

GOVERNMENT OF THE DISTRICT OF COLUMBIA

ZONING COMMISSION

VIRTUAL PUBLIC MEETING

VIA WEBEX

MONDAY, JULY 22, 2024

The Public Meeting of the District of Columbia Zoning Commission convened via videoconference pursuant to notice at 04:00 p.m. EDT, Anthony Hood, Chairperson, presiding.

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairperson  
ROBERT MILLER, Vice Chairperson  
JOSEPH S. IMAMURA, Commissioner  
TAMMY STIDHAM, Commissioner

OFFICE OF ZONING STAFF PRESENT:

SHARON SCHELLIN, Secretary  
PAUL YOUNG, Data Specialist

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

DENNIS LIU, Esquire

This transcript serves as the minutes from the Public Meeting held on July 22, 2024.

**Diversified Reporting Services, Inc.**

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Case No. 23-29 Martin's View, LLC - Consolidated PUD & Related Map Amendment from RA-1 to RA-2, 4337-4347 and 4353-4363 Martin Luther King Jr Ave. SW, 201-211 and 200-210 Elmira St. SW (Parcels 252/0082, 252/0083, 252/0092, and 252/0086) - Ward 8	9

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

(04:00 p.m.)

## INTRODUCTION

CHAIRPERSON HOOD: Good afternoon, ladies and gentlemen. Today's date is July 22, 2024. We are convening and broadcasting this public hearing by videoconferencing. My name is Anthony Hood. I am joined by Vice Chair Miller, Commissioner Stidham, and Commissioner Imamura. We're also joined by the Office of Zoning Staff, Ms. Sharon Schellin and Mr. Paul Young, who will be handling all of our virtual operations. Also, our Office of Zoning Legal Division, our Counsel, Mr. Dennis Liu.

I will ask all others to introduce themselves at the appropriate time. The virtual public hearing notice is available on the Office of Zoning's website. This proceeding has been recorded by a court reporting. The platforms used are 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 signup, all participants will complete the oath or affirmation required by Subtitle Z 48.7. Accordingly, all those listening on WebEx or by phone will be muted during the hearing and only those who

1 have signed up to participate or testify will be unmuted at  
2 the appropriate time.

3           When called, please state your name before  
4 providing your testimony. When you are finished speaking,  
5 please mute your audio. If you experience difficulty  
6 accessing WebEx or if you have a telephone call in or have  
7 not signed up, then please call our OZ Hotline number (202)  
8 727-0789.

9           If you wish to file written testimonial additional  
10 supporting documents during the hearing, then please be  
11 prepared to describe and discuss it at the time of your  
12 testimony.

13           The subject of this evening's hearing is Zoning  
14 Commission Case Number 23-29, Martin's View, LLC  
15 Consolidated PUD and MAP Amendment, Parcels 252, Lots 82,  
16 83, 86, and 92, 43-37 to 43-47, and 43-55 to 43-63, Martin  
17 Luther King Junior Avenue SW 200-210 and 201-211 Elmira  
18 Street SW.

19           Again, today's date is July 22, 2024. The hearing  
20 will be conducted in accordance with provisions of 11 DCMR,  
21 Chapter 4 as follows: preliminary matters, applicant's case.  
22 The applicant has up to 60 minutes. I don't know if we need  
23 that much time. I do know there's some concerns, but we can  
24 deal with that in a shorter time frame.

25           Our reports of other government agencies this

1 evening, I am going to go to the Office of Planning as soon  
2 as we finish with the applicant.

3           There's some scheduled adjustments we need to  
4 make. Report to the Department of Transportation and then  
5 Office of Planning, but I will switch that around. Report  
6 of the ANC. I believe this case is ANC AD. Testimony of  
7 organizations, five minutes, and individuals, three minutes.  
8 And we will hear the following order from those who are in  
9 support, opposition, and undeclared.

10           Then we'll have rebuttal and closing by the  
11 applicant. Again, the OZ hotline number is (202) 727-0789  
12 for any concerns during these proceedings.

13                           PRELIMINARY MATTERS

14           At this time, the commission will consider any  
15 preliminary matters. Ms. Schellin, do we have any  
16 preliminary matters?

17           MS. SCHELLIN: Just briefly, some proffered expert  
18 witnesses. Those previously accepted, we had Shane Dettman  
19 in Land Planning, J.B. Lallement in Architecture. He's with  
20 Eric Colbert & Associates. Gabriela Canamar in Landscape  
21 Architecture, and William Zeid in Civil Engineering  
22 Transportation with Gorove Slade.

23           It looks like all four of them have been accepted  
24 before. Unless the applicant has someone new, those were  
25 the only ones I have, if you would accept those in this

1 case.

2 CHAIRPERSON HOOD: Okay. You have heard a report  
3 from Ms. Schellin about previously being accepted. Any  
4 objections to continuing that status? Not hearing any,  
5 Ms. Schellin, we will continue that status.

6 MS. SCHELLIN: Okay. ANC AD, you may have seen  
7 late this afternoon. They did submit their report or  
8 submitted an ANC form, report form. I believe that was --  
9 don't hold me on the exhibit number, but Reverend Wendy  
10 Hamilton will be representing the ANC, but they did submit  
11 the report in order to get great weight.

12 You have OP and DDOT here this evening to move  
13 forward, both filed reports in support, so I will leave it  
14 at that. No other government agency reports, other than  
15 the -- I believe there was a DOEE, which came in with the  
16 DDOT report at the time of set down, I believe it was.  
17 Thank you.

18 CHAIRPERSON HOOD: Okay.

19 MS. SCHELLIN: And they are going to take  
20 30 minutes.

21 CHAIRPERSON HOOD: Okay. Do we know whether or  
22 not Office of Planning needs to go first? I know that's  
23 really out of order, but do they need to go first?

24 MS. SCHELLIN: They have said if it's just DDOT,  
25 they are okay, but I told them they could let you know when

1 they both are called up if they need to go first.

2 CHAIRPERSON HOOD: When I say first, I mean even  
3 before the applicant. So I know that's true.

4 MS. SCHELLIN: No, no, no. They do not need to go  
5 before the applicant.

6 CHAIRPERSON HOOD: Okay. All right. All right.  
7 Well, let's go ahead and bring everybody up and let's get  
8 started. Okay. Mr. Kadlecek, whenever you're ready.

9 MR. KADLECEK: Chairman Hood and members of the  
10 commission, we're all going to be speaking from this  
11 applicant team, but we'll make sure that everyone is saying  
12 their name when they get up and speak.

13 Good afternoon, commissioners. For the record,  
14 again, I am Cary Kadlecek from the law firm of Goulston &  
15 Storrs on behalf of the applicant. I am also accompanied by  
16 my colleague, Lee Templin.

17 The proposed PUD and MAP amendment to the RA-2  
18 zone concerns the nearly five-acre property just east of  
19 Fort Greble Park in the Bellevue neighborhood known as  
20 Martin's View, which currently consists of four outdated  
21 low-rise apartment buildings.

22 The proposed project will be a new phased four-  
23 building development consisting of approximately 821 units.  
24 The project will include the right to return for all current  
25 residents at their current rents, a significant 17 percent

1 IZ commitment, a daycare, sustainable design, public space  
2 improvements, and other public benefits and project  
3 amenities, including new additions reflected in the  
4 community benefits agreement signed with the ANC that was  
5 recently submitted to the record at Exhibit 26.

6 This PUD and MAP amendment will enable the  
7 proposed development to provide these many benefits to the  
8 community in a manner that is not inconsistent with the  
9 Comprehensive Plan.

10 As set forth in our written submissions, in  
11 addition to the standard design flexibility for PUDs, as  
12 part of this application, we are requesting the following  
13 zoning flexibility.

14 First, a variance from the maximum mechanical  
15 penthouse height for only the elevator overruns to be  
16 18.5 feet tall. The full justification explanation for this  
17 relief is set forth in Exhibit 21 in the record.

18 Second, flexibility to satisfy the 17 percent IZ  
19 proffer across the entire project rather than per building,  
20 as long as no building provides less than 13 percent of its  
21 residential gross floor area for IZ units.

22 Third, flexibility to phase the construction of  
23 the buildings as set forth in our written submissions.

24 And finally, and this is new with the recent  
25 community benefits agreement, flexibility to allow an



1 approximately 1,000 square foot community service center use  
2 for a workforce job training center. This is in accordance  
3 with the new Subtitle X Section 303.1(b) that becomes  
4 effective with Zoning Commission Order 22-25.

5 Before our first witness begins, I would just like  
6 to note that we're pleased to have the Office of Planning's  
7 report that recommends approval and a report from DDOT  
8 confirming they have no objection to approval with  
9 conditions to which we agree.

10 ANC AD also submitted a letter in support, and we  
11 have multiple letters in support from nearby residents, as  
12 well as a petition in support from current Martin's View  
13 residents.

14 And with that, I will hand it over to Jesse Kay  
15 from the Development Team.

16 MR. KAYE: Good afternoon, everyone. I apologize.  
17 Cary, how do we pull up the PDF from the presentation?

18 MR. KADLECEK: Mr. Young, can you please pull up  
19 our presentation? And you can go to the next slide, the  
20 second slide.

21 CASE NO. 23-29

22 MR. KAYE: Good afternoon, everyone. My name is  
23 Jesse Kay. I am one of the three partners of the proposed  
24 Martin's View Development Team. It's a joint venture  
25 between Kaye Stern Properties, comprised of my partner Jason

1 Stern and myself, and Bensahel Capital, namely owned by Alex  
2 Bensahel.

3           We are all three based in Washington, D.C. Kaye  
4 Stern Properties has been in the city for about 15 years,  
5 solely focusing on projects within the city's limits. And  
6 Bensahel Capital is working in both in Washington, D.C. and  
7 the immediate metro area around the city.

8           Kaye Stern Properties has focused solely on  
9 affordable housing, Section 8, and emerging neighborhoods  
10 within the city, notably in both Wards 7 and 8. And when  
11 you combine a total of our experience, we have over 30 years  
12 of development experience exceeding that in construction as  
13 well.

14           Next slide, please. Martin's View, as it  
15 currently sits, is comprised of four sets of low-rise  
16 apartment buildings, all built in 1944. The total unit  
17 count is 156 units. Currently, all the building systems are  
18 outdated. They need either a complete makeover, significant  
19 heavy ups. They are at their maximum load of electrical  
20 consumption and water use. The buildings are aging and  
21 deteriorating pretty rapidly, and we believe they have met  
22 their end of life. Additionally, there are no modern  
23 amenities on site.

24           Next slide, please. In our Martin's View  
25 development plan, we are proposing a phase redevelopment.

1 We have looked at each of the sets of buildings, and we're  
2 proposing to redevelop in four phases, the closest of which  
3 would be on the Hadley Hospital and the south end of the  
4 project.

5           Part of our proposal is that all of the residents  
6 of the community would be relocated during construction, but  
7 because of phasing, we're actually doing it very  
8 strategically, where the residents of the first phase,  
9 closest to Hadley Hospital, would be relocated either within  
10 the community or the immediate vicinity during phase one  
11 redevelopment. The entire community would move into that  
12 phase one building, and we would redevelop phases two,  
13 three, and four.

14           Additionally, 100 percent of the units that are  
15 currently on site will be redeveloped within the first phase  
16 to accommodate everyone's needs during the construction.  
17 Each building in the four phases would have about 205 units,  
18 give or take a few units, totaling 821, which includes 156  
19 replacement units at the current rent levels with typical  
20 annual increases for the current residents, an additional  
21 17 percent inclusionary zoning units, and about 524 market  
22 rate units of ones, twos, threes, and studios.

23           Next slide, please. If you look at this photo,  
24 it's the courtyard between phases two and three. It's a  
25 central courtyard of the entire community. In addition to

1 high quality apartment units, we're going to bring beautiful  
2 amenity spaces to the central courtyard, fitness centers,  
3 senior centers, senior lounges, a workforce center, a  
4 daycare center, pet spa, underground parking garages,  
5 community room, and more.

6 In this photo here, right in the background below  
7 the line of trees is our proposed daycare center that would  
8 be directly facing Martin Luther King Junior Avenue  
9 southeast.

10 Next slide, please. And J.B., I think you're  
11 muted.

12 MR. LALLEMENT: Good afternoon. My name is J.B.  
13 Lallement. I am representing Eric Colbert & Associates, and  
14 I am the project architect. I am part of the applicant's  
15 team.

16 Next. Okay. So the site is bordered by Martin  
17 Luther King to the east, Fort Greble Park to the west,  
18 Leckie Elementary School to the north, Bridgepoint National  
19 Hospital to the south.

20 As we mentioned earlier, the current four  
21 buildings on the site have a total of 156 residential units,  
22 101 bedrooms, 44 two-bedroom, and 12 three-bedroom units.

23 Next, please. So the proposed development  
24 consists of four buildings. Building one, located to the  
25 south of Elmira Street, is a standalone building with its

1 own parking garage, its own loading and trash facilities.  
2 Building two, three, and four, north of Imamura, share a  
3 common parking structure, while building two and three  
4 actually share -- is considered technically one building.  
5 They share a loading and a trash facility. Building four  
6 has its own.

7 All four buildings are 60 feet tall, five stories,  
8 plus a cellar level and a penthouse level, and they all have  
9 one level of parking built, right? The development will  
10 offer over 821 residential units that are spread evenly  
11 between each building except for building one.

12 Building one will be the first building to be  
13 constructed, and we design it to accommodate all the  
14 returning residents into the new development. So out of  
15 821 units, 156 would be apartments for the returning  
16 residents, and a little bit over 130 apartments would be for  
17 IZ

18 We are providing a total of 276 parking spaces and  
19 219 long-term and short-term park spaces. We also are going  
20 to provide LEEDs gold buildings.

21 Next. So there's really two strong ideas that are  
22 the source of the design. The notion of porosity and the  
23 social garden.

24 Next. So site porosity is to make sure that the  
25 park remains connected to the neighborhood, and so we

1 oriented the building east-west, having multiple connections  
2 between Metropolitan Avenue and Fort Greble Park.

3           Physical connection mostly through Elmira Street,  
4 which is the main entry to the park, but also pedestrian  
5 connection through the private driveway on the north side,  
6 and more conceptual connection through the courtyard located  
7 between buildings two and three, where the goal is to bring  
8 the park close to Martin Luther King Avenue and bring all  
9 the greenery to MLK Avenue.

10           Next. The second idea is we need to create a  
11 social garden. So the social garden is really like a  
12 central communal location where all the residents of the  
13 development can get together. It's pretty much the heart of  
14 the project.

15           So all the amenity spaces would be distributed  
16 like a series of interlocking pavilions that are organized  
17 to maximize the outdoor views and the daylight intake. The  
18 space between each pavilion creates some more intimate  
19 outdoor spaces that the resident can take full advantage of.

20           The roof of each pavilion would be heavily  
21 vegetated and providing visual interest, privacy, but also  
22 more like a cooling effect for the apartment facing the  
23 courtyard.

24           Next. So as we mentioned earlier, part of the  
25 amenities in the courtyard, you have 5,500 square foot

1 daycare facilities that is also facing MLK. And we are  
2 providing fitness, wellness facilities for all residents  
3 from all ages, from senior to kids. Indoor basketball  
4 court, communal room, lounges for kids and for senior, and  
5 theater room, as well as a business center.

6           Next. This is one of the views as you enter into  
7 building two, one of the views of the courtyard.

8           Next. So this is really pretty much to give you  
9 an idea of the scale of the apartment. We really scaled the  
10 courtyard, the scale of the courtyard. We scale it so we  
11 can maintain privacy and try to get the maximum natural  
12 light. So this is in reference to a typical street you will  
13 find in D.C., in this case 14th Street.

14           Next. So to facilitate access to loading,  
15 parking, we provided a private driveway on the west side of  
16 the site. And this driveway connects back and connects the  
17 end, the west side of Imamura back to Martin Luther King  
18 Avenue.

19           I also want to point out that we really  
20 centralized and located all the lobbies for each individual  
21 building very close to each other. And we worked with DDOT  
22 to provide crosswalks between Imamura and in the private  
23 driveway as well to facilitate the connection between  
24 buildings.

25           Next. So this is a rendering looking at Imamura.

1 I wanted to highlight the use of different materials as well  
2 as bay projection, balconies, and all that in order to try  
3 to break down the scale of these buildings.

4           Next. This is actually a view of building two of  
5 the main entry. We're also showing the crosswalk across  
6 from the building connecting building one and building two.  
7 We are using sunshades, brise soleil in the facade, mostly  
8 of all the elevation facing south and mostly on the upper  
9 floor, as well as balconies that are distant enough from  
10 each other so to maintain privacy between each other.

11           Next. This is a view of the daycare along the  
12 MLK, and you can see above on the roof of the daycare the  
13 vegetation from the park bleeding and going all the way to  
14 Martin Luther King Avenue.

15           Next. And this is a private driveway connecting  
16 back to the urban fabric, cutting back to Darrington Street  
17 and connecting back to Martin Luther King Avenue.

18           Next. So this is to illustrate that all the  
19 material we are showing you on the main street, Imamura and  
20 Martin Luther King, would be the same material we would use  
21 at the rear of the building facing the park or along the  
22 private driveway.

23           Next. So there's pretty much two type of  
24 material, masonry, mostly to anchor the building to the  
25 ground, mostly the bay projection. On the upper floor we



1 are using lighter, more reflective materials such as metal  
2 panels.

3 Also the use of balconies and brise soleil as  
4 needed on the south facing facades.

5 Next. And this is to show you how we try to be  
6 coherent for the development about the architectural design  
7 but still some slight variation in color and in detailing  
8 from one building to another to make sure each building  
9 still has their own identity in the current development.

10 Next. So this exhibit is to highlight the area of  
11 flexibility where we are requesting flexibility only to the  
12 elevator overrun located in purple in this page. We are  
13 providing a minimum one-to-one setback for all public  
14 streets.

15 Do you mind getting a cup of water, please?

16 One-to-one setback in all public streets and all  
17 actually side yard and rear yard and a little bit over one-  
18 to-one from all the major streets such as Imamura and Martin  
19 Luther Avenue.

20 Next. So this is our section showing you into the  
21 left how we are facing the court and the side yard and rear  
22 yard. How we are one-to-one and facing the main street.  
23 How we exceed the two-to-one setback.

