

GOVERNMENT OF  
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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PUBLIC HEARING

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IN THE MATTER OF: :

:

Institute of Urban Living: Case No.

Consolidated PUD & : 21-07

Related Map Amendment :

from RA-1 to RA-2, North :

Side of Bruce Pl. Between:

Jasper Pl. & 12 Pl. SE, :

Sq. 5876, Lot 849, Ward 8:

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MONDAY

NOVEMBER 15, 2021

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The Public Hearing of Case No. 21-07 by the District of Columbia Zoning Commission convened via videoconference at 4:00 p.m. EDT, Anthony J. Hood, Chairperson, presiding.

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairman  
ROBERT MILLER, Vice Chairperson  
PETER SHAPIRO, Commissioner  
PETER MAY, Commissioner  
JOSEPH IMAMURA, Commissioner

OFFICE OF ZONING STAFF PRESENT:

SHARON SCHELLIN, Secretary  
PAUL YOUNG, Zoning Data Specialist

OFFICE OF PLANNING STAFF PRESENT:

STEPHEN MORDFIN

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

HILLARY LOVICK, ESQ.

DENNIS LIU, ESQ.

The transcript constitutes the minutes from the  
Public Hearing held on November 15, 2021.

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T-A-B-L-E O-F C-O-N-T-E-N-T-S

OPENING STATEMENT:  
Anthony Hood . . . . . 3

PRESENTATION:  
Case Number: Case No. 21-07, Consolidated Planned Unit  
Development and Related Map Amendment from RA-1 to RA-2,  
Square 5876, Lot 849, the Institute of Urban Living . . 7

COMMENTS AND QUESTIONS:  
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P-R-O-C-E-E-D-I-N-G-S

(4:00 p.m.)

CHAIRPERSON HOOD: Good afternoon, ladies and gentlemen. Today's date is November 15th, 2021. We are convening and broadcasting this public hearing by video conferencing. My name is Anthony Hood, and I'm joined by Vice Chair Miller, Commissioner Shapiro, Commissioner May, and Commissioner Imamura. We're also joined by the Office of Zoning staff, Ms. Sharon Schellin, and also on our staff, who is handling all of our virtual operations, Mr. Paul Young. Also, from the Office of Zoning Legal Division -- I have to get used to saying that -- we have Ms. Lovick, and we want to welcome Dennis Liu. So Mr. Liu, this is your official welcome. As I've stated in an email to you, we're looking forward to working with you, and we want to welcome you. I'll ask others here to introduce themselves at the appropriate time. Did I leave out Commissioner May? No, I didn't.

The virtual public hearing notice is available on the Office of Zoning's website. This proceeding is being recorded by a court reporter and the platforms used are webcast live, Webex and YouTube Live. The video will be available on the Office of Zoning's website after the hearing. All persons planning to testify should have signed up in advance and will be called by name at the appropriate time.

At the time of sign-up, all participants will complete

1 the oath or affirmation required by Subtitle Z, 408.7.  
2 Accordingly, all those listening on Webex or by phone will be  
3 muted during the hearing, and only those who have signed up to  
4 participate or testify will be unmuted at the appropriate time.  
5 When called, please state your name and home address before  
6 providing your testimony. When you are finished speaking, please  
7 mute your audio.

8           If you experience difficulty accessing Webex or with  
9 your telephone call-in, or have not signed up, then please call  
10 our OZ hotline number at 202-727-5471. If you wish to file  
11 written testimony or additional supporting documents during the  
12 hearing, then please be prepared to describe and discuss it at  
13 the time of your testimony.

14           The hearing will be conducted in accordance with  
15 provisions of 11Z DCMR, Chapter 4, as follows: preliminary  
16 matters; the applicant's case, the applicant has up to 60 minutes;  
17 I think in this case, 20 minutes should do. I think the record  
18 is complete, and that we will be better served by asking our  
19 questions. The Report of the Office of Planning and District  
20 Department of Transportation, the report of other government  
21 agencies, the report of the ANC; the testimony of organizations  
22 five minutes and individuals three minutes. And we will hear in  
23 the following order from those who are in support, opposition and  
24 undeclared. Then we'll have rebuttal and closing by the  
25 applicant.

1           The subject of this evening's hearing is Zoning  
2 Commission Case No. 21-07. And this is a review and consolidated  
3 approval of a planned unit development and zoning map amendment  
4 for property at Lot 849 in Square 5876. The property is in the  
5 Douglas neighborhood of Ward 8 of the North Side of Bruce Place  
6 Southeast between Jasper Place and 12th Place.

7           Again, the Office of Zoning's hotline number is 202-  
8 727-5471 for any concerns during these proceedings. At this  
9 time, the Commission will consider any preliminary matters. Does  
10 the staff have any preliminary matters?

11           MS. SCHELLIN: There are two proffered expert  
12 witnesses, Nakita Reed in architecture. Her resume is at Exhibit  
13 12D. She's not been qualified before by the Commission. And  
14 Daniel Solomon, with Gorove Slade in transportation. He has  
15 previously been accepted.

16           CHAIRPERSON HOOD: Okay. Thank you, Ms. Schellin.  
17 Any objections to continuing our expert status for Mr. Solomon?

18           COMMISSIONER SHAPIRO: No.

19           CHAIRPERSON HOOD: No objections. Okay. Okay, let's  
20 go to Ms. Reed. She's being testified -- I mean proffered as an  
21 expert in architecture. Any objection or questions?

22           COMMISSIONER SHAPIRO:

23           CHAIRPERSON HOOD: Okay. So she will carry forward now  
24 the expert status of the Zoning Commission. Anything else, Ms.  
25 Schellin?

1 MS. SCHELLIN: The applicant is being represented by  
2 Cary Kadlecek and Meghan Hottel-Cox. ANC 8E is the ANC. The  
3 Office of Planning is being represented by Stephen Mordfin this  
4 evening and DDOT is being represented by Emma Blondin. That's  
5 all staff has for you.

6 CHAIRPERSON HOOD: Okay. Mr. Young, can we bring up  
7 the applicant and all those who are with the applicant's party?

8 So Ms. Hottel-Cox, first of all, good afternoon. We  
9 will turn it over to you, and you all may begin at your pleasure.  
10 But I will tell you, I think 15 to 20 minutes should do us. I  
11 think the record is pretty complete. We'll probably be better  
12 served, as I stated, for us to ask our questions. So with that,  
13 I'll turn it over to you.

14 MS. HOTTEL-COX: Thank you. Good afternoon, Chairman  
15 Hood, and members of the Commission. Again, for the record, my  
16 name is Meghan Hottel-Cox, and I, along with my colleague, Cary  
17 Kadlecek are attorneys with Goulston & Storrs representing the  
18 applicant in this case.

19 We are very pleased to be here presenting the Hyacinth  
20 Way project, a desperately needed resource in the District to  
21 serve a highly vulnerable population. The property is a 36,117  
22 square foot vacant parcel in Ward 8 between Bruce Place and  
23 Stanton Road, within a half mile of the Congress Heights Metrorail  
24 Station. The property is currently located in the RA-1 zone, and  
25 as part of this consolidated PUD, we are proposing to rezone it

1 to RA-2, which is consistent with the property's moderate density  
2 residential designation on the Future Land Use Map.

3 Hyacinth Way will provide 71 all affordable residential  
4 units for seniors who were formerly homeless and who have mental  
5 health diagnoses. This is a vulnerable underserved population  
6 in the District and Hyacinth Way Will provide safe and high-  
7 quality housing as well as supportive services for these  
8 individuals. These units will be reserved for individuals making  
9 between zero and 50 percent of the median family income and the  
10 building will provide significant sustainability benefits, as we  
11 will detail more in our presentation.

12 As part of our application, we are asking for two areas  
13 of flexibility from the Commission. The first is a waiver of  
14 the minimum lot area requirement. For the RA-2 zone, typically  
15 a land area of one acre is required for a PUD, and our site is  
16 just under this at 0.83 acres. However, the regulations allow  
17 the Commission to waive up to 50 percent of this requirement for  
18 projects of exceptional merit, with we believe this project  
19 clearly is.

20 Additionally, we are asking for minor flexibility from  
21 the penthouse setback requirements from the sidewall on the north  
22 side of the building for the elevator overrun, which we will  
23 detail further in our presentation as well. I would note that  
24 based on feedback from the Office of Planning and DDOT, we have  
25 removed our request for flexibility from the long-term bicycle

1 parking spaces and the project now fully complies with this  
2 requirement.

3 We are pleased to have support of both the Office of  
4 Planning and DDOT. OP requested a more detailed landscaping,  
5 plan, which we are presenting as part of our presentation today  
6 and which we have already sent to OP.

7 DDOT had several conditions in their report, most of  
8 which we are able to achieve, but one of which we are unable to  
9 meet due to the practical and security issues the pedestrian  
10 pathway on our property would create. We'll explain that in more  
11 detail in our presentation.

12 We've also presented to ANC 8E multiple times regarding  
13 the project, including multiple formal presentations and a  
14 special community meeting.

15 Before moving on to our presentation, I did want to  
16 touch briefly on how this project furthers the racial equity  
17 goals of the amended Comprehensive Plan. The Office of Planning  
18 provided a very thorough analysis of this in their report at  
19 pages 5 through 7, which we agree with. To provide a summary,  
20 first and foremost, the population this project is designed to  
21 serve, seniors who are homeless and have mental health diagnoses,  
22 is a population disproportionately black and brown who have  
23 systematically not been protected and served in this District and  
24 nationally. Hyacinth Way seeks to rectify that, and to not only  
25 provide that housing and support, but do so within these

1 individuals' local communities where they have roots,  
2 connections, and resources. In addition, the project has  
3 significant environmental benefits in a community that has borne  
4 the brunt of detrimental environmental impacts. The project will  
5 achieve Enterprise Green Communities Certification and has a  
6 large array of solar panels. These features of the project will  
7 further the environmental justice goals of racial equity.

