner  
12 with the private sector and leverage private funding  
13 to sustain public housing and provide high quality  
14 affordable housing that our residents deserve. Often  
15 times this means that redevelopment is necessary to  
16 achieve that.

17           The Park Morton redevelopment plan was  
18 adopted in 2008 by the D.C. Council, under the New  
19 Communities initiative. In 2014 DCHA, in partnership  
20 with the Deputy Mayor's office for Planning and  
21 Economic Development procured a master development  
22 team to update and refine and implement the  
23 redevelopment plan.

24           In selecting the master developer, we were  
25 seeking a team with experience in completing public

1 housing redevelopments that are attractive,  
2 sustainable, and creative in design based on new  
3 principles, principles of the new urbanism, and a  
4 strong track record of engaging residents and  
5 community, a diverse group of community stakeholders.

6           Through our competitive process we selected  
7 the Community Builders and Dantes Partners. With the  
8 development team on board DCHA and DMPED kicked off  
9 the process to update the 2008 redevelopment plan for  
10 new communities. As with all of our redevelopments  
11 we started first with our residents.

12           On October 15th, we had the first meeting  
13 with residents that led to the master plan before the  
14 Commission. The Park Morton plan is consistent with  
15 the core values mission, and redevelopment principles  
16 of DCHA, the New Communities initiative, and the  
17 District's consolidated plan.

18           Such elements include one-for-one replacement  
19 to ensure that our deeply subsidized housing units  
20 are preserved. At Park Morton, we currently have 174  
21 -- at Park Morton that means that we'll be replacing  
22 the existing 174 units. We've already built 27 units  
23 at the avenue. That's an affordable housing project  
24 that was done previously under the New Communities  
25 initiative. That means that we have 147 replacement

1 units to be built over Bruce Monroe, the balance to  
2 be built over Bruce Monroe, and Park Morton. Ninety  
3 will be at Bruce Monroe, 57 will be at Park Morton.

4 The plan maintains affordability of these  
5 replacement units and no resident will pay more than  
6 30 percent of their income towards rent. The plan  
7 minimizes displacement through the inclusion of the  
8 90 units at Bruce Monroe and the phase development  
9 approach at Park Morton.

10 To promote mixed income communities, all  
11 replacement units will be built simultaneously with  
12 the affordable and moderate rate units. It's exactly  
13 this kind of development that not only achieves the  
14 balanced growth for the current and future residents  
15 of the District, but also helps sustain public  
16 housing.

17 With the blend of incomes operating subsidy  
18 is still required, however, we're not wholly reliant  
19 on the federal subsidy for maintaining the public  
20 housing units. The higher incomes allow us to cross-  
21 subsidize and maintain the units.

22 Our plan includes units for larger families;  
23 families that require large bedroom units. Although  
24 Park Morton as we know it today is comprised of all  
25 two-bedroom units, we know that that doesn't not

1 necessarily mirror the need of the households.  
2 Earlier this week the Commission heard from residents  
3 who have lived at Park Morton for over 15 years.  
4 During that time their family compositions have  
5 changed since they have moved in, and some will  
6 continue to change. That's why DCHA uses the current  
7 unit need of the residents and the demand on our wait  
8 list to determine what the unit mix should be for  
9 each project. Consequently, the master plan for Park  
10 Morton includes three and four-bedroom units. The  
11           The Housing Authority did, earlier this year,  
12 adopt a resolution. The resolution is intended to  
13 maximize the number of residents that return to the  
14 new development. That resolution limits or restricts  
15 the establishment of criteria that is more stringent  
16 than the Housing Authority's policy in creating  
17 credit checks, drug screening, and criminal  
18 background.  
19           The period of affordability for our property  
20 will be affordable for 99 years under a 99-year  
21 ground lease. Approval by the Zoning Commission will  
22 allow DCHA, in partnership with the District and our  
23 development partners, to move to the predevelopment  
24 phase and bring us closer to delivering these units  
25 for Park Morton residents.

1           We thank Mayor Bowser, Council Member Nado,  
2 Deputy Mayor Kenner, and the New Communities team led  
3 by Angie Rogers, for their commitment to this  
4 project. I'll turn it over to our development  
5 partners who will talk more about their experience  
6 and the actual development plan.

7           MR FOSSI: Thanks, Kimberly. And good  
8 evening, again, Chairman Hood and Members of the  
9 Commission. My name is Rob Fossi and I oversee the  
10 Mid-Atlantic region for the Community Builders.

11           The Community Builders has joined together  
12 with Dantes Partners to form Park View Community  
13 Partners, and I am pleased to be joined again tonight  
14 by Buwa Binite. Did I get it right?

15           MR. BINITE: You got it.

16           MR FOSSI: Of Dantes Partners. With the  
17 Commission's approval I will limit my remarks to  
18 those that don't -- that aren't redundant with some  
19 of the things that I said Monday, Monday evening,  
20 about TCP and our history and so forth, and I've  
21 submitted that testimony for the record. So, in the  
22 interest time, focus on the Park Morton proposal, for  
23 this Park Morton site itself.

24           And for this site I want to underscore that  
25 as with Bruce Monroe, the site plan that we presented

1 today reflects the shared priorities surfaced during  
2 a lengthy and robust community engagement effort,  
3 which included multiple discussions with the Park  
4 Morton residents, DDOT, the Office of Planning,  
5 DMPED, DCHA, and the extended community.

6 The final plan for the Park Morton site  
7 reconnects the redeveloped public housing site with  
8 the surrounding neighborhood and offers pedestrian  
9 and vehicular circulation options, includes a pocket  
10 park, and delivers quality mixed income housing that  
11 includes a variety of unit sizes and designs.

12 The proposed program includes a diverse range  
13 of housing options for District residents, including  
14 a mixed income family apartment building containing  
15 142 apartment homes, and 47 town homes and flats.

16 Of these 109 -- I'm sorry, 189 total units,  
17 57 are set aside as replacement housing for Park  
18 Morton families. Another 44 will be workforce  
19 housing, affordable with residents at incomes at or  
20 below 60 percent of area median. And 88 are slated  
21 for unrestricted market rate renters.

22 The program reflects one of the four  
23 principle New Communities goals in creating truly  
24 income diverse and inclusive urban environments.  
25 It's important to note that at present, all Park

1 Morton families currently reside in two-bedroom  
2 units, regardless of current household size. And  
3 once again, using the DCHA provided summary data,  
4 we've designed a program that together with Bruce  
5 Monroe meets appropriate housing needs and  
6 compositions for each family. The variety of housing  
7 types and the inclusion of two-bedroom, three-  
8 bedroom, and four-bedroom townhomes and flats offers  
9 housing that is sized and designed appropriately for  
10 larger families.

11 I would also like to remind the commission  
12 that as with the Bruce Monroe site, another critical  
13 component here, this project would be the enriched  
14 services that all residents will be able to receive  
15 and utilize. In consultation with those residents  
16 TCB's Community Life initiative designs and  
17 implements programs focused in areas such as youth  
18 development, early childhood education, workforce  
19 development, and asset building. These programs  
20 encourage and enable residents with opportunities to  
21 be successful and create positive outcomes for  
22 themselves and their families.

23 With that, I thank you again for your time  
24 and turn it over to my partner, Buwa Binite.

25 MR. BINITE: Good evening, everyone.

1 Chairman Hood and fellow commissioners. In the  
2 interest of time you would also be receiving, hearing  
3 a truncated version of my testimony. However, the  
4 full version you should already have.

5           Again, I'm very pleased and excited to be  
6 here to discuss this very important project, which is  
7 the PUD for the Park Morton site, and more  
8 importantly, the larger role that this site plays in  
9 creating new housing opportunities for families that  
10 currently reside at Park Morton.

11           My name is Buwa Binite. I am the managing  
12 principle of Dantes Partners. I'd like to again ask  
13 that you look upon this transaction favorably and  
14 working with our Park Morton residents to fulfill a  
15 long-awaited dream.

16           The timeline for this project is once the  
17 consolidated PUD applications have been approved for  
18 Bruce Monroe site, and a point securing zoning  
19 approval, we anticipate starting permit documents in  
20 early 2017, specifically for the Park Morton site,  
21 breaking ground on the apartment building on Park  
22 Road, which we would present to you shortly, which we  
23 also call phase 2, approximately six months after  
24 completing the Bruce Monroe site.

25           We anticipate an 18-month construction

1 schedule for phase 2, after which six months after  
2 completion of phase 2, we anticipate commencing phase  
3 3, shortly thereafter, which includes the townhouses  
4 along Morton Street, as well as the related  
5 infrastructure improvements and extension of Morton  
6 Street to Water.

7           Like I mentioned in my previous testimony, we  
8 trust that the Zoning Commission also recognizes the  
9 significance of this project and the need to move  
10 this project forward. As has been discussed and put  
11 forward by the Zoning Commission in other cases, for  
12 example, Inclusionary Zoning case that we met on  
13 earlier this year, we heard from a number of  
14 advocates that the need for affordable housing in the  
15 District is dire. Here is a project that  
16 overwhelmingly creates more affordable housing units  
17 than IZ would on any -- on a project basis.

18           On the Park Morton site, this translates into  
19 approximately 53 percent of the units being  
20 affordable compared to only a typical eight percent  
21 on the Inclusionary Zoning.

22           The Zoning Commission has made its feelings  
23 known about affordable housing in the District, and  
24 approving this project is a reinforcement of your  
25 commitment to producing more affordable housing

1 units. Thank you of your time and we are here to  
2 address any questions that you may have.

3 CHAIRMAN HOOD: I just had to say, I like  
4 that testimony. He turned it right back around on  
5 us. That was good. Okay.

6 MR. FREEMAN: With that we'd like to turn it  
7 over to the architect.

8 MR. ANTOINE: Good evening. Thank you,  
9 Chairman Hood, and Commissioners and staff, for the  
10 opportunity to give expert testimony in support of  
11 Zoning Commission 16-12.

12 For the record, my name is Lawrence Murphy  
13 Antoine. I am one of Sarah Alexander's partners at  
14 Torti Gallas. I am a registered architect, a  
15 certified planner, and a proud resident of Ward 1,  
16 and would like to talk specifically about the Park  
17 Morton PUD.

18 Again, we've heard a lot over the last couple  
19 evenings about the community engagement. You're  
20 going to see some of these interest slides that are  
21 similar to what we've seen in Bruce Monroe. But  
22 again, this was a very intensive community engagement  
23 process. I think we had earlier testimony that there  
24 have been over 60 meetings. We had these four design  
25 workshops that we've spoken about, going back to fall

1 of 2015, and concluding in January of this year, in  
2 2016. And those workshops and processes really  
3 focused around the design that you see the results of  
4 here. You see the results of this process in the  
5 design here, and always coming back to the New  
6 Communities initiative principles that we've already  
7 spoken about. Again, one for one replacement, Build  
8 First to minimize displacement, right of return, and  
9 all of the New Communities principles.

10           Again, placing the project in its larger  
11 context, in the neighborhood and the city, you can  
12 see the Park Morton site relative to the Georgia  
13 Avenue Petworth Metro, again Bruce Monroe relative to  
14 Columbia Heights, them relative to each other. This  
15 is the same map that we looked at for Bruce Monroe.  
16 Again, these projects are linked in their plan, in  
17 their purpose, and in their intent, even though they  
18 are separate PUD applications and separated by just  
19 four blocks from the southern end of Park Morton to  
20 the northern end of the Bruce Monroe site.

21           Again, we've seen this map as well. But we  
22 can see in context, the two sort of axiometrics of  
23 Bruce Monroe and Park Morton in the yellow, relative  
24 to some of the other development approved and in many  
25 cases, built along the corridor. And you can see

1 those in pink. Again, relative to something we spoke  
2 about earlier. The three closest PUD and one of  
3 these is built on Georgia Avenue are all C-2-B. Just  
4 to make that point.

5 Here you can see some of the existing  
6 conditions. These are photos and are looking within  
7 and around the site. You can see the map key there,  
8 but we're looking kind of up Morton Street to the  
9 existing cul-de-sac end of Morton in the middle of  
10 Park Morton, and some of the edges along the Park  
11 Morton property and along Park Road, to put the  
12 project in its kind of existing context today.

13 This is some our analysis of the existing  
14 conditions and challenges of the site. The key  
15 challenge at Park Morton in its physical sense is its  
16 isolation and its lack of connectivity. We spoke  
17 about that cul-de-sac that exists that Morton Street  
18 ends in, so everything really dead-ends into that  
19 project. It has no frontage on Georgia Avenue, it  
20 has no frontage on Water Street. In fact, the only  
21 through street that it fronts is Park Road.

22 So, part of the challenge is reconnecting  
23 something that doesn't have edges to, and connections  
24 to the broader city. There are also some really  
25 oddly shaped blocks because of the curve of Park

1 Road, because of some of the topography as we head  
2 over east to the soldier's home, and topography of  
3 Water Street has really warped these blocks and given  
4 kind of an odd-shaped site. There are also kind of  
5 carveouts that are private property within Park  
6 Morton. All of this needs to be worked through to  
7 make a truly connective and cohesive and rational  
8 plan, and you see a diagram of our plan there in the  
9 lower right that speaks to the connectivity that  
10 we're trying to make. The prime connection is the  
11 extension of Morton Street to Water. We'll also talk  
12 about some other connections, a mix of housing types  
13 between rowhouses, small scale apartment buildings,  
14 and a larger kind of corridor loaded multi-family  
15 apartment building, mix of parks, streets, houses,  
16 yards, apartment building. All connected and  
17 walkable

18           And here you can see some of the patterns  
19 that are created, the lower left is kind of the  
20 figure ground of the existing. The lower right is  
21 the figure ground of the proposed, and you can see  
22 some of the patterns and connections that that make,  
23 those -- that that pattern makes.

24           You also see in the upper left, a diagram  
25 that speaks to new streets, connected streets. Some

1 of those townhomes and the green yards around those,  
2 and then the public spaces of the parks and the kind  
3 of semi-public spaces of the courtyards at the  
4 apartment building.

5           Here is the plan, and if we could just go  
6 through some of the major features of the plan, and  
7 it is a grid of connected Morton Street extended to  
8 Water. We've also introduced a new north/south  
9 street that connects to the park, back to the alley  
10 system, and then up to Park Road. The mix of housing  
11 types that we've spoken to, a five-story apartment  
12 building on Park Road with a wing in the alley, kind  
13 of back towards Georgia Avenue on its western edge,  
14 and then a series of townhouses and small apartment  
15 buildings framing the small-scale neighborhood park  
16 at the heart of it on Park Road, and then a smaller  
17 kind of pocket park announcing the entry off of Water  
18 Street where Morton Street connects to that. Morton  
19 Street extended connects to Water in that key kind of  
20 connection.

21           We'll speak to phasing a little bit. So, on  
22 the left, the upper left, you see the existing  
23 conditions. Again, 12 buildings, 174 units, all  
24 existing today at Park Morton. Our phase 1 will take  
25 down six of those buildings along Park Road and put

1 in the apartment building of its 142 units, and the  
2 new street, a section of that new street, that  
3 connects Park Road to Morton Street. And then a  
4 string of six units of townhouses and small apartment  
5 flats. So, 148 units in this phase 2. Again, if we  
6 recognize Bruce Monroe as phase 1.

7 Then the third phase, the balance of the  
8 existing Park Morton buildings and units come down,  
9 that's these six come down and the rest of the  
10 townhouses and the small apartment buildings are  
11 built, so 142 in phase 2, and then the balance of  
12 them 41 in phase 3.

13 Here we can see some of the numbers and the  
14 mix. Again, this is a mixed income portion at Park  
15 Morton, just as it is at Bruce Monroe. It is the  
16 hundred and 89 units that are mixed 30 percent, 57  
17 public housing replacement units at the Park Morton  
18 site. And then the mix of market and affordable at  
19 60 percent AMI.

20 The lower right diagram is the mix of bedroom  
21 types. So, in the apartments we have studios, we  
22 have one-bedrooms, we have two-bedrooms, we have a  
23 three-bedroom accessible unit there.

24 In the townhouses and stacked flats we have  
25 two-bedrooms, three-bedrooms, and even four-bedroom

1 townhouses. And four-bedroom flat to meet a  
2 handicapped accessible need for a four-bedroom. So,  
3 studios, one-bedrooms, two-bedrooms, three-bedrooms,  
4 four-bedrooms, standard kind of townhouse and flat  
5 versions, and handicapped accessible versions of each  
6 of those bedroom types; a diversity of housing types,  
7 a diversity of bedroom types, a mix of incomes  
8 integrated throughout.