24 Next. Thank you. And I will make myself  
25 available for questions.

1 MS. CANAMAR CLARK: Good afternoon. My name is  
2 Gabriela Canamar Clark. I am a landscape architect for the  
3 project.

4 Next slide, please. I am going to touch on the  
5 public realm experience from the sense of arrival  
6 perspective and just pedestrian safety and circulation.  
7 This diagram puts the north arrow, so north is page right.  
8 And at the intersections over Imamura and Darrington are  
9 going to be full on complete crosswalks, you know, and  
10 legible. Our streets are aligned to what's across the  
11 street on the eastern side.

12 The idea is to provide a legible sequence of  
13 spaces and streetscapes to allow people to understand how to  
14 get to Fort Greble Park in an informed way. The daycare is  
15 shown right in the middle, the asterisk right there on  
16 Martin Luther King. And the edge, at the end of Imamura,  
17 you'll see that there will be a proposed monument site  
18 identifying the entrance of Fort Greble in a much more  
19 gracious and inviting way.

20 Next, please. Sorry to turn the north arrow. Now  
21 north is pointing up the top of the page, you see building  
22 one at the bottom and building four to the top at the north.  
23 Starting on the north side, there are two existing heritage  
24 trees by dimension on site. One is an American Elm and one  
25 is a Pin Oak.

1           In conversations with the urban forestry  
2 department, it's been determined and they agree with us that  
3 those two trees are in a hazardous condition with deep  
4 hollows and cracks. And they would support and actually  
5 recommend removal based on their health, the current health.

6           Going around clockwise, you'll see in dashed lines  
7 the existing trees to remain on Martin Luther King. The red  
8 asterisk at the bottom right on the corner of Elmira Street  
9 southwest, there will be a proposed sign with directional  
10 information for people, pedestrians, to get to the park, as  
11 well as identifying the project. Roughly located in the  
12 location of the current sign.

13           Elmira Street is intended to have complete streets  
14 with existing trees to remain on both sides and supplemental  
15 street trees as appropriate, leading on the west end of the  
16 street with that monument sign location in an improved end  
17 of the street condition.

18           Next, please. This is a snapshot of Elmira Street  
19 southwest, where we showcase the proposed directional sign  
20 on the right side of the page at the corner of Imamura and  
21 Martin Luther King. Complete street with street trees on  
22 both sides. The mid-block crossing that will connect  
23 pedestrians from building one to building two, as J.B.  
24 explained earlier. And then the sign location for the park  
25 and the proper entry to the park on page left.

1           Next, please. This is a view of the proposed sign  
2 and this is conceptual in nature. It will kind of have to  
3 go through full design, but it's in keeping with the same  
4 scale and form and shape as the current sign, with the  
5 difference being not only the project is identified, but  
6 also the direction in which the park entrance is located.

7           Next, please. Turning right and looking west,  
8 this is a view of Elmira Street southwest, where you can see  
9 the lobby of building one on the left and the lobby of  
10 building two on the right in the mid-block crossing that  
11 this team is currently studying.

12           There is a public activation of the public ground  
13 on the outside of both lobbies with places to sit, to wait  
14 for it to be picked up or dropped off, as well as ambient  
15 lighting and pedestrian lighting leading to the park  
16 entrance.

17           Next, please. This is close to the middle link to  
18 the park Fort Greble entrance monument sign. This is again  
19 as a conceptual in nature, but the idea is that there is an  
20 unequivocal understanding of where the entrance of the park  
21 is. It's celebrated. It's safe for people to continue on a  
22 sidewalk all the way to the entrance to the park.

23           Next, please. This is a snapshot of the private  
24 driveway on the north side between building three and four.  
25 It's intended to be a shared use type of street. There is a

1 great differential from one building to another, as you can  
2 see on the cross section below.

3           And if you advance to the next slide, it will give  
4 you a little better idea of what this may look like.

5 Differentiated paving for people to have safe zones. There  
6 is a marked demarcation of the crossing from building three  
7 lobby to building four lobby, and it's a pretty dynamic  
8 streetscape, all things considered with the grade elevation  
9 changes.

10           Next, please. We have endeavored to provide a  
11 planting strategy that includes, it's heavy on natives and  
12 not all, almost all of the plants are natives in all of the  
13 different categories from evergreen to perennials to  
14 deciduous shrubs, as well as trees.

15           Next, please. We have endeavored to provide  
16 seasonal interest through the entire year for all projects  
17 throughout the public realm. So, this is a snapshot of the  
18 kind of study we have provided for the entire project. It's  
19 a full-on planting plan with all of the types of plants in  
20 their different areas of interest. I have all the seasons  
21 on the record.

22           I am going to show you right now, highlighting the  
23 fall, so you see the type of strategy and analysis that  
24 we're providing for you all to review, and it's just because  
25 fall is coming and it's kind of hot around, so we thought it

1 was a good one to share. But we have provided the same  
2 study for all seasons, so we can ensure that the public  
3 realm and the pedestrian experience is amenitized throughout  
4 the year equally.

5           Next, please. This is a snapshot of the lobby of  
6 building one, and just so that you can drizzle down into a  
7 little more detail as to how the layering of the plant  
8 material will be positioned on the side so that seasonal  
9 interest comes to fruition. And you see the richness of all  
10 the different patterns and the types of plants that are  
11 proposed.

12           Next, please. I am going to show you four  
13 different snapshots of this view. This is building -- I  
14 believe it's one--looking west, and it's just a snapshot of  
15 one of those plan beds that you saw in plan view, and I will  
16 show you how we intend to achieve seasonal interest through  
17 the year.

18           Next, please. So this highlights the spring and  
19 how some of the evergreen backdrop will stay in place while  
20 some of the flowering annuals and perennials will start to  
21 emerge.

22           Next, please. This is the summer. Plants start  
23 to layer, and some of the plant materials is chosen for  
24 their native beauty as well as the, you know, just low-  
25 maintenance.

1               Next, please. Same thing with the summer -- or  
2 the fall, rather.

3               And then, next, please, we show you the winter  
4 aspect of the plants. Some of these will go through a  
5 cycle, and then some of the perennials will come back every  
6 year, providing interest and seasonality. I believe that's  
7 my last slide.

8               Next, please. Yes. Thank you.

9               MR. ZEID: Hello, I am Will Zeid with Gorove  
10 Slade. We prepared the transportation review for this  
11 project, and I will be covering those aspects here.

12              Next slide. The site is located along Martin  
13 Luther King Junior Boulevard within a quarter mile of a  
14 priority bus line. Two southbound stops are located  
15 adjacent to the site, and northbound is located on the other  
16 side of the street.

17              The project will include primary residential uses  
18 with a small on-site daycare. Parking for vehicles will be  
19 provided below grade in two garages, and bicycle parking  
20 will be provided within secure bike rooms inside the  
21 buildings.

22              The project meets zoning requirements for vehicle  
23 and bike parking, as well as vehicular loading. All loading  
24 vehicles will access the site via head-in and head-out  
25 maneuvers, and DDOT has issued their report in support of

1 the project, which conditions that the applicant agrees to.

2 Further, the site will not be eligible for RPP  
3 permits, as this block is excluded from the RPP database.

4 Next slide. The project will include  
5 reconfiguring access and reducing the number of site curb  
6 cuts on Martin Luther King Junior Boulevard, from four  
7 existing curb cuts plus the Elmira Street connection to a  
8 single private curb cut plus the Elmira Street connection.

9 Additional curb cuts will be provided at the  
10 western end of Elmira Street, providing access to on-site  
11 loading and parking. A one-way driveway will extend from  
12 Elmira Street clockwise through the site and connect back to  
13 MLK Junior Boulevard opposite Darrington Street. Pedestrian  
14 connections will be provided throughout the development, as  
15 well as mid-block crossings on both Elmira Street and the  
16 private driveway.

17 Next slide. We work with DDOT to scope a full  
18 comprehensive transportation review for the project, where  
19 we review traffic capacity and impact at nearby  
20 intersections. In order to provide the most conservative  
21 estimate of potential site impact, the on-site daycare was  
22 looked at as a standard standalone daycare, where the  
23 majority of students would arrive by car.

24 However, given the small daycare use, small size  
25 of the daycare use, and that it will be located within an



1 800-plus unit residential development, it is our expectation  
2 that the majority of students would originate from within  
3 the site or the adjacent neighborhood, and the vehicular  
4 pickup and drop-offs along MLK Junior Boulevard would be at  
5 a minimum.

6 To further allow for potential pickup and drop-  
7 offs along the site frontage, curb extensions are proposed  
8 along MLK Junior Boulevard that would improve pedestrian  
9 safety at crossings and frame in the curbside parking area  
10 to set up a better space for temporary pickup and drop-off  
11 parking.

12 Details of these operations will be coordinated  
13 with DDOT during the public space permitting process.

14 Next slide. DDOT requested that curb extensions  
15 be provided to improve safety in the area, and the project  
16 will satisfy this request by providing curb extensions at  
17 both the Elmira Street and the private driveway  
18 intersections at MLK Junior Boulevard. The details and  
19 design of these extensions will be coordinated with DDOT  
20 through the public permitting process.

21 Next slide. DDOT is in support of the project  
22 with conditions as identified in their report and summarized  
23 on this slide. The applicant agrees to these conditions and  
24 has submitted a revised TVM plan to DDOT that incorporates  
25 their additional requests. The applicant will work with

1 DDOT through the permitting process to design these  
2 improvements and address the additional coordination items  
3 identified in the DDOT report.

4 With that, I'll hand it off.

5 MS. THOMAS: Good afternoon. My name is LaToya  
6 Thomas. I am the principal of Brick & Story, and we are the  
7 engagement consultants on this project. I want to give a  
8 brief overview of our engagement process, which has lasted  
9 nearly a year. We really had three core goals for engaging  
10 both Martin's View residents and the broader community.

11 First and foremost was connecting with and  
12 integrating Martin's View residents into this process, so  
13 really making this a process that allowed Martin's View  
14 residents to provide their feedback and their input on a  
15 development that could be meaningful for them.

16 Second, creating multiple ways for stakeholders in  
17 the entire community to engage in this process, so whether  
18 you can engage for several hours or just five minutes. We  
19 wanted to create a couple of different ways to be able to  
20 get information and also provide feedback.

21 And third, trying to develop a program that really  
22 met the needs of this community, and the development team  
23 has and will continue to share some of those thoughts  
24 specific to the development program that speak to that goal.

25 Just some highlights from the last year's worth of

1 engagement. We started engagement with Martin's View  
2 residents specifically last August, initiated our contact  
3 with the ANC in the fall of last year.

4 We have launched a project website and have  
5 maintained that over the course of the last year, and have  
6 hosted a number of in-person engagements, virtual  
7 engagements, as well as ground-based door-knocking efforts  
8 specifically to get in touch with Martin's View residents.

9 We have also met with homeowners in the  
10 neighborhood as well as other institutional stakeholders  
11 over the course of the last year.

12 So again, the goal here is to create multiple  
13 pathways for folks to be involved over the last 12 months.

14 Next slide, please. Again, just to highlight some  
15 of the aspects of engagement and how we think about  
16 engagement, I have mentioned Martin's View residents, which  
17 are really the primary stakeholder group as far as we think  
18 about this development.

19 Obviously, ANC 8D being the local ANC and civic  
20 body, the institutional neighbors in this community, namely  
21 Living Word Church, Bridgepoint Hospital, and Leckie  
22 Elementary as three of the most prominent institutional  
23 stakeholders, and also neighboring homeowners and renters.

24 As you can see here on the slide, this just  
25 highlights a number of the different forms of engagement,

1 again, in-person and virtual, and the many different spaces,  
2 again, that we try to create for people, both virtual and  
3 in-person, to try to meet people where they were, to talk  
4 about the project, to connect with the development team, to  
5 also address questions and concerns, and also get feedback  
6 that could feed into the program.

7           Next slide. So I will briefly just talk about  
8 some of the common topics that were raised, and then I will  
9 turn it over to Jesse to talk through how we address some of  
10 these topics and what that means for benefits for this  
11 project.

12           So increased housing costs, obviously major  
13 concerns around if this development was going to pose an  
14 undue burden on residents at Martin's View, and I think the  
15 development team has already discussed and will continue to  
16 discuss their commitment to honoring existing rents at the  
17 property.

18           Also concerns about navigating relocation.  
19 Relocation is obviously a sensitive issue for any property  
20 going through redevelopment where there is an existing  
21 resident population, and so talking through the processes  
22 that the development team has worked on previous  
23 developments to make the relocation process as easy as  
24 possible for residents.

25           Local hiring, so there's been an interest in the

1 team's commitment to hire locally both during construction  
2 but also as part of the permanent jobs. The team has  
3 committed to that and is very interested in trying to  
4 identify local job partners and individuals as part of this  
5 project.

6 We have also heard concerns about parking impacts,  
7 obviously with the redevelopment, parking during  
8 construction and also after the developments are completed,  
9 and so Jesse will speak to that as well.

10 And then density, which has been a common theme.  
11 I am sure some of the folks here this evening will talk  
12 about that as well. Jesse will speak to that in a few  
13 minutes, but we have heard concerns about the number of  
14 units being proposed, the size of the buildings, and the  
15 number of people that would be added.

16 The development team has spoken to obviously the  
17 desire to provide one-for-one replacement as well as  
18 additional affordability, and so that does speak to some of  
19 the density goals of this particular project.

20 Now I will turn it back over to Jesse Kay from the  
21 development team.

22 MR. KAYE: Next slide, please. So this is our  
23 phasing plan. So the six slides represent the different  
24 phases of construction we're proposing on the property to  
25 minimize the impact on the current residents.

1           Slide one is the current set of four sets of  
2 buildings. Our plan is to work with a third-party company  
3 that we have partnered with called HousingToHome that does  
4 temporary relocation of residents during construction.

5           Once the first phase has been vacated either by  
6 relocating residents from that phase into the rest of the  
7 community or outside of the property, we would raise or tear  
8 down the first phase of the property and focus solely on  
9 building phase one building closest to Hadley Hospital to  
10 the south.

11           Once that building has come online and the phases  
12 two, three, and four have been vacated, we're proposing to  
13 raise those, at which point we'll have a clear site to build  
14 phases two and three and then subsequent phase four closest  
15 to Leckie, our last phase.

16           Next slide, please. So what we're bringing online  
17 after you factor in the 156 replacement units is about 665  
18 brand-new high-quality residential units, which is inclusive  
19 of a 17 percent inclusionary zoning set aside at 60 percent  
20 AMI. Eight percent of those are reserved as three-bedroom  
21 units for families within the city. And of the 820 or so,  
22 it's about 75 or so units that will have three bedrooms.

23           We're proposing LEED Gold design with rooftop  
24 solar, about 2,000 square feet per building, maybe a little  
25 bit larger once the final designs have been completed.

1 Along with LEED Gold, obviously there's significant  
2 environmental improvements to the building itself and the  
3 energy efficiency within the building, lowering the cost of  
4 rent and residency for both the returning residents and the  
5 new residents.

6 We discussed the daycare facility facing Martin  
7 Luther King Junior Avenue Southeast with entrances both to  
8 Martin Luther King as well as to the interior courtyard for  
9 the residents using the facility.

10 Streetscape improvements, both mid-block crossings  
11 on Imamura and our private street, and moving Fort Greble  
12 Park gateway signage out to Martin Luther King, making it a  
13 much more accessible and recognized park in Southwest D.C.

14 Next slide, please. As part of our community  
15 benefits agreement with the ANC, we're proposing \$175,000 to  
16 community-based organizations, outlined in the four packages  
17 below. A jobs organization space within the phase two  
18 building near the leasing office for 1,000 square feet of  
19 space for job training assistance and job searches from  
20 residents within the community and from those outside.

21 And when we do undertake construction, we're  
22 proposing at least 35 percent CBE-eligible contractors with  
23 preferences towards those in Ward 8 and from within the  
24 community for architecture, construction, engineering, and  
25 youth training from some of the technical schools in the

1 immediate vicinity.

2 Next slide, please.

3 MR. KADLECEK: In the interest of time, I realize  
4 we have gone over a little bit, so we'll go ahead and just  
5 conclude our presentation. The rest of this was a  
6 discussion from Shane Dettman on consistency with the  
7 Comprehensive Plan, and he's here and available to answer  
8 questions about the Comp Plan or any issues related to that.

9 So with that, we will conclude our presentation,  
10 and we are available to answer questions. Thank you.

11 CHAIRPERSON HOOD: Thank you, Mr. Kadlecek. Let's  
12 let Mr. Dettman do about five minutes right quick.

13 MR. KADLECEK: Okay. No problem.

14 MR. DETTMAN: Good afternoon, commissioners, and  
15 thank you, Mr. Chairman, for the opportunity to provide my  
16 comments. I will take five minutes to walk the commission  
17 through the project's consistency with the standard of  
18 review.

19 As the commission knows under Subtitle X, in order  
20 to approve a PUD, the commission must do three things, find  
21 the project to be not inconsistent with the Comp Plan when  
22 read as a whole through a racial equity lens, find that the  
23 project does not result in any unacceptable impacts, and  
24 also include specific public benefits and project amenities  
25 that are consistent with the Comprehensive Plan.



1           Assuming the commission is able to do those three  
2 things, what it must do then is to judge, balance, and  
3 reconcile the benefits and amenities that are being provided  
4 by the project, the degree of development incentives,  
5 additional height density that are being requested by the  
6 applicant, and then also assess any potential adverse  
7 impacts.

8           Next slide. As I just mentioned, under the  
9 current Comprehensive Plan, which was adopted by the Counsel  
10 in 2021, in accordance with the commission's racial equity  
11 tool, the commission must approach the Comprehensive Plan  
12 determination using a racial equity lens. The Comprehensive  
13 Plan talks about racial equity in terms of both a process as  
14 well as an outcome.

15           Next slide. Looking at the technical aspects of  
16 the Comprehensive Plan and the project's consistency with  
17 the Comp Plan, the project is not inconsistent with the  
18 generalized policy map, which has the site identified as a  
19 neighborhood conservation area, and then the southern  
20 portion is identified as institutional, although we have  
21 researched that and can't quite figure out why.