8 With that, I'd like to introduce our witnesses this  
9 afternoon: Urla Barrow, the Chief Executive Director of Hyacinth  
10 will provide a history on the applicant and the vision for the  
11 project. Mark James will then detail our community outreach and  
12 some of the context on that pedestrian connection DDOT has asked  
13 for. Nakita Reed with Quinn Evans, the project architect, will  
14 walk through the plans and then Daniel Solomon with Gorove Slade,  
15 the project's transportation consultant, will walk us through the  
16 responses to DDOT's report. With that, I will turn it over to  
17 Ms. Urla.

18 Ms. Urla, you may need to unmute yourself.

19 MS. REED: All right.

20 COMMISSIONER SHAPIRO: I think we can hear you now.

21 MS. REED: Hello. You can hear me now?

22 COMMISSIONER SHAPIRO: Yes, we can.

23 MS. REED: Oh, I'm sorry about that. Good afternoon  
24 everybody. My name is Urla Barrow, and I'm the CEO for Hyacinth's  
25 Place. Officially, we're the Institute of Urban Living doing

1 business as Hyacinth's Place. The Institute of Urban Living was  
2 founded 36 years ago in Ward 7 of the District by Dr. Judy Ann  
3 Fisher and her husband Dr. Edward Fisher, when the HIV AIDS  
4 epidemic was hitting the minority community disproportionately.  
5 They worked in Ward 7 physically, but they received patients and  
6 residents from Ward 5 and 6 to whom they provided services.

7 In 2007, I assumed the position of the CEO for the  
8 Institute, and at that time, I was the director of services  
9 towards affordable housing for the homeless and for people with  
10 special needs who were living in poverty, and that was because  
11 of the existing statistics and the needs that I saw in the  
12 community.

13 We formed a partnership with the DC Department of  
14 Mental Health or Behavioral Health, and the DC Housing Authority,  
15 and with the aid of a number of foundations and individual donors,  
16 we received \$3.5 million. We constructed a building on  
17 Bladensburg Road Northeast, where we have 15 efficiency  
18 apartments and we house women who are coming from the shelters,  
19 who are coming from the streets, who are coming from the churches  
20 and who are at risk for homelessness, or are homeless, and they  
21 have a mental health diagnosis. Our referrals are channeled  
22 through the DC Housing Authority and through the DC Department  
23 of Behavioral Health, from which we receive subsidies.

24 Hyacinth's Place has been in business 11 -- 10 years.  
25 Last month, the 11th of November, was 10 years since we opened

1 | our doors. We not only provide affordable housing to women at  
2 | the moment, but we also provide behavioral therapeutic services  
3 | and when our women are deemed as being emotionally stable,  
4 | financially and vocationally stable, we return them to the  
5 | community. Over the last 10 years, we've returned over 131 women  
6 | back to their families and to the community, and they have  
7 | remained free of those issues that brought them to our door.

8 |           We work very closely with about 19 community service  
9 | agencies around the District of Columbia to make sure that the  
10 | ladies receive medication or prescription support. They get  
11 | psychiatric services, and they also get whatever it is that they  
12 | need for support services. We serve women from all wards.  
13 | Homelessness knows no bounds. Mental health knows no boundaries.  
14 | So our population at the moment and most of the time has been  
15 | 190 percent African Americans. When the women are ready to --  
16 | when we deem our women stable, and they're ready to return to  
17 | the community, again, we work with DBH and the DCHA to find  
18 | affordable housing for them in the community.

19 |           Over the last couple of years, this is becoming hard  
20 | and harder to identify those housing in the community where there  
21 | are no triggers that will send the ladies back to old habits that  
22 | were unacceptable, and they can afford to live. So the problem  
23 | is finding affordable housing in fairly decent areas in the  
24 | District of Columbia to house this population. And our ladies  
25 | are from the ages of 20 to 60, and we cannot find housing for

1 | them to go into, one that is decent. So the Board of Directors  
2 | for IUL came up with a strategic plan that said we would build  
3 | one-bedroom apartments and efficiency units for this population.  
4 | The senior population as well has been growing in the District  
5 | of Columbia. It has been increasing since 2020 -- no, I'm sorry,  
6 | since 2000 by 5 percent, people over the age of 60 and, again,  
7 | these are people who have lived and worked in the District of  
8 | Columbia for a number of years and can no longer live in the  
9 | District. Gentrification are pushing people out, high rents they  
10 | cannot afford, and we made it a part of our mission to build some  
11 | more affordable housing.

12 |           Dr. Fisher came from the Barry Farm Community. That's  
13 | where she was born, and that's where she grew up. And we -- all  
14 | this ward wants to be Ward 8. And we could not afford land in  
15 | Ward 8. It was just not financially possible. Although our  
16 | Board of Directors as we start to implement this plan, our  
17 | president is a Realtor, and she was able to find us some of -- a  
18 | piece of land in Ward 8 that was affordable. So we purchased  
19 | land, and we found a development team.

20 |           We found Mr. Mark James, and he put together the  
21 | development team, and we are planning to build on that piece of  
22 | land, what we are calling Hyacinth's Way, which is 30 efficiency  
23 | unit and 40 one-bedroom units. We hope to house seniors, people  
24 | who are usually homeless who have special needs, whatever those  
25 | needs may be. Usually by the age of 50, they have aged beyond

1 | their chronological years. We're hoping to reach out to that  
2 | population and not just provide them the housing, but also provide  
3 | them the support services that will increase the quality of their  
4 | life. So we plan to make sure that there's always healthcare  
5 | available to them onsite. Of course, everything's going to be  
6 | on schedule and on an organized basis. We will partner with the  
7 | Office of Aging and similar entities to make sure Meals on Wheels  
8 | get to those who are in need of Wheels (indiscernible), who are  
9 | in need of meals, and we will make sure that they have got social  
10 | recreational activity. And at Hyacinth's Place, we have a whole  
11 | horticultural program which we hope to move to Hyacinth's Way.

12 |           We have a healing garden at Hyacinth's Place, and the  
13 | architects have been asked to make sure that not only do we have  
14 | a green building, but we have garden areas for our residents and  
15 | walking paths, so that we can increase the quality of their lives  
16 | in different ways, different manners. So we're looking forward  
17 | to building Hyacinth's Way and serving a population that is in  
18 | need of the services we have to offer and just making their  
19 | "golden years" golden. That's the end of my presentation. I  
20 | will turn it over to Mark.

21 |           MR. JAMES: Great. Thank you, Urla. First, before I  
22 | get started, how's my sound quality? Can you all hear me well?

23 |           CHAIRPERSON HOOD: Yeah, just fine.

24 |           MR. JAMES: Great. If I have problems, let me know,  
25 | and I'll turn my video off. My name is Mark James. I am the

1 president of Urban Green, LLC. We provide development consulting  
2 services mainly for affordable housing here in the District of  
3 Columbia since 2011. And I've had a chance to do at least three  
4 other affordable housing properties, including two LEED certified  
5 projects over in Southeast since our inception.

6 I wanted to mention quickly, with the amount of time  
7 we have, just a couple of very critical path items. It's always  
8 important to know the history of the project. We actually began  
9 planning this property -- this project back in 2020. We came to  
10 the ANC 8E, not the current group of commissioners, but the  
11 previous group, and had presented the project to them. And we  
12 -- of course, COVID hit, and, of course, we used that time to go  
13 and raise predevelopment funding from DHCD through the Oramenta  
14 Newsome program, the loan fund as well as from Enterprise as well  
15 as from LISC. And so, those three funding sources helped to not  
16 only acquire the property, but also to provide predevelopment  
17 services that have led us to where we are today.

18 In addition to that, knowing that a new ANC had come  
19 in and knowing that some time had gone by, we did want to really  
20 extend our outreach, and we came back to the ANC in April of 2021  
21 to give a brief update, and we were asked to come back in October  
22 to try to discuss and do a full presentation. Unfortunately, I  
23 know in the October meeting, they ran out of time, and we were  
24 not able to do that presentation, so we came back in November to  
25 do the presentation, but, unfortunately, we did not have a quorum.

1 And so, we are in the process of engaging.

2 We certainly are thankful that Commissioner McBroom and  
3 others have continued to keep the doors open to hear our direction  
4 that we're going in. And we've been able to do a special purpose  
5 meeting just this past week at the SMD's request. And so, we  
6 want to keep moving the project forward, but also realize that,  
7 you know, we're running out of time and want to be able to be as  
8 responsive as we can.

9 So one of the things that I think is really exciting  
10 about the project is that while on one hand we're looking to  
11 achieve near net-zero or net-zero energy performance at the  
12 project utilizing the 2021 Green Communities Plus Program, which  
13 you may know has become more stringent than the previous version,  
14 but it also means that as affordable housing, it means that we  
15 get to set a precedent for sustainability and that it shouldn't  
16 be -- sustainability shouldn't be limited to persons just of  
17 economic means.

18 I think it's also worth mentioning that while Meghan  
19 had mentioned earlier that we had some -- a little bit of concern  
20 about one of the DDOT requests about the steps that would lead  
21 down to Stanton Road, I just wanted to highlight that one issue  
22 and the reason for our concern. We have a very steep drop going  
23 from the frontage of our building down to the rear to Stanton  
24 Road, and for a senior community, the ability to actually walk  
25 any kind of steps down that big of a drop would be near impossible

1 and very unlikely to be used by our seniors in the building.  
2 While we applaud that -- and I certainly understand the reasons  
3 why we were asked to take a look at adding this to gain more  
4 access, we recognize that for our tenants, it would be really a  
5 useless endeavor for us. And then as affordable housing, the  
6 amount of topography that we drop in that back would be so cost-  
7 prohibitive to the project that it would add hundreds of thousands  
8 of dollars to our affordable housing deal and making it very  
9 difficult for us to pass feasibility when we apply for a DHCD  
10 funding as affordable housing property. As you can imagine, they  
11 certainly want projects that are as reasonable and as feasible  
12 as possible and that includes economic feasibility and not a  
13 overuse of public subsidy to make these projects happen. So we  
14 have expressed our concern about this and have made any type of  
15 concessions where we could. But this was both for those price  
16 reasons, both for the access reasons, and then security reasons,  
17 just having a sort of thoroughfare that runs right through the  
18 senior community without us having the ability to really police  
19 that and protect our residents is of highest concern. As Ms.  
20 Urla and everyone knows, we have something called the "My Mother  
21 Rule," and that means that if you build something, you ought to  
22 be willing to put your mother there, and that doesn't meet the  
23 "My Mother Rule." And so, we've expressed our concern on that.  
24 But overall, we're excited about the project. We're excited  
25 about the continued engagement that we've been doing and will do.