9           Here is the circulation and parking diagram.  
10 The structured parking building, the garage in the  
11 apartment building has 71 parking spaces. It also  
12 has bike parking that is permanent resident parking  
13 within the structure. There is also short-term bike  
14 parking out on the streets. And then each of the --  
15 then the balance of the parking is alley loaded  
16 behind the townhouses and stacked flats.

17           The new streets, the new public streets that  
18 are integrated that we spoke about, that connect the  
19 extension of Morton Street, the new street,  
20 north/south connecting to Park Road, and then this  
21 street to the south of the park, all have parking on  
22 street as well. When it's at the park, it's always  
23 on the house side. When there are homes on both  
24 sides it's parked on both sides of the street.

25           And I'll talk a little bit about the

1 architecture and get into the buildings a bit. This  
2 is the apartment building on Park Road. It is a  
3 five-story building that is massed and crafted to  
4 shave its mass and scale away from Park Road, so it  
5 has two courtyard fingers facing Park Road. It's a  
6 five-story building with the five-story bar of that  
7 building set back beyond -- behind the courtyards  
8 with a four-story front wings, three wings facing  
9 Park Road.

10 We've also used these bay devices at corners,  
11 kind of three-story bays at the main corners, two-  
12 story bays at the other corners of those wings to  
13 also further break down the mass.

14 The ground floor on Park Road in the three  
15 wings is all filled with resident amenity space. The  
16 main -- we'll look at the plan here in a minute, but  
17 the main lobby is in the central wing and then  
18 community -- resident amenity space, like the  
19 community room, perhaps fitness are in the ground  
20 floor of those other wings again meant to vitalize  
21 and activate the Park Road front gate.

22 Here's another view through the neighborhood.  
23 This is looking up that new street to the north, to  
24 Park Road. You see the context of existing  
25 townhouses at the end of that new street connection

1 put in the proposed townhouses that you see in the  
2 foreground, and then on the left side in the kind of  
3 middle ground you see the apartment wing on its  
4 eastern edge.

5           The floorplan of the apartment building,  
6 again, spoke to those courtyards facing Park Road,  
7 the wings with community amenity space and store  
8 front glass facing Park Road, the main lobby that  
9 comes in off of Park Road, there's a secondary lobby  
10 on the western wing, behind the Georgia Avenue alley.  
11 That secondary lobby gives another way to ventilate  
12 the building and access the park to the east.

13           You also see the loading and service off of  
14 the alley, and the entrance to the garage off of the  
15 alley.

16           The typical floorplan, two through four,  
17 floors two through four, on the upper right again,  
18 mix of studios, one-bedrooms, two-bedrooms, and  
19 there's actually a four-bedroom accessible unit on  
20 the ground floor of this building with the incomes  
21 and bedrooms mixed throughout each plan.

22           The top floor, the fifth floor, carves back  
23 at the Park Road and actually at the Morton Street.  
24 There's one unit with terrace around that, terrace  
25 for this unit, terrace for the adjacent units. But

1 again, this is another way to scope back the mass on  
2 Park Road to transition down from the five-story bar  
3 wing here. That carving back happens along Park Road  
4 at all three wings with another kind of community  
5 resident amenity space on the top floor with its own  
6 terrace and then a similar bedroom terraced approach  
7 on the Morton Street side.

8           On the far right you see the roof plan.  
9 We're not proposing any rooftop amenities. The stair  
10 towers and elevator overruns are all set back one to  
11 one in their height from the edge, and there will  
12 also be a lot of mechanical equipment up there for  
13 the 142-unit building.

14           Here you see that building in elevation.  
15 Again, to reiterate some of the points we were making  
16 earlier, the five-story bar in the back, the  
17 activated resident amenity spaces in the wings at the  
18 ground floor, the wings that carve back to four-  
19 stories with the setback unit at the top, going again  
20 back to the five stories you see the three-story  
21 bays, framed bays at the corners of the building.  
22 Again, to break down the mass from five to four to  
23 three, and then even to two stories on some of the  
24 interior corners of those bays. And you can see some  
25 of those bays and balconies and setbacks and wings,

1 and carving back, I think most clearly in the  
2 building section, and then how that all, that whole  
3 sits on top of the garage, the structured underground  
4 garage.

5           The material pallet, we wanted to use a warm  
6 pallet in both texture and color. This is a brick  
7 base, and I believe you have the material boards  
8 behind the dais. But it is a brick base that you see  
9 along the wings and along the entire base. That  
10 five-story datum that I spoke about that's the back  
11 bar, is a darker kind of metal panel, low  
12 reflectivity, again, to try to make a kind of warm  
13 pallet and warm texture.

14           The wings on the park road are these framed  
15 cementitious siding wings, and then we have the  
16 accent kind of metal panel that shows up in this  
17 lavender around the balconies and in some of the  
18 fins.

19           We also have a composite pane accent. It's a  
20 -- you might be familiar with the material called  
21 Trespa, which is a tradename for it, but it's a  
22 composite panel, which is this. And you see that in  
23 some of the accent pieces in both the datum at the  
24 back, and the wings at the frame.

25           So, now I wanted to speak a little bit about

1 the townhouses. This is a view of the park looking  
2 along Morton Street, extended to the east. And that  
3 park framed with the new townhouses and small  
4 apartment buildings is what we call stacked flats.  
5 And then another kind of view looking the opposite  
6 way, the opposite view along Morton Street, looking  
7 to the west, around the park again, framed with  
8 townhouses and small apartment buildings.

9 The apartment -- and then a view that we've  
10 also seen earlier looking north on the connected road  
11 to Park Morton.

12 The townhouses are really more consciously  
13 traditional and overtly contextual, and we did that  
14 for a couple of reasons. Because of their location,  
15 they're more embedded in the neighborhood of that  
16 kind of great Park View and Petworth Wardman porch  
17 style townhouse tradition, and the sheer number of  
18 them. With 47 of them and their location kind of  
19 tucked off the avenue, we thought it was very  
20 appropriate to try to evoke that historical  
21 character.

22 And here you see some of that in elevation.  
23 You see all four sides are wrapping all the way  
24 around this building. The front elevation of this  
25 particular building faces Morton Street with the

1 small apartment building, stacked flats. It's a  
2 ground floor two-bedroom unit and two-story, two-  
3 bedroom units above, and then three townhouses around  
4 it. Using brick, using strong cornice detailing,  
5 using porch detailing, and strong usable porches to  
6 really echo the character of the context. The brick  
7 wraps around the side and the architecture wraps  
8 around the side. We use these stacked flats in a way  
9 that makes a corner, right, so that on the side  
10 street or that secondary street, you also have a  
11 front, a front porch, a front door, or eyes on that  
12 street. The brick wraps around to the ends of the  
13 back and then it's siding in the middle. The  
14 interior units.

15           And here is some of that color pallet. With  
16 47 units, we want to use a couple different brick  
17 colors. It's cast stone headers and sills. We're  
18 using a synthetic slate for the front part of the  
19 pitched roofs, which again you can see and get a feel  
20 for its depth and texture on the material board.

21           And then wrapping around the back, the back  
22 again, the interior units of the back are the only  
23 place that we're proposing cementitious siding, and  
24 you can see that here again, vinyl windows,  
25 cementitious siding. And a variety of colors.

1           Again, to Commissioner May's question, I  
2 think we're showing the grained siding. This is  
3 really more about color and the cementitious durable  
4 material. We may go with a smooth pallet for even  
5 this siding as well.

6           And here are just some quick views, again, of  
7 existing context. So, we're looking west on Morton  
8 Street in the upper left, and then that view in its  
9 proposed context with the stacked flats and  
10 apartment, small apartment buildings and row houses.

11           Then a view on Park Road, which I think this  
12 is a great view. On the upper left shows the  
13 existing, and then in the right the proposed with the  
14 apartment building, and I think this is really where  
15 you get the best feel for how those wings and the  
16 three-story bays really bring the scale of that  
17 apartment building down at the street, and relate to  
18 the scale and mass of its neighbors across the  
19 street.

20           Enterprise Green Communities. We're  
21 targeting 50 points for both the apartment building  
22 and the townhouses, where as 35 points is all that's  
23 required for basic certification. So, we think we're  
24 going above and beyond. We're very excited to be  
25 using Enterprise Green Communities. We're glad that

1 it's a District standard. We think it's very  
2 appropriate for this kind of project in particular  
3 because it comes out of an affordable housing focus,  
4 again, a focus on interior air quality, a focus on  
5 tight envelopes to reduce utility bills.

6           And then some of the -- quickly, just to go  
7 through some of the landscape, it's a richly  
8 landscaped streetscape, yard scape, park scape,  
9 courtyard scape. Here is some details of the park  
10 with the pavilion to the west, an activity lawn in  
11 the middle, which is meant to be an open lawn, and  
12 then a playground to the right. You can see some of  
13 those materials and character images on the bottom of  
14 the plan.

15           The courtyards to the apartment building are  
16 the green roofs above the garage, which you can see  
17 in the section. They're raised about 18 inches or so  
18 from the sidewalk, just to give a little low wall  
19 separation from the public space. Those courtyards  
20 are accessed from the amenity space in the wings.  
21 And then on the right side you see the yard treatment  
22 for the townhouses. Again, it's a porch townhouse  
23 with a relatively shallow front yard, but richly  
24 landscaped, and then a usable back yard with a patio  
25 with parking pads behind there, and then fenced to

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1 clearly separate private space from private space and  
2 delineate public space from private space.

3 And with that I'll turn it over to Nichole to  
4 talk about transportation and traffic.

5 MS. WHITE: Good evening, Chairman Hood and  
6 Commissioners. Nicole White, principle with Symmetra  
7 Design. I think I'll be able to truncate my  
8 presentation. I heard some overlap, and then there's  
9 also some overlap from my presentation on Monday.  
10 So, I think I can get this down a bit.

11 I will say we coordinated with DDOT in terms  
12 of our transportation study and we're pleased to  
13 receive a favorable report from DDOT with just a few  
14 conditions. The applicant has agreed to all of  
15 DDOT's conditions except for one, and I will point  
16 that out in my presentation this evening.

17 One note, and that is that our study did  
18 include the cumulative impacts of the Bruce Monroe  
19 site as we looked at traffic.

20 And so, these are some slides that I shared  
21 on Monday as well that showed the robust multi-modal  
22 transportation network and the site is within a third  
23 of a mile of the Metro rail station and again, this  
24 is a repeat slide that just shows the Metro bus lines  
25 in the area, and the bus stops. And you've seen this

1 existing aerial with the cul-de-sac, so I think we  
2 can move through this.

3           This is one slide that I did want to just --  
4 we've heard about the overall improvement of the  
5 roadway network that the extension of Morton Street  
6 and the new north/south street presents. But I did  
7 want to just highlight a couple of things. Okay.

8           So, just in terms of connectivity. So, there  
9 are these -- the orange highlights a couple of the  
10 existing alley connections and so you can see this is  
11 certainly an improvement so if pedestrians don't have  
12 to go through this alley to go up to the rec center  
13 and the elementary school, they'll have a street with  
14 sidewalks and on-street parking in the future. And  
15 then also one other thing to point out about this, is  
16 that this new roadway network does create an  
17 opportunity to disburse traffic. There's not a lot  
18 of traffic here, but just it will create that  
19 opportunity to disburse traffic with a new connection  
20 to Park and from Water.

21           This is the site plan and circulation, just  
22 you've seen this but I wanted to point out a couple  
23 of things and that is that this connection from Water  
24 Street, the Morton Street extension, would be one-way  
25 westbound from Water Street to this north/south

1 alley, and in terms of circulation that means if you  
2 are coming, approaching from the west, you would have  
3 to use this alley network for your circulation. So,  
4 we've been in discussions with DDOT, and the  
5 applicant will continue to coordinate with DDOT to  
6 sort of design this first portion of the alley so  
7 that it feels like a street, since it's really part  
8 of this connection, and then certainly signage, do  
9 not enter signs for example, and travel restriction  
10 signs will be added as necessary.

11 And you've seen this parking and loading  
12 slide as well, so I think we can move on from this.

13 MR. FREEMAN: Do you want to just mention the  
14 net new on-street parking?

15 MS. WHITE: Sure. I can speak to that. So,  
16 you've heard about the new streets creating the  
17 opportunity for on-street parking overall there. And  
18 I was going to bring that up later, by the way.  
19 Overall there will be an increase of 25 on-street  
20 spaces as a result of this new street network.

21 So, here is the loading area and we're just  
22 showing the maneuvering diagram for the 30-foot truck  
23 would approach from this new street on to the public  
24 alley, and then reverse into the alley into this  
25 loading area.

1           So, in terms of traffic analysis, let me just  
2 state again that this is a replacement project and  
3 when we look at the net increase there is about a 15-  
4 unit increase at this site, so we're not talking  
5 about a huge traffic generator. Actually, a very  
6 small increase in traffic, and that does consider  
7 some transportation modal assumptions that we  
8 coordinated with DDOT. But all together we're  
9 looking at an increase of 6:00 a.m. and 8:00 p.m.  
10 peak hour trips. So, there's certainly no adverse  
11 impact from this project, no change in level of  
12 service.

13           So, in the transportation study we outlined a  
14 number of transportation demand management measures,  
15 bicycle helmets, we heard about the unbundled parking  
16 spaces for the market rate apartments, and we plan to  
17 do the same thing here. And also, there would be a  
18 TDM coordinator and the measures would be posted  
19 online.

20           And so now to the recommendations from the  
21 DDOT report and again, the applicant has agreed to  
22 all but one of the conditions outlined in the DDOT  
23 report, the short-term parking spaces, the shopping  
24 carts. So, the only one that the applicant has not  
25 agreed to at this point was providing the car share

1 spaces and private space, and just a little  
2 background, our transportation study recommended  
3 providing two car share spaces and public spaces and  
4 we looked at the opportunity with the 25 additional  
5 on-street spaces as an opportunity for the car share.  
6 We had a conversation with DDOT and they accurately  
7 pointed out, well you really can't proffer to provide  
8 car sharing in public space. So, that wouldn't be  
9 anything that the applicant would be able to provide.

10 DDOT would still like to see the car share  
11 spaces in private space, but we're just at a max in  
12 terms of parking and meeting the requirement for the  
13 residents there. So, that is the condition that the  
14 applicant would not want to provide car sharing.

15 I will, however, note, that the Bruce Monroe  
16 site has agreed to provide two car sharing spaces.  
17 And so, there are some other mitigation measures that  
18 DDOT has outlined, and again, the applicant has  
19 agreed to these as well, including the pavement  
20 markings if they haven't been installed by the time  
21 the building project comes online, and then a  
22 curbside management plan, and a signage plan.

23 And that concludes my presentation.

24 MR. FREEMAN: Thank you. So, that concludes  
25 the applicant's direct. We're happy to answer any

1 questions that the Commission has.

2 CHAIRMAN HOOD: I want to thank you all very  
3 much for your presentation. Let's see if we have any  
4 questions up here, or comments.

5 MR. SHAPIRO: Thank you, Mr. Chair. I just  
6 have a few questions and I'm sure there will be more  
7 from my colleagues.

8 I was curious about the existing townhomes  
9 that you're building around. And just, there's a  
10 story behind that somewhere, and if you could fill us  
11 in a little bit about how that's going to be  
12 integrated into the plan that you have, I'm curious  
13 about things like fencing and access and you know,  
14 it's not clearly not going to be designed exactly the  
15 rest of what you're proposing is going to be  
16 designed.

17 So, if you could talk a little about that?  
18 It's just kind of a blank space in your presentation.

19 MR. ANTOINE: Okay. I'll take a stab at  
20 that, and just let me pull up a site plan here so we  
21 can point out what we're speaking to.

22 So, there are these series of six privately  
23 owned townhomes. I think it's mostly rental, but  
24 there might be some owner-occupied units. Six on  
25 Morton Street that sit between two Park Morton

1 buildings that are there today. And I'm sure there's  
2 a background story to that too. I don't know it. I  
3 don't know if any of us know it. It probably  
4 predates the development of Park Morton. But I  
5 imagine -- I could imagine a story where that was  
6 just the land that the city was able to get for Park  
7 Morton, and that's how it developed.