22           The Comprehensive Plan shows the southern portion  
23 of the site as institutional. As was mentioned by Jesse,  
24 the existing buildings were constructed in the 1940s. We  
25 have looked at prior maps, and it's always been sort of

1 institutional ever since the 1980s. We see it as a  
2 cartographic error.

3           However, to the extent that the commission finds  
4 that it might be inconsistent, the Comprehensive Plan does  
5 provide guidance on institutional areas, just stating that  
6 to the extent that there's a land use change, what's  
7 constructed on the site needs to just take into account the  
8 surrounding context of the area.

9           Next slide. And next slide. The future land use  
10 map identifies the site as moderate density residential.  
11 The proposed RA-2 zone is specifically identified in the  
12 framework element as being consistent with the moderate  
13 density residential designation, and the proposed density of  
14 the project is well within the density parameters that are  
15 envisioned under the Comprehensive Plan under RA-2 PUD.

16           Next slide. We looked at the Comprehensive Plan  
17 policy guidance through the commissions using the  
18 commission's racial equity lens. I will just focus on the  
19 policy guidance as well as the evaluation of the project  
20 through various equitable development indicators.

21           The community guidance and engagement has already  
22 been covered by the project, and obviously the Office of  
23 Planning has provided you with the disaggregated data.

24           Next slide. I wanted to just touch upon one  
25 aspect of Comprehensive Plan policy guidance. We did a

1 thorough Comprehensive Plan analysis. It's in the record,  
2 but specifically a housing element policy talking about  
3 redevelopment of affordable housing. This policy  
4 technically, from a technical perspective, wouldn't apply to  
5 this project because it's not contemplating the  
6 redevelopment of dedicated affordable housing.

7 But nonetheless, this particular policy does set  
8 forth a number of anti-displacement strategies talking about  
9 guaranteed right of return, comprehensive relocation plan,  
10 bringing existing tenants back on site under similar rent  
11 rates, as well as one-to-one replacement.

12 As has been presented here already, the project is  
13 not inconsistent with any of those particular anti-  
14 displacement strategies.

15 Next slide. We looked at the project through a  
16 racial equity lens under the indicators that are set forth  
17 in the commission's racial equity tool when it comes to  
18 direct and indirect displacement, housing, physical, as well  
19 as access to opportunity. Much of what's already been  
20 touched upon already in our presentation and would only note  
21 that we believe that the project, when evaluated through  
22 these indicators, would result in overall positive impacts.

23 Next slide. Next slide. And so when we look at  
24 the project benefits and amenities, the somewhat minor  
25 development flexibility that is being requested in terms of

1 additional height and density compared to the existing zone,  
2 as well as the technical zoning flexibility, I do believe  
3 that the project weighs very much in favor of approval.

4           Listed here under the categories of the public  
5 benefits and project amenities set forth in the zoning  
6 regulations, you can see the extensive number of project  
7 benefits and amenities that are being proffered.

8           Next slide. And we look at that with respect to  
9 the development incentives where the project is requesting  
10 an additional height of approximately 20 feet, an additional  
11 1.5 FAR of additional density, and then you can see there  
12 listed the technical zoning flexibility.

13           Next slide. And of course we looked at it for  
14 potential impacts. I won't go through any of these just to  
15 say that overall when looking at the potential impacts  
16 according to the various, you know, topic areas that you can  
17 see listed there, we believe that the project results  
18 heavily in favorable impacts.

19           And to the extent that there are impacts, they are  
20 capable of being mitigated through the TDM as well as the  
21 urban design that's been incorporated into the project.

22           Next slide. And then next slide. This is just  
23 showing you on the left the benefits and amenities that are  
24 being proffered as well as the incentives that are being  
25 requested. Again, noting that the benefits far outweigh the

1 incentives that are being requested.

2 And then finally, next slide. And so with that, I  
3 would conclude that the project is not inconsistent with the  
4 Comprehensive Plan when read as a whole through a racial  
5 equity lens, will not result in any unacceptable impacts.

6 But rather the impacts are predominantly  
7 favorable. They are capable of being mitigated. And I  
8 don't believe that there are any projects or impacts that we  
9 would have to say that are acceptable, but that they are  
10 acceptable given the impacts or the public benefits that are  
11 being proffered. The project is far superior to what would  
12 otherwise be able to be developed in a matter of rate  
13 zoning.

14 And finally, the development incentives and  
15 flexibility are balanced by the proffered benefits and  
16 amenities of the project.

17 And with that, I will hand it back to Cary.

18 MR. KADLECEK: Thank you. That concludes our  
19 presentation, and we're available for questions.

20 CHAIRPERSON HOOD: Thank you very much,  
21 Mr. Kadlecek and team. We appreciate your presentation.  
22 Let's see if we have any questions or comments. I am going  
23 to start with Commissioner Stidham first. Then Commissioner  
24 Imamura, then Vice Chair Miller, then myself.

25 Commissioner Stidham?

1           COMMISSIONER STIDHAM: Thank you. So a number of  
2 comments and just a few questions, actually. I will let  
3 Commissioner Imamura speak to the architecture, but I will  
4 say that these are very attractive buildings that you're  
5 suggesting. I really appreciate your thoughtfulness with  
6 the landscaping and not just a little bit of landscaping,  
7 but thinking about the seasonality and how that space  
8 interacts with the building, and what benefit that provides  
9 to the people that are living there.

10           Also, you must have done a really good job in your  
11 community engagement because this is a big change in density  
12 for this community. And it looks like that there's not a  
13 lot of opposition. So congrats on actually taking the time  
14 needed to work with the community and get to where you are.

15           Another piece that I think is quite successful for  
16 you is you're not turning your back to Fort Greble Park.  
17 You are making it a part -- you're improving the connection  
18 of not only the community to that park, but also this new  
19 community to the park.

20           One of my questions was going to be about the  
21 number of three bedroom units, but I believe you said  
22 8 percent, which is approximately 70 units. Can you give me  
23 the breakdown? So is it -- I believe you said it's one-,  
24 two-, three-bedroom and studio. Is that correct?

25           MR. KADLECEK: Yes. It is. Yes. It is.

1           COMMISSIONER STIDHAM: How many of the units? Can  
2 you give me the rest of the breakdown?

3           MR. KADLECEK: Sure. Can I defer to J.B. for the  
4 breakdown?

5           CHAIRPERSON HOOD: Yeah, J.B. will be the  
6 architect.

7           MR. LALLEMENT: So overall, we are providing  
8 8 percent of three bedrooms, 24 percent of twos, 44 percent  
9 of one bedroom, 14 percent of what we call urban one  
10 bedroom, and 10 percent of studios.

11          COMMISSIONER STIDHAM: What was the 14?

12          MR. LALLEMENT: So 14 percent of what we call  
13 urban one bedrooms are a little bit smaller one bedroom  
14 units. So total one bedroom unit will be 58 percent.

15          COMMISSIONER STIDHAM: Okay. Thank you for that.  
16 I think you can see the job is going through the Comp Plan  
17 consistency, so --

18          CHAIRPERSON HOOD: We're getting the echo. I am  
19 hearing myself talk. Yep. And I don't want to hear myself  
20 talk once. I am hearing it too. Okay. There we go. Okay.  
21 Commissioner Stidham. I am sorry.

22          COMMISSIONER STIDHAM: Well, I muted. I wonder if  
23 the echo is coming from me. So let me know if you heard it  
24 again. The last question I had was related to, it was noted  
25 in OP's report about the Comp Plan inconsistencies related

1 to not all of the far southeast and southwest policies were  
2 being identified.

3 Can Mr. Dettman or someone from the team speak to  
4 any of the policies that are not being addressed by this  
5 development?

6 MR. KADLECEK: Mr. Dettman will speak to it, so  
7 just one second.

8 MR. DETTMAN: Commissioner Stidham, I am just  
9 bringing up the Office of Planning's report real quick so I  
10 can speak directly to that particular aspect of the report.

11 Great. My understanding is that the Office of  
12 Planning did identify or make a note that there were certain  
13 policies in the Comprehensive Plan relating to impacts on  
14 sort of the surrounding community under the economic  
15 development element related to impacts of the project on  
16 surrounding businesses and whatnot.

17 And it's sort of going to the aspect of potential  
18 commercial displacement. It's been a comment that's been  
19 noted in a number of recent projects, and in giving that  
20 idea some thought, it's certainly an important aspect of the  
21 considerations around commercial displacement.

22 Although I believe that this is an area that does  
23 not have a strong retail market, and so this kind of goes to  
24 density as well. I think the additional density that's  
25 going to come from this project, particularly the additional



1 market rate housing that's going to come with this project,  
2 in addition to preserving the existing affordable housing,  
3 bringing a 17 percent additional IZ, and then bringing in  
4 the market rate, it's going to expand upon the income  
5 profile of the neighborhood.

6           So I know I am going to sort of the issue of  
7 density as well that was mentioned, a little bit of concern,  
8 but it's an area of the city that has a weak retail market,  
9 and part of, if you look at the example of the Good Foods  
10 Market, which was a grocery store that opened in Bellevue, I  
11 think in 2021 or 2020, around the height of the pandemic,  
12 and it has since closed down.

13           And if you read some of the articles about that,  
14 the owner of that store talked about how the increases in  
15 prices made it really, really hard to stay open because they  
16 didn't want to raise their prices because of the income  
17 profile of the area.

18           So I think that with the additional housing,  
19 additional density in this neighborhood, it's going to  
20 expand the income profile of the neighborhood and sort of  
21 expand it and make it more of a mixed income community.

22           And because of that, I think it's going to  
23 actually assist some of the existing businesses that are in  
24 the area with the additional incomes that are coming into  
25 the area to the extent that there could be impacts to

1 existing businesses caused by increased property rents or  
2 rent rates.

3           There are programs that the district has that are  
4 available to small business owners to help them withstand  
5 the potential impacts of, you know, rising land values and  
6 rising rent increases. It's outside of zoning, but those  
7 are programs that are available to existing businesses to  
8 the extent that this project could have an impact on them.

9           COMMISSIONER STIDHAM: Great, that was super  
10 helpful. I appreciate the additional detail.

11           Chair, and I will turn it back to you.

12           CHAIRPERSON HOOD: Okay. Thank you, Commissioner  
13 Stidham. Commissioner Imamura, any questions or comments?

14           COMMISSIONER IMAMURA: Thank you, Mr. Chairman. I  
15 will try to be brief, but there is a lot here, a lot of  
16 great, many great things to comment on.

17           I first want to thank the applicant for just a  
18 complete holistic and comprehensive approach and strategy,  
19 design strategy for this project, not just architecturally,  
20 not just through the landscape design, but just in its  
21 totality.

22           So, I will try -- I have got about a half, well  
23 about a dozen sticky notes here. I am not sure I will be  
24 able to walk through them all in maybe a coherent way, but I  
25 will try. Just walking backwards, I think from a few things

1 that we have just heard, and I want to thank Commissioner  
2 Stidham for asking her questions on those of which I  
3 probably would have forgotten to ask. But I agree that the  
4 landscape design is pretty strong with this project.

5 I want to thank the applicant for the potential  
6 slide impact -- or potential impact slide rather, in the  
7 slide deck there, just outlining all the various agencies  
8 that have expressed either no objection or support for the  
9 project.

10 I also want to thank the applicant for showing the  
11 visualization of the phasing plan, the phasing one through  
12 six, that was very helpful to see.

13 Also, the effort for, I think it's maybe somebody,  
14 Mr. Kaye might have mentioned about a very robust relocation  
15 package and assistance for the current tenants there, so  
16 appreciate that very much.

17 Let's see, there's a lot here. I am just trying  
18 to go through this in an organized way. I guess I will  
19 touch on the IZ units, as Commissioner Stidham had  
20 highlighted there, a significant number of them, three  
21 bedrooms, eight percent. I see in some places it's at 63  
22 units, others, I think for tonight, have mentioned 75 units.  
23 Perhaps either way, it's pretty significant in terms of also  
24 the range of two bedrooms, three bedrooms, one bedrooms, and  
25 studio apartments, so thank you for that.

1           A total of 821, which is pretty significant, and  
2   156 is 100 replacement, so that's considerable there.

3           I certainly think that the RA-2 zone here is not  
4   inconsistent with the Comp Plan and the amount of density  
5   here, so certainly supportive of that.

6           I also want to comment on the LEED Gold with 2,000  
7   square feet per building of photovoltaics or solar panels,  
8   almost 8,000. That's pretty substantial. I think I read  
9   somewhere, too, fully electric building, which is pretty  
10  substantial and significant.

11          Let's see. The other thing I know that -- oh, I  
12  don't want to, I am leaving the architecture last because  
13  Commissioner Stidham set me up for that, so I want to make  
14  sure I highlight that, but I just want to also appreciate  
15  and comment on the stakeholder ecosystem and the way that  
16  was described. I thought that was really effective. I hope  
17  other applicants kind of look at the stakeholder ecosystem.

18          Then the comment about meeting people where they  
19  are or where they were, and the community benefits agreement  
20  of \$175,000 to local community organizations is pretty  
21  substantial, too. So many positive things about this  
22  project. I don't know. I am sure I have missed a few.

23          But let's talk a little bit about the architecture  
24  and the landscape architecture. In there, I do have maybe a  
25  question or two.

1           Oh, I don't want to forget Mr. Zeid in  
2 transportation. As he knows, I don't often comment on  
3 transportation issues, but I do appreciate the curb  
4 extensions at MLK and Imamura, so thank you, Mr. Zeid, for  
5 highlighting that. That is definitely important, and then  
6 the complete street at Elmira Street, too.

7           I'd like to focus first on landscape architecture,  
8 though Ms. Canamar doesn't need to come up yet. I just  
9 wanted to say that Mr. Lallement's description of the social  
10 garden and the rendering was very successful, and the  
11 description of the interlocking pavilions. Especially I  
12 appreciate the section of the courtyard versus the typical  
13 street section of D.C. That was very helpful to see, too,  
14 so thank you for that.

15           The comment about the streetscape hierarchy, too,  
16 I wanted to note that I did pay attention to that, and I  
17 thought that was very successful. I did note the American  
18 Elm and the Pin Oak and their removal. I saw also on the  
19 landscape plan the existing street trees there. I am  
20 curious how successful you think you'll be to keep those  
21 protected and alive throughout construction, but we can come  
22 back to that later.

23           I do have a question for Ms. Canamar. I guess we  
24 could start with that, Mr. Kadlec, if you don't mind.  
25 Just if Ms. Canamar could address sort of the protection

1 plan for those trees. And then also I noticed -- I  
2 appreciate that both the architect and the landscape  
3 architect are here, and then I always try to work in a  
4 question about stormwater management.

5           So, Ms. Canamar, I know that you have probably  
6 been working very closely with the civil engineer, hopefully  
7 taking lead on that aspect of it. But I did note that you  
8 are exceeding -- if I can see, whether it's by a percent or  
9 two, your stormwater management goals. And what I'd like  
10 for you to talk to is what you're doing differently to  
11 capture over 100 percent. I am trying to find those numbers  
12 there now, but if you could just -- here we go.

13           Yeah, let's see. An extra 392 gallons for  
14 building one, building two and three, an extra  
15 1,100 gallons, and building four, another 1100 gallons. I  
16 am sorry, building two and three with 1,700 gallons. So, if  
17 you could address those two questions. So, what are you  
18 doing to protect the street trees, and then would it be that  
19 different than what's required for your stormwater  
20 management to exceed the required goals?

21           MS. CANAMAR CLARK: Thank you, Mr. --

22           CHAIRPERSON HOOD: Unfortunately, I think because  
23 where you all are, you're going to have to mute, or the  
24 admins are going to have to mute the admins team. So,  
25 again, Commissioner Imamura, if you can repeat your last.

1 Because we heard it like three times, if you can repeat your  
2 last comments.

3 COMMISSIONER IMAMURA: Sure. Thank you,  
4 Mr. Chairman. So, just my question here, Ms. Canamar, is  
5 what are you doing to protect the existing street trees?  
6 And then if you could really speak to a little bit about the  
7 stormwater management strategy and what you're doing  
8 differently to exceed the D.C. requirements, albeit maybe by  
9 a percent or two, but just would like for you to highlight  
10 that.

11 MS. CANAMAR CLARK: Thank you, Mr. Imamura.  
12 Regarding the protection of the trees, we'll continue to  
13 monitor the health. We have an arborist in our team  
14 dedicated to monitor the health of the existing trees to  
15 remain. As the goal of all of us in the city is to protect  
16 the trees already there, but some of them may be in decline  
17 by the time the construction gets mobilized.

18 What we're going to do is going to work directly  
19 with DOT to provide all of the required tree protection  
20 measurements as standard by the city. When there is a  
21 requirement to do more for whatever particular location of  
22 our particular tree, depending on the construction  
23 management plan, we will do so.

24 That's what I can offer at this time, monitor and  
25 work together with the Department of on the construction

1 plans and access plans.

2           Regarding the stormwater management, it's  
3 typically designed, at least at the very beginning, a little  
4 bit more over capacity. That's why you see an excess.  
5 Because by the time the full engineering of all the systems  
6 has come into place, then we start losing pieces to provide  
7 for space for mechanical equipment and so forth in  
8 construction.

9           But by and large, it's robust because of the  
10 amount of green roof that is available to us to design to.  
11 Then, of course, to J.B.'s point and the architectural  
12 design, so dynamic of the courtyard, it allows us to  
13 basically play with the different volumes of the building,  
14 providing extensive and intensive combinations of green  
15 roof. So we do have a fair amount of greenscape to provide  
16 full-on stormwater management as well as GAR compliance.

17           I don't know if that satisfies your answer.

18           COMMISSIONER IMAMURA: It does. It does. If you  
19 could mute, Ms. Canamar. Thank you very much. Yes. I  
20 appreciate that response. That makes a lot of sense.

21           I will say, my next question is going to be for  
22 Mr. Lallement, but both for both you and Mr. Lallement,  
23 Ms. Canamar, nothing for you to respond here, but I imagine  
24 that you're integral to the conceptual designs for the  
25 street signage and Fort Greble Park signage there.



1           I know those were only conceptual renderings, but  
2 what I saw was that, at least from my point of view, I know  
3 there's probably going to be more work behind that. I am  
4 not convinced that it actually speaks to or aligns with the  
5 architecture as designed. And so I certainly hope that you  
6 work with the architect's team to refine that signage there  
7 in both locations. So thank you very much.