1           We are concerned that we -- I know we have February 3rd  
2 is the next funding round deadline for the city, and so we're  
3 trying to do our best efforts, in spite of the last three ANC  
4 meetings, we're trying to do our best efforts to be ready to go  
5 into that funding rail. And so, with that, I'll stop. And thank  
6 everyone for their time and look forward to any comments. Thank  
7 you.

8           MS. HOTTEE-COX: So we'll turn it over to Nakita, our  
9 architect.

10          MS. REED: All right. So --

11          MS. HOTTLE-COX: And, Paul, if you could bring up the  
12 presentation that we submitted.

13          MS. REED: Yes, that'd be great. And can you all hear  
14 me?

15          MS. BARROW: Yes, we can hear you.

16          MS. REED: All right. Well, thank you. I know that we  
17 are trying to stick to that 15-to-20-minute presentation overall,  
18 so this will be a very quick run through. But I'm happy to talk  
19 more in depth during the questions if you have any that come up.

20                 So, Paul, can you go ahead and skip ahead to slide 6,  
21 please?

22                 And by way of introduction, my name is Nakita Reed, and  
23 I'm an associate at Quinn Evans. We are an architecture firm  
24 that specializes in preservation and planning, and our firm has  
25 headquarters in DC. And we -- our living practice focuses on

1 | doing sustainable affordable housing, including new construction  
2 | and renovations.

3 |           And so, as Mark mentioned, the design team has been  
4 | tasked with designing a building that will be as net-zero as  
5 | possible, and so we are taking on that charge. We've actually  
6 | been supported in that effort by a grant from the DOEE's Green  
7 | Building Fund.

8 |           And so, as you can see on the slide, this is the site  
9 | plan with context. The site is a very narrow sliver. It's about  
10 | 400 feet wide -- or sorry, 400 feet deep by about 93 feet wide.  
11 | And --

12 |           MS. BARROW: Excuse me. They can't see the picture.

13 |           MS. REED: Oh, yeah. Ms. Urla, if you could go ahead  
14 | and mute yourself.

15 |           And so, then on Bruce Place, the elevation is about 200  
16 | feet, and at Stanton Road, we're down to about 150. And so, then  
17 | if you could go -- also on the site to note, we do have a heritage  
18 | tree and a critical root zone up on the Bruce Place side, which  
19 | we are making sure we are protecting, so that's why we pushed  
20 | the building back, so it's more in line with the Bruce Gardens  
21 | Apartments. And then we also have some bike storage out front  
22 | of Bruce Place. Go ahead to the next -- actually, sorry, yes,  
23 | slide 7, please.

24 |           So this is just an overview of the party that we are  
25 | working with. Because the building is so -- rather, because the

1 site is so narrow, we wanted to break up the building massing so  
2 that we could have interior courtyards and provide more of smaller  
3 scale fields. And so, the building massing is really two -- a  
4 long bar separated by courtyards in the middle and a bridge that  
5 connects across. And let's go ahead actually through -- you can  
6 just go through and keep going through that one.

7           We'll skip through the next one when we actually get  
8 to the first floor. Oh, no, I'm sorry. This one's great. And  
9 here's just a section to reiterate the steep drop. And so, in  
10 additional to having 50-foot drop from Bruce Place on the right  
11 and Stanton Road on the left, we also do have retaining walls  
12 and bioretention space that's happening on the rear of the site.  
13 And we can't move that bioretention space to the Bruce Place  
14 side, because of the elevation change and a number of other  
15 reasons. And so, while you can see we have people for scale in  
16 there, so the Stanton Road side is really -- there's going to be  
17 a large retaining wall that it will have to maintain to manage  
18 that slope.

19           All right. Go ahead to the next one. And go ahead  
20 two more. We're going to get the first-floor plans, so we can  
21 talk thorough that. You have two more. So that's actually the  
22 garage. And one more. Thank you. Yes, one more slide. Thank  
23 you.

24           So because of the slope, the garage level is actually  
25 two floors below the ground floor entry level. ADA accessible,

1 the Metro drop-off, the accessible entrance is going to be on  
2 Bruce Place, and then we have a communal reception desk that's  
3 happening in -- so where it says community room, so to like top  
4 right of that room is where we have the reception desk. And it's  
5 strategically located in that place to provide security so that  
6 one reception desk can actually monitor what's coming in off of  
7 Bruce Place and then also what's coming in through the garage.  
8 Anyone who enters the garage and does not have a key fob will be  
9 able to only go to the elevation floor. And so, then -- sorry,  
10 only be able to the first floor. This floor will also have a  
11 community room, a communal kitchen, an office for clinic space,  
12 as well as some units. One of the things that you'll notice on  
13 every floor is that we have a -- the bar that's separating the  
14 two neighborhoods, if you will, or the two volumes, that's going  
15 to be communal gathering space for residents on every floor, so  
16 that that way the residents will be able to establish both the  
17 community on the floor level that they're on as well as within  
18 the building.

19           And then -- go ahead and skip forward. And you can  
20 keep going through. And the next slide. I know you all received  
21 these, so if you have any questions, we can get to it in the  
22 question-and-answer section.

23           We do also have -- on the fourth floor, we have a green  
24 roof as well as solar panels, and we're utilizing the system,  
25 we'll be able to use the space under the solar panels for the

1 green roof and designing it in a way that we'll be able to count  
2 both towards the green area ratio as well as solar. So we're  
3 really trying to maximize all of the green options on this  
4 building.

5 Let's keep going, and we should be able to get to the  
6 renderings. Keep going past that. And one of the things I wanted  
7 to mention, we did respond to some of the previous comments to  
8 make sure we included more landscape plannings around the  
9 foundation of the building, and AMT did provide updated landscape  
10 plans or planting plans, which you should have received.

11 Let's keep going on to the next one, since I think we  
12 should be getting right to the renderings. I'm sorry. So these,  
13 real quick, are the -- these are the interior -- sorry. These  
14 are the courtyards that are on the exterior, but they are interior  
15 to the building, so that residents will be able to have outdoor  
16 space that's communal, but not necessarily in the neighborhood.  
17 So it's elevated, raised and saved outside space for all the  
18 residents of the community.

19 All right. Next slide. So here's a view from Bruce  
20 Place, looking down towards Stanton. So you can see the entry  
21 and at Hyacinth's Way. This would be the drop off place for  
22 public access as well as any other deliveries. We're foreseeing  
23 there being standing seam metal siding on the corners and the  
24 green colors picking up the color that is currently being used  
25 at Hyacinth's Place on Bladensburg Road, so we're trying to tie

1 the architecture together via that color. And we also are using  
2 fiber cement siding along a band on the type -- along the top.  
3 And then also fiber cement siding along the sides and with a base  
4 of brick around the building.

5 Next slide. And this is a view from other -- also a  
6 view from Bruce Place. So this is as you're coming around the  
7 curve, just so you can see what the other side of the building  
8 will look like. And in the middle of this rendering, you're able  
9 to see what that raised courtyard space looks like. And we'd  
10 have a green wall in there as well. And next slide.

11 And then, finally, this is the view from Stanton Road.  
12 So the white line that you're seeing up the hill a little bit,  
13 that's showing the bounds of the bioretention and the retaining  
14 wall that's going to be there. And you can see that there is  
15 still quite a drop from even the garage entry from -- coming down  
16 from Bruce Place down to Stanton Road. We purposely just -- for  
17 a number of reasons, topographical as well as other items that  
18 Mark mentioned, we were not planning on there being any access  
19 from Stanton Road up to the building.

20 We did want to respond to the comment to make the  
21 Stanton Road facade not feel so much like a back door or back  
22 entry, so we did mirror some of the motifs from the Bruce Street  
23 side -- or Bruce Place side to Stanton Road. So you see the  
24 gabled roof as well as the material and the color coming across  
25 as well. And I think I will yield the rest to Dan, because I

1 know we're going over a little. So I'll pass it on.

2 MR. SOLOMON: Paul, could you go to Slide 32? Perfect.

3 Thank you.

4 Good afternoon Commissioners. For the record, I'm  
5 Daniel Solomon, a transportation planner and project Manager with  
6 Gorove Slade. We have been working with the Institute of Urban  
7 Living, the project team and DDOT, related to the transportation  
8 aspects of the Hyacinth's Way project. I'm going to touch on  
9 highlights of our review and coordination with DDOT.

10 Paul, if you could go to Slide 37? Perfect. This one.

11 For this project, we have performed a comprehensive  
12 transportation review with the scope of DDOT. Our study concluded  
13 that the development of the site will not have a detrimental  
14 impact on the surrounding transportation network and minimizes  
15 impacts by providing short and long-term bicycle parking,  
16 limiting vehicle parking, and accommodating loading at a public  
17 space. We have coordinated extensively with DDOT during their  
18 review. We are pleased to have their support in the form of a  
19 no objection staff report.

20 DDOT's report did have some conditions, which the  
21 applicant has worked to address. I'll just go over them quickly.  
22 DDOT supports the proposed TDM plan, and the applicant agrees to  
23 implement it through the life of the project unless otherwise  
24 noted.

25 DDOT has requested that the applicant construct a

1 missing sidewalk on the site's frontage, along Stanton Road as  
2 well as a pedestrian connection through the site. As Mark  
3 mentioned earlier, given the site's constraints, including  
4 negative impacts of stormwater management and bioretention as  
5 well as safety and security concerns regarding a publicly-  
6 accessible and non-ADA compliant staircase on site, for an all-  
7 affordable all senior housing development and the significant  
8 costs that would be incurred, the applicant cannot construct a  
9 staircase through the site.

10           Additionally, any such staircase would largely serve  
11 access to bus stops service by a single bus drop that already  
12 stops less than 100 feet from the main building entrance along  
13 Bruce Place that has generally accessible sidewalk with minimal  
14 slopes. As an alternative, the applicant proposes constructing  
15 a sidewalk according to DDOT standards along the site's Stanton  
16 Road frontage, contingent on DCHFA and DHCD financing of the  
17 project agreeing to include the sidewalk improvement.