8           They're certainly the ones that stick out the  
9 most as a carveout that we're working around. But  
10 there are a lot of other kind of odd corners and  
11 conditions that we're also working around that I can  
12 imagine was part of the land acquisition at the time  
13 that Park Morton was built.

14           So, from a design standpoint, again we  
15 brought the apartment building western wing to Morton  
16 Street and brought it down similar, we talked a lot  
17 about Park Road, but we brought that town to its  
18 four-story scale and three-story bays to try to  
19 relate to these two and a half story townhouses next  
20 door. We've also put similarly scaled and detailed  
21 and massed townhouses across the street from the  
22 existing townhouses to the extent that our property  
23 borders that. So, that is here.

24           And then we've used the corner turning device  
25 of the small apartment building to have rowhouse

1 frontage to Morton Street there, and we would fence  
2 that back yard to make that connection. We've also  
3 cleaned up the alley in the back to make not only  
4 better circulation for the new apartment building and  
5 the new townhouses proposed here, but also for their  
6 yards as well.

7 MR. SHAPIRO: So, you're fencing, if I  
8 understood this correctly, you're fencing the back of  
9 the townhomes along the new street, the new townhomes  
10 in -- right. No, go back to that. Oh, okay. That's  
11 fine. You can go to the one you were going to go to.  
12 That probably was more helpful. Right in the middle,  
13 the ones that -- those.

14 MR. ANTOINE: Sorry. We are fencing the back  
15 yards of every townhouse, so not just that string,  
16 but all of the strings have defined enclosed back  
17 yard fencing with an eight-foot privacy fence next to  
18 the patio, stepping down to like a 42-inch fence  
19 there.

20 MR. SHAPIRO: So, those existing townhomes  
21 will not be fenced, or they'll have their existing  
22 fencing.

23 MR. ANTOINE: They'll have their existing  
24 fence. Some of them are -- they're privately owned.  
25 They're not part of our project or control.

1 MR. SHAPIRO: Did you offer to build them new  
2 fences?

3 MR. BINITE: No.

4 MR. ANTOINE: I just imagine it's, from an  
5 aesthetic point of view, this is going to be a little  
6 bit -- I mean, I don't know. I'm making assumptions,  
7 but I'm assuming that it's not going to look like  
8 what's being built around it. And that public alley,  
9 I think, is going to be pretty heavily used.

10 MR. FREEMAN: We can -- they're a little hard  
11 to get in touch with. We can go back out there and  
12 see if they're interested in doing -- having us  
13 install some additional fencing. But, I'm not sure  
14 that they're going to -- we're going to be able to  
15 get that in writing. But we'll definitely ask.

16 MR. SHAPIRO: And you said they're all, you  
17 believe they're all rentals now?

18 MS. THOMAS: Sorry. I'm Latoya Thomas with  
19 Dantes Partners.

20 I've actually done direct outreach with those  
21 homes. Two of the homes are actually vacant. We're  
22 not sure if they are vacant, abandoned by the current  
23 owners, or if they're just vacant, unoccupied.

24 One of the homes is unoccupied and was in  
25 opposition to the project. One was in support and

1 the other two homes were -- no one was home at the  
2 time when it reached out, so.

3 MR. SHAPIRO: Okay. Okay. The other  
4 question I had is, I was a little bit confused around  
5 the pedestrian movement plan. Actually, this would  
6 be more for you. And because you said that you're  
7 actually going to be -- because it's coming in one  
8 way off of Water, is it? So, you're actually going  
9 to be pushing traffic around through the alley  
10 system. Is that right? Because you can't come out  
11 of this on to Water. Not on foot, but by car.

12 MS. THOMAS: Oh, sure. Okay. So, if  
13 you're --

14 MR. SHAPIRO: If you're coming east.

15 MS. WHITE: If you're headed this way then,  
16 yes, you'd have to do this and then this would be  
17 your point of egress or then Georgia Avenue would be  
18 your point of egress.

19 MR. SHAPIRO: But if you're coming east you  
20 could take a right or a left and follow the alley  
21 system to go back around.

22 MS. WHITE: Or you can continue straight.  
23 Or, if you're headed west you can continue straight.

24 MR. SHAPIRO: I'm talking about if you're  
25 heading east.

1 MS. WHITE: If you're heading east, yes. So,  
2 you can take this alley to do this, or you --

3 MR. SHAPIRO: Because you can actually take  
4 it and cut into the existing street network that  
5 surrounds it.

6 MS. WHITE: This alley, you mean? Or this  
7 one to go down to --

8 MR. SHAPIRO: That one, right.

9 MS. WHITE: To go down to Water to come back  
10 up.

11 MR. SHAPIRO: And maybe it's just too hard to  
12 answer, but what caught me is that I think -- I  
13 imagine that you're actually not just changing the  
14 pattern of automobile movement, but you're going to  
15 change the pattern of pedestrian movement as well.  
16 And I'm just trying to get a sense of how those two  
17 might bump up against each other, because these alley  
18 systems are going to get -- you're creating new alley  
19 systems that are going to get used.

20 MS. WHITE: I wanted to, oh, try to go back  
21 to the old, to the comparison.

22 So, this is comparing the -- you can see the  
23 existing alley network and how some of the new  
24 streets here. So, you can actually drive in and out  
25 of this alley today.

1 MR. SHAPIRO: Right.

2 MS. WHITE: And so now in the future you  
3 would only be able to go in-bound.

4 MR. ANTOINE: And I'd say there was a lot of  
5 discussion with DDOT and the ANC and the neighborhood  
6 about the one-way nature of this extension. I think  
7 the first impulse was, if we could get two-way that  
8 would be better. But I think when you see the  
9 proximity to the intersection or Park and Water --

10 MR. SHAPIRO: It's not going to work.

11 MR. ANTOINE: It's not going to work. And  
12 so, then when the decision was to make it one-way, it  
13 was well, let's also make it as narrow as we can to  
14 actually enhance that pedestrian experience. So, the  
15 sidewalks happen on both sides of that street. They  
16 actually go through the pocket park. The sidewalk  
17 network, if you look at the -- at this diagram in the  
18 yellow, is actually much more connected and extensive  
19 almost than the street when --

20 MR. SHAPIRO: That's helpful. That's what  
21 I'm looking for. Just, it feels like you're going to  
22 be pushing a whole lot of people walking toward the  
23 east in a different way. But it sounds like you're  
24 taking that into account. There's just no  
25 pedestrian --

1 MR. ANTOINE: And that's a better walking --

2 MR. SHAPIRO: -- circulation plan here, but  
3 that's your intention, so.

4 MS. WHITE: Right. The sidewalks.

5 MR. SHAPIRO: Okay. Okay. All right. Thank  
6 you, Mr. Chair.

7 CHAIRMAN HOOD: Thank you. Any other  
8 questions or comments up here. Commissioner May?

9 MR. MAY: Okay. So, you know, generally  
10 speaking the plan, certainly the plan improved over  
11 what was existing and then, you know, the site plan  
12 improved since set down. Even though I wasn't here  
13 at set down, I think there were good comments on it,  
14 and it's, I think continued to improve.

15 I do have a few questions that are mostly  
16 fairly picky architectural questions. But, you know,  
17 I can't change my nature. What can I say?

18 So, on the apartment building, there is -- on  
19 page A14 of our views when you do that sort of  
20 perspective view of the apartment building, and you  
21 get a little bit of a glimpse at the rooftop, and  
22 yeah, it's more of an aerial view.

23 Anyway, well, hold that view. So, I'm seeing  
24 that there is some sort of roof deck treatment. And  
25 that's outside of the top floor units, I assume,

1 there.

2 MR. ANTOINE: Right. In the middle wing  
3 where you actually see a more sort of lively activity  
4 and more rooftop treatment, that's actually a  
5 community room in that top floor.

6 MR. MAY: Okay.

7 MR. ANTOINE: That 5th floor. So, there is  
8 more terrace and activity for like the 600-square  
9 foot --

10 MR. MAY: There's an outdoor amenity space,  
11 and that's not shown in plan, it's not designed,  
12 developed anywhere else, is it?

13 MR. ANTOINE: If you look at the fifth floor  
14 here --

15 MR. MAY: Yeah.

16 MR. ANTOINE: -- that is this amenity,  
17 resident amenity space that is in a rooftop community  
18 room.

19 MR. MAY: I see there's a diagram that shows  
20 that it is there, but it's not actually designed at  
21 this point?

22 MR. ANTOINE: In terms of the room, or the  
23 outdoor deck terrace?

24 MR. MAY: I don't care about the inside.

25 MR. ANTOINE: Right. Right.

1 MR. MAY: It's all about the outside.

2 MR. ANTOINE: So there has not been --

3 MR. MAY: So you're showing stuff with, you  
4 know, with umbrellas and trees and all that sort of  
5 stuff. If you're going to show stuff like that I  
6 think we generally want to see that, you know, at  
7 some level of detail.

8 MR. ANTOINE: Of detail. Okay.

9 MR. MAY: It doesn't have to be all perfectly  
10 figured out but something. Including, you know, if  
11 it's going to wind up -- I mean, I don't know if  
12 you're using the parapet as the hand -- as the  
13 guardrail, but if you know, whatever you -- because,  
14 you know, we want to see what stuff is going to be  
15 visible.

16 MR. ANTOINE: Fair enough.

17 MR. MAY: So, if there are going to be  
18 handrails and things like that, that's going to have  
19 to be visible, they're going to have to be set back  
20 or whatever, however you want to treat that. So,  
21 that needs to be developed. Now, the other units  
22 that -- so, we'll keep it on that plan there. You  
23 have other units that are set back from the rest of  
24 the building and so what is -- what's around that on  
25 the -- what surrounds those units on the rooftop?

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1 MR. ANTOINE: This wing, this wing, this wing  
2 are all the same. And what happens is there's a  
3 balcony, a patio for that unit out the front.

4 MR. MAY: Right.

5 MR. ANTOINE: At the edge, similar to what we  
6 were looking at here.

7 MR. MAY: Right.

8 MR. ANTOINE: Though, not as detailed. And  
9 then back behind there's a balcony for this guy, and  
10 a balcony for that guy. So, there are three separate  
11 private balconies.

12 MR. MAY: Okay. That's all fine. So, what  
13 about the rest of the space? What is that?

14 MR. ANTOINE: It's going to be -- it will be  
15 set off from guardrail. It's just going to be the  
16 roof top. All the mechanical units will be on the  
17 main roof that you see.

18 MR. MAY: So, this is going to be a -- what's  
19 the roof material going to be?

20 MR. ANTOINE: Either EPDM or TPO. It's just  
21 going to be a membrane roof that's not accessed by  
22 the resident.

23 MR. MAY: So, when I'm in that unit that's  
24 sort of -- that sticks out there and I'm looking out  
25 of my bedroom, I'm going to be looking out over an

1 EDPM roof?

2 MR. ANTOINE: Well, this --

3 MR. MAY: I believe the answer is yes.

4 MR. ANTOINE: If you had windows on the side,  
5 which would --

6 MR. MAY: You don't have windows on the  
7 sides?

8 MR. ANTOINE: It's the same --

9 MR. MAY: Well, no. You have to -- they're  
10 either there or they're not, right?

11 MR. ANTOINE: Right.

12 MR. MAY: When we see it, it's got to be  
13 designed in or it's not there.

14 MR. ANTOINE: Okay.

15 MR. MAY: Right? So, I just, you know, I'm  
16 raising this because it, you know, it wouldn't be a  
17 bad place to have an extensive green roof or some  
18 other treatment. I know that that adds cost, but you  
19 know, I mean, are you going to want to live in an  
20 apartment and look out over 15 feet or 20 feet of  
21 just membrane roof? You know, it's not -- it sort of  
22 ruins that benefit that you get from being on the  
23 highest level.

24 All right. Mechanical units are shown in --  
25 on a plan only really very diagrammatically. Is that

1 the full extent of it? You're going to have just a  
2 giant condenser farm over that entire area?

3 MR. ANTOINE: That's the maximum extent of it  
4 and it's going to depend on what mechanical system,  
5 if it's a traditional kind of split system that we're  
6 going to have more, if it's a VRF system we would  
7 have less. But this is the maximum extend of those,  
8 and even with that it wouldn't be covered with,  
9 again, 142 condenser units up there.

10 MR. MAY: Yeah, I mean, I would expect it to  
11 be about a third of that area. So, you might want to  
12 just look at that and see what -- I mean, there's not  
13 going to be any kind of enclosure around it, right?  
14 It's just going to be a -- no. Okay. I mean, the  
15 extent of it might be good.

16 And otherwise it's just a white roof?

17 MR. ANTOINE: Yes.

18 MR. MAY: All right. All right. On A-115,  
19 for the apartment building still, there is a -- you  
20 have your materials called out. I guess this is on  
21 the board too, right?

22 So, I mean, the color representations in the  
23 elevation drawing don't seem to be particularly  
24 accurate or they're inconsistent with what's on the  
25 board that we have up here, because the metal -- the

1 metal panels up here look to be very black, and here  
2 it seems to be not quite as black. So, it's got to  
3 be one or the other. Which one is accurate?

4 MR. ANTOINE: We'd like to lighten it up, be  
5 a little bit more on the grayer side than --

6 MR. MAY: Okay. So, you need to submit  
7 something that's --

8 MR. ANTOINE: Okay.

9 MR. MAY: -- reflective of what you actually  
10 intend to do, as opposed to two different versions.

11 MR. ANTOINE: Okay.

12 MR. MAY: Neither one seems to be correct.  
13 Because this board doesn't really agree with that  
14 board, in a few areas.

15 What is the material right at the edge of the  
16 projecting bay? So --

17 MR. ANTOINE: In this location?

18 MR. MAY: Yeah, what is that?

19 MR. ANTOINE: This is the Trespa or the  
20 composite panel with the kind of grain and the --

21 MR. MAY: Well, what number is it?

22 MR. ANTOINE: It is number 3.

23 MR. MAY: Number three. So, it's a fiber  
24 cement panel.

25 MR. ANTOINE: Right. It's number 2. Sorry.

1 MR. MAY: Number two. It's the accent panel.

2 MR. ANTOINE: Yes.

3 MR. MAY: Hold on a second.

4 MR. ANTOINE: Which is the composite panel  
5 with the kind of, the wood grain in sort of driftwood  
6 color. It's like a Trespa material.

7 MR. MAY: Right. I'm not familiar with  
8 Trespa, but what -- so, when you turn the corner,  
9 what happens? I mean, is it a butt joint with  
10 something else, or is it a miter joint, or is it a  
11 prefab corner piece? What is it?

12 MR. ANTOINE: It would be -- it would sit  
13 into like a reglet, like a Fry reglet and then that  
14 would be butt up against the cementitious panel  
15 boards.

16 MR. MAY: All right. So, there's a metal  
17 reglet at the corner, panel at the corner?

18 MR. ANTOINE: Panel, that holds it and also  
19 holds the cementitious on the other side.

20 MR. MAY: Yeah. Okay. I'm not sure I'd do  
21 it that way, but whatever.

22 Let's go to townhouses for a second. So, on  
23 the enlarged elevation drawings -- no, not the  
24 enlargement. The long -- the smaller scale  
25 elevations that show --

1 MR. ANTOINE: The buildings?

2 MR. MAY: The building, yeah, as a whole. Go  
3 to the very first one. No, that's the detailed  
4 version. In our drawing set. So, A22.

5 MR. ANTOINE: Okay. Let me go to the actual  
6 submission because --

7 MR. MAY: Yeah.

8 MR. ANTOINE: -- obviously the presentation  
9 truncated some of that, so --

10 MR. MAY: Obviously.

11 MR. ANTOINE: Bear with me. Get through the  
12 Gs. A22.

13 MR. MAY: Yeah. Okay. Yeah, A22. That's  
14 it. So, on the right there that's a stacked flats?

15 MR. ANTOINE: Yes, that's the left side of  
16 the front elevation.

17 MR. MAY: Okay. So, and I got -- when I saw  
18 it in an earlier elevation drawing, let's see, where  
19 was that? All right. So, the street elevation,  
20 south elevation, A10.