8           Then I do have a question for Mr. Lallement for  
9 the architecture. So, thank you, Mr. Lallement. I agree  
10 with Commissioner Stidham. The architecture here, both in  
11 form and the articulation materiality is quite successful.  
12 I am just really impressed with, just on both levels, the  
13 landscape design as well as the architectural design. The  
14 brise soleil as your shading devices.

15           Again, the variation in materials such as the  
16 corrugated metal that you're using, I thought was all very  
17 successful as well as color. What I didn't mention too, but  
18 I should have with Ms. Canamar, and this goes for you too  
19 Mr. Lallement, is just for the landscape, I was really  
20 impressed by the texture, the pattern, the density, the  
21 layering there.

22           The same with the architecture there. Just with  
23 your materiality, the texture, the color patterning, I  
24 thought it's very successful.

25           I do have a question in here though, and it goes

1 to -- two questions actually. So your description of the  
2 porosity in the social garden, I thought was very effective.  
3 Porosity I saw was east-west. Your lobbies, I was just  
4 curious if that porosity exists north-south through the  
5 lobby space. It seems like there's a lot of glass in the  
6 lobby space, at least from one of the renderings, which was  
7 really successful actually. So there's sort of this indoor-  
8 outdoor space, but I was curious if that's actually strong  
9 all the way through all four buildings.

10 MR. LALLEMENT: It's a very good point you make in  
11 here. Yeah, there's a lot of porosity as well north-south.  
12 I think it's part of the second concept. It's really the  
13 connectivity to the social garden from building one and  
14 possibly building four, which are the two north and south  
15 buildings. We just wanted to make sure they can benefit as  
16 well from the garden.

17 So we try to provide the maximum glass at the  
18 entry of each building and mostly interior glass from  
19 building two and three, looking at the courtyard. So our  
20 goal was as you enter building two and three, you can really  
21 have an overall look of these spaces outdoor and indoor  
22 directly. So looking at glass was the best solution for us.

23 COMMISSIONER IMAMURA: All right. Thank you. I  
24 thought that's very successful. And then my last question  
25 is, I know that there's a request here for some additional

1 height because of the elevator overrun using a hydraulic  
2 elevator. And I am certain that you have probably studied  
3 other elevator systems.

4 And so just for the record, I'd like for you to  
5 explain why the hydraulic elevator is the elevator of choice  
6 versus, say a machine roomless or any other elevator system  
7 where maybe your overrun wouldn't be as high.

8 MR. LALLEMENT: Actually, because we cannot use an  
9 hydraulic elevator, it's why we are requesting the extra  
10 height. As you know, hydraulic elevator are -- all the  
11 mechanical system are below the cab. Because the travel  
12 distance between the parking garage to the penthouse level  
13 exceeds all the recommended manufacturer, we cannot use  
14 hydraulics. So we need to use a traction system.

15 Traction system pushes the mechanical system above  
16 the cab. And doing so we need to provide balance for the  
17 maintenance people to be able to maintain the system. So  
18 it's what we learned with experience. And we have seen the  
19 only manufacturer, the longest distance I think we found was  
20 50 feet. We need to do 75 feet at least between garage to  
21 penthouse, which explains the relief.

22 COMMISSIONER IMAMURA: All right. Thank you,  
23 Mr. Lallement. I appreciate your explanation for the  
24 traction system.

25 Mr. Chairman, I don't think that I have any other

1 questions or comments. I guess I do have one more comment,  
2 actually. It builds off of Commissioner Stidham's comment  
3 about the applicant taking a look at the seasonality plan  
4 strategy for all four seasons for the landscape design. I  
5 do want to comment just on one other thing, if you'll  
6 indulge me. I just want to make a comment for OP. I don't  
7 know if I can find my notes here.

8           In OP's additional requests, if I can find this.  
9 So I know OP had asked the applicant to take a closer look  
10 at a few things. The creation of the parkway, the park  
11 gateway at Fort Greble Park.

12           There's a reason why I am commenting on this and  
13 the bicycles, and the addition of the outdoor -- provisions  
14 of the outdoor amenities outside the confined courtyard,  
15 among other things that OP had asked for. And let's see.  
16 The programming of the interior courtyard as it relates to  
17 provisions of light and air reaching the space.

18           My reason for bringing this up is I just wanted to  
19 note OP's level of expertise and commitment to residents of  
20 the city to improve the built environment through each  
21 project. And so that OP has a tremendous number of subject  
22 matter experts. And so they are working hard for the city  
23 and as are other agencies, DDOT and others.

24           But I just wanted to bring that up so that other  
25 residents of the city understand that there are civil

1 servants out there working on their behalf for every project  
2 here and bring up some very important issues to make sure  
3 that the applicant for better -- the applicant strives for a  
4 better outcome.

5           So I want to thank OP for really challenging the  
6 applicant here to develop what I think is a tremendous  
7 project. And so with that, Mr. Chairman, I will yield back  
8 and thank you for the additional air time.

9           CHAIRPERSON HOOD: No problem. Thank you,  
10 Commissioner Imamura.

11           Vice Chair Miller.

12           VICE CHAIR MILLER: Thank you, Mr. Chairman, and  
13 thank you to the applicants, the Martin View applicants'  
14 team for presenting this project today and for all of your  
15 community outreach and engagement with the ANC 8D and others  
16 in the community. And I thank my fellow commissioners for  
17 their comprehensive questions and comments, all of their  
18 comments, which were mostly almost all positive.

19           I associate myself with all those positive  
20 comments about this beneficial project, both for new  
21 residents and for existing residents.

22           I mean, there are a lot of -- I mean, it's a big  
23 project, 821, is it 821 units? Yeah. I see nodding of the  
24 head. But the design and the materials and the courtyard  
25 and all the landscaping really has broken it up to make it

1 not seem as huge as it is. And I commend you on that  
2 design, the materials and all of it.

3 And you have got all those amenities, the fitness  
4 and wellness center, the workforce training center, that  
5 large courtyard with -- is it both passive and active space  
6 or is it just passive space? Remind me. It's in the  
7 record, I believe. But if someone can remind me about the  
8 courtyard and the landscaping, is there active space outside  
9 or is it all passive?

10 MR. KADLECEK: It's both active and passive.

11 VICE CHAIR MILLER: Right. And so that's very  
12 commendable. And that indoor fitness center, the wellness  
13 center has that indoor basketball court, you said, and all  
14 the LEED Gold and other sustainable features that my fellow  
15 commissioners have touched on, asked questions about.

16 Let me ask you about -- so I don't really have  
17 that much more to cover. I did want to ask if you could  
18 address -- and the most important public benefit I neglected  
19 to mention as I was going through probably just a partial  
20 list, obviously, there is the daycare center.

21 But is the affordable units, the 17 percent  
22 overall set-aside of affordable units, which is far greater  
23 than our minimum set-aside in the inclusionary zoning  
24 program? And your at OP's recommendation, you have agreed  
25 that each of the four buildings will have at least

1 13 percent inclusionary zoning. Is that correct? Can you  
2 just confirm that?

3 MR. KAYE: Yes. That's correct.

4 VICE CHAIR MILLER: Yeah. So that's very  
5 commendable. It looks like the residents who currently live  
6 where building one is going -- well, how many residents live  
7 currently, or how many units and residents are there in the  
8 space that is going to be designed, that's going to be used  
9 for building one?

10 MR. KAYE: It's about 40, about 39.

11 VICE CHAIR MILLER: And so those residents will be  
12 moving into vacant units if they want to. They have a  
13 tenant relocation plan and the right to return is also very  
14 commendable as part of your community benefits agreement.  
15 So it looks like those residents will have to move, if they  
16 choose to stay on site twice, I guess they'll have to move  
17 into existing buildings while building one is being built,  
18 and then they can move back into building one.

19 So that's 40 that will have to move twice. But if  
20 it's on site, that's not as bad as moving elsewhere,  
21 although a move is a move is a move, and it always involves  
22 a lot of moving and packing up. Is that correct, though?  
23 They'll have to move twice. Are they the only ones who have  
24 to move twice?

25 MR. KAYE: Yes. That's correct. The only ones

1 would be out of their site and then back into building one.  
2 Correct. Preferably offsite. As of a few months ago, we  
3 had 25 vacancies in the community. So I would think right  
4 now, 20 of which would be in the other three sets of  
5 buildings. Five of them would be in the first set. So we  
6 would be looking at relocating temporarily about 20 units  
7 offsite.

8 VICE CHAIR MILLER: And you have identified  
9 offsite locations or potential locations for that? What's  
10 the status of that?

11 MR. KAYE: Sure. Sure. So Jason Stern and I own  
12 about 100 units within a quarter mile of this property  
13 already. So we have properties in our portfolio that could  
14 accommodate relocations. And if not, about six months prior  
15 to the relocation, the third party partner we have used  
16 HousingToHome, we would start to source potential apartments  
17 to relocate to during construction, and they would provide  
18 that list to the tenants.

19 Obviously, we can't hold. It's impractical to  
20 have another landlord hold units vacant for our units. So  
21 it's a rolling list, and it will be revised as needed, and  
22 more often as we approach the period of move-ups.

23 VICE CHAIR MILLER: So thank you for that  
24 response. Let me ask you if you could respond to the ANC 8D  
25 has their exhibits in support of the project, but they had



1 ongoing reservations or concerns.

2           And one of them, if you could just respond to, for  
3 the record here, was about the additional costs of utilities  
4 or parking that may impact existing tenants' capacity to  
5 return, and whether the relocation plan addresses that in  
6 any way, utility and parking and other fees that may be  
7 associated other than rent.

8           And I recognize and appreciate that you have had  
9 the rents capped on an annual basis, and it initially would  
10 be comparable to the existing rents. But can you just  
11 respond to the ANC's, one of their ongoing concerns about  
12 the additional fees that may be associated?

13           MR. KAYE: Sure. So right now, there's about, I  
14 think, 27 to 30 parking spaces among the entire community.  
15 So we're increasing that by about ninefold for the new  
16 development. Our proposal right now is for people who want  
17 to -- who are currently on the property and currently using  
18 parking spaces within the community, is to halve the cost of  
19 garage parking upon relocating back to the community.

20           We are requesting that the returning residents do  
21 have a utility fee associated in addition to their rent when  
22 they do return. But because of LEED Gold certification, and  
23 because of individual unit metering on both electric and on  
24 water, tenants will basically pay their own usage. So those  
25 that have a higher consumption will have a higher bill,

1 those with lower consumption will have a lower bill.

2 And we do have -- we will be working with Pepco.  
3 I believe there's a \$475 per year credit available from  
4 Pepco to put towards the utility costs of the returning  
5 residents.

6 And I think the piece that I got confused about,  
7 but just to answer, is that when tenants are relocated off  
8 the property from phase one, we will be paying the  
9 difference, both their moving costs and the difference of  
10 rent with what they are currently paying and whatever their  
11 new landlord is charging.

12 So there's no actual difference in rent at any  
13 point from occupancy to move out to returning to the  
14 community.

15 VICE CHAIR MILLER: Well, that's great. Can you  
16 just repeat again what you said about the \$475 Pepco credit?  
17 What is that?

18 MR. KAYE: Sure, I can. My partner Jason would be  
19 more suited to take that question. I believe he's done the  
20 research on it.

21 MR. STERN: Hey there. There's a federal program  
22 that is administered through D.C. specifically for different  
23 tiers of low-income tenants. And for the lowest 30th  
24 percentile of tenants, there's a \$475 electric annual credit  
25 or reimbursement to help cover utilities.

1           There's also other programs that we have started  
2 to look into. Like Jesse said, we're already going to get  
3 the benefit of having the LEED Gold building and reducing  
4 overall utilities. But there's also some programs that are  
5 administered by D.C. when it comes to catch-up on utilities  
6 and maybe a few others that can help benefit.

7           We're also looking at community solar as part of  
8 the solar that's going on the roof of this project. Jesse  
9 and myself have a few other buildings that we have  
10 participated with community solar on, and our tenants there  
11 have had the option to sign up for community solar and then  
12 get 50 percent off of their utility bills.

13           So we think that there's a lot of different  
14 opportunities for the returning tenants and for new tenants  
15 for that matter. So that's where I will leave it.

16           VICE CHAIR MILLER: Thank you. Thank you for that  
17 explanation. Just out of curiosity, what is the current  
18 occupancy rate of the apartment complex?

19           MR. KAYE: Sure. So right now, as of our most  
20 recent ledgers, we have 25 vacant out of 156. So it's a  
21 16 percent vacancy currently on our most recent numbers.

22           MR. STERN: That was from the rent rule from the  
23 end of last year. We can certainly look at the rent rule.  
24 We don't own the property right now, but we can request that  
25 and update the board.

1                   VICE CHAIR MILLER: Thank you. One of the other  
2 ANC concerns was the parking. You just stated that you're  
3 increasing the parking number of parking spaces on site by  
4 nine-fold. Of course, you're increasing the population by  
5 about seven-fold, I guess, or six-fold. Do you have a --

6                   MR. KAYE: It's about five, five times the  
7 increase.

8                   VICE CHAIR MILLER: Okay. But can you just -- and  
9 I may ask DDOT this question as well. I realize you're  
10 meeting the -- I think you need to mute. Okay. Thank you.  
11 You're meeting the zoning DDOT standards for the minimum  
12 amount of parking, but I guess there was a concern expressed  
13 by the ANC and by the -- I saw one letter that recently came  
14 in opposition about the adequacy of the parking.

15                   And I guess that's in particular because they have  
16 to drive out of this food desert to get to a grocery store,  
17 although many people shop at a grocery store with a car  
18 anyway, even if they are nearby. But can you just address  
19 the adequacy of the parking for the residents that will be  
20 there?

21                   MR. ZEID: Sure. Will Zeid again with Gorove  
22 Slade. We are right at about, as you mentioned, the  
23 baseline zoning requirement for the site. Technically,  
24 since we're within a quarter mile of a priority bus transit  
25 line, we could provide as much as half of that, right? So

1 we were at the baseline, and then we're allowed a reduction  
2 to half of that.

3 We're about double the minimum that we could  
4 provide for the site and still meet zoning. We are right  
5 below DDOT's maximum recommended. So DDOT would say no more  
6 than about 290 spaces for a site like this, and we're, you  
7 know, just below that. So if we were to go above that, DDOT  
8 would say we have too much parking, right? So we're right  
9 in that spot for a site like this.

10 Another thing we see is the amount of parking that  
11 the site provides generally drives the type of tenant that  
12 moves into the building. There are buildings in the area  
13 that you could move to that have more parking on a per unit  
14 basis. And so if that's your need, you would generally move  
15 to a building like that.

16 For the people that and don't rely so much on  
17 cars, a building such as this with a lower parking rate  
18 would be a better fit for them. I think I mentioned in the  
19 presentation this site will not be eligible for RPP, but the  
20 applicant, I think, is committed to working with the  
21 neighborhood across the street or the neighborhood in  
22 general if they would like to get RPP, more RPP restrictions  
23 put in place along the residential streets that they live on  
24 to sort of guarantee that people won't move into this  
25 building and expect to park on those streets. The applicant

1 will support that if that's the direction they would like to  
2 go.

3 VICE CHAIR MILLER: Thank you for that response.  
4 While you're there, Mr. Zeid, can you mute for a second  
5 while I talk? Thank you. Just to confirm, you are agreeing  
6 to all of the DDOT conditions that were in their report, is  
7 that correct?

8 MR. ZEID: That is correct.

9 VICE CHAIR MILLER: Thank you. And can you or  
10 someone indicate whether the mid-block crossing that you're  
11 proposing, which does seem to be necessary, helpful for the  
12 project and for the community, can you address whether that  
13 is a mitigation of transportation issues or whether that's a  
14 public benefit or is it both? What do you characterize that  
15 as?

16 MR. ZEID: Sure, so that aspect would be a  
17 community benefit, and we'll work through the exact design  
18 of it during the public space permitting process.

19 VICE CHAIR MILLER: Okay. Thank you. And just  
20 lastly, there are a number of balconies, which I always like  
21 personally in this project. What percentage of the units,  
22 and I should have commented specifically about the number of  
23 two- and three-bedroom units, is to be commended, family-  
24 sized units.

25 But can you comment on what percentage of the

1 units have balconies or approximately?

2 MR. LALLEMENT: Unfortunately, I can't provide  
3 this number right now, but I would be happy to follow up and  
4 to give you the exact number of units and unit type with  
5 balconies.

6 VICE CHAIR MILLER: I didn't need an exact number.  
7 I just was looking for approximate.

8 MR. LALLEMENT: Approximate, I will say 20 percent  
9 of the units will have balconies. I think one of the  
10 challenges, and when we work through the design process, we  
11 tried to avoid having too much proximity between balconies  
12 and being too close to each other. So, I would say about  
13 20 percent, but I need to verify this number to make sure  
14 it's fully accurate.

15 VICE CHAIR MILLER: Okay. Thank you. So, I don't  
16 have any further questions. Mr. Chairman, again, I thank  
17 the applicant's team for this redevelopment of existing  
18 residential property, 80 years old, it's probably overdue.  
19 And it is very attractive, and I think it will be a benefit  
20 for both the existing residents, for all the new residents,  
21 and for your surrounding community. So, I thank you for all  
22 of your work, and I appreciate your responses and  
23 presentation today. Thank you, Mr. Chairman.

24 CHAIRPERSON HOOD: Thank you. I am going to be  
25 relatively brief. I appreciate all of my colleagues'

1 questions and comments, and I am going to ask my few the way  
2 that I ask them.

3           Let me just ask Ms. Kadlecek, and I am sure  
4 Mr. Kaye, or whomever, can answer this. Is there a market  
5 for this? I know we have residents returning, but I am  
6 looking at the increase, and it kind of goes along with some  
7 of the concerns, I think the ANC, and also we have one  
8 letter, I believe, in opposition. Some of the things that  
9 they bring out.

10           Is there a market for this? And if it is, can you  
11 tell me how did we get to 821, which I think is, what is it,  
12 fivefold, whatever the case is, but how did we get there?  
13 And I am not sure who needs to answer that.

14           MR. KADLECEK: One second, we're figuring out who  
15 the best answer is.

16           MR. KAYE: I think originally we looked at the RA-  
17 2 zone, and we analyzed what we thought the demand was for  
18 the neighborhood, and the movement of a residency within  
19 Washington, D.C., and towards seven and eight. Jason and  
20 myself have been developing in the ward for 14 years now.  
21 We have done a dozen, maybe 18 to 20 projects since we  
22 started.