18           As for the sidewalk width, based on prior direction  
19 from the fire marshal regarding necessary driveway widths, the  
20 applicant proposes maintaining a driveway width of 20 feet.  
21 However, the applicant proposes that an amendment of 15 percent  
22 of the driveway area be constructed with permeable materials to  
23 minimize the impacts of stormwater management and bioretention  
24 exceeding the amount of permeable surface area that a two-foot  
25 reduction in driveway width would provide which DDOT is

1 supportive of.

2 That concludes my testimony, and I'll be available for  
3 any questions. Thank you. And I'll pass it back to Meghan.

4 MS. HOTTEL-COX: Thanks, Daniel. And thank you,  
5 Commissioners. That concludes our presentation, and we're happy  
6 to answer any questions.

7 CHAIRPERSON HOOD: Thank you very much for the  
8 presentation. We appreciate you being so succinct. Let's see  
9 if we have any questions or comments. Commissioner May?

10 COMMISSIONER MAY: Yes, I have a few, not too many.  
11 Most of them have been answered by the latest information. The  
12 -- I know you mentioned, Ms. Reed, the heritage tree that you're  
13 working to save. What about the other tree loss on the site?  
14 It's a forested site right now, and you're basically clear-  
15 cutting everything except for the heritage tree; is that right?

16 MS. REED: I'll take -- I'll start this one. Cary,  
17 maybe you want to follow up, that's fine. From what we  
18 understand, most of the trees are not of -- I don't want to say  
19 -- they're not substantial trees. And so, yes, the plan is to  
20 clear-cut, for the most part, and then we're trying to be mindful  
21 of protecting the trees that are of substance.

22 COMMISSIONER MAY: And will you actually be planting  
23 trees in some portion of the site, or is it all just shrubs?

24 MS. REED: For the most part, it'll be shrubs. There  
25 will be some trees along back by the bioretention, the topping

1 down there, yes, that --

2 COMMISSIONER MAY: Right. And, I'm sorry, you  
3 referenced the landscape plan, and I've not seen that. Is that  
4 something that more recently resubmitted?

5 MS. HOTTEL-COX: It's included in the hearing  
6 presentation.

7 COMMISSIONER MAY: Okay. All right.

8 MS. HOTTEL-COX: Sorry. I'm just trying to pull up the  
9 exact slide number.

10 COMMISSIONER MAY: Okay. Yeah, I looked quickly  
11 through that presentation, and we did not see it, but it was only  
12 a quick look. Oh, I see, it's the black and white. Slide 31,  
13 is that right?

14 MS. HOTTEL-COX: Apologies. I was muted. Yes, slide  
15 31, and then -- yeah, slide 30 and 31 provide the updated  
16 landscaping plans. And we sent those to the Office of Planning  
17 this weekend.

18 COMMISSIONER MAY: I'll ask them if that's satisfied  
19 then, but I will also look at it more carefully.

20 So I'm glad you're doing something about the driveway.  
21 That's one of the things that really struck me about this project.  
22 I mean the building itself is handsome, but, man, that's a lot  
23 of driveway. And it doesn't seem like there's a whole lot of  
24 ways to fix that. I mean, theoretically, you could enter from  
25 the -- from Stanton Road --

1 MS. REED: Even from -- actually, no. Well, and even  
2 because of the slopes and because of DDOT, we wouldn't even be  
3 able to get a car up to where we needed to get it. We did explore  
4 that though.

5 COMMISSIONER MAY: Yeah. I'm glad you explored it.

6 What is going on with the -- I guess I got to pull up  
7 an image that shows it. But there's that little sort of stub  
8 off the driveway. It shows up in -- on slide 11.

9 MS. REED: Yes, and I --

10 COMMISSIONER MAY: Paul, if you can bring that up,  
11 slide 11?

12 MS. REED: And I think you're probably going to be  
13 talking about what we're having to use for a turning radius. And  
14 let me verify. Hang on one second.

15 COMMISSIONER MAY: No, not even that.

16 MS. REED: No?

17 COMMISSIONER MAY: It's just like why is that even  
18 there? What is the purpose of having that little stub that goes  
19 into the building? Paul, can you bring up slide 11? Yeah.

20 MS. REED: Which stub?

21 COMMISSIONER MAY: Right in the middle there.

22 MS. REED: Oh, that, yeah. So that is for a turning  
23 radius. So for garbage trucks and for the turn around. And  
24 actually, I guess, Paul, if you go to -- hang on. It's at the  
25 end of the document, where we have turning radius diagrams. I

1 was trying to pull up the slide number, just so you can see  
2 exactly what it is, but that's what that is for. So bear with  
3 me just one second.

4 COMMISSIONER MAY: That's what confused me, because I  
5 didn't see any turning -- I didn't see any truck turning diagrams  
6 that actually made use of that space.

7 MS. REED: Let's see. They should be in there. Hang  
8 on. Did they got pushed to the end? Bear with me. Yes. All  
9 right. So if you go, Paul, slide 40 -- hang on, 44 or 45 perhaps.  
10 Sorry. My machine is slow to load what's on there.

11 COMMISSIONER MAY: I've looked at 44 and 45, but I  
12 don't see where any vehicle actually goes in there.

13 MS. REED: No, there's -- I'm sorry. There's another  
14 one for the pick -- for the garbage truck, I believe. That was  
15 the main reason for it.

16 MS. HOTTEL-COX: To clarify, I'm not sure that that  
17 turning radius is in the record, but we would be happy to provide  
18 it after the hearing. Essentially, we have the loading berth  
19 within the garage for residents to utilize, you know, for move  
20 in and move out and for other long-term loading needs. Given  
21 the trash room location, we do have this kind of interim area  
22 where the trash truck would be able to come in, pick up, and then  
23 all onsite come back out, as Nakita mentioned, with that turning  
24 radius, to exit without having to come all the way into that  
25 second lower-level garage, given the location of the trash room.

1           COMMISSIONER MAY: Okay. Great. Well, yeah, that's  
2 the missing piece. Because I couldn't understand, for the life  
3 of me, why that was there.

4           MS. REED: Gotcha. Yeah, it's a reference to the --

5           COMMISSIONER MAY: Okay.

6           MS. REED: Sorry. The trash pickup would be through  
7 that door that's there. So then the compactors are kind of  
8 centrally located near the elevators, and then they'd roll it out  
9 through that way.

10          COMMISSIONER MAY: Okay. That makes sense. And there's  
11 -- the plan is to put shrubs, I guess -- I'll look at that drawing  
12 again in 31 or whatever. But it was a little confusing with some  
13 of the drawings, which showed shrubs planted right across the  
14 front of that, but that was just in an elevation. It's not in  
15 the -- I don't think it's shown that way in the plan that you  
16 submitted.

17          MS. REED: Gotcha.

18          COMMISSIONER MAY: Yeah. So it's sort of dots it around  
19 that. Okay. Now I understand that.

20                 I mean is it feasible to make the entire driveway a  
21 permeable driveway?

22          MS. REED: So, unfortunately, not the entire driveway,  
23 but we did have a conversation with AMT, and it looks like we  
24 could probably get to about 12 to 15 percent of permeable. Some  
25 of the slopes are just too steep to allow for permeable underneath

1 | them, but on the areas where the slope will allow it, we'll make  
2 | that happen.

3 |           COMMISSIONER MAY: Oh, I see. Okay. It's a slope  
4 | issue.

5 |           MS. REED: Uh-huh.

6 |           COMMISSIONER MAY: The -- I see -- well, I'm glad that  
7 | you were able to meet the minimum for bicycle parking spaces --  
8 | permanent long-term bicycle spaces, particularly within the  
9 | garage, which I think is much more practical, because I'm not  
10 | sure how folks are actually going to use the bike room that was  
11 | on the -- in the basement level, but not on the lowest level of  
12 | the garage level. But I'm curious, are you planning for outlets  
13 | there for e-bike charging, because I think if any of your  
14 | residents are going to be using the bike racks for bikes, they're  
15 | likely to be using e-bikes or possibly going to be using e-bikes.

16 |           MS. REED: Uh-huh. Yeah, that's something we can  
17 | definitely explore. The building is going to be fully electric,  
18 | so that shouldn't be an issue.

19 |           COMMISSIONER MAY: Okay. All right. And so you -- and  
20 | one last thing. And the addition of the sidewalk along Stanton  
21 | Road in that section, that's -- you're willing to include that,  
22 | but it is contingent on that being accepted as part of the  
23 | application? I'm not sure I understood what Mr. Solomon was  
24 | saying. If Ms. Hottel-Cox wants to explain that one.

25 |           MS. HOTTEL-COX: Sure. And Mark and Daniel, feel free

1 | to jump in. Essentially, what we'd like to propose is that we  
2 | are willing to provide that sidewalk according to DDOT standards  
3 | on Stanton Road along our property, provided that as part of the  
4 | funding, DHCD and DCFHA agree that that can be included as part  
5 | of the project scope. Obviously, with a publicly funded project,  
6 | it's a bit more difficult for us to commit to such an expensive  
7 | public space improvement. We would like to do it, but we just  
8 | want to make sure that it can be approved as part of the total  
9 | funding for the project.

10 |           COMMISSIONER MAY: All right. I understand it a little  
11 | bit better. I will note that one of your renderings shows exactly  
12 | how beautiful that sidewalk will be on slide 23. So, hopefully,  
13 | that will be the case. And there's a lot of planting on the  
14 | slope leading up to the building from that sidewalk. Not totally  
15 | -- it does not seem to be totally in sync between the rendering  
16 | and what's in the landscape plan. Not that I necessarily have  
17 | to have a truly up-to-date rendering, but I kind of like what's  
18 | in the rendering better than the one I see in the landscape plan.  
19 | So I'm not sure what the right solution is there. Just as long  
20 | as it's going to be thoughtfully planted for where it is and the  
21 | slope and everything else. All right. That's it.

22 |           MS. REED: Sure.