21 MR. ANTOINE: Page A10?

22 MR. MAY: Page A10. All right. Yeah, so  
23 that's on the right-hand side there I'm seeing that  
24 end unit, right?

25 MR. ANTOINE: Yes.

1           MR. MAY: And I mean, I appreciate the fact  
2 that you actually turned the corner and recognized  
3 the fact that when you turn the corner the side  
4 elevation of a townhouse should be different and not  
5 just, you know, the end of the row of townhouses as  
6 they are extruded from the Playdough machine, right?  
7 It's something different. You have to turn the  
8 corner and make it into something.

9           And I appreciate the fact that you did that.  
10 And I can quibble about some aspects of the design,  
11 like the windows on the top floor are a little short.  
12 They look disproportionate. And maybe you could have  
13 used a little bit more glass. But at least you  
14 turned the corner. That's good.

15           Except that when I look at your other  
16 drawings the elevation on this house isn't that at  
17 all. And let's go back to A22 and A23 maybe. So,  
18 let's do A23.

19           So, A23 is showing Building B, and that's the  
20 elevation, the end elevation of Building B.

21           MR. ANTOINE: Right. Yes.

22           MR. MAY: So is that a -- where are you  
23 actually going to do that?

24           MR. ANTOINE: So, you're right. It's  
25 inconsistent here.

1 MR. MAY: Yeah.

2 MR. ANTOINE: And we'll clarify that. But  
3 the idea is that in the corner turning there are  
4 actually a hierarchy of corners. So, a primary  
5 corner, a more important corner would get this  
6 elevation which --

7 MR. MAY: Right.

8 MR. ANTOINE: -- in our design it says it's a  
9 more important elevation than this one that starts to  
10 scale back like a regular townhouse. So, on --

11 MR. MAY: So, for me that's you know, that  
12 would be an interior kind of setting.

13 MR. ANTOINE: Yes.

14 MR. MAY: As opposed to one that's on a  
15 street. But, you know, Building B is clearly on a  
16 street. So --

17 MR. ANTOINE: Yeah, so you're --

18 MR. MAY: -- are you using the wrong one  
19 here?

20 MR. ANTOINE: Yes.

21 MR. MAY: Okay.

22 MR. ANTOINE: This one should be a primary  
23 corner on the interior location.

24 MR. MAY: Right answer. Excellent. So, any  
25 time you have an elevation on the street you're going

1 to have that more refined. Good. Okay.

2 MR. ANTOINE: Yes, particularly at the park  
3 corner. All those three corners are anchoring the  
4 park.

5 MR. MAY: Right. Okay. So, make sure that  
6 that's perfectly clear.

7 MR. ANTOINE: Yes.

8 MR. MAY: The only thing about that is that  
9 even if you're going to do the hierarchy here, you  
10 know, doing the stepped side roof like that isn't  
11 really the best way to do it. I mean, if you can do  
12 it with a slope, I know it may be a little bit more  
13 expensive. But, you know, if you're going to --

14 MR. ANTOINE: I'm looking for a townhouse  
15 side that has a slope.

16 MR. MAY: Okay. Just hold, just hold --

17 MR. ANTOINE: Sorry.

18 MR. MAY: Yeah, just hold on to that for a  
19 second. You know, the number of window openings is a  
20 little bit meager. But there are also no window  
21 openings on the ground floor, and that's a little  
22 odd. So, I would take another look at that.

23 MR. ANTOINE: Okay.

24 MR. MAY: So, the -- I also think your window  
25 selections are odd. It's an assortment of one over

1 one windows and two over two windows, and then you've  
2 got a four over one window, and I don't know when  
3 I've seen a four-over window in Washington.

4           So, I think you just take another closer look  
5 at that. The two over twos are okay, because it's a  
6 vertical division, two over two. But then when you  
7 get to the top floors, that same problem you had  
8 before with the proportion of the windows gets worse  
9 when you try to make it into a two over two. So,  
10 maybe they just need to be one over one, or maybe you  
11 need to make the, you know, the heads a little higher  
12 up. I just think you need to look at that.

13           I also find the elevations that were used for  
14 the details of the townhouses that show up on the  
15 materials boards to be, you know, so rough they're a  
16 little hard to understand. I don't know if you  
17 really have to do something about that but I'd just,  
18 as a point of fact, that they're just really not  
19 great; that there's something about the drawing style  
20 where, I don't know, it looks like the old squiggle  
21 program that, you know, made the computer drawings  
22 look like they're hand drawn, but these actually look  
23 like they're hand drawn in some way.

24           MR. ANTOINE: They are.

25           MR. MAY: Yeah.

1           MR. ANTOINE: The squiggle is with the hand.  
2 Yeah.

3           MR. MAY: Yeah. So, I mean, but it kind of  
4 loses something if there are overlapping lines and  
5 things like that. I appreciate wanting to have some  
6 touch to the drawings but it just makes it a little  
7 hard to read.

8           Oh, also when it comes to the townhouse end  
9 units, there's the one that's in Building E, all the  
10 way at the end, facing the alley looks like it has a  
11 side entrance. And I mean, it's okay to have a side  
12 entrance, but if that side entrance looks like a  
13 primary, it's not facing an alley so it just looks a  
14 little weird. You can certainly do a side entrance  
15 that looks like a side entrance and, you know, you  
16 know, and make it look like a secondary entrance.  
17 So, I would just look at that.

18           The last thing I'd say is that the brick  
19 selections, I think for the apartment building is  
20 okay. The light color brick for the townhouses is  
21 okay, but the red brick is -- you're trying to use  
22 that sort of hand-molded look. But the hand-molded  
23 look is not what you would expect on the front façade  
24 of a more modern house.

25           I mean, if we were talking about a house that

1 was built in, you know, 1820 or something like that,  
2 maybe. But, you know, anything past 1900 it would  
3 have been a sharp clean face brick, and I think  
4 you're much better off doing that. And I've made a  
5 big point of that in some past PUDs where, you know,  
6 it's fine if it's an alley brick or something like  
7 that. But you don't even have any alley brick. I  
8 don't think it's the right thing for the front  
9 façade, so I think you should pick a better brick  
10 than that. The other ones are okay.

11 Oh, you know, the DDOT issues, in particular  
12 eight-foot deep porches, are you going to fix that to  
13 make them five foot?

14 MR. ANTOINE: We're going to try to work with  
15 public space permitting to work all that out through  
16 DDOT and the permitting. The goal is to have a  
17 really usable porch, and we're concerned about the  
18 five feet there.

19 MR. MAY: Okay. So, how many thousands and  
20 thousands of five-foot deep porches are there in  
21 Washington that are perfectly usable?

22 Yeah, it was a rhetorical question. I think  
23 you need to figure that out before you get to public  
24 space, because I don't think we want to be signing  
25 off on something with eight-foot deep porches if

1 that's not going to be permitted through public  
2 space. So, figure that one out.

3 Trash management, when there's no alley  
4 access to the townhouses.

5 MR. ANTOINE: We're working out the specific  
6 detailed plan. The trash pickup for the apartment  
7 building will certainly be private. The trash pickup  
8 for the townhouses will be through DPW. And the  
9 intent is to have it all through the back.

10 When the -- in some of the interior units,  
11 especially when we're turning the corners, that don't  
12 have direct access to the alley, it is possible that  
13 the pad for the can would be in the front between the  
14 porches, and on trash day you wheel it around. Or,  
15 if we can figure out a way to get access across the  
16 adjacent back, which we can do in the rental  
17 situation.

18 MR. MAY: Uh-huh.

19 MR. ANTOINE: That the applicant controls,  
20 then we just roll it from the side across an easement  
21 through the adjacent yard to the back, to the alley.

22 MR. MAY: You can do a five-foot pedestrian  
23 alley.

24 MR. ANTOINE: Right.

25 MR. MAY: Right? To get the access out. I

1 wouldn't do any solution that involves trash cans in  
2 the front. And I would be very careful about  
3 anything that requires people rolling their trash  
4 cans out long distances, because they're just going  
5 to wind up getting piled up at the end. Or in public  
6 space, or things like that. It happens all the time  
7 in other neighborhoods that have not been designed  
8 with trash collection in mind.

9 MR. ANTOINE: And the only reason I mentioned  
10 the possibility of the front, because it will depend  
11 on, you know, again, what DPW agrees to. It's a  
12 mixed bag in the neighborhood today. Some streets  
13 get it on the front and if Morton in fact gets it in  
14 the front now for those six existing townhouses that  
15 we had, we might bump up to an issue. But our  
16 preference is to get it in the back.

17 MR. MAY: Right. So, if you're going to plan  
18 on it being on the front, then I think you need to  
19 provide more than a pad. You probably need to cover  
20 -- have a little shed for it, because you know, I  
21 don't think anybody really wants to see their trash  
22 cans in their front yard. I certainly don't like  
23 seeing them in the front yards in some of my  
24 neighbors' houses.

25 So, and last thing is eight-foot privacy

1 fences in the rear yards?

2 MR. ANTOINE: For only the depth of the  
3 patio.

4 MR. MAY: Right.

5 MR. ANTOINE: So, it goes back about --

6 MR. MAY: So, I don't -- I mean, I didn't  
7 think you could do an eight-foot tall fence in the  
8 District. Even for privacy. I thought you were  
9 limited to seven or six.

10 MR. ANTOINE: And I've seen lots of eight  
11 foots in my neighborhoods.

12 MR. MAY: I know, I've seen lots of them.  
13 I've seen lots of them in public space that haven't  
14 been permitted. I just don't think they're legal.

15 MR. ANTOINE: Okay.

16 MR. MAY: So, it's not a big deal. Thanks.

17 CHAIRMAN HOOD: Okay. Commissioner Turnbull.

18 MR. TURNBULL: Thank you, Mr. Chair. I think  
19 I missed an opportunity in buying stock in Fry  
20 reglets. I would agree with the comments of the two  
21 previous commissioners.

22 I think this has gone a long way from what we  
23 first saw at set down. I think there are some issues  
24 that still remain, but I think overall I think the  
25 concept is definitely moving in the right direction.

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1           I think I would agree with Commissioner May  
2 on the 5th floor. I think we need better plans of  
3 those rooftop, of those penthouse areas, or those  
4 areas where the open space -- I think if we could  
5 have some blow-up plans and maybe some sections  
6 through there, I think we're going to need that.

7           I would agree with Commissioner May. It's  
8 nice to see the Archie drawings, architecturally  
9 sometimes. But I think when we get to this point in  
10 the hearing we really need architectural drawings  
11 that are a little bit more concise and clear, that we  
12 actually see what the materials look like and define  
13 how things are turning a corner and how they meet the  
14 different materials. So, if you could adjust those,  
15 that would be great.

16           I guess if you could pull up a plan of those  
17 six townhouses in that phase 2?

18           MR. ANTOINE: A building plan?

19           MR. TURNBULL: Yes, please. The site plan.

20           MR. ANTOINE: The site plan or the building  
21 plan?

22           MR. TURNBULL: No, that's fine. And I don't  
23 know if you can increase the size of that. I'm  
24 looking at the plan that we've got. And this gets  
25 back to the -- well, I think for everybody in the

1 audience, going back to the other plan might be  
2 better. From what you have here, I mean, if these  
3 two units are going to have trash picked up in the  
4 front, I mean, you've got one -- you've got -- what's  
5 strange is that there is a walkway, and which it's  
6 hard to see it here. But it comes from here, from  
7 the alley, and goes in the back yard.

8 MR. ANTOINE: To the end unit, yes.

9 MR. TURNBULL: To the end unit.

10 MR. ANTOINE: Right.

11 MR. TURNBULL: And then down on these two  
12 units there's -- it looks like one big back yard and  
13 there's two sidewalks, or one sidewalk that splits  
14 off and goes to the two units there.

15 MR. ANTOINE: Right. So, there are three  
16 units there. Right. This is the stacked flat with  
17 the ground floor and then two --

18 MR. TURNBULL: Oh, okay.

19 MR. ANTOINE: -- sections of townhouses  
20 above. The two townhouses above have a deck that you  
21 go out to the deck and then down stairs from the deck  
22 to the path, and then the ground floor unit goes out  
23 its rear door to the patio.

24 MR. TURNBULL: Okay.

25 MR. ANTOINE: To the path, and then to Morton

1 Street.

2 MR. TURNBULL: Okay. Yeah, I guess the thing  
3 that Commissioner May was talking about here, was  
4 these two units here then would have trash pickup in  
5 the front?

6 MR. ANTOINE: Well, the choice A would be to  
7 have it in the rear off of the alley.

8 MR. TURNBULL: Right.

9 MR. ANTOINE: In which case we'd need that  
10 five-foot path that we were talking about, or  
11 easement from the two interior units to roll to the  
12 back to get it. But we want to make sure we can get  
13 the rear pickup.

14 MR. TURNBULL: Okay. Yeah, and I would agree  
15 with Commissioner Shapiro. I think it's, you know,  
16 you get all this done, you get all this new fencing  
17 done, you get a new building here and then these  
18 people seem left out in the cold. I mean, I think  
19 what he's seeing is a final plan that you've got a  
20 new neighborhood being developed and you've got some  
21 aspects of the old neighborhood that it would be nice  
22 to refurbish it somehow and bring it all up so it  
23 would be consistent.

24 You know, I just want to go back and for my  
25 own benefit here on numbers, Winnie the Pooh trying

1 to figure out things here. Going back, trying to  
2 make it very clear. Let me pull up the numbers that  
3 we talked about earlier.

4 On this site we've got -- there were 174  
5 units.

6 MR. ANTOINE: Yes, there are 174 units on  
7 Park Morton today.

8 MR. TURNBULL: Twenty-seven, though, are  
9 going to -- or have been located.

10 MR. ANTOINE: In the avenue building on  
11 Georgia Avenue.

12 MR. TURNBULL: They have been located or they  
13 haven't been located?

14 MR. ANTOINE: They have.

15 MR. TURNBULL: But you still have 174 units,  
16 then --

17 MR. ANTOINE: Physical units but the  
18 applicant's task is 147 replacement because 27 have  
19 already been replaced.

20 MR. TURNBULL: Okay. So, we have 147.  
21 Ninety are going to Bruce Monroe.

22 MR. ANTOINE: Correct.

23 MR. TURNBULL: So, that's 57 that are left  
24 for Park Morton.

25 MR. ANTOINE: Yes, and there are 57 at Park

1 Morton.

2 MR. TURNBULL: Now, somewhere, and I've got  
3 to pull up my other sheet.

4 MR. ANTOINE: I don't have that on  
5 PowerPoint. You can do it on PDF.

6 MR. TURNBULL: Got too many pieces of paper  
7 up here.

8 MR. FREEMAN: Commissioner Turnbull, do you  
9 have a hard copy of the plans?

10 MR. TURNBULL: Yes, I do.

11 MR. FREEMAN: If you go to CG-23. Upper  
12 right-hand corner, there's an enlarged version of the  
13 unit mix. At least for Park Morton.

14 MR. ANTOINE: So, the bottom part of the  
15 chart gives the income breakdown by unit count and  
16 percentage. And then the upper part talks about the  
17 apartment versus townhouse split.

18 So, 57 PHA replacement for 30 percent of the  
19 total.

20 MR. TURNBULL: Oh, okay. But I want to  
21 simplify this. We have 57 units that are going to go  
22 back on this site.

23 MR. ANTOINE: For public housing replacement,  
24 yes.

25 MR. TURNBULL: Right. Now, when we get done,

1 phase 2, you end up with 148 units, 142 apartments  
2 and six townhouse or stacked units, or 148. Which  
3 means in phase -- there's still some left in what  
4 will be phase 3, right?

5 MR. FREEMAN: So, let me try to try clarify  
6 this. So, when we say we also have a phasing plan --

7 MR. TURNBULL: Right.

8 MR. FREEMAN: -- so the Bruce Monroe phase 1,  
9 Park Morton phase 2.

10 MR. TURNBULL: Two.

11 MR. FREEMAN: Right. Of that, you're going  
12 to do it in two parts. The first part, which is  
13 shown on Sheet -- give me a second. G-14, is the  
14 first part of the redevelopment of Park Morton. And  
15 that's called phase 2.

16 And then the second part shown in blue is  
17 what we're calling phase 3.

18 MR. TURNBULL: Right.

19 MR. FREEMAN: And sort of how you're actually  
20 building on Park Morton.

21 MR. TURNBULL: But none of the housing that's  
22 existing on the site, nobody is going into phase 3.

23 MR. FREEMAN: Yes, they will.

24 MR. TURNBULL: But I thought it was Build  
25 First. And then where are these people going when

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1 this area is torn down?