23           We focus solely on the neighborhood, and we see  
24 the movement of the rest of the city expanding across the  
25 bridge into southeast Washington, D.C. You've got Barry



1 Farms with a massive redevelopment. St. Elizabeth's has  
2 come online. The 11th Street Bridge is expanding Capitol  
3 Hill over into the southeast market now.

4 And so looking ahead, call it three to four years  
5 on delivery, we think that this is a prime location with a  
6 beautiful site that would allow maximum number of residents  
7 to move within the city, and also have prime amenities  
8 within their own community.

9 CHAIRPERSON HOOD: Okay. I don't want to get into  
10 a debate, but I can tell you, that's -- I appreciate what  
11 you all view, and I know you all are subject matter experts,  
12 but I am a realist, and I just think I am not really sure of  
13 that. And I will just leave it at that, because I know what  
14 I am hearing from -- I am in the community too, and I know  
15 what I am hearing from residents of seven and eight, and  
16 some of the things they want.

17 Now, what I do like -- now, let me say the better  
18 side for me, is I do like the modernization of what you're  
19 trying to do. I like to heavy up. When I hear heavy up, I  
20 know you're coming into the 21st century. When I hear that  
21 type of language, and I think the residents, wherever you  
22 live, I think those residents should have those amenities,  
23 and we need to be able to make sure they are afforded.

24 But let me back up and look at the relocation  
25 plan. One of the things, Mr. Kaye, that kind of concerned

1 me was when I looked at the relocation plan, the very first  
2 paragraph, the way I interpreted it was, everybody is not  
3 always perfect. And if there's some deficiencies, then it  
4 looks like they are ruled out. And I want to know, is there  
5 some wiggle room to work with residents who may have had  
6 some downfalls somewhere along the line, and they need a  
7 little help to get them to be able to qualify and be able to  
8 be relocated and come back home? Are there some wiggle  
9 room?

10 MR. KAYE: I want to answer. Actually, at some  
11 point, I want to elaborate on the first question you asked,  
12 but I will answer this one now because it's more present in  
13 the conversation. When do you say wiggle room, are you  
14 saying, is there assistance for credit counseling and  
15 security deposits during a relocation before moving back to  
16 the property or are you asking if --

17 CHAIRPERSON HOOD: So -- I am sorry. Go ahead.

18 MR. KAYE: Are you asking if we're willing to  
19 accept the residents back to the property after the  
20 redevelopment?

21 CHAIRPERSON HOOD: Well, I believe the last part,  
22 the latter part, I know that's the truth fact. I think I  
23 can answer that one for you.

24 MR. KAYE: Yes. Okay. Yeah.

25 CHAIRPERSON HOOD: When I read definitions, and it

1 says affected residents, all households living in Martin's  
2 View, as of the date of the general information, though, so  
3 maybe I am reading into this too much. Hold on a second. I  
4 don't know why I come until I start talking. It says, this  
5 term shall not apply to any resident who is or becomes in  
6 violation of their lease or currently is involved in an  
7 eviction proceeding.

8 I can understand an eviction proceeding. But a  
9 violation, some people may call it, what is a violation of  
10 the lease? And it could be that I fell maybe a couple of  
11 weeks behind, and I am paying two weeks late. I am just  
12 using that as a lighter example, not the three and four  
13 months late, or maybe the year late.

14 But is there some wiggle room to work with  
15 somebody who's close, but not exactly there to be able to  
16 return? That's my question.

17 MR. KAYE: Oh, absolutely. I think what we're  
18 trying to do is keep a community-focused project. As any  
19 landlord, as any resident of any community, everybody wants  
20 safe, quality housing. They want minimal disruptions to the  
21 way that they live.

22 If someone is eight months behind or six months  
23 behind, and they are deemed to not be able to return and pay  
24 their rent, according to the current rent schedule, once  
25 they return, they might not be a great fit for the

1 community. But if they are one or two months behind, in  
2 addition to programs like ERAP or Flex in Washington, D.C.,  
3 you know, unique accommodations, yeah. I think people that  
4 are behind by a month or two, given certain circumstances,  
5 shouldn't be eliminated from being able to return.

6 But severely delinquent tenants, I think we would  
7 be setting them up for failure in ourselves as well.

8 CHAIRPERSON HOOD: Okay. Yeah. And let me just  
9 say, I looked at some of the other things in this. I like  
10 the relocation plan, but I just want to make sure there's  
11 some wiggle room because nobody lives a life perfect. I  
12 know that we all have shortcomings and things that we do. I  
13 want to make sure that we don't just parch them out, and  
14 they have to go out to Prince George's County or wherever  
15 they go and leave the district.

16 Because I don't think our elected officials or the  
17 residents of the city want to see that happen because we are  
18 not involved -- and this zoning commission, I know we don't  
19 push for dislocation and pushing people out of the city.  
20 We're trying to keep them in. So I appreciate your answer.

21 Let me ask this.

22 MR. KAYE: Can I --

23 CHAIRPERSON HOOD: Sure. The first question?

24 MR. KAYE: Before we move forward, can I go back  
25 to your first question?

1                   CHAIRPERSON HOOD: Sure.

2                   MR. KAYE: Yeah. Look, I think the problem that  
3 we have here is it's a question of the chicken or the egg.  
4 You know do you develop before a grocery store comes to the  
5 area or do you put a grocery store in before you have the  
6 demand for the grocery store itself?

7                   As a capitalist, in any capitalist market, the  
8 grocery is not coming in before you have the local  
9 population to be able to support that business. We have  
10 another property a few blocks from here on Brandywine and  
11 South Capitol, but I know that there's been talks about  
12 bringing the grocery store too. It's not the Good Foods  
13 Market, but there's a bank site that's large enough to house  
14 a grocery.

15                  And so as someone who's been in the community for  
16 doing work in this community for a long time, I too would  
17 love to see food come in to this area or a Starbucks or a  
18 coffee shop. And so for me, at least having a development  
19 this size coming to the neighborhood would support the  
20 demand for additional commerce entering the market as well.

21                  And we're limited on the amount of space we can  
22 continue developing in the city. And so this is why we  
23 chose this number of units in this location.

24                  CHAIRPERSON HOOD: Okay. I dig it. I dig it. I  
25 am not in opposition to what you're trying to do. I am just

1 making sure I have covered all bases because I too, like you  
2 have been developing, I too have been here for a while.

3 And I do know that when we got ready for all the  
4 wall masts that were supposed to show up and we started  
5 building up, and they all left. So I have been around for  
6 that exercise as well. And again, I am not criticizing, I  
7 am just making sure that we cover all bases as we move  
8 forward.

9 Let me ask this, the engagement piece, and let me  
10 commend you. I don't recall having a whole engagement piece  
11 done previously. I know that's relatively new with us in  
12 the Comp Plan, but can we talk about -- I am not sure, I  
13 can't remember the young lady's name. Can she come back up?  
14 And let's talk about, walk me through the engagement.

15 And also, Mr. Kaye, did some of the engagement  
16 help us get to the resolve that you're presenting here  
17 today? I guess that's my first question.

18 MR. KAYE: Yes. It did. LaToya can give you some  
19 more details on that as well.

20 CHAIRPERSON HOOD: Okay. I am sorry, forgive me.

21 MS. THOMAS: No problem. LaToya Thomas with Brick  
22 & Story.

23 CHAIRPERSON HOOD: Okay, Ms. Thomas.

24 MS. THOMAS: And sorry, just to clarify, before I  
25 talk about the resolutions, the first question was just

1 generally a quick walkthrough or review of the engagement  
2 process as well.

3 CHAIRPERSON HOOD: Well, I really don't want to  
4 hear myself twice either. But you know, I was thinking as  
5 we go through this, there's another counselor that comes in  
6 front of us, and Mr. Dettman may appreciate this, and they  
7 are having the same problem. Nobody else has had that  
8 problem. There's one common denominator. And Mr. Dettman,  
9 I will just leave it at that.

10 Ms. Thomas, let me just ask you this question.  
11 What did that look like? How did you incorporate, quickly,  
12 how did you incorporate some of the community's issues,  
13 concerns, or comments into what we have here in front of us  
14 today?

15 MS. THOMAS: Sure. So, I will go 30,000 foot and  
16 then come down. And what I am going to articulate is not  
17 unique to Martin's View. It's actually, I would say, it's  
18 core to how we as an urban planning consultancy work and how  
19 we think about stakeholder engagement, all that we do with  
20 stakeholder engagement.

21 So, we try to think very intentionally about how  
22 we're creating different spaces in the development and  
23 planning space to bring people into these processes in a  
24 meaningful way.

25 Specifically, with Martin's View, you know, one of

1 our first exercises was really trying to do what we call  
2 stakeholder mapping. So, really understand, I mentioned the  
3 term ecosystem earlier, who makes up this community. So,  
4 that's those bigger buckets that we have talked about,  
5 Martin's View residents, the ANC, neighbors, whether they  
6 are renters or homeowners, institutional partners.

7           And then we also start to figure out, okay, among  
8 those groups, who's the most active, maybe who's not the  
9 most active, particularly among the Martin's View residents.

10           And then think about strategies from there that  
11 work to get to the folks who may always come out to a  
12 meeting, but then get to the folks who are not going to come  
13 out to a meeting, but they might call in or dial into a  
14 Zoom, or they might come outside if we set up a tent with a  
15 table and information in front of the leasing office at the  
16 property. So, really trying to create a number of different  
17 pathways to engage.

18           In terms of some of the issues that we heard  
19 throughout the project and how we tried to address some of  
20 those, and you know, as you have heard in this process, we  
21 have tried to address, I think, as many as possible, have  
22 not necessarily reached resolution with some residents or  
23 community stakeholders on all issues.

24           An issue that actually came up very early on that  
25 is now showing as part of this development scheme actually



1 came from the senior population at Martin's View. Seniors  
2 were very particularly concerned about what quality of life  
3 would look like for them in the new development,  
4 particularly because there's a large number of seniors.  
5 There are older seniors, but also younger seniors who would  
6 like to age in place at Martin's View. There was a lot of  
7 concern around what the amenities could look like for them.

8           And so, as a result, the development team ended up  
9 putting into their common amenities package dedicated senior  
10 spaces. So, specifically for the development program, I'd  
11 actually say that's one major component that came as part of  
12 direct conversation and engagement with residents, and  
13 specifically with a core group of seniors who'd been  
14 involved throughout the process.

15           Another comment that came through our engagement  
16 process with the homeowners was the decision to work with  
17 the community to establish RPP for the rest of the  
18 neighborhood and eliminate or prevent the Martin's View site  
19 from being eligible for RPP. That decision was actually  
20 made as a result of hearing about the parking concerns and  
21 the impacts that could have not just during construction,  
22 but really post-development.

23           And so, that was a solution that had not  
24 originally been on the table, but that was broached after a  
25 lot of our conversations with residents in the community,

1 especially this spring.

2 So, those are just two core examples, I would say,  
3 that got to some of the issues that have resulted in the  
4 development plan that you see today.

5 CHAIRPERSON HOOD: Okay. Thank you, Ms. Thomas.  
6 I appreciate that. If you all could mute. I do have a  
7 question that our Counsel has also asked me to ask, and I  
8 need to make sure I ask it.

9 So, there was mention about zoning flexibility for  
10 community center in the presentation, I believe. Can you  
11 tell me where that information is in the record,  
12 Mr. Kadlecek? Is that in the record?

13 MR. KADLECEK: Yeah. So that's a very new  
14 addition. That's part of the community benefits agreement,  
15 which is in the record. I don't -- I can look at it here  
16 quickly.

17 CHAIRPERSON HOOD: Sorry, if you haven't seen the  
18 record, just look at it.

19 MR. KADLECEK: Yeah, it's Exhibit 26. And one of  
20 the provisions in the community benefits agreement is that  
21 the applicant's team will reserve in the project, and as  
22 mentioned earlier, it will be in Building 2, about 1,000  
23 square feet for a job, workforce training, which would be  
24 for a nonprofit.

25 That's not a matter of right use in the RA-2 zone,

1 and so we're saying that would be a community service center  
2 use. And fortunately, with the impending publication of  
3 Order 2225, the zoning commission can approve that use as  
4 consistent with the development. And the reason there's not  
5 more about in the record is, as I mentioned, because this  
6 all just came about as a result of the community benefits  
7 agreement that was just signed.

8 CHAIRPERSON HOOD: Mr. Kadlecek, let's make sure  
9 we update our record. We have sufficient information on how  
10 we move forward. Let's make sure that's updated, and we can  
11 work with our Counsel to make sure we have everything in the  
12 record.

13 I hope Mr. Dettman got my joke about this echoing,  
14 because we shouldn't have these problems, and I will leave  
15 it at that.

16 Let me ask this question about the -- in Ward 8, I  
17 expect to maybe hear this from Reverend Hamilton and others.  
18 In Ward 8, we have a lot of community organizations which do  
19 development as well. I want to name the Anacostia  
20 Coordinating Counsel. We have different businesses that do  
21 things in Ward 8. Are we working with them?

22 Let me ask Mr. Kaye, are we working with those  
23 groups as well as we move forward in this? Because we have  
24 groups that have been out there for years, and I know Stan  
25 Jackson, who used to be our deputy mayor, has been out there

1 working for years. Are we working with those groups as we  
2 move forward with this project?

3 MR. KAYE: Right now, it's early in the process.  
4 We haven't even spoken to contractors. At this point, we're  
5 still several years off, but we will be. We will be deeply  
6 engaged in the community.

7 The general contractor we have used on our own  
8 projects for the last 12 to 13 years is an MBE, LSDBE in  
9 Southeast D.C. He's been a massive proponent of bringing on  
10 minority contractors. We have another low-income housing  
11 tax credit project a few blocks away from here as well. On  
12 that one, we have 50 percent set aside as well. We'll be  
13 deeply engaged in the community as this project progresses.

14 CHAIRPERSON HOOD: And what I have always  
15 stressed, Mr. Kaye, is that we can do that earlier than  
16 later so the district residents can get their pool together  
17 and be able to participate. And I know Ward 8 is -- Ward 7  
18 and 8 definitely has a number of organizations who are very  
19 in tune to development out in Ward 7 and 8. They would be  
20 great resources to reach out to sooner than later. I will  
21 leave it at that.

22 MR. KAYE: 100 percent. Yeah. We're massive  
23 fans. I will say on a side note, we haven't started a  
24 project where local youth haven't come on a project asking  
25 for jobs on a regular basis. We have at least brought

1 several of them on to most projects and start them off on  
2 their own trade school journeys as well.

3 CHAIRPERSON HOOD: Okay.

4 MR. KAYE: So, yes. We'll prioritize local  
5 contractors without a doubt.

6 CHAIRPERSON HOOD: Okay. All right. I am looking  
7 forward to following and depending upon what we do with it,  
8 continuing in that process. I will say that I know my  
9 colleagues have commented on the architecture. I did like  
10 the architecture. It reminds me of what I see in other  
11 parts of the city and also what I see when I go up in  
12 Bethesda and other areas. So I do like that type of what I  
13 see from an architectural standpoint.

14 I don't have any other questions. Any follow-ups?  
15 No follow-ups? Let me go to ANC. Ms. Schellin, do we have  
16 anyone from ANC 8d?

17 MS. SCHELLIN: Let me see if the chairman has  
18 gotten on since we last looked. I do not see her.

19 CHAIRPERSON HOOD: Okay.

20 MS. SCHELLIN: So, I don't see her on.

21 CHAIRPERSON HOOD: All right. Let's go to Office  
22 of Planning.

23 MS. SCHELLIN: All right.

24 CHAIRPERSON HOOD: I know they got to make a move,  
25 so let's go to Office of Planning. And if we have to, we

1 can come back and ask after additional questions later if we  
2 have additional. Who is from Office -- let me get my screen  
3 together. Mr. Jurkovic, I believe. Okay. Did I pronounce  
4 your name, right?

5 MR. JURKOVIC: It's Jurkovic, Chairman.

6 CHAIRPERSON HOOD: Jurkovic, Jurkovic. Where did  
7 I get that from? I don't know. All right. Mr. Jurkovic,  
8 go right ahead.

9 MR. JURKOVIC: Thank you. Thank you,  
10 Mr. Chairman. The Office of Planning recommends approval of  
11 the PUD and related map amendment with the applicant's  
12 requested areas of flexibility.

13 Since set down, we have continued discussion with  
14 the applicant, and our initial comments have been resolved.  
15 The project would not be inconsistent with the Comprehensive  
16 Plan when viewed through a racial equity lens.

17 The proposed development would include  
18 approximately 821 units, 8 percent of which will be three-  
19 bedroom units, and up to 156 will be naturally occurring  
20 affordable housing preserved through on-site tenant  
21 relocation. With additional affordable units provided  
22 through the proffered 17 percent IZ set-aside, separate from  
23 the IZ commitment required for habitable penthouse space.

24 In addition to the housing benefits the project  
25 will provide, a dedicated space for child daycare will also

1 be provided, while improvements to the streetscape will  
2 encourage pedestrian traffic and emphasize Fort Greble Park.

3 In summary, we found that the benefits of the  
4 project would be commensurate with the level of flexibility  
5 sought through the PUD. I hope you concludes that the PUD  
6 meets the criteria for approval and recommends the  
7 commission approve the application. Thank you. And I am  
8 happy to answer any questions.

9 CHAIRPERSON HOOD: Thank you, Mr. Jurkovic. Let's  
10 see if we have any questions or comments.

11 Commissioner Stidham any questions or comments?

12 COMMISSIONER STIDHAM: No. No questions or  
13 comments. Thank you for your report.

14 CHAIRPERSON HOOD: Okay. And Commissioner  
15 Imamura, any questions or comments?

16 COMMISSIONER IMAMURA: No questions. Thank you,  
17 Mr. Jurkovic, for your work on this report and this project.

18 CHAIRPERSON HOOD: And Vice Chair Miller, any  
19 questions or comments?

20 VICE CHAIR MILLER: I also have no questions. I  
21 thank Mr. Jurkovic for the Office of Planning work on this  
22 case and all of your recommendations and working with the  
23 applicant to reach a resolution of any of your issues. So,  
24 thank you very much.