23 |           COMMISSIONER MAY: Thank you.

24 |           CHAIRPERSON HOOD: All right. Thank you. Commissioner  
25 | Shapiro?

1           COMMISSIONER SHAPIRO:     Thank you, Mr. Chair.     I  
2 actually just have a brief few comments and a question or two.  
3 First of all, just appreciate the project and really this is a  
4 need that is being met.     So thank you for the mission of the  
5 organization.     It's exciting to see.     I also appreciate all the  
6 environmental features that you've put in.     I like the overall  
7 design.     I think I'm -- maybe I'm channeling my architect  
8 colleagues here, Commissioner May and Commissioner Imamura, but  
9 I actually had a kind of a negative reaction to the white band,  
10 the fiber cement block siding.     It seemed very white to me.     And  
11 I have concerns around how that was going to wear, and also it  
12 just sort of stood out for me as too bright a band, not even just  
13 in terms of the wear and tear but in terms of the look of the  
14 building.     So I'm curious if my colleagues have feelings about  
15 that as well.     It's not a huge issue for me, but I did have a  
16 reaction to it.

17           Also, Commissioner May, I think, caught the issues --  
18 questions I had about the transportation features.     And I'm glad  
19 you're adding the permeability there.     And I completely get your  
20 argument around the added expense related to the -- the  
21 functionality and the security around the staircase.     And I don't  
22 have any issues with that and your response to DDOT.     So no  
23 concerns there.     So that is all I have, Mr. Chair.

24           CHAIRPERSON HOOD:     Thank you, Commissioner.     Let me  
25 just piggyback on the fiber cement.     I was going to wait, and

1 I'll still probably pick it back up. I will let you know in  
2 advance. I do have some questions, Ms. Reed and others, about  
3 the white fiber cement. I've been around long enough to see the  
4 dirt that has happened over the years and how it looks, and we  
5 definitely do not want that to happen here. But we can have that  
6 exchange. So I want to echo Commissioner Shapiro's comments.

7 Okay. Let's go to Commissioner Imamura.

8 COMMISSIONER IMAMURA: Thank you, Mr. Chairman. Once  
9 again, I want to say that Commissioner May stole my notes, and I  
10 certainly echo what Commissioner Shapiro had mentioned about sort  
11 of the color palette. I don't have many comments. Like  
12 Commissioner May, I notice there's sort of this disconnect  
13 between what your rendering shows on slide 23 and what the  
14 (indiscernible) shows. I did take a closer look, even though  
15 it's very fine print, but I did take a look at the notes that  
16 you guys even included in that, so -- and the plant selections  
17 seemed appropriate for the hardiness zone that we're in. What I  
18 did note though was the tree preservation plan. It looked like  
19 that was going to be delegated -- that responsibility was  
20 delegated to the arborist, so I wanted to ask a little bit more  
21 about that under the tree preservation plan.

22 MS. HOTTEL-COX: So we've been coordinating with DDOT  
23 and UFA specifically regarding the tree preservation plan. And  
24 so we have done more detailed work with them, and we'd be happy  
25 to provide that as part of a post hearing submission regarding

1 | more detail on the tree preservation plan. But we have been  
2 | coordinating that directly with UFA and the arborists.

3 |           COMMISSIONER IMAMURA: Okay. Good. I appreciate the  
4 | answer and response.

5 |           Certainly, since there's so much effort being put into  
6 | sustainability here, being environmentally conscious, as  
7 | Commissioner May mentioned, the e-bikes, and Ms. Reed, you  
8 | mentioned maximizing green options, so it's certainly something  
9 | to think about.

10 |           I do have a question about your green wall and the  
11 | sunshade, see if you guys have done any studies on that. I saw  
12 | the exterior outdoor sort of gathering or community space sort  
13 | of tucked -- it makes sense to me, in terms of the way you have  
14 | laid out the program. Just curious, the sun shadow studies that  
15 | you all have done with that, since it is, I guess, two more floors  
16 | above that, right, that cast down on --

17 |           MS. REED: Right.

18 |           COMMISSIONER IMAMURA: Okay.

19 |           MS. REED: We've been exploring that, and it has been  
20 | evolving, but we're still planning on having the vertical panels.  
21 | And also provide one for solar, but also for some shading were  
22 | needed. And because of the orientation of the building, we'll  
23 | be able to catch sun on one side in one part of the day and  
24 | another side on the other. So we're trying to explore that to  
25 | really maximize it. We do know that, yes, DC has some of the

1 best SolarX in the country, but we also know that vertical solar  
2 can be expensive, so we're trying to make sure that we're  
3 maximizing the -- and optimizing the output and the capacity of  
4 the solars.

5 COMMISSIONER IMAMURA: Certainly, it would be a nice  
6 spot in the summertime with all that shade and shadows, but --  
7 all right, I'm glad you're all taking a look at it. So that --  
8 I think my predecessor, Commissioner Turnbull and Commissioner  
9 May, just wanted more clarity regarding the exterior facade. It  
10 certainly seems that you all have articulated those expressions.  
11 In fact, I was curious if that aligns with what's happening inside  
12 on the program. It almost seems that way, but I didn't know if  
13 that was intentional or just by accident.

14 MS. REED: It was. And as part of the grant we got  
15 from DOEE, we were also able to explore what would happen if we  
16 changed the window to wall ratio and how does that impact energy  
17 models. And so, we were able to run a number of other iterations  
18 and play around with the designs of the facade. And so, yes, it  
19 does relate intentionally.

20 COMMISSIONER IMAMURA: Great. Appreciate that. All  
21 right. Mr. Chair, that concludes all the questions that I have.

22 CHAIRPERSON HOOD: Okay. Thank you. Vice Chair Miller?

23 VICE CHAIR MILLER: Thank you, Mr. Chairman. And thank  
24 you to the applicant's team, Urla Barrow from Hyacinth's Place  
25 and Mark James and Nakita Reed and everyone, Meghan.

1           Again, as my fellow commissioners have said, this is a  
2 very, obviously, a worthwhile project. All affordable -- and  
3 mostly deeply affordable to formerly homeless seniors, 55 and  
4 over who had a mental health diagnosis. So that's -- it's a very  
5 -- it's a vulnerable population with a huge need for housing and  
6 supportive housing in the city. And we applaud the mission of  
7 Hyacinth's Way, this project and all the other projects that  
8 you've done. And Mark James, your net-zero vision and "My Mother  
9 Rule." I haven't heard that one, but I think that's a good one,  
10 and it goes with Chairman's "Good Neighbor Policy." But --

11           MR. JAMES: It is a valuable rule.

12           VICE CHAIR MILLER: Yeah, it is. So I only had a couple  
13 questions -- and I appreciate the responsiveness to the  
14 Commission's concerns, OP's comments, DDOT's comments, DAD and  
15 you're working with DOEE on the environmental sustainability  
16 aspects of this whole thing. And your community engagement with  
17 the ANC. Hopefully between -- I think this is a two-vote case  
18 with the map amendment. Correct me if I'm wrong, Mr. Chairman,  
19 or Ms. Schellin. But, hopefully, maybe you can get into the  
20 record the ANC's official support for the project between the  
21 time we do what I assume will be a preliminary vote in favor and  
22 then a final vote.

23           Just a couple questions, Ms. Hottel-Cox or Ms. Reed. Your  
24 communal laundry facilities, as I understand it, are they on each  
25 floor, or are they just on two of the four floors? I was trying

1 to figure that out and didn't quite -- my non-architectural --

2 MS. REESE: Okay.

3 VICE CHAIR MILLER: -- lesson didn't see what I needed  
4 to see. So maybe -- how many different laundry facilities are  
5 there, Ms. Reed?

6 MS. REED: Yes. So we have a communal laundry and --  
7 sorry, trying to get to second -- go back to it. So we do have  
8 communal laundry, and we're doing one communal laundry for -- for  
9 the residents, and -- sorry my -- technology is great when it  
10 works. Okay. There we go. Trying to direct you directly to  
11 it. And so, the communal laundry shows up on slide -- let's see,  
12 sorry -- slide 13 on the basement plan. So we have a communal  
13 laundry there.

14 VICE CHAIR MILLER: Okay. So it's just the one facility  
15 having -- there's 71 units, but -- presumably there's more than  
16 one washer and dryer.

17 MS. REED: Yes, there is.

18 VICE CHAIR MILLER: And --

19 MS. REED: Yes, correct.

20 VICE CHAIR MILLER: Okay. Sorry about that. We're all  
21 patient with this technology. They do have full kitchens in each  
22 of the -- I saw that there was a communal -- I think there's a  
23 communal kitchen somewhere, right?

24 MS. REED: Yes, there is. And so, the units will have  
25 kitchens as well. But we do have a communal kitchen for residents

1 | who don't have family for holidays or other community events. So  
2 | they'll have space where they could also provide -- a caterer  
3 | could come in and provide food. We'll see what life is post-  
4 | COVID, in terms of food and that sort of thing. But we are  
5 | planning for it to be a warming kitchen, as opposed to a  
6 | commercial kitchen.

7 |           VICE CHAIR MILLER: Yeah, well I think that's a good  
8 | facility to have. I just didn't know if there were -- I didn't  
9 | know if it was in place of kitchens in the units. There are  
10 | kitchens in the units.

11 |           MS. REED: There are kitchens in the units, yes.

12 |           VICE CHAIR MILLER: Yeah, great. The -- I think I see  
13 | Juliet balconies on some of the facades. I guess they're just  
14 | Juliet, they're not functional, correct?

15 |           MS. REED: Correct. Correct. Yeah, there was a concern  
16 | about full balconies, and just recognizing that these will be  
17 | persons with mental health diagnoses, we wanted to keep safety  
18 | in mind.

19 |           VICE CHAIR MILLER: Right. I figured that might have  
20 | been the reason for that. So the only other -- I would concur  
21 | with the comment of my colleagues on the color -- the white color  
22 | --

23 |           MS. REED: Okay.