2 MR. FREEMAN: So, your question is about --

3 MR. TURNBULL: When phase 3 area is finally  
4 torn down, the people in there are going where?

5 MR. FREEMAN: Okay.

6 MS. KING: Right. So, there are 17 units of  
7 replacement housing that are going in the third  
8 phase. So, most of those families are going to have  
9 the opportunity to relocate to the 90 units at Bruce  
10 Monroe, or the 40 units that are in the second phase.  
11 If all of those families have not relocated to those  
12 areas for some reason, then we would offer them other  
13 relocation options.

14 MR. TURNBULL: Well, I guess what I was  
15 trying to understand, just in a very simplistic way  
16 is that the idea was Build First. In other words,  
17 you're building new houses and people are going to go  
18 there. But this phase 3 was not being torn down.  
19 The people are still going to stay there until it --

20 MS. KING: They don't have to. So, they will  
21 have options because we're doing 90 replacement units  
22 in the first phase at Bruce Monroe, plus an  
23 additional 40 replacement units, by the time we get  
24 to that third phase there are 130 replacement units  
25 that are already build. So, those households will

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1 have the opportunity to relocate there.

2 MR. TURNBULL: So, all the numbers you just  
3 said could change?

4 MS. KING: No.

5 MR. TURNBULL: You said 90 -- we just talked  
6 about, there are 17 units left here in phase 3.

7 MS. KING: There are seven --

8 MR. TURNBULL: They have to go somewhere.  
9 They're either going to the new building, the  
10 apartment building in phase 2, or multi-family senior  
11 in phase 1.

12 MS. KING: Right.

13 MR. TURNBULL: But, so they're not included  
14 right now in those numbers you gave me.

15 MS. KING: Yeah, I'm sorry. I didn't fully  
16 understand that question.

17 MR. TURNBULL: All right. Well, let's make  
18 this simple again.

19 MS. KING: Uh-huh.

20 MR. TURNBULL: In Bruce Monroe there's 57  
21 replacement houses coming in.

22 MS. KING: Ninety replacement units at Bruce  
23 Monroe.

24 MR. TURNBULL: Oh, okay. Yeah, 90 --

25 MS. KING: Which is the first phase.

1 MR. TURNBULL: Ninety. That leaves -- and  
2 then there's 57 units at Park Morton.

3 MS. KING: Correct.

4 MR. TURNBULL: So, that adds up to the total  
5 of 147.

6 MS. KING: Correct.

7 MR. TURNBULL: But in that 57, does that  
8 include the people from the 17 in phase 3?

9 MS. KING: It can, absolutely. So, we'll  
10 develop -- so, there are 147 total replacement units.  
11 We're going to build 90 at Bruce Monroe. So, that's  
12 a lot of replacement units. So, people will have the  
13 opportunity to move to Bruce Monroe.

14 In the second phase, we're going to build 40  
15 replacement units. That's 130 total replacement  
16 units. That's only -- so, we only have 17 left. On  
17 the site today we only have 138 households. So, we  
18 don't even anticipate having 140 or 147 households to  
19 relocate.

20 MR. TURNBULL: Okay. It just sounds like  
21 there's a lot of movement on numbers and where people  
22 can go.

23 MR. FREEMAN: I think the thing to reiterate  
24 is, and maybe we -- there are units and then there  
25 are people. So, all of the 174 units are not totally

1 leased. So, when we talk about units, that does not  
2 equal number of --

3 MR. TURNBULL: All right. Well, then can  
4 you --

5 MR. FREEMAN: -- (simultaneous speech) units.

6 MR. TURNBULL: Can you, for simplicity,  
7 correlate this to us. At least give me something  
8 that I can look at number wise and people wise, to  
9 know how you plan to move these people around. I  
10 would just like to feel more comfortable that when we  
11 talk about units, we're talking about units with  
12 people or without people, so that we actually know  
13 what the phasing is and who's going where, when. I'd  
14 just like the simplified version, because I've seen  
15 different numbers in different parts of the reports  
16 too, earlier reports.

17 So, if we could have a finalized version, not  
18 only of households, but of people, and where people  
19 are going and when, and options that they have, I  
20 would appreciate that.

21 MR. FREEMAN: We could say, based on today's  
22 occupancy this is how it would work.

23 MR. TURNBULL: Yes. Yes, if you could do  
24 that I think I would appreciate -- I'd have a better  
25 feel for the transition from where it is now to where

1 it's going to be going. I would like to see that.

2 And, Mr. Chair, I'm not going to repeat any  
3 of the comments that the other commissioners have  
4 made, so I'm good.

5 CHAIRMAN HOOD: Okay. Thank you. Vice  
6 Chair, you have any questions or comments?

7 MR. MILLER: Just a couple of questions and a  
8 couple comments, Mr. Chairman. Thank you.

9 So, just to follow up on Commissioner  
10 Turnbull's line of questioning. So, it's likely that  
11 there would be public housing units built at --  
12 rebuilt at the existing Park Morton site where other  
13 public housing residents who don't currently live at  
14 Park Morton will be locating there. There will be  
15 147 units between the two, and you only have 138  
16 households now.

17 MS. KING: right.

18 MR. MILLER: You have a public housing  
19 waiting list --

20 MS. KING: That's exactly right.

21 MR. MILLER: -- that goes out the door. So,  
22 there will be other public housing residents.

23 MS. KING: Absolutely. Park Morton residents  
24 have the first opportunity. That's their priority.  
25 And then we would go to other public housing

1 residents.

2 MR. MILLER: So, just to put on the record  
3 here what I put on the record a couple times in the  
4 related 16-11 Bruce Monroe case, I think this is an  
5 exemplary New Community initiative public/private  
6 partnership initiative to replace and provide quality  
7 public housing without displacing existing residents,  
8 and I commend everybody who has been involved in this  
9 effort. Especially the very patient Park Morton  
10 residents, and the ANC and all the public and private  
11 partners involved in the effort. So, I really do  
12 appreciate that and I wanted just to make sure I had  
13 that on the record in this case as well, since it's  
14 related.

15 And I appreciate all the improvements that  
16 have been made in the site plan, all the work you've  
17 done with DDOT and Office of Planning. The street --  
18 the new street grid and the connectivity that's  
19 there, and the better access to the central park and  
20 making sure that all the units of the lower density  
21 housing face on a public street. I think that's all  
22 great.

23 Do we have anything that shows what the  
24 lighting and security plan is for the Central Park  
25 and the other pocket park? Is there something in the

1 record, or can you provide something?

2 MR. ANTOINE: Civil drawings? We can provide  
3 additional information.

4 MR. MILLER: There was a comment at set down,  
5 I think on this case too, Mr. Chairman, by our former  
6 colleague, and there also was a comment by DOEE, I  
7 think in an e-mail to OP that's mentioned in their  
8 report about considering solar panels.

9 Is that under consideration? And maybe  
10 that's something that could be put in that membrane  
11 roof area that could use something. Is that still  
12 under consideration or is it something that you can  
13 look at?

14 MR. ANTOINE: It's still under consideration.  
15 It's something we've been talking a lot about.

16 MR. MILLER: Okay. And the affordable, I  
17 think it's 60 percent or less AMI units, I think  
18 there are 44 of them, those will be for the similar -  
19 - maybe you can confirm that the tenure, the  
20 affordability period, if they're for the life of the  
21 project? If you can confirm that at this point or --

22 MR. FREEMAN: Yes. Yes.

23 MR. MILLER: -- in a post-hearing submission?

24 MR. FREEMAN: Yes, we can confirm it now and  
25 in post-hearing. Yes.

1           MR. MILLER: Okay. Great. Thank you.  
2 That's all, Mr. Chairman. Appreciate everyone's  
3 work.

4           CHAIRMAN HOOD: Okay. I just, in this case,  
5 I only have two comments. I appreciate the  
6 photographs that shows me the existing situation with  
7 what's being proposed. I think I saw two. The last  
8 case I asked for it and didn't get any, so I  
9 appreciate us at least having two in this case.

10           The other thing is, I think what is great  
11 about this project is, I know going down Morton  
12 Street for years, one way in and one way out has  
13 definitely been a problem for years. And I  
14 appreciate this applicant trying to remedy that  
15 problem. I'm sure the -- I'm sure we're going to  
16 hear from the community again tonight, but I'm sure  
17 that that is something that has been long overdue for  
18 that community to be able to go in there and not have  
19 to come back out the same way.

20           And I can tell you growing up and going up in  
21 there -- well, I'm not going to go into that. But  
22 anyway, some of the things I used to do. But I'm not  
23 going to go into that. But I'm sure that that is  
24 definitely a big improvement and I think the project,  
25 this project, is very beneficial. It's a long time

1 coming and we'll just see how it goes moving forward.

2 So, I don't want to belabor it because the  
3 hour is getting late and I know nobody wants to see  
4 us again next week, so we're going to try to move  
5 this thing forward. I think my colleagues have  
6 really asked quite a few questions. Commissioner  
7 May?

8 MR. MAY: Yes, one quick one.

9 I don't know if anybody ever said anything  
10 about this, but the unit distribution and a statement  
11 about that, like on Bruce Monroe. Is that something  
12 that was already covered? Are you planning to do  
13 that? Just something, a statement about it as  
14 opposed to having a diagram of every single unit.

15 MR. FREEMAN: We can do that. We will do  
16 that.

17 MR. MAY: Right. Okay.

18 CHAIRMAN HOOD: Okay. Let's go to any cross-  
19 examination. Chairman Boese, you have any cross-  
20 exam? And Cassandra Jackson? No cross.

21 Okay. Let's go to the Office of Planning and  
22 District Department of Transportation. Mr. Mordfin.

23 MR. MORDFIN: Good evening, Chair and Members  
24 of the Commission.

25 And this subject application was set down by

1 the Commission in July for consolidated planned unit  
2 together, to be phases 2 and 3 of the redevelopment  
3 of Park Morton. And since set down the applicant has  
4 responded to many of the issues raised by OP and the  
5 Commission. The street and alley system was  
6 redesigned to improve the alignment of the streets,  
7 improve pedestrian traffic flow, and pedestrian  
8 access to the central park.

9 Buildings will front on public streets and  
10 the bio retention pond in the southwest corner of the  
11 site has been eliminated, both improving eyes on the  
12 street and the safety of the community. In place of  
13 the bio retention pond are four rain gardens which  
14 would not be fenced in.

15 On-street parking would be provided on the  
16 south side of New Street 1, opposite the central park  
17 and directly in front of the dwellings on the south  
18 side of that street, to the advantage of those  
19 dwellings.

20 Additional drawings were submitted locating  
21 the bulk of the apartment building adjacent to the  
22 higher density zoning along Georgia Avenue, and the  
23 use of fiber cement siding along the rear walls of  
24 the lower density housing was provided. The  
25 incorporation of fencing into the rear yards and more

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1 detail into the amenity areas. The applicant still  
2 needs -- but it was discussed, the issue of the solar  
3 panels.

4 OP did meet with -- since set down OP has met  
5 with FEMS and the street design was found by them to  
6 be adequate. DOEE also informed OP that it has no  
7 major concerns, that the regulatory process will  
8 address any issues that may arise in the future.

9 OP finds that the proposed development to be  
10 generally in conformance with the PUD evaluation  
11 standards and recommends the Commission approve the  
12 application. Thank you.

13 CHAIRMAN HOOD: Thank you. And, Mr. Rogers?

14 MR. ROGERS: Good evening, Mr. Chair, Members  
15 of the Commission. Just a few highlights tonight.

16 DDOT and the applicant coordinated very  
17 closely on the overall site design and new street  
18 network. The plan that has been moved forward makes  
19 the most of challenging spatial constraints under  
20 existing conditions, and creates a rational street  
21 network that enhances multi-modal connectivity as  
22 well as efficient site access schemes for the various  
23 buildings included in the PUD, and these site access  
24 schemes are consistent with DDOT standards.

25 DDOT looks forward to coordinating further

1 with the applicant through the final -- on final  
2 design through the public space and street design  
3 process.

4 DDOT acknowledges the inclusion of the DDOT  
5 requested mitigations with the exception of the car  
6 sharing space. Given the relative limited network of  
7 car share spaces east of Georgia Avenue, we would  
8 like an opportunity to continue to coordinate with  
9 the applicant to see if there is an acceptable  
10 surface level location on private space for a car  
11 share space.

12 A couple of additional items that were  
13 already addressed through some comments that were  
14 raised in our report, including the porches on New  
15 Street 1, exceeding what's permitted by the building  
16 code, so there would be a permitting -- public space  
17 permitting element to that, as well as a code waver  
18 modification process. DDOT would participate in both  
19 those processes and is not likely that we would  
20 support porches that exceed what the building code  
21 permits.

22 And for those units that lack rear alley  
23 access, our preference, strong preference, is for a  
24 rear solution for trash. And any sort of structure  
25 that would happen in front of the buildings, if it

1 were to be in public space, would require public  
2 space permits. That would require public space  
3 committee approval. In the past, the committee has  
4 tended to not permit or approve structures for trash  
5 in public space. But there are some elements that  
6 could be done around landscaping that could help  
7 shield. But really, the preference is for there to  
8 be trash from the rear of the properties.

9 With that, I will answer any questions you  
10 may have.

11 CHAIRMAN HOOD: Okay. Let's see. Thank you,  
12 both. Let's see if we have any questions or comments  
13 from up here of either Office of Planning or DDOT.

14 Okay. Not hearing or seeing any. Does the  
15 applicant have any cross?

16 MR. FREEMAN: I don't have a question or  
17 cross. I do just want to say we've got a lot of  
18 accolades on --

19 CHAIRMAN HOOD: Any questions or cross.

20 MR. FREEMAN: No, I just want to say the --

21 CHAIRMAN HOOD: Any questions or cross?

22 MR. FREEMAN: I want to thank the Office of  
23 Planning for their help in moving the --

24 CHAIRMAN HOOD: Any questions or cross?

25 MR. FREEMAN: No, sir.

1           CHAIRMAN HOOD: You can thank them when you  
2 get read to close. All right? Because you all want  
3 to testify, don't you all? Mr. Freeman, you all want  
4 to go home before 12:00. All right? Okay. I'm just  
5 giving you a hard time. Go ahead, Mr. Freeman, you  
6 want to thank the Office of Planning?

7           MR. FREEMAN: I didn't want to take all the  
8 credit for the improved site design. I just wanted  
9 to acknowledge the Office of Planning's effort into  
10 getting us where we are today.

11           CHAIRMAN HOOD: Mr. Freeman tells folks that  
12 I give him a hard time, so I wanted to continue my  
13 legacy. Okay. So noted.

14           I messed with you now, forgot what I'm  
15 supposed to be doing. Okay. Applicant, you have any  
16 more cross? Okay.

17           Chairman Boese, you have any cross? Park  
18 Morton, Cassandra Jackson, any cross?

19           Okay. And again, the other government  
20 reports I think have been noted about DOEE. We  
21 talked about DDOT. Office of Planning is giving  
22 their reports. I think all that has been noted.  
23 Especially about the solar panels and other things.

24           Let's go to the ANC. Chairman Boese, if you  
25 can come up here and -- Boese. What did I say?

1 Boese? Chairman Boese. Boese. Have I been calling  
2 you Boese the whole time?

3 MR. BOESE: [Speaking off mic.]

4 CHAIRMAN HOOD: Oh, no. I don't even call my  
5 boss, boss. I don't call -- hopefully, she's not  
6 watching.

7 MR. BOESE: You'll notice that I'll answer to  
8 anything though, right?

9 All right. Chairman Hood and Members of the  
10 Zoning Commission. Once again, my name is Kent  
11 Boese, and I'm Chair of Advisory Neighbor 1A. I'm  
12 here today to ask for your favorable consideration on  
13 the map amendment and consolidated PUD application to  
14 redevelop the existing Park Morton housing complex  
15 into a new mixed income community.

16 After months of community engagement and  
17 workshops and careful consideration of the requested  
18 zoning relief, the Commission voted unanimously in  
19 support of this application on September 14th, 2016.

20 We are of the opinion that the amenities that  
21 will result from this project are significant,  
22 meaningful, and critical to the long-term health and  
23 development of the lower Georgia Avenue Corridor and  
24 greater Park View neighborhood.