25 CHAIRPERSON HOOD: And thank you, Mr. Jurkovic, as

1 well for your presentation and your report. And again, I  
2 apologize for mispronouncing your name. It may happen more.  
3 I had somebody, it took me a whole year to get it right, and  
4 I sometimes still never got it right. So, forgive me,  
5 Mr. Jurkovic. Hopefully, I will get yours quicker than I  
6 did previously the other.

7 Let's see if the applicant has any questions for  
8 the Office of Planning. Mr. Kadlecek?

9 MR. KADLECEK: No questions. Thank you.

10 CHAIRPERSON HOOD: All right. Thank you,  
11 Mr. Jurkovic. Thank you very much.

12 Oh, Michelle, do we have anyone from the ANC? I  
13 don't want to get in trouble.

14 MS. SCHELLIN: I am still not seeing her.

15 CHAIRPERSON HOOD: Okay. All right. All right.  
16 Thank you, Mr. Jurkovic. We appreciate your presentation.

17 Okay. Michelle, we need to now go back to DDOT,  
18 right?

19 I didn't hear you.

20 MS. SCHELLIN: Yes.

21 CHAIRPERSON HOOD: Okay. Who do we have from  
22 DDOT?

23 MS. SCHELLIN: I believe it's -- I am going to  
24 probably mispronounce it, Jutte or Jutte?

25 MR. JUTTE: That's pretty good. It's Jutte. Yep,



1 Jutte.

2 CHAIRPERSON HOOD: Mr. Jutte. Okay.

3 MS. SCHELLIN: Okay. Perfect.

4 CHAIRPERSON HOOD: So, I am not the only one  
5 mispronouncing names.

6 MS. SCHELLIN: I was correct first, though.

7 MR. JUTTE: She got it. She got it. Good  
8 evening, Chairman Hood and members of the commission. For  
9 the record, I am Preston Jutte with the District Department  
10 of Transportation.

11 DDOT is supportive of the applicant's proposal to  
12 redevelop the Martin's View PUD site. In our July 12, 2024  
13 report, which is in the record as Exhibit 24, we recommended  
14 approval with three conditions. Construct pedestrian safety  
15 improvements on Martin Luther King Junior Avenue and Elmira  
16 Street Southwest. Implement a Transportation Demand  
17 Management Plan, and provide truck turning diagrams to  
18 ensure trucks can enter and exit the public roadway network  
19 with head-in, head-out movements consistent with DDOT  
20 standards.

21 As you have heard in the applicant's presentation,  
22 they have agreed to all our requested conditions subject to  
23 feasibility and final DDOT approval and have already  
24 provided the reference truck turning diagrams.

25 And with those included in the zoning order, DDOT

1 has no objection to the approval of this consolidated PUD  
2 and map amendment application.

3 We look forward to continuing to work with the  
4 applicant on the pedestrian safety improvements, as well as  
5 the analysis of appropriate traffic control devices at  
6 nearby intersections, the design of the streetscape, and the  
7 curbside management plan as they go through public space  
8 permitting.

9 Thank you, and I'd be happy to answer any  
10 questions.

11 CHAIRPERSON HOOD: Thank you, Mr. Jutte. Let's  
12 see if we have any questions or comments. Commissioner  
13 Stidham?

14 COMMISSIONER STIDHAM: No. No questions or  
15 comments. Thank you for your report.

16 CHAIRPERSON HOOD: Okay. Commissioner Imamura,  
17 any questions or comments?

18 COMMISSIONER IMAMURA: Thank you, Mr. Jutte.

19 CHAIRPERSON HOOD: And Vice Chair Miller?

20 VICE CHAIR MILLER: No questions. Thank you,  
21 Mr. Jutte, for the DDOT report and all your work on this,  
22 all DDOT's work with the applicant on this project.

23 CHAIRPERSON HOOD: Okay. Mr. Jutte, let me ask  
24 you, do you think that the parking here, I know they meet  
25 the quota and our regulations, maybe we need to revisit.

1           Do you think the parking is adequate? Do you  
2 think it's over parked? Or as the community is insinuating  
3 or presenting to the way I am getting it, is they think that  
4 it's under parked? What do you think, Mr. Jutte, your  
5 expert opinion?

6           MR. JUTTE: I think it's adequately parked based  
7 on our maximum preference and the zoning requirements.

8           CHAIRPERSON HOOD: Okay. That's all I want to  
9 hear. Thank you very much. We appreciate it. Does the  
10 applicant, Mr. Kadlecek, do you have any questions of DDOT?

11          MR. KADLECEK: No questions. Thank you.

12          CHAIRPERSON HOOD: All right. and Ms. Schellin,  
13 again, we don't have a Reverend Hamilton from ANC.

14          So, thank you, Mr. Jutte, we appreciate your  
15 presentation to us as well. Okay.

16          Ms. Schellin, who do we go to now?

17          MS. SCHELLIN: Now, with the government agencies  
18 out of the way, we will move to the public.

19          CHAIRPERSON HOOD: Okay. Let's go to government  
20 support.

21          MS. SCHELLIN: Okay. Let me go to the list. And  
22 so, in support, we have -- let's see, Jason Stern was part  
23 of the applicant's team, correct?

24          CHAIRPERSON HOOD: But you know what? Let me do  
25 the ANC report, Ms. Schellin. I just thought about it. I

1 need to -- since they are not here, I guess I will do the  
2 report.

3 MS. SCHELLIN: Okay.

4 CHAIRPERSON HOOD: Do you know what exhibit it is,  
5 right? I know it just came in. Let me go. Okay. I see  
6 it.

7 MS. SCHELLIN: Thirty-five.

8 CHAIRPERSON HOOD: Thirty-five. I got it. Okay.  
9 The ANC supports this petition this time. The vote was four  
10 in support out of a total of six. As expressed in the  
11 letter of support with reservations, the ANC remains  
12 concerned about the size and scope of the project and its  
13 impact on the traffic and travel in the community, as well  
14 as potential added rental costs.

15 Again, some of that has been discussed. I would  
16 ask that Mr. Kaye and others, you all continue to work with  
17 the communities you have already stated you would do. And I  
18 am sure you all will make it a win-win for everybody. So, I  
19 will leave it at that for now.

20 Okay. Ms. Schellin, let's continue.

21 MS. SCHELLIN: Chairman Hood, I am not sure that  
22 was the vote. I think it was four out of six need to be  
23 there. In order to have a quorum. Is that not correct?

24 CHAIRPERSON HOOD: Is the vote recorded somewhere?

25 MS. SCHELLIN: I thought it might be further down.

1           CHAIRPERSON HOOD: Oh, maybe it's not. It's kind  
2 of bunched up in there, maybe.

3           CHAIRPERSON HOOD: Okay. Well, maybe I --

4           MS. SCHELLIN: Is it further down, maybe on the  
5 form?

6           CHAIRPERSON HOOD: No. I didn't see it. I just  
7 saw four of six.

8           MS. SCHELLIN: Let me see.

9           CHAIRPERSON HOOD: Yeah. I don't see anything at  
10 the bottom.

11           MS. SCHELLIN: If maybe, Exhibit 35, if maybe I  
12 can take a look. Oh, maybe it's further up then. Well, you  
13 know what? It's because she wrote it in her report, I  
14 think.

15           CHAIRPERSON HOOD: But it's still in favor. They  
16 support it with those concerns.

17           MS. SCHELLIN: Right.

18           CHAIRPERSON HOOD: Okay. All right. All right.  
19 Well, I don't know.

20           MS. SCHELLIN: She put the date. That's what it  
21 was. She put the date in there where the vote is supposed  
22 to be. That's what it was.

23           CHAIRPERSON HOOD: Okay. All right. Well, we  
24 know four was present out of six members. So apparently --

25           MS. SCHELLIN: Yes.

1                   CHAIRPERSON HOOD: Okay. All right. We did the  
2 best we could.

3                   MS. SCHELLIN: Yeah.

4                   CHAIRPERSON HOOD: Did the applicant go to the ANC  
5 meeting when they took the vote, Mr. Kadlecek? Maybe you  
6 can help us clarify this.

7                   MR. KADLECEK: I am sorry, Mr. Hood. Can you  
8 please repeat your question?

9                   CHAIRPERSON HOOD: Were y'all -- did the applicant  
10 Okay. I am hearing myself twice. Did the applicant, did  
11 anybody from the applicant's team go to the, when they took  
12 the ANC took the vote?

13                  MR. KADLECEK: No. None of us from the  
14 applicant's team were present when they took their vote.

15                  CHAIRPERSON HOOD: Okay. That's all right.  
16 Michelle, we'll just go where we have four out of six. We  
17 don't know what the vote is. And if, is this two vote case  
18 or one vote?

19                  MS. SCHELLIN: It is two.

20                  CHAIRPERSON HOOD: Yeah, well, they can tighten  
21 that up depending on how we go at the next vote.

22                  MS. SCHELLIN: Okay. The applicant can work with  
23 them because I think the applicant worked with them to get  
24 this in.

25                  CHAIRPERSON HOOD: Okay.

1 MS. SCHELLIN: So, they can work with them on  
2 that. I think there was just some confusion. They don't do  
3 this all the time, so.

4 CHAIRPERSON HOOD: No problem. No problem.

5 MS. SCHELLIN: But it's great that they are  
6 participating in zoning cases. So, going back to the  
7 witness list, or you want to -- you're finished with reading  
8 their report, and you're ready to --

9 CHAIRPERSON HOOD: Yeah. I am finished with their  
10 report, and I have to straighten that out. Let's go to  
11 those in support.

12 MS. SCHELLIN: Okay. And was Jason Stern part of  
13 the applicant's team? I believe he was.

14 MR. KADLECEK: Yes. He is a part of our team.

15 MS. SCHELLIN: Okay. And then we have part of the  
16 team, part of the team. We have none in support, then.

17 CHAIRPERSON HOOD: Do we have anyone here in  
18 opposition?

19 MS. SCHELLIN: Two. The first one would be Sheila  
20 Bunn, representing Bellevue Neighborhood Civic Association.

21 CHAIRPERSON HOOD: Okay.

22 MS. SCHELLIN: The next one, Anna Hamilton,  
23 individual.

24 CHAIRPERSON HOOD: Okay.

25 MS. SCHELLIN: Next, Frederick Nelson,

1 representing Friends of Bellevue. And the last is Wanda  
2 Nettles, individual.

3 CHAIRPERSON HOOD: Okay. Let's bring everyone up,  
4 and we will start with Ms. Sheila Bunn.

5 MS. BUNN: Good afternoon. Can you hear me?

6 CHAIRPERSON HOOD: Yes. We can.

7 MS. BUNN: Awesome. Can I start?

8 CHAIRPERSON HOOD: You may proceed. Yes.

9 MS. BUNN: All right. Thank you. Good afternoon,  
10 members of the Zoning Commission and fellow community  
11 members also in attendance. I am Sheila Bunn, a native  
12 Washingtonian and 44-year resident of the Bellevue  
13 Neighborhood, residing on Elmira Street Southwest. I also  
14 serve as Vice President of the Bellevue Neighborhood Civic  
15 Association.

16 I appreciate this opportunity to speak to you  
17 today regarding the proposed Martin's View redevelopment  
18 project in Ward 8 on Martin Luther King Junior Avenue  
19 Southwest. While I wholeheartedly support my neighbors at  
20 the current Martin's View receiving the very needed  
21 amenities and upgrades this redevelopment would bring to  
22 them and our community, I want to express our deep concerns  
23 in opposition to the scale and size of this redevelopment  
24 project.

25 The Bellevue Neighborhood, with its rich, unique,



1 and local identity, is asking the Zoning Commission to hear  
2 our concerns and give us the opportunity to impact the  
3 design and size of this project. We applaud the developers  
4 for their community engagement on this project, however, the  
5 developers have been unwilling to compromise on the scale  
6 and size of the project given the community's expressed  
7 concerns that this proposed large-scale development will  
8 overshadow the modest homes that have been standing for  
9 generations, create more traffic congestion, and exacerbate  
10 an already tenuous parking situation on Martin Luther King  
11 Junior Avenue, Elmira, Forrester, Darrington, and Danbury  
12 Streets Southwest.

13           This project proposes 821 residential units, more  
14 than tripling the number of current units in this low-rise  
15 redevelopment, and only providing 273 underground parking  
16 spaces. Although the district is working toward getting as  
17 many cars as possible off our roads, it is unrealistic to  
18 think that all of the remaining 665-unit renters will walk  
19 or use public transportation and not have a need for  
20 personal transportation in this area.

21           Furthermore, other residents should not have to  
22 pay for RPP because of this project and the planned  
23 renovation of adjacent Leckie Elementary School at the same  
24 time for the next five to seven years.

25           In addition to the parking issues, we face the

1 loss of our wonderful skyline view and the encroachment of  
2 our green spaces, elements that make our neighborhood unique  
3 and inviting. This proposal calls for five stories and a  
4 penthouse comparable to the height of the Bridgepoint  
5 Hospital next to it. This will potentially obstruct our  
6 view and sense of openness leading to Barton's View and Fort  
7 Greble Park.

8           Bellevue is known for its unique character and  
9 close-knit community. Large-scale redevelopment projects  
10 risk eroding this character by introducing high-density  
11 housing and commercial spaces that do not align with the  
12 existing neighborhood's aesthetic and cultural fabric.  
13 Development should enhance and preserve our community's  
14 unique identity, not undermine it.

15           The Martin's View redevelopment plan, as currently  
16 proposed, will relocate current residents on-site or to an  
17 off-site location of their choosing during construction.  
18 While this plan will cut down on displacement out of the  
19 ward, questions remain as to what fees and utilities  
20 returning residents will have to pay.

21           Further, it is unknown whether returning residents  
22 will be able to afford the additional cost of parking that  
23 may be imposed on them upon return.

24           The current proposal plans for approximately 821  
25 new residential units. It seems that some units may be

1 designated as affordable, but it is unclear as to the  
2 overall number and affordability levels of these units.

3 Further, the market rate cost of the non-  
4 affordable units has not been mentioned nor data presented  
5 that there is a market for an additional 665 units.

6 Our existing infrastructure and public services  
7 are already under significant strain. The influx of new  
8 residents without corresponding improvements to schools,  
9 transportation, health care facilities, and other essential  
10 services will only exacerbate these issues.

11 The Bellevue neighborhood like so many on the  
12 eastern of the district is in a food desert, lacks many  
13 basic amenities, and too often delayed city services.  
14 Adding an additional 665 or more residents could worsen the  
15 situation.

16 In conclusion, while I welcome and understand the  
17 need for development and growth, it must be done  
18 thoughtfully and inclusively. The current Martin's View  
19 redevelopment proposal does not meet these criteria in terms  
20 of scale and size. I urge the Zoning Commission to consider  
21 the community's concerns and revise the plan to address the  
22 aforementioned issues.

23 Thank you for your time and consideration.

24 CHAIRPERSON HOOD: Thank you, Ms. Bunn.

25 Hopefully, you can hold tight. We may have some follow-up

1 questions.

2           Let me see. Ms. Schellin, I can't see everybody.  
3 I think Ms. Nettles is next.

4           MS. NETTLES: Good evening. My name is Wanda  
5 Nettles, and I am a resident at 155 Darrington Street  
6 Southwest. I am a stone's throw away from the proposed  
7 development center court. I oppose the size of this  
8 project. I am not opposed to redevelopment. I have gone to  
9 their meetings. I have said to them clearly, how can it be  
10 scaled back? It's too big for our neighborhood.

11           I have lived here since 1968. And I can't imagine  
12 an overcrowded, overpopulated area that I am going to have  
13 to look at every day. Is that, in my mind, something for  
14 this community in terms of mental health? People living in  
15 congested spaces too close together is not a good thing. I  
16 have expressed this opinion to the developer.

17           Parking for this project overflowing onto our  
18 streets is not a good idea for us either. We already have  
19 the issue of cars, apartment dwellers mainly, living in the  
20 neighborhood, and they refuse to register their vehicles in  
21 the District of Columbia.

22           So they can rent a house and have five cars all  
23 registered in Virginia or Maryland. And then it leaves no  
24 parking for residents who are taxpayers in every sense of  
25 the word. Registered cars, property tax, and income tax.

1           So from my perspective, I am saying the project  
2 size is not a fit for this neighborhood. And I am asking  
3 the Zoning Commission to not grant the request as they  
4 stand. Send the developer back to redraw a smaller scale.  
5 I don't want to have my view blocked.

6           I live a stone's throw away. I look at that  
7 project every single day. In the open space, it's  
8 beautiful. To have a blob blocking the air and the view is  
9 unacceptable. Thank you.

10           CHAIRPERSON HOOD: Thank you, Ms. Nettles. If you  
11 can hold tight, we may have some questions for you.

12           MS. NETTLES: Yes.

13           CHAIRPERSON HOOD: Okay. Thank you.  
14 Ms. Schellin, can you help me? I think, is it Mr. Nelson?  
15 Fred Nelson?

16           MS. SCHELLIN: Actually, Anna Hamilton and  
17 Mr. Nelson were actually before Ms. Nettles, but she started  
18 speaking, so I didn't want to interrupt.

19           CHAIRPERSON HOOD: Okay. I am just going by who I  
20 see on my screen. I may not go in that order, but anyway.  
21 Let's go to Anna -- I forgot her last name. I just see  
22 Anna.

23           MS. HAMILTON: It's Anna Hamilton.

24           CHAIRPERSON HOOD: Ms. Hamilton. Go right ahead.

25           MS. HAMILTON: Thank you. Good afternoon,

1 everyone. I have lived across the street from Martin's View  
2 for the past five years. The proposed redevelopment will be  
3 detrimental to my community. I want to make it clear that I  
4 fully support the residents getting new buildings.

5           However, the size is problematic. The  
6 justification given is not sufficient. This project seems  
7 to benefit the developers financially rather than serve the  
8 community.

9           Out of the proposed units, only 150 are designated  
10 as affordable. Does this include the current residents who  
11 pay well below market rates? There are so many unanswered  
12 questions about affordability. We have space here in  
13 Bellevue. This is vital to our well-being. The destruction  
14 of this will cause significant harm to the community and  
15 environment.