24 |           VICE CHAIR MILLER: -- both in terms of the wear and  
25 | tear that possibly, but also just in terms of the overall design,

1 I'm just -- I like -- I actually like seeing the lighter color  
2 sometimes on buildings, but it just -- it doesn't -- I'm not a  
3 big fan of the white on this one. I'd rather see it be all green  
4 or with a darker color. It just doesn't seem brought together  
5 in a way that is personally appealing to me. Obviously, that's  
6 a very subjective comment, and this isn't a design review case,  
7 although superior design is part of a PUD consideration, so I  
8 guess we can comment on that. And I guess the Chairman might  
9 have something he's previewed, that he might have something to  
10 say about that as well. So I don't think I have any other --  
11 oh, how many outdoor -- those interior outdoor patio areas, how  
12 many of them are there?

13 MS. REED: So there's two in the building. There's one  
14 on the ground floor, and that's going to be more so for guests  
15 as well as residents. Then there's one on, I guess it would be  
16 level three, but that's a level up from the ground entry, or the  
17 Bruce Place entry, I should say. And that's going to be a bigger  
18 space. That's going to be mainly for residents. So we tried to  
19 separate it from something that would be for either staff and/or  
20 guests, and it's something that's more so just for the residents.

21 VICE CHAIR MILLER: Yeah, well, that's definitely an  
22 amenity that, you know, that is important. And you have the --  
23 did you say you have the community garden? I know you have the  
24 green on the roof -- the solar and the green roof, but is there  
25 a community garden did you say as well?

1 MS. REED: So there's not a full garden, but there will  
2 be planting beds that will line the edge of the outdoor patio  
3 space, so the residents will be able to utilize it.

4 VICE CHAIR MILLER: Okay. Well, thank you very much  
5 for your presentation. It's -- I mean the public benefit of this  
6 all-affordable, deeply affordable housing for formerly homeless  
7 individuals is to be commended. So thank you for bringing it  
8 forward. That's all, Mr. Chairman.

9 CHAIRPERSON HOOD: Okay. Thank you, Vice Chair.

10 Ms. Reed, let's go straight to the fiber cement. Again,  
11 as stated, I do have a concern, because of, like I said, been  
12 around and the durability of it and how it looks after some years.  
13 And we don't want to do that to any project in the city. And  
14 we've learned from past history that sometime -- I hope you all  
15 will revisit that. I don't know if it's a cost factor. I know  
16 where we are with the MFI from 0 to 30, which I think is  
17 spectacular. So I think that -- I would just ask that we revisit  
18 that, because in five or six years, when you ride by there, we'll  
19 say, 'Oh, no! Did we do that?' So I think my colleagues have  
20 pounded on it enough, so I'll leave that alone.

21 But I'll say this to you. I really like your  
22 disposition and your excitement. If this was a project that I  
23 didn't care for and didn't like, your enthusiastic enthusiasm for  
24 this project would probably help change my mind as well. So I  
25 want you to continue to do that.

1           Is this your first time in front of the Zoning  
2 Commission?

3           MS. REED: It is.

4           CHAIRPERSON HOOD: Okay. Well, you did an excellent  
5 job.

6           MS. REED: Thank you.

7           CHAIRPERSON HOOD: So I just want to commend you on  
8 your presentation and your delivery, so --

9           MS. REED: Thank you.

10          CHAIRPERSON HOOD: -- I want to make sure I note that.  
11 Always trying to encourage young people, even though we probably  
12 about the -- we probably about the same age. No, I'm just  
13 playing.

14          Let me also ask -- Mr. James. You mentioned Oramenta  
15 Newsome with LISC. Did you have a chance to work with Oramenta  
16 Newsome in this particular case or previously?

17          MR. JAMES: Hello, Commissioner. The answer is yes.  
18 I know -- I knew Oramenta Newsome. Unfortunately, we lost her  
19 years ago, so we were not able to speak with her about this  
20 project. But being that I'm a native Washingtonian, and she was  
21 a big root in the system of community activism in DC, she was  
22 certainly well-known. But, no, she was not able to speak with  
23 us specifically about this project. This came after her passing.

24          CHAIRPERSON HOOD: Okay. I appreciate that, because  
25 every time I hear -- I also had the opportunity to work with

1 Oramenta very closely --

2 MR. JAMES: Yeah.

3 CHAIRPERSON HOOD: -- and I learned a lot from Oramenta,  
4 especially when she was at LISC, and I thought maybe this had  
5 been something in the pipeline. But I'm sure -- this goes back  
6 to something I always say. People's legacy and their lives live  
7 on long after they have passed on, and this is one of those cases.  
8 So I'm glad to hear that you all -- that Oramenta was an impact  
9 in what you all continue to do. So it's good to hear that.

10 MR. JAMES: I think Ms. --

11 CHAIRPERSON HOOD: It's absolutely -- I'm sorry. I'm  
12 sorry Ms. Barrow left, because I wanted to tell her when I --  
13 you know, when we look at stuff in dealing with racial equity,  
14 with the clients that we're trying to serve here, I think we  
15 captured that a hundred percent in this particular case. So I  
16 don't need to expound on racial equity. And I heard you mention  
17 about the Bladensburg Road. I think I know which one -- where  
18 it is, but I can tell you that if you didn't tell me, I wouldn't  
19 have never known. So I want to commend you all. And you can  
20 pass it on to Ms. Barrow that I did mention that.

21 Now, I heard you mention the "My Mother Rule." I would  
22 like to use that, but I would probably get in trouble, so I'll  
23 just stay with the "Good Neighbor Policy." But I agree, you  
24 know, if you want to put your mother there; you know, I think  
25 that's a great rule, and I want you all to continue to use that.

1 The community room. What is it? Let me ask you this, what do  
2 you envision that the community room is going to be used for?

3 MS. REED: So we've talked about it being used as space  
4 for either birthday parties or a place for residents to be able  
5 to get together; Thanksgiving or other holidays, where they don't  
6 necessarily want to be in their units or on the smaller community  
7 rooms on the floor. It could also be a space for games,  
8 recreation. It's really a space to try and provide -- an  
9 activated space for the residents to not be so isolated.

10 CHAIRPERSON HOOD: Okay.

11 MR. JAMES: And Nakita, I'll just -- if you don't mind,  
12 I'll add on to that just very quickly, that part of the programs  
13 and services -- they will occasionally do empowerment services,  
14 such as budgeting classes and things that can be done in a group  
15 setting, and that will allow them the space to put on some of  
16 those programs and services that may be done for the entire group.

17 CHAIRPERSON HOOD: Okay, great. Thank you. One other  
18 thing. I would also echo the comments I heard about the  
19 connection on Stanton Road. I think with the slope so steep; I  
20 would encourage DDOT to pull back away from that. I certainly  
21 won't be endorsing anything like that, especially when you start  
22 talking about going down slopes and walking down slopes in DC.  
23 You don't have to be a senior. You can be younger and still have  
24 problems. So I would encourage -- hopefully DDOT will pull back  
25 from that, the way I understand it.

1 I think that's all that I have. I think this is -- as  
2 the Vice Chair mentioned and others, I think this project is well  
3 to do for the city. I think it's well needed. So other than the  
4 fiber cement -- we want this to last -- to stand the test of  
5 time. Other than that, I think we have a good project, and if  
6 you could pass it on to Ms. Barrow as well, so. Let me get a  
7 second on --

8 MS. REED: I have a quick question. Sorry.

9 CHAIRPERSON HOOD: Yeah?

10 MS. REED: Do I wait? Sorry.

11 CHAIRPERSON HOOD: No, you can go ahead. Go ahead.

12 MS. REED: The question about the fiber cement. Is it  
13 just the color, or is it also the material as well?

14 CHAIRPERSON HOOD: Well, for me, and I'll let others  
15 speak for themselves. For me, and I'm not the architect, I've  
16 just learned over the years and seen stuff that we've approved.  
17 For me, it's about getting dirty and then taking down the look  
18 and appeal of the whole building. Some actors have come and told  
19 us they'll scrub it. I do know one specific where one of my  
20 friends actually stays, and I'm holding on to this. Every time  
21 I go see him, I think about a mistake that we made. We should  
22 have said something then. So we don't want it to look in 10  
23 years like it's been there for 60. That's my concern.

24 Okay. Commissioner -- hold on. Let me ask. Does  
25 anybody else want to comment on the fiber cement?

1 Commissioner May?

2 COMMISSIONER MAY: Yeah, this is one of the things I  
3 wanted to talk about. And, you know, I feel a little self-  
4 contradictory, because, you know, the white and light coloring  
5 of buildings has been an issue for me on many many buildings,  
6 because of what I have observed, and not just on the projects  
7 that we've approved, but on many other buildings in Washington.  
8 The thing I'll say about, in this circumstance, is that fiber  
9 cement siding, when it's a lap siding like this, is a little bit  
10 more forgiving than the ones where I get really concerned, which  
11 is when it's a metal panel rainscreen kind of application.

12 So I think there's -- this is one of those circumstances  
13 with very careful detailing you could avoid some of those  
14 problems. And I think that, you know, a little -- it's sort of  
15 hard to explain, but I think that there are some ways you can  
16 detail a building so that the natural weathering and coloring  
17 that comes from, you know the soot that's in the air and things  
18 like that, can actually improve the look or accent the detailing  
19 of it. And that's certainly why, you know, many classical  
20 buildings have a lot of detail in them, because they -- you know,  
21 it tends to highlight those details over time.

22 Fiber cement is not exactly a classical, you know,  
23 column capital or anything like that. But it is -- I mean -- as  
24 I said, it is a little bit more forgiving, because it's not a  
25 very large expanse. If you were using large party panel sections,

1 4 x 8 sections, or something like that, I think I would be more  
2 concerned about it. So I'm a little bit less concerned about it  
3 in this circumstance, again, assuming that there's really good  
4 detailing, and you don't have places where the water is getting  
5 channeled and carrying a lot of that soot from the air and just  
6 running it down and creating streaks. That's the thing that I  
7 think that you have to be most worried about.

8           That being said, you reduce the need to be so careful  
9 if you pick something that's maybe a little bit more in the gray  
10 end of the spectrum. So something that's a little bit more  
11 forgiving in the color. So I mean, I think it's really up to  
12 you. What I wouldn't want to give up is there's a certain playful  
13 character to the building. You've got a -- you know, the green  
14 traditional house shape with the traditional gable end roof and  
15 things like that. I think those are nice features. And I do  
16 appreciate the fact that you did that on the backside of the  
17 building to deal with what was, otherwise, a pretty bland facade.  
18 Those things are really interesting features.