25 While the most significant benefits this

1 project will bring at 53 housing replacement units  
2 for low-income households, and 40 units designated  
3 for moderate income households, the overall  
4 redevelopment will also reconnect as part of the  
5 neighborhood with the surrounding neighborhood by  
6 creating new streets and by constructing housing that  
7 more closely adheres to the intent of the underlying  
8 R-4 zoning.

9           The removal of the Morton Street cul-de-sac  
10 and blind alleys that exist today are also key  
11 amenities as they will greatly improve our  
12 community's public safety.

13           Lastly, the mix of housing types proposed  
14 would increase housing on the Park Morton site from  
15 174 units to 183 units, and create a diversity of  
16 housing sizes, including 23 -- or, excuse me, 21  
17 three-bedroom units and three four-bedroom units.  
18 The inclusion of family sized housing where today  
19 only two-bedroom flats exist, adds stability to the  
20 neighborhood by creating housing where families can  
21 live and flourish.

22           While many in the buildings proposed for the  
23 site will -- while many of the buildings proposed for  
24 the site will resemble the traditional row houses  
25 found in the surrounding neighborhood, it is

1 important to note that the apartment building  
2 proposed for Park Road will be a mixed income  
3 building with 142 living units. It will also be a  
4 five-story building and 60-feet tall. This is two  
5 floors and 25 feet taller than current zoning allows.  
6 Yet, we believe this is appropriate as an apartment  
7 building dating to 1930 is already located on the  
8 north side of Park Road and the site that's proposed  
9 for this apartment building abuts the C-2-A to the  
10 west and is very close to the C-3-A zone.

11 So, there is overwhelming community support  
12 for the redevelopment of Park Morton and the plans  
13 submitted in 16-12. In addition to ANC 1A, the LaRay  
14 Water Neighborhood Association and the Park View  
15 United Neighborhood Coalitions, which are two of our  
16 civic groups, have expressed support for this case.  
17 Additionally, e-mails and testimony before ANC 1A,  
18 expressing concerns with the overall project focused  
19 entirely on the future use of the Bruce Monroe  
20 development site.

21 While some of those voices have suggested  
22 that housing units be shifted from the Bruce Monroe  
23 site to the Park Morton site, the underlying zoning  
24 does not support that approach. The PUD applications  
25 for both cases 16-11 and 16-12 request similar relief

1 when one considers the underlying zoning, and the  
2 site proximity to Georgia Avenue.

3 With this in mind, both cases present a  
4 balanced and equitable approach to increasing density  
5 and creating housing and amenities so that overall  
6 redevelopment of Park Morton can be achieved without  
7 displacing residents from their community.

8 As previously stated ANC 1A strongly supports  
9 this case and seeks your support. In the interest of  
10 time I will skip the obvious amenities, which are the  
11 housing units and say that while the affordable  
12 housing and the two parks and those things are  
13 concrete examples that are measurable of how this  
14 project will be successful, I think something that's  
15 far more important or just as important, but not  
16 quite as measurable, is the overall benefit it will  
17 bring to the neighborhood in reducing crime by  
18 creating the new streets, getting rid of the blind  
19 alleys, and in a project of this magnitude it is just  
20 as meaningful and just as impactful as opening the  
21 Georgia Avenue Metro was, which some of you may  
22 remember.

23 And believe it or not, there were those in  
24 the neighborhood that really opposed that Metro  
25 station being constructed.

1           So, by supporting both of these projects and  
2 this meaningful application, you have a great  
3 opportunity to achieve just something that's just as  
4 impactful to the community today. Thank you.

5           I am open to any questions. I know you may  
6 have some questions lingering from the last case.  
7 I'd be happy to answer anything.

8           CHAIRMAN HOOD: I appreciate you saying you'd  
9 be happy to answer anything. I'm just curious, for  
10 those who oppose, and this is my theory and I've said  
11 this before down here, for those who oppose the Metro  
12 on Georgia Avenue, do you see them down there using  
13 it? I'm just curious.

14           MR. BOESE: I think everybody uses it today.

15           CHAIRMAN HOOD: Okay. Yeah, that's typically  
16 what -- I find a lot of people opposing things, but  
17 then when I can't get in there because it's crowded,  
18 they're there. So, I'm just trying to understand  
19 that. So, anyway, my theory, I think, is correct.  
20 So, thank you.

21           Let me see. Any questions or comments,  
22 Commissioner May? You're laughing about something,  
23 huh? That's exactly what I was thinking about.  
24 Costco, right. Right. So, it didn't -- do you go to  
25 Costco, Commissioner May?

1 MR. MAY: Occasionally, yeah.

2 CHAIRMAN HOOD: Oh, okay. So, I can't get in  
3 there because you in there. But anyway. All right.  
4 That's a side joke. I could really reveal it, but I  
5 won't do that.

6 The applicant was -- Mr. Freeman. Mr.  
7 Freeman hasn't left yet, has he? I was just messing  
8 with him. Is he upset? Okay. Well, let me go, Ms.  
9 Jackson, you have any cross?

10 Okay. I'm going to assume that Mr. Freeman  
11 does not have any cross. You don't have any cross.  
12 Okay. Thank you, Chairman Boese, we appreciate it.

13 MR. BOESE: Thank you.

14 CHAIRMAN HOOD: Okay. Let's go to  
15 organizations in support. I'm going to call Ms.  
16 Jackson and, Ms. Jackson, Park Morton Residents  
17 Council. And whoever is with you, your party, if you  
18 want to come up. Okay.

19 [Pause.]

20 CHAIRMAN HOOD: Okay. Whenever you all are  
21 ready, you may begin.

22 MS. JACKSON: Oh, okay. Good evening, again.  
23 And of course, you all know part of my testimony as  
24 is, being so I am the senior of the buildings and  
25 all. And I am going to be quick about it.

1 I truly hope you all take this in  
2 consideration for us. I mean, I've been sitting here  
3 listening all night how to build a building, tear it  
4 down, put up and throw this and -- I can understand  
5 this about how you all feel. I mean, really, truly.  
6 I know it's a process and it's an ongoing process  
7 with us as well.

8 So, instead of me just really trying to read  
9 all of this, mainly that's what it is. We need this  
10 affordable housing, for us.

11 CHAIRMAN HOOD: Did you identify yourself  
12 before you started? I'm just curious.

13 MS. JACKSON: Sitting in for Ms. High,  
14 speaking on my grandchildren --

15 CHAIRMAN HOOD: Ms. Jackson, let me  
16 interrupt. Did you identify yourself for the record?

17 MS. JACKSON: Oh, I apologize. My name is  
18 Cassandra Jackson.

19 CHAIRMAN HOOD: Okay. There you go.

20 MS. JACKSON: I don't have to go through all  
21 that again do I now? But anyway, my daughter-in-law  
22 sits here and she spoke very highly of my  
23 grandchildren so you know, I got that grin right now.  
24 You all just don't see it, but my face not big  
25 enough. So, you know, I'm looking forward for them

1 to have affordable housing as they come up, you know,  
2 a place to live. And I kind of think, what did they  
3 say, 99 years? I won't be here out of the whole 99,  
4 but throughout the process I want the best for them  
5 still, and myself, you know, as well.

6 So, I think my little time is up and it's her  
7 time now because I told her I wasn't going to say  
8 much. So, I thank you all very much for listening.  
9 Your turn.

10 MS. HIGH: Good evening. My name is Ms.  
11 Shonta High. I'm a resident of Park Morton 615,  
12 apartment 21.

13 I'm going to try and make this as brief as  
14 possible. Last time I shared a portion of my story  
15 with my daughter who is a honor student and  
16 everything, and I just want to share with you where  
17 we came from in this process.

18 So, our lives began at Park Morton on May the  
19 8th, 2001. My oldest daughter had not long turned  
20 one when we moved here. Our first night shots rang  
21 out and a bullet hit my kitchen window where I was  
22 standing washing dishes. The kitchen shade was drawn  
23 and I heard the ping hit the window, to which the  
24 ping remains to this day as DCHA has never repaired  
25 the window.

1           I ran to my daughter's room, grabbed Atira,  
2 put her in the bathtub, went to the hallway, grabbed  
3 some linens, threw them in the bathtub, and that's  
4 where we spent our first night, at Park Morton,  
5 because the bathroom is the only place that did not  
6 have windows at the time.

7           I slept there with my daughter. Well, mainly  
8 cried that night while she slept. And I just asked  
9 God to please get us out of here. And before long I  
10 had fallen asleep, woken up to a new day, and I was  
11 hoping that it would be better, you know, as time  
12 went on.

13           And recounting this story to you I want to  
14 emphasize that this is why redeveloping Park Morton  
15 is so important, and why I have been so active in  
16 speaking out in support of this project. We have  
17 heard many people say that they did not have the  
18 opportunities to be involved in this project and that  
19 they had no chance to have their voices heard, and  
20 that is simply untrue.

21           We've had charrette meetings, public  
22 meetings, and there were more of the Columbia Road  
23 and Irving Street residents there than our own Park  
24 Morton family. They were the main ones who were  
25 shifting the blocks and everything around, saying

1 where what should go and, you know, saying this  
2 should be here, this should be there, and et cetera.  
3 So, they had a lot of input into the structure that  
4 you see before you this evening.

5           And I was there on the resident council board  
6 with Ms. Cassandra Jackson, Ms. Whitfield, Ms. Betty  
7 Hamilton, when Landex and Wanton Group Development  
8 Company came to Park Morton with talks of  
9 redeveloping the area, and that didn't happen.

10           And you fast-forward to the present day,  
11 Dantes Partners and TCB have come to us with this  
12 redevelopment plan, and based on just the little bit  
13 that I've shared with you, my life at Park Morton,  
14 can you begin to imagine what 15 and a half years has  
15 been like living there? You know, shielding my  
16 daughter from the drugs, the prostitution, the  
17 gambling, and the shootings. And this is why I,  
18 along with my neighbors and other supporters in the  
19 community have been very active in attending design  
20 workshops, public meeting, Steering Committee  
21 meetings, and resident council meetings related to  
22 this project.

23           Park Morton was constantly on the news and it  
24 made headlines again just two short years ago when a  
25 child was shot on the playground that is located

1 right outside my bedroom window. At the time, I was  
2 currently pregnant with my youngest daughter,  
3 Amorissa (phonetic), and my oldest had just asked me  
4 moments prior if she could go outside and I  
5 instructed her to clean the dishes first and then she  
6 could go. Had I not done that she would have been  
7 out there, present on that playground when those  
8 shots rang out.

9           Also, the living conditions. We've been  
10 having to deal with all of that, plus substandard  
11 living conditions with cracking walls, peeling lead  
12 paint, poisonous lead pipes, structural damage from  
13 the earthquake we had a few years ago, asbestos,  
14 radiator heat with no control setting, drafty windows  
15 that feel like there are no windows when the wind  
16 starts blowing hard enough, spiders, no ventilation,  
17 and dust that gets as thick as a nickel merely days  
18 after dusting.

19           A lot of people do not know that often times  
20 when appliances break maintenance will retrieve  
21 another from a vacant unit, clean it, repurpose it,  
22 and give it to the tenant who needs one. Thus,  
23 placing new appliances in the vacant units to be  
24 ready for any of the new tenants who move in.

25           Why should we continue living this way? We

1 ought not, cannot, will not, and shall not continue  
2 to be treated this way. Privatizing housing may not  
3 be a good thing in the eyes of a lot of people, but  
4 who else is stepping up to help Park Morton? No one.  
5 We've waited over a decade for this. Now the time  
6 has come and it must be done. Thank you, council  
7 members.

8 CHAIRMAN HOOD: I heard somebody say, "go  
9 girl." Thank you for calling us council members.

10 MS. HIGH: I mean commissioners. I'm sorry.

11 CHAIRMAN HOOD: No, that's all right. That's  
12 all right. Felt good for a second. They all my  
13 friends. We'll tell them we're council members too.

14 We appreciate both of you all's testimony.  
15 Let's see if we have any questions up here.

16 Comments. Okay. I think it was very straight  
17 forward. So, we would appreciate it.

18 Mr. Freeman, you have any cross? Chairman  
19 Boese, you have any cross?

20 MR. BOESE: Just admiration.

21 CHAIRMAN HOOD: Admiration. Okay, great.  
22 Okay. Thank you all very much. We appreciate it.

23 MS. HIGH: Thank you.

24 CHAIRMAN HOOD: Okay. Let me see if there's  
25 anyone else here who would like to testify in

1 support. Come forward. Anyone else who would like  
2 to be in -- would like to testify in support. Just  
3 come forward at this time. Think I saw three hands.  
4 And anyone else in support?

5 Did everyone do their cards already?

6 MS. GRANT: Yes.

7 CHAIRMAN HOOD: Okay. Ms. Schellin, are  
8 those just all the names we have on the list, right?

9 MS. SCHELLIN: For proponents.

10 CHAIRMAN HOOD: Proponents. Okay.

11 MS. SCHELLIN: The two opponents, Ms.  
12 Chaudhary and Mr. Cummings have left their written  
13 testimony, which I'll hand out to you.

14 CHAIRMAN HOOD: Okay. All right. We'll  
15 start to my right, your left. You may begin.

16 MS. GRANT: Thank you, Commissioners. My  
17 name is Audra Grant. I'm President of the LaRay  
18 Water Neighborhood Association and co-chair of the  
19 Park Morton/Bruce Monroe Steering Committee. I live  
20 on Water Street, and this is my second appearance  
21 this week.

22 And since I testified on Monday I essentially  
23 echo my views expressed in that previous hearing.  
24 But here I would add that, you know, since I live  
25 across the alley from Park Morton and have done so

1 for over 10 years, I recall the earlier development  
2 failure of 2005. We were very excited in our  
3 community about the construction of the new site and  
4 looked forward to the Park Morton residents having a  
5 new home. And that was over 10 years ago. And I've  
6 heard comments that the development is perhaps moving  
7 too quickly, and my thought is that it's not moving  
8 fast enough after 10 years of stagnation.

9 I, for one, would like to see the council and  
10 Zoning Commission support the disposition for Park  
11 Morton and Bruce Monroe. It's high time our  
12 neighbors at Park Morton move into housing that's  
13 affordable, safe, secure, and inviting. In doing so  
14 we provide residents with not just housing, but a  
15 home.

16 We expect and want no less for ourselves, and  
17 we should want no less for those that we call our  
18 neighbors. Indeed, the tradeoffs for some of us of  
19 course is difficult, and adjustments dramatic. After  
20 all, the buildings will be higher also on the Park  
21 Road side also. But in a time of scarcity of land  
22 and financial resources, however, compromises are  
23 necessary, and a plan that moves, or that provides  
24 four new housing, that incorporates a substantial  
25 usable park space, is a an optimal outcome where both

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1 sides have gain.

2           After almost a decade of both sites  
3 languishing in disrepair and misuse or under use,  
4 it's time to move forward now.

5           My wish for the new year, however, is that  
6 the community emerge from this experience whole,  
7 following an incredibly decisive and contentious  
8 year. I think ultimately we're so much stronger  
9 together than apart and so having said that I hope  
10 the Commission will approve the disposition for both  
11 Park Morton and Bruce Monroe. Thank you so much,  
12 Commissioners, for your time this evening.

13           CHAIRMAN HOOD: Okay. Thank you. Next.

14           MR. AHADI: Good evening. My name is Baktash  
15 Ahadi. It's a pleasure to be here with you this  
16 evening. I was here on Monday night. I live on 617  
17 Park Road which is essentially right across the  
18 street from where the housing complex is going to be.  
19 I'm actually looking at it right now. Right now,  
20 they're banding buildings and like I mentioned  
21 earlier, that area right now is strife with crime and  
22 misconduct, and things that are relatively unsafe for  
23 the neighborhood. I see it every single day when I  
24 step out of my house. And this is coming from  
25 somebody who has been in Afghanistan with the Marines

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1 for three years, and it's something that you guys can  
2 do in terms of making a decision to make it better.

3 So, to make it really short and simple, I'm  
4 here to support the redevelopment of Bruce Monroe and  
5 Park Morton as soon as possible. Thank you very  
6 much.

7 CHAIRMAN HOOD: Thank you. Next.

8 MR. BYERS: Good evening, Commissioners. My  
9 name is Andre Byers. I'm the president and CEO of  
10 the development corporation of Columbia Heights. We  
11 have recently moved our office to Georgia Avenue and  
12 we are assisting businesses along the corridor with  
13 facades improvements, technical assistance, and the  
14 like. I just wanted to come and lend my support to  
15 the redevelopment of the site.