16           Parking is already an issue, as you have heard.  
17 Increasing the units will make it worse. Enforcement of the  
18 proposed residential parking permits, especially on  
19 weekends, is questionable. I, like many neighbors, have no  
20 access to off-street parking. Additionally, parking would  
21 not be free for residents at the new building, costing  
22 upwards of \$200 or more based on their existing properties.  
23 This would negatively affect us all, especially during  
24 holidays and events.

25           The new development will block natural light

1 coming into our homes, replacing our skyline with artificial  
2 lighting and a wall. The noise pollution and general  
3 pollution will increase from the traffic. Our community's  
4 infrastructure cannot support the influx of traffic and  
5 people that this project will bring.

6 Since November, we have voiced these concerns at  
7 our ANC meetings without resolution or proper attention. We  
8 were told month after month that they needed more  
9 information.

10 Two weeks before our June ANC meeting, a letter of  
11 support and a benefits agreement was signed without public  
12 input or transparency. This leaves us feeling ignored and  
13 questioning the integrity of this process.

14 I urge this commission, our ANC, and our Counsel  
15 member to consider if we matter. I encourage everyone  
16 involved to visit our neighborhood and see the potential  
17 impact firsthand.

18 We have also started a petition of opposition in  
19 our community that is circulating. Please, please listen to  
20 our community. Thank you. Thank you so much for your time.

21 CHAIRPERSON HOOD: Okay. Thank you very much. If  
22 you can hold tight as well, we may have some additional  
23 questions. I think the last person I believe we have is  
24 Mr. Nelson, Fred Nelson.

25 MR. NELSON: Yes. Thank you. I am at work, so I

1 can't come on the camera.

2 CHAIRPERSON HOOD: I understand.

3 MR. NELSON: But okay. Good afternoon Zoning  
4 Commission. My name is Fred Nelson. I am a resident of  
5 Martin's View. I am speaking to express my disapproval of  
6 the development project. Several neighbors held a protest  
7 of this development yesterday with great support.

8 This development will remake Bellevue. We have  
9 not heard any response to residents from the developer about  
10 grandfathering in current residents in terms of our free  
11 parking, which we now currently have.

12 They told us it's too early in the process to give  
13 numbers, but buildings, other buildings in the northwest and  
14 surrounding areas is about \$200 to \$250 a month. That's in  
15 addition to paying utilities, which we currently do not pay.  
16 So this is an additional monthly expense current residents  
17 cannot afford.

18 Someone from the developer mentioned Pepco, the  
19 utility credit, but they only cover you at the lowest income  
20 rate. I know because I applied. If you're working, even I  
21 am just a regular working class person, you do not qualify.  
22 Our income here has not increased. We have people who are  
23 not on the lease, you know, late on rent a little bit. You  
24 know, you mentioned that before.

25 Mixed income communities, which the developer



1 talked about, they do not benefit working class, low income  
2 residents. So I want to briefly just touch on some hidden  
3 costs with this project. Despite the developer's  
4 intentions, this project will bring hundreds of new high  
5 income households into a low income neighborhood. And so  
6 that may be beneficial to businesses. They mentioned  
7 grocery stores, but plenty of peer reviewed studies have  
8 shown that it's disastrous on low income residents.

9 I am going to be using some data from the D.C.  
10 Fiscal Policy Institute. The median income for black  
11 residents in D.C. is \$49,000. That's household, not  
12 individual. So that's black homeowners, that's black  
13 renters as well. Black homeowners will also face rising  
14 property taxes. So White residents in D.C. median income is  
15 \$149,000. Latina residents it's \$76,000.

16 So the developer can lock into rental costs, but  
17 they have no control over the overall cost of living, which  
18 will increase as these higher income people move in.

19 So right now, you know, wealthier individuals,  
20 they move in and actually what is happening is the demand  
21 for policing will go up. We just recently had a case where  
22 someone bought a house in Bellevue, and they called the D.C.  
23 chief of police about the kids lighting fireworks.

24 That's what we have been doing for a long time.  
25 They wanted enforcement. They wanted citations. Like that

1 type of thing can happen as you bring more high income  
2 people in here.

3 And also our residents, we're just working class  
4 poor people. We work essential jobs. We cannot afford the  
5 extra money in terms of utilities, the extra money in terms  
6 of this parking. That is potentially a \$400 increase if you  
7 want to say parking is \$200 to \$250 plus utilities. That's  
8 a lot of money, which we just cannot afford.

9 So in light of these concerns, I urge the ANC,  
10 Office of Planning policymakers to reconsider this project.  
11 The ANC approved it with reservations. I request that they  
12 deny it with reservations until these concerns are addressed  
13 in the community benefits agreement.

14 Let's pause this project, work together to find  
15 sustainable solutions that preserve the fabric of Bellevue  
16 while ensuring equitable opportunities for all residents.  
17 Thank you.

18 CHAIRPERSON HOOD: Thank you, Mr. Nelson. I  
19 promise we're not going to keep you long. I know what  
20 you're trying to get done and that's important what you're  
21 doing. Ms. Schellin, do we have anybody else?

22 MS. SCHELLIN: No. Sir. That's the end of the  
23 witness list, just those four.

24 CHAIRPERSON HOOD: Let me say that when I look at  
25 the record, and I am talking to the four who I didn't see

1 anything, knowing there was some issues except with  
2 Ms. Nettles, and I was going to expound upon that later.  
3 But I see there is some unreadiness, some concerns, and I  
4 will tell my colleagues this, anytime I start hearing that  
5 type of action, I always want to send them back. And even  
6 the ANC letter, I have some questions for the ANC.

7 I don't know about others, but I want to know,  
8 even though they gave us a letter, and I assume the vote was  
9 four out of six, and I am hearing from the residents, I do  
10 have some concerns, and I have had them. That's why I was  
11 asking the questions where I was asking about is it  
12 marketable and some of those questions.

13 I do like architecture, and I will say that. But  
14 there are some concerns of the people who live there who are  
15 most affected, even after something is developed, we all  
16 leave, and the people who live there will have to endure  
17 whatever's done.

18 I think Mr. Nelson has brought up some things that  
19 I am concerned about which troubles me. I want to make sure  
20 people have a comparable level, and people in the District  
21 of Columbia residents, whether whatever income level we're  
22 on, we need to have predictability. And I don't think right  
23 now that the community feels like over here in Bellevue feel  
24 like they have predictability.

25 I will say, Ms. Nettles, I appreciate your letter.

1 That brought up to me, Ms. Nelson, and Ms. Hamilton.  
2 Mr. Nelson and Ms. Hamilton, I did not know about this  
3 because the record didn't reflect any of this. So I am  
4 hearing for the first time of my colleagues. Unless I  
5 missed it, I do miss things. I did not hear this, but I  
6 think you all bring up some things that are very disturbing.

7 But now Ms. Bunn, Ms. Bunn has a very rich legacy  
8 and history in 7th and 8th and East of the River from her  
9 dad, who I knew of for years under the Barry administration,  
10 and even before that. Has done a lot of milestones, a lot  
11 of things, and to have her -- and I didn't know Ms. Bunn, I  
12 didn't see anything from the Civic Association either. So  
13 that concerns me.

14 So what I am going to suggest, and we can hear  
15 from others, I am going to suggest that first of all, the  
16 ANC come, because I do have some questions for the ANC. I  
17 don't know whether to do a limited scope or what. I will  
18 leave that up to my colleagues. I need to ask them a little  
19 more questions about their vote, and they are still  
20 concerned.

21 I would like for the applicant to go back and talk  
22 to the Civic Association as well, even though he has the  
23 perfect right because the ANC voted in support, but they  
24 have so much concern on the sheet, which gives me pause.

25 And I think it needs to continue to have some

1 dialogue, especially with the four people in the groups that  
2 I have heard from today. So that's where I am. I don't  
3 know where others are, but let me find out. Commissioner  
4 Stidham?

5 COMMISSIONER STIDHAM: I am sorry. I had a little  
6 trouble coming off mute. Yeah, I tend to agree with you,  
7 Chairman. We have -- this is the first that we're hearing  
8 of these concerns. It did give me pause to hear the  
9 benefits agreement that was not discussed at the ANC  
10 meeting, it sounds like. So maybe a little bit more  
11 information would be helpful in understanding that  
12 transaction as well as some more information on these  
13 concerns.

14 CHAIRPERSON HOOD: Thank you. Commissioner  
15 Imamura, any comments?

16 COMMISSIONER IMAMURA: Thank you, Mr. Chairman.  
17 No. Not many. I wish that the ANC had provided an actual  
18 letter that might have fleshed out some of these issues. So  
19 I'd like to hear, you know, I'd like to hear a little bit  
20 more.

21 CHAIRPERSON HOOD: All right. And Vice Chair  
22 Miller.

23 VICE CHAIR MILLER: Thank you, Mr. Chairman. And  
24 let me thank Sheila Bunn, Wanda Nettles, Anna Hamilton, and  
25 Fred Nelson for your presence here today and your testimony.

1 Good to see you, Ms. Bunn. We have worked together in a  
2 previous life. I think you may still be in that life, that  
3 building.

4 So, yes, it is somewhat concerning to hear. I  
5 only saw Ms. Nettles' letter today because I think it only  
6 came in maybe last night or today. But I appreciate that  
7 you took the time to express the concerns.

8 On the parking, I asked a question about that,  
9 about the existing tenants being able to afford the fees,  
10 because that was something that was mentioned both in  
11 Ms. Nettles' letter and the ANC submissions that we had.

12 I thought their answer was, and we can get further  
13 clarification on this one way or the other, that it would be  
14 half the rate for existing tenants. I think I heard that.  
15 I see Mr. Kaye nodding his head yes as I am speaking.

16 So, yeah. I mean, it is a large project, and  
17 change and growth is always concerning, especially for long-  
18 time residents who are long-times residents. Because they  
19 are generally happy with their neighborhood, whether it's  
20 the views or the scale and the size of their surroundings.

21 But I guess they are -- I will defer to the  
22 chairman on how he wants to proceed, but maybe there is  
23 further information or clarification that we can get on some  
24 of these points and whether they are addressed in the  
25 community benefits agreement that's currently in the record,

1 or whether they could be in the future.

2 So, you know, as these residents have pointed out,  
3 it's a needed redevelopment of this project for the existing  
4 residents with upgraded modern-day amenities, a lot of  
5 amenities, both for the seniors or families or children,  
6 daycare, and other amenities that will be there. But it's  
7 always how you manage the change and balance all the  
8 competing interests.

9 So, we may be able to get to a better balance, I  
10 don't know, but it may need a little more time to figure  
11 that out. Thank you, Mr. Chairman.

12 CHAIRPERSON HOOD: Okay. Thank you. I do want to  
13 clarify one thing. I think, Ms. Nettles, you mentioned  
14 about the view. The Supreme Court has told this commission  
15 for years, we don't buy a view. So, you know, you might  
16 have a nice view now. Now, I don't know, though, the way  
17 things have been, I don't know what the Supreme Court may  
18 say today. But I know years ago, that's an issue.

19 I am going to put that on the table now. Your  
20 view goes really up to your property line. And I have heard  
21 that for the 25 years I have been here. But things have  
22 changed. And I am not saying the Supreme Court may rule a  
23 different way. But that's what they have told this  
24 commission over the years, that we don't buy a view.

25 VICE CHAIR MILLER: It is called Bellevue.

1 MS. NETTLES: And for a reason. Could I ask one  
2 question?

3 CHAIRPERSON HOOD: Yes.

4 MS. NETTLES: Well, from an environmental  
5 standpoint, if this project creates a blockage of airflow, I  
6 mean, natural in the environment, is that something that can  
7 be considered? The height of it. Because, you know, the  
8 height of the project, because they are asking for a  
9 penthouse, whatever.

10 And when I looked at the renderings presented  
11 today, it's like, the height of the building is going to be  
12 taller than the trees that are existing there. And there's  
13 some really tall trees there on Fort Greble property.

14 Well, at the Fort, so if you come and you see it,  
15 and if they are going to build higher than the tree, what  
16 does that mean?

17 CHAIRPERSON HOOD: I would just let me just answer  
18 like this, because I don't want to get into anybody's  
19 presentation. I am not sure what their height is. But  
20 knowing zoning in this city, they probably go higher. So I  
21 will just leave it at that. And I am going off my cuff.

22 So let's -- let me work with -- let's work within  
23 the issues. What I would like to do Ms. Nettles, Ms. Bunn,  
24 Mr. Nelson, and Ms. Hamilton, and even Reverend Hamilton, I  
25 would really like to question her. I am skeptical about



1 going on a limited scope hearing.

2           The last time we mentioned that we have got in a  
3 whole lot of whatever it was. I do want to talk to the ANC  
4 as Commissioner Imamura has mentioned, and I have mentioned.  
5 I need to understand this letter. They supported it. But  
6 it sounds as though from Exhibit 35, there was a lot of  
7 reservation.

8           And Mr. Kaye, I am not trying to go against your  
9 case. I am just trying to balance this out. We're trying  
10 to -- even though everybody's not going to be happy if we  
11 move forward, we're just trying to make sure that all the  
12 conversations have been had.

13           Let me ask this. Let me go to Mr. Kaye. Have  
14 you -- did you meet with the Bellevue Civic Association?

15           MR. KAYE: No. I am going to have LaToya and Cary  
16 pick up on both of those questions, if I may. Cary first,  
17 and then LaToya can discuss the engagement that was  
18 attempted with the community.

19           CHAIRPERSON HOOD: Okay. Now, Mr. Kadlecek, I am  
20 not trying to do rebuttal yet. I am not there. I am just  
21 trying to figure out. Because this is the first I am  
22 hearing of Bellevue Civic Association today in this whole  
23 case, unless I missed it. Anyway, I will let you answer.

24           MR. KADLECEK: Yeah, I will have Ms. Thomas respond to  
25 that, because she was handling all the outreach. I will let

1 her specifically address the Bellevue Neighborhood Civic  
2 Association.

3 MS. THOMAS: Again, LaToya Thomas with Brick &  
4 Story. So, as I mentioned, we have, over the last year,  
5 have done extensive outreach in this community. The  
6 Bellevue Civic -- Bellevue Neighborhood Civic Association is  
7 a group that we have not met with to date. We actually are  
8 meeting with them tomorrow.

9 It's important to note that for at least the last  
10 year, and this is information I have actually heard at an  
11 ANC meeting and received from the Commission, the Civic  
12 Association has actually been somewhat non-functional, which  
13 is why we have largely engaged with the ANC as part of this  
14 process.

15 The ANC, in my conversations with them, had also  
16 been attempting to reach out to the Civic Association. It  
17 is not easy to find contact information for them, and we  
18 were only recently, in the last two weeks, contacted by them  
19 and invited to their Executive Committee meeting.

20 So, we already have a plan to meet with them  
21 tomorrow, but they have not been an active party over the  
22 course of the last year of engagement. And we have done --  
23 I and my team have done very thorough outreach in this  
24 community. And there are also folks who are testifying  
25 today who have been part of several of the engagement

1 events.

2           Because we keep very detailed logs of people who  
3 have attended our engagement events, because as I mentioned,  
4 we have intentionally designed engagement with multiple  
5 pathways to engage, to ask questions, to give feedback, and  
6 to get information clarified, also understanding we are not  
7 going to agree on everything.

8           So, I do want to be very clear on that as well.  
9 There are several folks who were on this call that have been  
10 part of multiple engagement sessions that we have had and  
11 have heard some of the information that they may be stating  
12 that they have not heard previously.

13           CHAIRPERSON HOOD: So, Ms. Thomas, we get that you  
14 probably, between the four commissioners of us, you have  
15 well over 150 years of experience of dealing with this type.  
16 So, I want you to understand that you have -- between the  
17 four of us, you have got 150 years plus.

18           But what I will say is that what we're trying to  
19 do is comment and respond to some of the citizens that we  
20 have heard. It's like we, you know, sometimes we get into  
21 engagement. But let me just say this, because my Counsel  
22 has already notified me that we cannot compel the ANC.

23           So, let me clarify. I was not compelling the ANC  
24 to show up. I was just letting the ANC know, or whoever,  
25 how we can do this. We do have additional questions. I am

1 not making them come. If they don't want to come, we'll  
2 take their letter for what it's worth.

3 But we do have some organizations here, whatever  
4 you want to call them, haven't been operative or took a  
5 couple of months off, whatever the case is, at the end of  
6 the day, they are residents. And they are going to be  
7 living there after we have developed, and we go back home to  
8 our homes. We want to make sure that we respond and try to  
9 mitigate as many concerns as we hear.

10 And I believe that, I believe from what I get from  
11 Mr. Kaye is that that's his motive. That's how he's been  
12 so, I believe, successful in this city. You may not always  
13 agree, but I believe we can come closer to where we are as  
14 the vice chair has mentioned.

15 So, I am not sure, colleagues, and this is where I  
16 need help, because it seems like whichever way I go is  
17 always the other way we should have went. I am not sure we  
18 do a limited scope. Do we do submissions? Do we finish  
19 this case? Let me hear from my colleagues, because I got  
20 too many different things of where I think we can approach  
21 this. Commissioner Stidham, do you have any advice for me  
22 or for us?

23 COMMISSIONER STIDHAM: I just -- I don't know.  
24 Being here for almost a year, next month, I don't have a  
25 good suggestion. We can't compel the ANC. So, I don't know

1 what our recourse is perhaps one of the other commissioners  
2 has something more to add that I am not able to.

3 CHAIRPERSON HOOD: Okay. All right. Commissioner  
4 Imamura, do you have anything to add on that?

5 COMMISSIONER IMAMURA: Thank you, Mr. Chairman. I  
6 do appreciate the testimony tonight. And Ms. Bunn, I want  
7 to specifically comment on your testimony and how well  
8 prepared it was, and I appreciate all of you bringing up  
9 these issues or your concerns.

10 As you said, Mr. Chairman, and by legal counsel,  
11 we cannot compel the ANC. We also know that Ms. Nettles'  
12 views are not protected. But you know we do want to make  
13 sure that we have good urban design, and that's important.

14 So, you know this is why it's critically important  
15 for ANCs to actively participate and for citizens to express  
16 their concerns through the ANC in order for the commission  
17 here to give great weight to it. There are a number of  
18 benefits for this particular project.