19           And then other play of the color, the red brick, and  
20 the dark metal and then the brightness of the white, I think,  
21 together it's a very cheerful combination. And I wouldn't want  
22 to lose that. You can -- you know, we can gray it down, or go  
23 all black, and then it'll -- it would be great for selling condos  
24 in Shaw or something like that. But it's not -- that's not what  
25 this is really about. It's about making something that's, like

1 I said, bright and cheerful. It's -- I mean it's -- the far end  
2 of that spectrum is what was done with St. Coletta's School, if  
3 you're familiar with that building, where it's just -- it's these  
4 big folly shapes and very bright colors and immaculately detailed  
5 and maintained, and it still -- it remains a very happy building  
6 with a very special purpose. You're not doing the same sort of  
7 thing here. It's not that extravagant, I think. But doing  
8 something that's bright and cheerful is important in this  
9 circumstance. So I wouldn't want it to go, you know, full kind  
10 of downtown condo. So those are my thoughts on that. Thank you.  
11 I appreciate it.

12 CHAIRPERSON HOOD: Anybody else on that issue only?

13 (No audible response.)

14 CHAIRPERSON HOOD: Okay, Ms. Reed, I know you've heard  
15 a lot on that, but my comments still remain the same. Okay. I  
16 appreciate Commissioner May, but -- one thing about this  
17 commission, we only have one (indiscernible). But I'm not trying  
18 to take anything away from it, I'm just trying to make sure it  
19 lasts the test of time. That's all. All right. Any second  
20 rounds?

21 (No audible response)

22 CHAIRPERSON HOOD: All right. Thank you.

23 Ms. Schellin, do we have a member of the ANC here? I  
24 know they had some quorum issues, but do we have a member of the  
25 ANC here that may want to --

1 MS. SCHELLIN: I could not find any of the ANC  
2 commissioners listed in the attendee list.

3 CHAIRPERSON HOOD: Okay. So we will keep an eye out  
4 for that, but we'll keep moving.

5 Let's go to the Office of Planning and District  
6 Department Of Transportation.

7 MR. JAMES: I'm sorry. If I may interject one comment?

8 CHAIRPERSON HOOD: Who's that?

9 MR. JAMES: This is Mark --

10 CHAIRPERSON HOOD: Mr. James?

11 MR. JAMES: This is Mark James.

12 CHAIRPERSON HOOD: Go right ahead.

13 MR. JAMES: I know that Commissioner McBroom from the  
14 SMD had been trying to log in and was having technical problems.  
15 Some of the same problems I had had as well logging in. So we  
16 will ask her to try to send in her comments directly to you so  
17 that you can be aware of them, okay? I just wanted to make sure  
18 I let you know that she had been trying to get in but had  
19 difficulty with the log in process.

20 CHAIRPERSON HOOD: So if she calls the number, or if  
21 you're in touch with her, tell her she can call in if she wanted  
22 to speak to --

23 MR. JAMES: I will let her know that.

24 CHAIRPERSON HOOD: Okay. Thank you. And let us know  
25 if she needs our assistance. We'll stop and give her our

1 assistance.

2 MR. JAMES: Okay, I will.

3 CHAIRPERSON HOOD: Okay. I believe Mr. Mordfin from  
4 the Office of Planning. Then we will hear from Ms. Blondin at  
5 DDOT in that order. Mr. Mordfin?

6 MR. MORDFIN: Yeah. Good afternoon, I'm Stephen  
7 Mordfin with the Office of Planning. And the Office of Planning  
8 does support this application, which is 21-07, as was set down  
9 by the Commission in May of this year. At that meeting, the  
10 Commission had requested additional detail on the plans, and the  
11 applicant did provide that additional detail. OP is also in  
12 support of the relief that was requested by the applicant,  
13 including for the elevator override and recommends approval of  
14 the application and is available for any questions that you might  
15 have.

16 CHAIRPERSON HOOD: Thank you, Mr. Mordfin. Let's go  
17 to Ms. Blondin.

18 MS. BLONDIN: Good evening, Chairman Hood, and members  
19 of the Commission. For the record, I'm Emma Blondin with the  
20 District Department of Transportation.

21 DDOT is overall supportive of the applicant's proposal  
22 and has no objection to approval of the application with the  
23 following conditions.

24 As you heard in the presentation, the applicant has  
25 coordinated with DDOT on the transportation impacts and has come

1 to an agreement with the application -- with the applicant on a  
2 robust transportation management plan to mitigate the project's  
3 impact to the transportation system, which is Exhibit 12B on the  
4 record.

5 DDOT recommends the application -- the applicant shall  
6 fund and construct the missing sidewalk along Stanton Road  
7 frontage that connects to the existing sidewalk and bus stop to  
8 the west of the site, which applicant has agreed to construct  
9 contingent on financing.

10 In addition, DDOT requests that the applicant construct  
11 a pedestrian connection, a staircase, if necessary, on private  
12 property to the new Stanton Road sidewalk. The sidewalk and  
13 connection to Stanton Road provides pedestrian access to  
14 destinations to the north of the site through the thousand-foot  
15 detour that's currently used required by site design and provides  
16 access to the future Suitland (indiscernible) Trail that DDOT is  
17 currently working conceptual engineering for.

18 The project will both widen the existing trail and  
19 extend it to the Maryland border. As such, DDOT finds these site  
20 designs and (indiscernible) facilities to be important for  
21 providing safe and convenient pedestrian accessibility, therefore  
22 should be conditions of the PUD approval. And DDOT's November  
23 3rd report, Exhibit 18, we recommended that the reduction of  
24 sidewalk, or excuse me, the driveway width from 20 feet to 18  
25 feet. We have since coordinated with the applicant and agreed

1 | to maintain the 20-foot width but requiring a minimum of 15  
2 | percent of the driveway area be constructed with permeable  
3 | materials. With the agreed -- with the agreed to TDM plan,  
4 | requested sidewalk and pedestrian connection to Stanton Road,  
5 | included in the file zoning order, and continued coordination  
6 | with DDOT, the public space permitting, DDOT has no objection to  
7 | the approval of this application. Thanks. I'm open to any  
8 | questions.

9 | CHAIRPERSON HOOD: Okay. Thank you, Ms. Blondin. Thank  
10 | you both. Mr. Mordfin and Ms. Blondin. Let's see if we have  
11 | any questions of either the office of Planning or DDOT.  
12 | Commissioner May?

13 | COMMISSIONER MAY: No.

14 | CHAIRPERSON HOOD: Commissioner Shapiro?

15 | COMMISSIONER SHAPIRO: No questions, Mr. Chair. Thank  
16 | you for your reports.

17 | CHAIRPERSON HOOD: Commissioner Imamura?

18 | COMMISSIONER IMAMURA: No questions.

19 | CHAIRPERSON HOOD: And Vice Chair Miller?

20 | VICE CHAIR MILLER: No. Thank you both for your  
21 | reports.

22 | CHAIRPERSON HOOD: Okay. I, too, thank you both. I  
23 | have no questions. Does the applicant? Ms. Hottel-Cox, you have  
24 | any cross, anything of the Office of Planning or DDOT?

25 | MS. HOTTEL-COX: No questions.

1 CHAIRPERSON HOOD: And we don't have the ANC as of yet,  
2 so thank you both. We appreciate it. Other government reports.  
3 We've heard the comments, so we know DOEE has commented on this  
4 project. I'm not sure if it's in our record. We've heard from  
5 OP and DDOT and there's no -- we also know DHCD, because I think  
6 we did a waiver early on on this, so I'm not sure if any other  
7 government -- I may have missed something, if not, let me know.  
8 I like to be like Fred. If not, raise your hand, so.

9 Okay. Let's go to -- well, the report of the ANC.  
10 There is no report. We had been noticed -- the office has been  
11 called by Commissioner Cheryl Moore of ANC 8E02 who called the  
12 office, I believe on November the 8th, and asserted at the  
13 November the 1st meeting, which has been testified hereto was  
14 held but a quorum was not present. Therefore, no action was  
15 taken, and no report could be submitted in advance of the hearing.  
16 I think we've heard from Mr. James that there's continued ongoing  
17 dialogue. And I'm sure if there were any issues, we would  
18 definitely know, and we would not be searching for any issues.  
19 Somebody would have alerted the Zoning Commission if there were  
20 any issues. So we'll go on that testimony that was given by Mr.  
21 James, and also the call from Commissioner Cheryl Moore to the  
22 Office of Zoning.

23 Okay. Ms. Schellin, do we have anyone who --  
24 organizations or persons who would like to testify in support,  
25 opposition or undeclared, in that order -- I mean in the queue?

1 MS. SCHELLIN: There were no -- there's no one signed  
2 up to testify in any of the categories.

3 CHAIRPERSON HOOD: Okay. Thank you very much.

4 Ms. Hottel-Cox, I don't believe you have any rebuttal,  
5 unless you want to talk about the staircase on Stanton Road. If  
6 not, we'll take your closing.

7 MS. HOTTEL-COX: Thank you very much. No, no rebuttal.  
8 I think the Commission understands our perspective and DDOT's  
9 perspective on the pedestrian connection. So thank you all so  
10 much for the time to present the project today.

11 In closing, I did want touch again on the unique timing  
12 aspect of this project, which Mr. James discussed.

13 As I know the Commission has encountered before,  
14 because this all-affordable project relies on DHCD funding, there  
15 is a timing issue, because the application for that funding has  
16 to be submitted by the first week of February, and in order to  
17 submit that application the project must have received the final  
18 vote from the Commission to get into this funding cycle. So we  
19 know that there are a couple of outstanding things that need to  
20 be addressed, largely the continued coordination with the ANC,  
21 and we are committed to addressing that and continuing to work  
22 with the ANC. But, if possible, we would ask that the Commission  
23 consider taking proposed action today. We appreciate the  
24 Commission considering this, even though it is a bit unusual, in  
25 order to allow us to stay on track for the February application

1 deadline. Thank you.