16 In addition to being a president and CEO of  
17 the development corporation at Columbia Heights, I  
18 also teach at Howard University, and I recently gave  
19 a walking tour of Georgia Avenue with students and  
20 they come from across, not just the country but  
21 across the world. And to see their faces as we  
22 walked off to Georgia Avenue and to Park Morton just  
23 to see this stark contrast and the change in energy,  
24 to say the least, there was no other part of the tour  
25 that motivated them more to want to do something.

1           And so, I thought, it's not good enough to  
2 just show students, but to also lend a voice and  
3 stand in solidarity with the residents and try to  
4 compel you to believe as I do, that the redevelopment  
5 of Park Morton is worth all of our efforts. Thanks.

6           CHAIRMAN HOOD: Thank you. Next.

7           MS. COLLINS: Okay. Good evening. My name  
8 is Bridget Collins and I live at 553 Park Road, less  
9 than 100 feet from Park Morton. On Monday I  
10 testified as to why as a committed environmental  
11 advocate I support developing Bruce Monroe site into  
12 both housing and a permanent park.

13           Today, I want to express my support for the  
14 PUD for the Park Morton site and tell you why I'm  
15 also a passionate advocate for public and affordable  
16 housing.

17           On the day I was born, my parents and I were  
18 homeless. My parents had worked hard but both had  
19 health problems, and neither had a college degree.  
20 When my dad lost his job my parents were evicted from  
21 their apartment. On the day the hospital discharged  
22 us, my parents drove to a new state where my  
23 grandparents were willing to take us in.

24           I was fortunate. My grandparents lived in an  
25 affluent suburb, so I grew up and had access to a

1 great public school and many other opportunities.  
2 And it's because of those opportunities that I am  
3 sitting here before you today as I am, a young  
4 professional, a relatively new arrival to D.C., and a  
5 contributor to D.C.'s gentrification problems.

6           Had it not been for my grandparents I  
7 probably would have grown up somewhere very similar  
8 to Park Morton. I would have faced many more  
9 obstacles likely in life. My half-brother and half-  
10 sister, who did not have the luxury of moving in with  
11 their grandparents, grew up in Section 8 housing.  
12 And they've had to work harder and had to overcome  
13 more than I ever have.

14           I believe this kind of inequitable system is  
15 morally wrong. I believe that having access to safe,  
16 dignified housing, to health care, and to quality  
17 education should not depend on your zip code. That's  
18 why I volunteer with the Washington Interfaith  
19 Network and other organizations in support of  
20 affordable housing.

21           At my church, All Souls, we talk about Dr.  
22 King's vision of the beloved community, a just,  
23 inclusive, and peaceful future, we believe we can  
24 build right here on Earth.

25           Of the things I love most about my

1 neighborhood, mostly it's the racial and  
2 socioeconomic diversity. My long-term resident  
3 neighbors should not be pushed out now that more  
4 wealth is moving in. If the D.C. Government truly  
5 keeps its promises of the New Communities initiative,  
6 one-for-one replacement, Build First, and right to  
7 return, I believe we will move more closer to truly  
8 building the beloved community I seek.

9           The city has neglected Park Morton residents  
10 and allowed the apartments to deteriorate to truly  
11 unlivable conditions. Partially privatizing public  
12 housing as proposed is a troubling prospect.  
13 Therefore, the Zoning Commission must ensure the PUD  
14 includes a strong commitment to Park Morton residents  
15 right to return, a requirement for family-sized  
16 units, three-bedroom or larger on both sites, a  
17 commitment to hiring Park Morton and D.C. residents  
18 for construction jobs, and policies to ensure Park  
19 Morton residents are not turned away from their new  
20 housing for arbitrary eligibility requirements.

21           D.C. is in an affordable housing crisis and  
22 increasing affordable workforce housing through this  
23 development also, is very important. I urge the  
24 Zoning Commission to support deeply affordable  
25 housing and to support the PUD for Park Morton, to

1 strengthen the protections for public and affordable  
2 housing residents. Thank you.

3 CHAIRMAN HOOD: Thank you. We appreciate all  
4 your testimony. Hold your seats. Let's see if we  
5 have any questions. Any questions up here?

6 I did want to ask Mr. Byers, who was your  
7 predecessor?

8 MR. BYERS: Yeah, the late great Mr. Robert  
9 Moore.

10 CHAIRMAN HOOD: Bob Moore. Okay.

11 MR. BYERS: Exactly.

12 CHAIRMAN HOOD: All right. All right. Great  
13 guy. Okay. Does the applicant have any cross?

14 Chairman Boese, you have any cross?

15 Okay. Thank you all very much. We  
16 appreciate your testimony.

17 Okay. That was support. Let's go to persons  
18 in opposition.

19 MS. SCHELLIN: They submitted their  
20 testimony. I don't think -- well, maybe they are  
21 going to testify.

22 CHAIRMAN HOOD: I see they're still here.  
23 Yeah.

24 MS. SCHELLIN: Okay.

25 CHAIRMAN HOOD: Anyone else who is in

1 opposition? Okay. All right. You may begin.

2 MS. CHARDHARY: Hi. My name is Nita  
3 Chardhary and thank you for taking the time to listen  
4 to me speak again today.

5 I am a 30-year old homeowner and I live in  
6 the same block as Bruce Monroe Community Park, and I  
7 live 234 feet away from the park, but based on the  
8 way you guys draw the circle, I am not allowed to  
9 have party status. And I was one of the people that  
10 requested to be represented by the Georgia Avenue  
11 Neighbors Group, which you guys denied status for  
12 both of these hearings.

13 But, I still appreciate the chance to speak,  
14 and I attest that my statements are true and factual  
15 to the best of my knowledge relating to this zoning  
16 case and the one that I previously spoke at.

17 I want to start by saying, I am in support of  
18 redeveloping Park Morton. I do think it's  
19 irresponsible that the city has not dedicated enough  
20 resources to improve the units and maintain them in a  
21 condition that's acceptable. As someone else said,  
22 many of the public housing units in D.C. were built  
23 around the same time and they seem to be in  
24 substantially better condition and not nearly as much  
25 of an emergency as the situation we have here.

1 I do want to point out that DMPED and the  
2 developer's plans to redevelop include paying 1. --  
3 just give me a second while I scroll. Paying 1.5 or  
4 2 million dollars to defease the tax-exempt bonds  
5 that were used to construct the current Bruce Monroe  
6 Community Park, and -- which was a \$2 million bond,  
7 but in order to retire that early because it's tax  
8 exempt and they cannot provide a contract to a  
9 private developer to build on the site without first  
10 retiring those bonds. They have to pay that money up  
11 front.

12 And that money clearly could be used to  
13 improve the current conditions and to either  
14 construct where the two currently vacant buildings on  
15 the Park Morton site exist to really get this whole  
16 process going, which was part of what the original  
17 city council approved Park Morton redevelopment plan  
18 included.

19 I would also like to add that the ANC 1A  
20 Chairman in his testimony before City Council  
21 regarding the surplus and disposition, he noted that  
22 he has been involved with this process since he was  
23 elected to his position in 2011, and that on January  
24 9th and December 10th of 2013 he personally sat down  
25 with Judy and Peter Segal, from the Landex Corp., and

1 at both meetings they discussed what had to be done  
2 to get this project going. And in his testimony he  
3 stated that ultimately what happened was that Landex  
4 was unable to acquire property on Georgia Avenue and  
5 that was why the District canceled its contract with  
6 Landex.

7 And he also, in his testimony, made note of a  
8 November 1st, 2013 blog post where he threw out the  
9 idea of developing on Bruce Monroe Community Park as  
10 an option. And he said that this was the established  
11 dialog and how long had been part of the dialog, but  
12 I honestly feel since I've been underrepresented by  
13 my ANC Chairman and by my ANC rep that recused  
14 herself from the discussions that it seems that he's  
15 chosen to move higher density to a site that is  
16 smaller, west of Georgia Avenue because it's not in  
17 his back yard.

18 And I just really feel like I've been  
19 completely silenced, and I appreciate that no one  
20 called me a racist today. But it's frustrating and I  
21 appreciate your time.

22 CHAIRMAN HOOD: Okay. Thank you. Next.

23 MR. CUMMINS: So, you've already received my  
24 written testimony. The only thing I have to add to  
25 that is that --

1 CHAIRMAN HOOD: Identify yourself, please?

2 MR. CUMMINS: I'm sorry. What was that?

3 MS. CHARDHARY: Identify yourself.

4 MR. CUMMINS: Oh, my name is Ryan.

5 CHAIRMAN HOOD: Identify yourself.

6 MR. CUMMINS: My name is Ryan Cummins. I  
7 live in the 700 block of Irving Street. You've  
8 already received my written testimony, so please  
9 review it and take some of that into account.

10 The developers -- the only thing I have to  
11 add to that is the developers, when it suits them,  
12 have treated these both as separate sites in one  
13 occasion, and oh, they're very closely linked in the  
14 other. I would like you to afford that same  
15 privilege to the residents of Columbia Road who have  
16 18 signed letters for the previous meeting that did  
17 not get submitted, and I would like those submitted  
18 to the record for that meeting. Or for this meeting,  
19 since they're so well linked, I think that should  
20 apply to both. Thank you.

21 CHAIRMAN HOOD: Okay. Thank you very much.  
22 Two things I want to say. One thing is, there are  
23 certain things that are within the Zoning  
24 Commission's purview, and there's certain things that  
25 aren't. And I think -- I'm sorry, your name again?

1 MS. CHARDHARY: Nita.

2 CHAIRMAN HOOD: Anita?

3 MS. CHARDHARY: Just Nita.

4 CHAIRMAN HOOD: Nita. You mentioned party  
5 status. It's not a circle. We go by the submission.  
6 And I'm not trying to put anybody down, but I would  
7 encourage you to -- we have samples of how you apply  
8 for party status. And the reason I'm saying this is,  
9 I don't say it just to you all, I say it to a lot of  
10 people. A lot of people don't come down here all the  
11 time, and there's certain things that we have a  
12 criteria we're supposed to look at when we grant  
13 party status. That's very important.

14 So, I would just suggest that maybe you come  
15 to the office and get a review of what we do and what  
16 we look for so that if you have this issue again  
17 you'll be able to articulate, or whoever articulated  
18 it, a little better to be able to gain party status.

19 MR. CUMMINS: We don't have the luxury of  
20 people who are keenly familiar with this process,  
21 professional lobbyists to show up in number, who  
22 don't even live in the neighborhood, to accuse the  
23 opposition of things.

24 CHAIRMAN HOOD: Let me just say this, let me  
25 just say this.

1 MR. CUMMINS: Thanks.

2 CHAIRMAN HOOD: Yeah, but let me just cut you  
3 off and say this; that's one of the reasons why when  
4 I got on this commission, one of the things we did  
5 was try to make things simpler, because when I was  
6 first asked to get on the Zoning Commission, the  
7 first thing I asked the late Mayor for Life, Marion  
8 Barry, was he said, I want you to serve on the Zoning  
9 Commission, because I had been fighting in my  
10 community also. And I said, well, what is that?

11 So, when I came down here and we hired  
12 Jerrily Kress, and I hate to give you a history  
13 because it's a long history.

14 MS. CHARDHARY: It's a valuable history.

15 CHAIRMAN HOOD: When we hired Jerrily Kress,  
16 one of the things that we did, one of the issues we  
17 always said we wanted to do here in the Office of  
18 Zoning was to level the playing field. So, we tried  
19 to make things simpler for those of us, I include  
20 myself too, who did not come down here in front of  
21 the Zoning Commission or in front of the Board of  
22 Zoning Adjustment, to make it easy to be able to  
23 present your case. And if you were here earlier and  
24 you talked about the previous case, I forgot the  
25 gentleman's name who was here, you see I directed the

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1 applicant -- Badger?

2 MR. CUMMINS: Austin. Yeah, Badger.

3 CHAIRMAN HOOD: He was there for Ms.  
4 Williams. I asked him to go back, because I heard it  
5 loud and clear on Monday. Now, you know, they had  
6 that conversation. And a lot of times, a lot of  
7 times good things come out of that, because here's  
8 the thing. I've heard two sides to the story. Some  
9 people say that it didn't happen, some people say  
10 that it did happen. We get that all the time down  
11 here.

12 So, the best way to do it is to go back, ask  
13 the applicant, come back out, talk to that group, and  
14 see what some of the differences are. Not that it's  
15 going to -- everybody is going to be happy, but you  
16 can at least try to close the gap some.

17 MR. CUMMINS: Well, I have two responses to  
18 that. First would be that I appreciate the efforts  
19 you're going through to try to level the playing  
20 field, but I think there's an immense amount of work  
21 that has to continue to make that a reality.

22 Secondly, just having the -- like the  
23 applicant was charged with the community outreach to  
24 begin with. And all the meetings were led by the  
25 applicant. And one of the original earlier testimony

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1 described that all the people moving blocks around  
2 were from Irving and Columbia. I was there. None of  
3 the people moving blocks were from my block.

4 MS. CHARDHARY: There were people dressed in  
5 plain clothes that we know work for the District.  
6 Like, they're city employees and they are friends  
7 with council member Nado.

8 CHAIRMAN HOOD: Well, also there's a picture  
9 in the record of a gentleman who was sitting by you  
10 all today, tonight. So, you know, there's always a  
11 number of sides to the story.

12 MR. CUMMINS: I'm not sure you're referring  
13 to but I'd be happy to tell you whether I know who --

14 CHAIRMAN HOOD: It was a gentleman sitting  
15 right there, where this young lady is sitting.

16 MS. CHARDHARY: Oh, and also being asked to  
17 move blocks on a --

18 MR. CUMMINS: That was Steve. That was  
19 Steve --

20 MS. CHARDHARY: -- site that's zoned as  
21 public land without having the opportunity to say,  
22 our schools are overcrowded, we don't think that the  
23 city has gone through the process of actually  
24 offering this to the schools in any time since the  
25 2009 financial crisis, that was never an opportunity

1 for input. Saying what you wanted to build on public  
2 land is not an opportunity to have a public dialog  
3 about the best use of public land.

4 CHAIRMAN HOOD: Okay.

5 MR. CUMMINS: And let me, to --

6 CHAIRMAN HOOD: All right. Hold on. Hold on  
7 for a second.

8 MR. CUMMINS: Just to your last --

9 CHAIRMAN HOOD: I've --

10 MR. CUMMINS: -- points, the man sitting over  
11 there was Steve Seuser.

12 CHAIRMAN HOOD: Okay.

13 MR. CUMMINS: He does not live on Irving or  
14 Columbia. He lives in an ANC --

15 MS. CHARDHARY: 1A-05, and his representative  
16 worked for the developer and she curiously recused  
17 herself and then moved out of D.C. the day they were  
18 voting.

19 CHAIRMAN HOOD: Okay. Well, here's the  
20 thing. If you get with Tracy Williams in that group.  
21 What's the -- I can't never remember the man's name  
22 who was here tonight.

23 MR. CUMMINS: Austin Badger.

24 CHAIRMAN HOOD: Badger. Badger. Get with  
25 that group.

1 MR. CUMMINS: We --

2 CHAIRMAN HOOD: Okay.

3 MR. CUMMINS: We're in communication with  
4 them, but --

5 CHAIRMAN HOOD: Okay. Get with that group.  
6 You've got a chance. Okay? And that came from me.  
7 So, you've got a chance. Get with that group. All  
8 right.

9 And also, get involved in your -- also, and  
10 I'm just saying, get involved -- I don't know if you  
11 get involved with your ANCs or whatever. Get  
12 involved with your ANCs. And I hate to say this, but  
13 if you don't like your representative go down, do  
14 like I did, put your name on the sheet.

15 MR. CUMMINS: And to that I would respond, we  
16 attempted to do that with the ANC sub representative  
17 that we discontented with, and as we spoke to people  
18 out in front of the polling place we were confronted  
19 by employees of the developer who were campaigning  
20 for Rashida Brown for that position.

21 CHAIRMAN HOOD: Okay.

22 MS. CHARDHARY: And a member of the Steering  
23 Committee that shouted, "people over parks."

24 CHAIRMAN HOOD: Okay.

25 MS. CHARDHARY: They've been actively

1 reducing these arguments to racism and it's just so  
2 offensive. Like, I am just overwhelmed with anger.  
3 So, thank you so much for listening.

4 MR. CUMMINS: It's just bullying tactics that  
5 have been happening all the time.

6 CHAIRMAN HOOD: Well, well, you know, that's  
7 what we're here to do. We're here to listen, but  
8 we're also here to help and try to make it work. We  
9 try to make -- because at the end of the day, the  
10 developer, and I've always said this, the developer  
11 is going to develop, he's going to leave, and we're  
12 going to be whatever endure the decisions that people  
13 make. So, that's why I wanted to send them back out,  
14 work with that group who I believe needs to have some  
15 more collaboration with the applicant. So, that's it  
16 for me.

17 Any other questions or comments up here?

18 MR. CUMMINS: Would you allow these letters  
19 as part of this record if not the other?

20 CHAIRMAN HOOD: For this case?

21 MR. CUMMINS: Well, I mean, they pertain  
22 to --

23 CHAIRMAN HOOD: Are they for this case or  
24 were they for the last case?

25 MR. CUMMINS: They pertain to the Bruce

1 Monroe site, but these are connected.

2 CHAIRMAN HOOD: Well, here's the problem,  
3 when I close the record if I allow that, I'm not  
4 being fair to anyone else.

5 MR. CUMMINS: Well, you could allow it in  
6 this case, and since they --

7 CHAIRMAN HOOD: Well, that's up to you to  
8 submit it for this case.

9 MR. CUMMINS: Okay.

10 CHAIRMAN HOOD: Okay? If you submit it for  
11 this case, that's up to you. I'm not going to turn  
12 that down.

13 MR. CUMMINS: They are --

14 CHAIRMAN HOOD: But I close -- let me finish.  
15 I closed the record on Monday --

16 MR. CUMMINS: I understand that.

17 CHAIRMAN HOOD: -- for that case.

18 MR. CUMMINS: Thank you.

19 CHAIRMAN HOOD: And there are whole lot of  
20 other people that now cause a whole lot of problems.  
21 Okay? And if you want to submit it for this, you  
22 can.

23 MS. CHARDHARY: I would like to point out  
24 that it does seem like a lot of the documents for,  
25 you know, the 11 versus 12 case, are swapped on the

1 website. I was just on there today, and they are  
2 letters for the 11 case that are showing on the 12  
3 case's portion of the D.C. Zoning website. Even the  
4 applicant's like official testimony and not the  
5 introduction letter, that -- they're swapped  
6 documents. So, I really think that since there's  
7 really quite a bit for us to get through, you have to  
8 download individual PDFs, I mean, throw us a bone.  
9 Like someone around here has not been as diligent as  
10 you expect us to be as well.

11 MS. SCHELLIN: I have to, I'm sorry, I have  
12 to butt in here.

13 When people send it to us they're supposed to  
14 put in their subject line what cases they want them  
15 in, and I would say probably 80 percent of the  
16 letters that we received for these said, "Please put  
17 this in 16-11 and 16-12." That's what we did.

18 MS. CHARDHARY: And talking about the two  
19 that were submitted in August.

20 CHAIRMAN HOOD: Hold on for a second. Let  
21 her finish. Ms. Schellin, please finish.

22 MS. CHARDHARY: Sorry. Sorry.

23 CHAIRMAN HOOD: So you can understand what's  
24 going on.

25 MS. SCHELLIN: So, that's what we did. Had

1 we not put them in both, then I can guarantee you  
2 those submitters would have said, I wanted these in  
3 both files.

4 MS. CHARDHARY: They weren't submitted in  
5 both. They only appeared under the 12 case, but they  
6 were for the 11 and all the documents are switched.

7 CHAIRMAN HOOD: We can go back and forth. We  
8 can go back and forth all day long, all night long.  
9 We spend a lot of time down here. But we're not  
10 going to do that. We're going to concentrate on this  
11 case and we're going to move forward, and you all, if  
12 you get with that group that I've asked, said I'm  
13 looking forward to seeing the report and  
14 collaboration and see what comes back.

15 Any other questions up here? Did I do cross  
16 already? The applicant have any cross?

17 MR. FREEMAN: No cross, but rebuttal.

18 CHAIRMAN HOOD: Oh, well, I know that. Yeah.  
19 Does Mr. Boese, you have any cross?

20 MR. BOESE: No cross.

21 CHAIRMAN HOOD: Okay. I'm sorry. Did I  
22 leave Park Morton? Okay. Park Morton, you have any  
23 cross?

24 UNIDENTIFIED SPEAKER: We have questions.

25 CHAIRMAN HOOD: Come forward.

1 MS. SCHELLIN: Chairman Hood, before they do  
2 cross can I ask, the letters he's referring to, just  
3 to go back to Ms. Chardhary's question, those letters  
4 actually refer to Monday night's case. So, are you  
5 saying that they can submit them in tonight's case?

6 CHAIRMAN HOOD: I'm saying they can -- if  
7 they want to put them in tonight's case, they can.  
8 But they cannot put them in Monday's case, since --  
9 so, they're basically contributing to what they just  
10 said.

11 MS. SCHELLIN: To what they just said.  
12 Exactly.

13 CHAIRMAN HOOD: Right. Right. Because I  
14 closed the record.

15 MR. FREEMAN: I would like to note, if all of  
16 these letters just talk about Bruce Monroe and have  
17 nothing to do with Park Morton, I don't know what  
18 they say.

19 CHAIRMAN HOOD: Let me just say this.

20 MR. FREEMAN: Yes.

21 CHAIRMAN HOOD: This Commission majors on the  
22 major. We don't major on the minor. And then we  
23 don't minor on the major. We major on the major.  
24 Okay? So, we know how to distinguish the difference.  
25 Okay.

1 MR. FREEMAN: Thank you, Mr. Hood.

2 CHAIRMAN HOOD: Now, let's move forward.

3 Okay?

4 You're not Ms. Jackson, you're Ms.

5 Jackson's --

6 MS. HIGH: Ms. High.

7 CHAIRMAN HOOD: Ms. High. Ms. Shonta.

8 MS. HIGH: Yes, I am Ms. Shonta.

9 CHAIRMAN HOOD: Shonta.

10 MS. HIGH: Yes.

11 CHAIRMAN HOOD: That's a pretty name.

12 Shonta. Go ahead, Shonta.

13 MS. HIGH: Thank you. I am named after a

14 French bottle of wine. Yes.

15 CHAIRMAN HOOD: Must be getting late. We  
16 having fun. No. All right. You have questions for  
17 them?

18 MS. HIGH: Yes, I do. My first question to  
19 you is, did you or did you not attend the Charrettes  
20 meetings where we, you know, moved their blocks  
21 around to try to get a diagram of how the buildings  
22 were going to be set up?

23 MS. CHARDHARY: He did.

24 MR. CUMMINS: I was there, and I was  
25 disappointed with the lack of options.

1 MS. HIGH: Okay. And my second question is,  
2 and this just proves to the Commissioners that --

3 MR. CUMMINS: I might add to that answer.

4 CHAIRMAN HOOD: She's crossing. Let her  
5 finish.

6 MS. HIGH: This just proves to the  
7 commissioners --

8 CHAIRMAN HOOD: But that's actually a good  
9 question. A lot of people don't do that, but that  
10 was a good question so, go ahead.

11 MS. HIGH: Okay. This just proves my point  
12 that they weren't in attendance of the charrettes  
13 meetings where they, you know, claim that they were  
14 not.

15 MS. CHARDHARY: I never claimed --

16 MR. CUMMINS: I didn't say I -- I didn't  
17 claim I wasn't there. I said I was there and I saw  
18 the people around the table moving blocks were  
19 specifically not from Irving and Columbia Roads,  
20 where you said they were from. They were in fact,  
21 this was about the third, fourth, or fifth large  
22 public meeting. By this time the people from Irving  
23 Street and Columbia Road were vastly disenfranchised  
24 with the process, has been told over and over that it  
25 was a done deal, and they stopped going.

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1 CHAIRMAN HOOD: Okay. Next question.

2 MR. CUMMINS: That's my answer.

3 MS. HIGH: I actually have a statement  
4 about --

5 CHAIRMAN HOOD: I need you -- here's what I  
6 need you to do, Shonta.

7 MS. HIGH: Okay.

8 CHAIRMAN HOOD: With that nice bottle of wine  
9 you was talking about. This is where we do cross-  
10 examination.

11 MS. HIGH: Okay.

12 CHAIRMAN HOOD: So, you ask them questions --

13 MS. HIGH: Questions. Okay.

14 CHAIRMAN HOOD: -- on their testimony.

15 MS. HIGH: Was Ms. Rashida Brown present at  
16 the polls when you were out there campaigning for  
17 your opposition?

18 MR. CUMMINS: For part of it. For part of  
19 the time.

20 MS. HIGH: Okay. Was Ms. Rashida Brown  
21 campaigning again for her chair that day?

22 MR. CUMMINS: She was standing outside the  
23 poll.

24 MS. HIGH: Did she or did she not win?

25 MR. CUMMINS: I don't know. You'll have to

1 check the record.

2 MS. HIGH: Okay. Did myself and my resident  
3 council president, Ms. Tamika White, not address you  
4 personally --

5 MR. CUMMINS: I have no idea who that is.

6 MS. HIGH: Okay. All right.

7 MR. CUMMINS: I do know --

8 MS. HIGH: All right, that sums up my  
9 questions --

10 MR. CUMMINS: I would say that Latoya over  
11 here, who works for the developer --

12 MS. HIGH: -- Commissioners.

13 CHAIRMAN HOOD: Okay. Here's the thing, I  
14 think she's asked the --

15 MR. CUMMINS: She works for the developer --

16 CHAIRMAN HOOD: Hold on. Hold on, sir.  
17 She's already asked the question. This is cross-  
18 examination, this is not further testimony. And let  
19 me just say this, typically I allowed that, but  
20 typically you want to ask things that are germane to  
21 zoning.

22 MS. HIGH: Okay.

23 CHAIRMAN HOOD: To us. For us. I mean, all  
24 that, whatever went on out there at the -- I'm out  
25 there too during campaign season. I know a whole

1 bunch of stuff goes on. A whole lot of things  
2 happen.

3 MS. HIGH: Yes.

4 CHAIRMAN HOOD: But in front of this body you  
5 want to make sure you address, like you did the first  
6 question.

7 MS. HIGH: Yes.

8 CHAIRMAN HOOD: And keep it to germane. And  
9 I appreciate you hearing my comments.

10 MS. HIGH: Yes, sir. Thank you.

11 CHAIRMAN HOOD: All right. Thank you. Thank  
12 you all both. We appreciate it. Thank you.

13 Okay. Have any rebuttal, Mr. Freeman?  
14 You've got a little more time tonight.

15 MR. FREEMAN: Actually --

16 CHAIRMAN HOOD: Come forward.

17 MR. FREEMAN: I will be very, very, very  
18 brief.

19 First, I would like to -- so, I'm looking at  
20 Mr. Cummins' testimony and with respect to all of the  
21 conversation about Bruce Monroe, we will respond to  
22 that in our Bruce Monroe submissions.

23 With respect to Mr. Cummins' testimony, he  
24 says three points with respect to Park Morton. One  
25 he says, additionally to Park Morton, buildings lie

1 vacant today and should be razed and redeveloped. We  
2 agree. Please approve our project.

3 He says the Park Morton buildings for all  
4 their flaws, are in better condition than numerous  
5 houses in the neighborhood. You've heard the  
6 complete opposite from the people who live at Park  
7 Morton.

8 He says density at the Park Morton site  
9 should be much greater than what is proposed. We  
10 would live that, but obviously the comp plan doesn't  
11 support it because of our comp plan designation.

12 With respect to Ms. Nita Chardhary, and I  
13 know I didn't pronounce the last name correct, so I  
14 apologize for that. I don't see any reference to  
15 Park Morton or any specific comments in opposition to  
16 the project that we talked about tonight.

17 So, I know you can decipher that as you go  
18 through the record, but I did want to note that this  
19 has nothing to do, or says nothing about Park Morton.

20 And last but not least, I'm sure I pulled  
21 this graphic up. I don't know how to work this, but  
22 so I should probably stop. But we can note that 736  
23 Irving Street, which is where Mr. Cummins lives, and  
24 761 Irving Street are substantially, substantially  
25 over 200 feet away from the Park Morton site.

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1           So, again, I don't want to get -- that's  
2 really all I wanted to say about that for rebuttal.

3           But we would like the opportunity just to be  
4 -- one other point, I apologize. There was some  
5 testimony submitted by the Georgia Avenue Corridor  
6 Neighbor's Association in opposition. It's about a  
7 22-page document. It's Exhibit 141 of the record.  
8 We would like to have the opportunity to submit a  
9 written response to this after -- with any post-  
10 hearing submission.

11           So, that concludes our presentation. We're  
12 happy to answer any other questions that you have or  
13 close.

14           CHAIRMAN HOOD: Okay. That really wasn't no  
15 rebuttal though. It was?

16           MR. MAY: Yeah, it was.

17           CHAIRMAN HOOD: Okay. All right. But  
18 anyway, that was a good move because you can't cross  
19 an attorney on a rebuttal. So, that was a good move.  
20 All right. See, I know the moves too now.

21           Okay. Any questions of Mr. Freeman? Okay,  
22 not seeing any. And again, we don't major on the  
23 minor. Okay? We major on the major.

24           MR. FREEMAN: I'm going to practice that  
25 quote.

1           CHAIRMAN HOOD: Give me credit for that one.  
2 No, because that's what my boss told me years ago.  
3 Stop majoring on the minor stuff and minor on the  
4 major. That kind of stuff. You know, it actually  
5 makes sense.

6           So, anyway, and I say that because we know  
7 the difference. You know, this Commission knows the  
8 difference.

9           All right, let's see if we have any comments,  
10 any follow-up things up here. Not seeing any in this  
11 case. You have any closing, Mr. Freeman?

12           MR. FREEMAN: We thank you for your time. I  
13 know it's been a long night, two nights on this  
14 project. We believe the witnesses and the evidence  
15 and the testimony presented in writing in all of our  
16 exhibits and as further described tonight, clearly  
17 demonstrate that we meet the comprehensive plan  
18 requirements, that we meet all zoning requirements  
19 with respect to approval of a PUD, and therefore we  
20 respectfully request that you approve our project at  
21 the -- as expeditiously as possible. Thank you.

22           CHAIRMAN HOOD: Okay. Commissioners -- thank  
23 you, Mr. Freeman. Did we ask for a lot of stuff? I  
24 can't remember.

25           MS. SCHELLIN: Yes.

1 CHAIRMAN HOOD: We did.

2 MS. SCHELLIN: Two of them did.

3 CHAIRMAN HOOD: Okay. Well, do we need to go  
4 down the list? Okay. So, everybody --

5 MS. SCHELLIN: Is Commissioner May saying  
6 yes?

7 MR. FREEMAN: We have it.

8 MR. MAY: No, no, I mean --

9 CHAIRMAN HOOD: He feels like everybody has  
10 it.

11 MR. MAY: -- Mr. Freeman took the notes on  
12 the last one. Forget it. He's got it all down.  
13 He's got more than I asked for.

14 MS. SCHELLIN: Ms. Bloomfield has it.

15 MR. FREEMAN: It's 99 percent architectural,  
16 so we got it.

17 MS. SCHELLIN: So, dates. Are we going to  
18 use the same dates?

19 MR. FREEMAN: Yes, please.

20 MS. SCHELLIN: Okay. So, the submissions  
21 that were asked for, I think they were all from the  
22 applicant this time. Is that correct?

23 MR. FREEMAN: Yes.

24 MS. SCHELLIN: Yes. So, submissions by 3:00  
25 p.m., January 10th. The parties being the ANC and

1 Park Morton Resident Council in support, and just the  
2 ANC would be able to respond by 3:00 p.m. January  
3 18th. The parties that want to provide draft  
4 findings of fact and conclusions of law, the  
5 applicant of course having to, submit those by 3:00  
6 p.m. January 18th, and we'll put this on for a  
7 potential proposed action on the 30th of January.

8 MR. FREEMAN: Thank you.

9 CHAIRMAN HOOD: Okay. Ms. Schellin, do we  
10 have anything else?

11 MS. SCHELLIN: No, sir.

12 CHAIRMAN HOOD: All right. We want to thank  
13 everyone for their participation tonight and this  
14 hearing is adjourned.

15 [Hearing adjourned at 10:25 p.m.]

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