2 COMMISSIONER MAY: That was really, really a polite way  
3 of asking for proposed action. Other attorneys are a little bit  
4 more direct about that. And I have no problem with being direct  
5 either, but I just thought I -- thank you for that very polite  
6 request.

7 MS. HOTTEL-COX: Thank you.

8 CHAIRPERSON HOOD: I thought all of the attorneys have  
9 been polite. No, I'm just -- all right, yeah, it was actually  
10 very nice and kind of you to ask in that fashion. I would also  
11 agree with Commissioner May. And, actually, I think, probably  
12 while we close the case, I think this is a two-vote case. I  
13 think we need to send a strong signal, especially with the  
14 clientele and the participants and the residents that it's going  
15 to support and help and help to move forward. I think this is a  
16 spectacular project. I actually have it in my notes. I typed  
17 in "spectacular," so since I wrote it, I want to mention that I  
18 used the word spectacular.

19 So anyway, let me open it up and hear what others have  
20 to say, and I think we're ready to move with proposed action  
21 unless I hear any objections.

22 COMMISSIONER MAY: It seems like the only thing that's  
23 open is some further study of the siding.

24 CHAIRPERSON HOOD: I thought somebody else had one more  
25 thing, or is that it? I don't want to add anything. So they

1 | didn't have it, you all can recall.

2 |           VICE CHAIR MILLER: Yeah, I think they're going to see  
3 | if they can get something from the ANC between now --

4 |           CHAIRPERSON HOOD: Okay.

5 |           VICE CHAIR MILLER: -- and that's it.

6 |           CHAIRPERSON HOOD: Okay. All right. So I think those  
7 | two things, we can deal with that at final. Other than that, I  
8 | think this is flavor-ready for us to move forward. So with that,  
9 | I ask one of my colleagues to make a motion.

10 |           VICE CHAIR MILLER: Mr. Chairman, I would move that the  
11 | Zoning Commission take proposed action this evening on Case No.  
12 | 21-07, consolidated planned unit development and related map  
13 | amendment from RA-1 to RA-2 at Square 5876, Lot 849, the Institute  
14 | of Urban Living Project, and ask for a second.

15 |           COMMISSIONER MAY: Second.

16 |           CHAIRPERSON HOOD: Okay, it's been moved and properly  
17 | second. Any further discussion?

18 |           (No audible response)

19 |           CHAIRPERSON HOOD: Not hearing any, Ms. Schellin would  
20 | you do a roll call vote, please?

21 |           MS. SCHELLIN: Yes, sir.

22 |           Commissioner Miller?

23 |           VICE CHAIR MILLER: Yes.

24 |           MS. SCHELLIN: Commissioner May?

25 |           COMMISSIONER MAY: Yes.

1 MS. SCHELLIN: Commissioner Hood?

2 CHAIRPERSON HOOD: Yes.

3 MS. SCHELLIN: Commissioner Shapiro?

4 COMMISSIONER SHAPIRO: Yes.

5 MS. SCHELLIN: Commissioner Imamura?

6 COMMISSIONER IMAMURA: Yes.

7 MS. SCHELLIN: The vote is 5-0-0 to approve proposed  
8 action in Zoning Commission Case No. 21-07.

9 And we have a couple documents that are due, and we  
10 have to allow 30 days for NCPC to do their review, since it does  
11 include a map amendment. So this will not come back -- well, it  
12 could come back December 16th for final action, if we get the  
13 referral out tonight. So can you guys -- are those documents  
14 something -- or submission you guys can submit by the 29th?

15 MS. HOTTEL-COX: They are, however, I would note this  
16 ANC is not planning to meet in December. So while we would be  
17 happy to provide the post hearing submissions that we are able  
18 to control, the ANC won't be meeting until the very beginning of  
19 January.

20 MS. SCHELLIN: Okay.

21 MS. HOTTEL-COX: Okay.

22 MS. SCHELLIN: So you can't really have final action  
23 until January.

24 MS. HOTTEL-COX: Yes.

25 MS. SCHELLIN: Okay. So you guys want more time to do

1 | your submissions?

2 |           MS. HOTTEL-COX: Sure.

3 |           VICE CHAIR MILLER: I'm comfortable with moving forward  
4 | with a December 16th final. I think if the ANC wants to register  
5 | some concern, they know how to register -- ANCs know how to  
6 | register concerns in the city. And I think they've worked --  
7 | they've heard a lot from this developer, and there's a timing  
8 | issue on funding, and I wouldn't want this to be delayed one day.

9 |           COMMISSIONER SHAPIRO: I concur, Mr. Chair.

10 |           CHAIRPERSON HOOD: I actually agree. I was just going  
11 | to see how far we were going to go, and I'm glad that vice chair  
12 | brought it up. I think that -- and I never liked -- I never not  
13 | like hearing from the ANCs, but as the vice chair has already  
14 | mentioned, if ANC 8E had a problem, believe me, we would know.  
15 | We would definitely know. So we're going to go on that auspice  
16 | that they going to continue to work with Mr. James and the ANC.  
17 | And we're going to go with that and let's move forward with this  
18 | project. I think it's very beneficial. Ms. Schellin?

19 |           MS. SCHELLIN: Okay. So then if we could get those  
20 | documents by 11/29. And if the ANC chooses to respond by 12/6,  
21 | of course, we'll take anything they give us up until the 16th.  
22 | But we'll put this on for 12/16, and we need to have a draft  
23 | order by 12/6 also.

24 |           MS. HOTTEL-COX: And can that draft order be a summary  
25 | order?

1 MS. SCHELLIN: Commissioners?

2 CHAIRPERSON HOOD: I think so.

3 MS. SCHELLIN: Summary order?

4 CHAIRPERSON HOOD: Yes, this could be a summary order,  
5 yes.

6 MS. SCHELLIN: Okay. Summary order.

7 CHAIRPERSON HOOD: Ms. Lovick, unless I'm told legally  
8 otherwise from the Office of Zoning Legal Division?

9 MS. LOVICK: No, no. I was just coming up to agree.  
10 And I also just wanted to make sure that I understood what the  
11 additional submissions were going to be. Is it the turn radius  
12 and the bicycle -- something having to do with the bicycle  
13 electric charging?

14 COMMISSIONER MAY: The only thing we're looking for  
15 is the turn radius diagram. That should just be in the record.  
16 But they have that, right?

17 MS. LOVICK: Okay.

18 COMMISSIONER MAY: So I mean the bicycle thing, that's  
19 just -- that's a smart thing to do, and I think Ms. Reed is going  
20 to do that, but I don't think we need to see evidence of that.

21 MS. LOVICK: Okay.

22 CHAIRPERSON HOOD: And I didn't ask my question tonight  
23 about the bicycle issue. I just left it alone, since everybody  
24 was happy with it, so. I just left that alone.

25 All right, Ms. Schellin, can you continue with the

1 schedule?

2 MS. SCHELLIN: Yes. So we'll put it on for final action  
3 on 12/16 at 4 o'clock, and if all submissions could be submitted  
4 by 3:00 p.m. And I'll take it you'll reach out to the ANC.

5 MS. HOTTEL-COX: Absolutely.

6 MS. SCHELLIN: Great. And that's all we have.

7 CHAIRPERSON HOOD: Okay. I want to thank everyone for  
8 their participation tonight. And I remember that I wanted to do  
9 this at the next hearing.

10 Commissioner May, I know your sons were watching when  
11 they were younger, are they still watching now?

12 COMMISSIONER MAY: Every once in a while.

13 CHAIRPERSON HOOD: Tell them I asked about them. Tell  
14 them I'll asked about them.

15 COMMISSIONER MAY: I'll mention it to them. Every once  
16 in a while they ask me if there's anything really exciting  
17 happening at the Zoning Commission. And I'm like, most of the  
18 time, it's been kind of boring. So I haven't been able to keep  
19 their attention.

20 CHAIRPERSON HOOD: Oh, they like the entertaining part.

21 COMMISSIONER MAY: What?

22 CHAIRPERSON HOOD: Okay. They like the entertainment  
23 part of the hearing.

24 COMMISSIONER MAY: We -- yeah, I mean it's not that  
25 they love the zoning process. It's the lively public interaction

1 that, I think, gets them.

2 CHAIRPERSON HOOD: Okay. Tell them -- you make sure  
3 you tell them I said hello. We all said hello, and we're  
4 wondering when the next time they're going to join us.

5 COMMISSIONER MAY: Well, I appreciate that. And before  
6 we go, if I could say something to Ms. Reed. Makes sure that  
7 when you go back to the office, or when you are -- when you report  
8 back to Larry Barr and company, make sure you tell them we gave  
9 you a really hard time, but you managed to convince us, that you  
10 did a really good job, and, therefore, you got your approval.

11 MS. REED: Will do. Thank you.

12 COMMISSIONER MAY: If Larry were here, I would have  
13 given him a hard time, so. Thank you.

14 CHAIRPERSON HOOD: All right. Again, I want to thank  
15 everyone for their participation. I think this went very well.  
16 I'm looking forward to the outcomes for the residents of the city  
17 who really need those services, what's happening here. So great  
18 job. So let's continue to get this moving -- keep this moving  
19 forward.

20 So the Zoning Commission is having its regular meeting  
21 -- monthly meeting -- this coming Thursday, November the 18th,  
22 2021. We have various items on the agenda on these same  
23 platforms. I was about to say platforms -- the same platforms  
24 at 4:00 p.m. Anything else, anyone?

25 (No audible response)

1                   Again, thank you everybody, and you all have a nice  
2 evening.

3                   MR. JAMES: Thank you everyone.

4                   COMMISSIONER SHAPIRO: Thank you.

5                   CHAIRPERSON HOOD: Goodnight.

6                   (Whereupon, the above-entitled matter went off the  
7 record at 5:27 p.m.)

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C E R T I F I C A T E

This is to certify that the foregoing transcript

In the matter of: Public Hearing

Before: DCZC

Date: 11-15-21

Place: Teleconference

was duly recorded and accurately transcribed under my  
direction; further, that said transcript is a true and  
accurate record of the proceedings.

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GARY EUELL