19 I personally feel comfortable moving forward  
20 tonight with this project. Again, you know, if this was --

21 MR. NELSON: You don't live here.

22 CHAIRPERSON HOOD: Now, wait a minute. We're not  
23 going to do that. Wait a minute. Let's not do that. We're  
24 talking. Respect us. We respected everyone else. And I  
25 don't want to take you down. Because the last time I said I

1 would take somebody down, then call offs and complain about  
2 me all day.

3 So, continue, Commissioner Imamura.

4 COMMISSIONER IMAMURA: Thank you, Mr. Chairman.  
5 No. But you know I think as a body, as a body politic here,  
6 we do have the -- you know we have got to balance the needs  
7 of the city with the neighborhood and the needs of the  
8 neighborhood and the concerns of the neighborhood.

9 So, I think that I am in favor of moving forward  
10 with this particular project. As I said before, I think  
11 there's a number of benefits. I don't know, Mr. Chairman,  
12 if there's a -- we don't know whether the ANC will actually  
13 come forward with any additional letter.

14 Other than those that are online here tonight to  
15 encourage your ANC to provide an official letter that we can  
16 give great weight to. That's the avenue. So, this is --  
17 you know, I certainly appreciate your voiced concerns. It's  
18 certainly part of our deliberation process here.

19 And I think there have been a number of cases,  
20 Mr. Chairman, as you know, where we have had five hearings,  
21 30 hours of testimony, right, that we have heard in other  
22 cases. So, we certainly invite and welcome public  
23 participation to shape the decision-making process here.  
24 But this is a tremendous project. There are a tremendous  
25 amount of benefits.

1           And I would like and wish the ANC -- this is why  
2 it's important, these moments right here, was, you know,  
3 that the ANC should need to be more active and engaged.

4           CHAIRPERSON HOOD: Thank you, Commissioner  
5 Imamura.

6           Vice Chairman Miller, do you have anything to add?

7           VICE CHAIR MILLER: I am not sure, Mr. Chairman,  
8 that I have anything of value to add in terms of the primary  
9 concern, both of the ANC and of the four witnesses here, in  
10 terms of the scale and size. I think we have -- I think the  
11 applicant has presented a lot of information and the Office  
12 of Planning has as well.

13           And our own evaluation is -- analysis is  
14 persuasive that the Comprehensive Plan, designations for the  
15 site of -- that the proposed zoning and PUD is within -- is  
16 consistent, or at least not inconsistent with the  
17 Comprehensive Plan, land use and policy designations, both  
18 on the policy map and the land use map.

19           And it's -- and that the RA-2 PUD zoning is, would  
20 be compatible with the Comprehensive Plan policies, those  
21 mapping policies and all the affordable housing policies.  
22 You know and I can -- if the -- those who are concerned  
23 about the scale and size, if they had a, you know, we're  
24 going from 40 feet to 60 feet, the RA-2 zone, you know,  
25 obviously, there's a number in between the 40 and the 60,

1 but I -- we wouldn't want to lose all the benefits that are  
2 associated with the project or make the project feasible and  
3 marketable, doable, and all the amenities that are, and  
4 benefits that are being provided.

5           Once you -- if you -- once you cut back on the  
6 scale of size, you're going to end up cutting back on  
7 amenities and benefits and amenities and benefits that go to  
8 the consistency with the Comprehensive Plan.

9           So it's a -- it is that all that balancing, so I  
10 am just -- I guess I am rambling, but I am thinking off the  
11 top of my head. I am not sure. And it's not a popularity  
12 contest. I am sure the developer could have brought forward  
13 those residents existing and residents of Martin's View and  
14 those in the surrounding neighborhood could have had those  
15 who were more supportive of what's being proposed than what  
16 we had before us.

17           So I am not sure of the value of another hearing  
18 where we just, where people line up all their people to say  
19 what they want people to say. We have got to evaluate it  
20 pursuant to the standard of review that we have, which is  
21 primarily the Comprehensive Plan, which I think it is  
22 consistent with.

23           So I am not sure I have any advice to you,  
24 Mr. Chairman, on this point.

25           CHAIRPERSON HOOD: All right. Thank you. I know



1 what to do. I know what we do in other areas of the city,  
2 and I plan on doing the exact same thing that we do in other  
3 areas of the city. I plan on doing it here. One of the  
4 things -- I saw some people raising their hands. One of the  
5 things I will -- let's bring back up the people who had  
6 their hands up.

7           One of the things I am going to ask is what we do  
8 in other parts of the city. We do it here in Ward 7 and 8  
9 and Ward 5 as well. As we give those who have not  
10 submitted, first of all, their testimony to us, if you can  
11 submit it to us. What's today? Today is Monday. If we can  
12 get it maybe by Friday, but I will let Ms. Schellin work out  
13 all the scheduling.

14           I would like for the applicant to respond. I am  
15 going to have them do rebuttal and closing. But one of the  
16 things that our engagement officer mentioned, Ms. Thomas,  
17 was that they were going to have a meeting with Bellevue. I  
18 am interested in finding out what happens in that meeting  
19 and that discussion.

20           I would also remember -- and I know Ms. Bunn knows  
21 this better than I do. Like I said, she has a rich history.  
22 It's always some give and take. I know she knows it much  
23 better than I do, but let me pause. Because I saw Ms. Bunn  
24 and Ms. Nettles had their hands up.

25           If you want to just dispute with us, I am trying

1 to figure out a path forward, but did you have something you  
2 want to add to the situation or do you want to dispute us?

3 MS. BUNN: No, no, no, no. This is not a dispute.  
4 One, I do want to give credit to Latoya and her team. This  
5 is not an issue in terms of Bellevue saying we did not know.  
6 These concerns have been expressed, and we are just  
7 formalizing those concerns.

8 So kudos to the applicant and their community  
9 engagement. This is not an issue about that.

10 And these concerns have been raised with the ANC  
11 while they chose to write their letter the way that they  
12 did, we as a community don't understand. And the community  
13 benefits agreement, we asked as a community to be a part of  
14 that and helping to develop it, but it was solely developed  
15 by the ANC and only shared with the community on Facebook  
16 after it had been submitted.

17 So we did not learn what was in the community  
18 benefits agreement or didn't have any opportunity to discuss  
19 with the ANC or the developer around any resolution to some  
20 of these issues that could have been resolved maybe in the  
21 CBA. So just wanted to share that again.

22 Kudos to the applicant and their community  
23 engagement. Latoya and her team did what they were supposed  
24 to do. But now the Civic Association, after listening to  
25 everything, is just formalizing the concerns that have been

1 expressed to them as a community.

2 We look forward to meeting formally with the  
3 developer, but individual members of the Civic Association  
4 have been a part of the community meetings and this is just  
5 a formalization.

6 And again, we'll just say the community, I think,  
7 again, we support our neighbors in Martin's View. We  
8 support amenities coming to Bellevue, coming toward an  
9 under-resourced community and neighborhood in the community.  
10 We support that.

11 Our only concern is the scale and the size and if  
12 there is some room to work that out, we're just asking for  
13 that opportunity. That is it. No other opposition to the  
14 project. Just an opportunity to try and work that out. And  
15 if we can do that would be awesome.

16 CHAIRPERSON HOOD: Okay. Ms. Bunn, I want you to  
17 hold that point because I want to have a conversation with  
18 you, and we're going to do it right now. We're going to  
19 iron this out. I want to have a conversation with you about  
20 what you just said.

21 But let me go to the other hand. I am taking this  
22 totally out of scope. Because we didn't see -- I didn't  
23 know, I really didn't know this was coming. I knew about  
24 one letter, but I didn't know all this was coming. So bear  
25 with me.

1 Ms. Nettles, you had your hand up?

2 MS. NETTLES: Yes. Sorry. Yes. I did have my  
3 hand up. And the last concern is really around that  
4 community space in the center because it's right at the end  
5 of my street. Already, you know I am very much a part of  
6 the congestion. You wouldn't believe how hard it already is  
7 to get out of the street during rush hour. This is a main  
8 commuter road.

9 And so adding possibly, I am saying 2,400 persons  
10 in this space that is being proposed, there's going to be  
11 something. To hear about the drop-off for the daycare. I  
12 am not opposed to the daycare, but however, are we going to  
13 expand MLK to accommodate? We have two-lane traffic on MLK  
14 currently.

15 So if you're going to have people stopping to drop  
16 off and pick up where, you know, the bus stops the traffic  
17 and with the building of the protective curbing around  
18 Leckie, it really cuts back on space. People can't move  
19 around. They have to stay in the lane and travel on a  
20 single road both ways. So the traffic is really a major  
21 concern because we're already having severe issues.

22 And then the sound, the noise, and you're going to  
23 build a courtyard. A courtyard there, are there going to be  
24 noise ordinances that the tenants will have to adhere to? I  
25 mean, what can be happening there? Can they throw parties

1     there every weekend?

2                 There's a whole community here. And so sound  
3     travels. So I am just kind of wondering. The design, I  
4     mean, it's great, and yes, I am for development. I know the  
5     units have aged out. I personally have knowledge of that.  
6     I have a family member who lives there. So how can we mix?  
7     How can we work it out? I am in agreement with what  
8     Ms. Bunn said.

9                 Somewhere is there something we can do? Can it be  
10    scaled back where it's beneficial to all parties involved?  
11    That's all.

12                CHAIRPERSON HOOD: Thank you. And I saw  
13    Ms. Henderson -- Ms. Anna --

14                MS. HAMILTON: Hamilton.

15                CHAIRPERSON HOOD: Hamilton. I am sorry.

16                MS. HAMILTON: You're fine. You're fine. I may  
17    have forgotten the question that you posed. I think it was  
18    about the lack of participation in the testimonies. A lot  
19    of people work, and some people are quite frankly afraid to  
20    speak up. That is why I started a petition. So I don't  
21    know if submitting that will be beneficial. And the  
22    petition is in support, just if it could be scaled down,  
23    just FYI.

24                CHAIRPERSON HOOD: Okay. I am not sure what's  
25    going to happen, but that's going to be up to the applicant

1 and the community because I want everybody to go back and  
2 have a conversation. As some of my colleagues have already  
3 mentioned, the consistent case, we have certain narrow  
4 things that we have to look at. And as Ms. Nettles has  
5 said, it's improvable.

6 Ms. Bunn, let me ask you a question. And I have  
7 been asking this lately. I know we're talking about scaling  
8 back. But my question is, if we scale back, then something  
9 is going to get left out of a project. And then we're  
10 talking about affordable units, which means as we're  
11 increasing the -- and let me see if I can phrase it.

12 As we're increasing the number of units, that's  
13 why we have the fuller density of the envelope, as we  
14 decrease, then we cut back some of those units. And the  
15 ones that we're going to cut back will be the affordable  
16 units, which may be needed for some residents. Do you agree  
17 with me with that, Ms. Bunn?

18 MS. BUNN: In theory, yes. I agree that there  
19 will be some give and take and some things lost, but I think  
20 if I could rewind this whole process and the first time that  
21 we met with the developers, it was more of a charrette in  
22 that these are the options. This is what we're thinking.  
23 We want to work collectively with you. I think we would be  
24 in a different space.

25 When the community was presented with the design,

1 this was the design. This is what the developers came up  
2 with without -- well, I will say -- I won't say without an  
3 assessment of what's needed in the community. Because I am  
4 assuming that they talked to Martin's View and it was solely  
5 based on Martin's View. But there was no conversation until  
6 the design was up and running with the rest of the  
7 community.

8           So, yes, I agree. If there is some scaling back,  
9 maybe something is lost, but we won't know what that  
10 something might be until we have a conversation. We were  
11 never given that opportunity.

12           When the question was asked, is there a way or a  
13 possibility to scale back or to not have so many units or  
14 change the numbers, the community was told, well, if we do  
15 that, the project won't be affordable, and we won't be able  
16 to do it at all. And that's virtually a nonstarter. You  
17 can't have a conversation if you're coming to us saying this  
18 is what it has to be if we're going to do it.

19           And all we were asking for is let's have a  
20 conversation. What does this look like if we do this or we  
21 change this? And if in the end it comes out, you know what,  
22 it's not going to work, maybe the community would say we  
23 understand. Let's go forward with it. But that was not the  
24 situation.

25           So, again, I am not a developer. I don't build

1 buildings. But working in the district, I also understand  
2 it takes higher incomes to bring needed amenities to a  
3 community. And I want that for my community. I have lived  
4 in Ward 8 all of my life. I have done work in under-  
5 resourced communities all of my life. So, I get it. I  
6 understand it.

7 But from a resident perspective, we also have to  
8 think about what does that development do for the people  
9 that are already in that community so that they are not  
10 pushed outside of their community. And that's all we're  
11 asking for. A real conversation. What are the  
12 possibilities?

13 And I am going to take it even further left. And  
14 this is probably a district government thing, too, in terms  
15 of DDOT and saying only 270 parking spaces are needed for an  
16 821-unit development.

17 Again, I don't do this every day. But I know my  
18 community and where we live. The nearest metro station is  
19 Congress Heights. That's not walkable. You have to take a  
20 bus to it. The nearest grocery store is across the line in  
21 Maryland in Eastover Shopping Center. You can't walk that  
22 either.

23 So, to think that the residents that move into  
24 this new development will walk, Uber, Lyft, or take public  
25 transportation, that's unrealistic for that number of



1 people.

2           Those are just things that I am pulling out there.  
3 Not, again, I support this development, and we support the  
4 amenities that will come along with the community. We just  
5 want conversation and the possibility of what if things  
6 changed a little. That's it.

7           CHAIRPERSON HOOD: Thank you. Thank you,  
8 Ms. Bunn. I appreciate you responding to my question. And  
9 I know due to your capacities that you had working in the  
10 positions that you have been in, which have been citywide, I  
11 appreciate what I just heard you say. And I want to make  
12 sure. I don't think you have asked for a big ask. We have  
13 done it in other cases. I hope my colleagues would agree.  
14 I know that people probably say, oh, they are going to take  
15 proposals, and they can give it all that later. I am not  
16 even ready to do that.

17           So, what I am going to do is continue this  
18 hearing. I am going to ask that we have those  
19 conversations. And Mr. Liu, I get it. I can't compel the  
20 ANC to come forward, but I want the ANC to know that I would  
21 like to have a little more information on their letter if  
22 they choose to do that.

23           I would like for the development team to have a  
24 conversation with the groups that we have here. You all  
25 already have a meeting planned. If we come back with the

1 same thing, then I will hear that from the group.

2 And if we come back with something different, and  
3 if we come back on the same page or a little closer together  
4 than where we are, all that's an improvement for me. I just  
5 think the time that Ms. Bunn is asking for, I think is well  
6 warranted. And I think it won't hurt nothing for a little  
7 time, because you all are meeting next week or so, right,  
8 Ms. Bunn?

9 MS. BUNN: Tomorrow.

10 CHAIRPERSON HOOD: That's even earlier. Okay.  
11 So, even if you need more time than that, I think it's well  
12 worth it, because we do this all over the city, and I want  
13 to make sure we do this here. I hope my colleagues will  
14 support that. So, we want to continue with the hearing.

15 Ms. Schellin, does the applicant have any cross-  
16 examination of any of the witnesses who testified?

17 Mr. Kadlecek?

18 MR. KADLECEK: No cross-examination. Thank you.

19 CHAIRPERSON HOOD: Okay. All right.

20 Mr. Kadlecek, you have your rebuttal and closing. I may  
21 want to hear -- you have heard the issues. I don't know if  
22 we want to regroup for the meeting -- I am getting a bad  
23 echo. I'm getting a bad echo.

24 MS. SCHELLIN: Chairman Hood.

25 MR. KADLECEK: I am sorry.

1 MS. SCHELLIN: Chairman Hood, if I may interrupt  
2 you, may I interrupt you?

3 CHAIRPERSON HOOD: Yes. Ms. Schellin.

4 MS. SCHELLIN: If the hearing is going to  
5 continue, then he won't give his rebuttal in closing until  
6 the end of the second night. Is that what you're asking  
7 them to do?

8 CHAIRPERSON HOOD: No. I am not continuing  
9 anything. I am finishing this hearing. I am finishing, but  
10 what I am trying to do is make sure I leave it open to get  
11 some information. I was going to ask for maybe his rebuttal  
12 in writing, as opposed to giving it to me now, because you  
13 haven't had the meeting.

14 MS. SCHELLIN: Okay. Because I was confused. I  
15 thought you were continuing the hearing, and that's what I  
16 heard.

17 CHAIRPERSON HOOD: No. The last time I -- well,  
18 anyway, no. No, we're not continuing the hearing. What I  
19 am continuing is -- don't -- Mr. Kadlecek, don't follow that  
20 other Counsel's way of doing things. So, what I am going to  
21 continue is the conversation that they are going to have,  
22 and I was asking Mr. Kadlecek if he could give us his  
23 rebuttal in writing, and give us a snapshot, not a whole  
24 dissertation. And then if they have to respond to that,  
25 they can do that, and then you give us your closing. How

1 does that sound?

2 And the reason why I want to see where we are with  
3 the meeting, if my colleagues agree. If my colleagues  
4 disagree, they can speak up now and let me know. They  
5 can -- and we can go another way. Mr. Kadlecek, do you have  
6 anything to say?

7 MR. KADLECEK: Yeah.

8 CHAIRPERSON HOOD: You can unmute.

9 MR. KADLECEK: So, I am not sure I entirely follow  
10 what you're asking for, but I guess I can give some closing  
11 remarks. And then we can follow up gladly with a written  
12 submission responding to the various issues that we have  
13 heard. Is that a correct understanding, Chairman, what  
14 you're asking for?

15 CHAIRPERSON HOOD: That's kind of what.

16 MS. SCHELLIN: I think I can cover it in the dates  
17 I give, and if I don't, Chairman Hood, you can let me know.  
18 I think I got it.

19 CHAIRPERSON HOOD: You got it. You understand  
20 what I am trying to do, Michele?

21 MS. SCHELLIN: I think so, yep. And if I don't  
22 cover it in the dates after he gives his closing, then you  
23 can let me know.

24 CHAIRPERSON HOOD: Okay. So, Mr. Kadlecek, do  
25 your closing, if you don't mind.

1           MR. KADLECEK: Will do. Okay. So I will give a  
2 brief closing, and then I understand Michele will give us  
3 some dates for responses.

4           So, I want to just highlight a couple of key  
5 points that are, I think, really important, and that I  
6 appreciate some of the commissioners have noted.

7           One is I want to reiterate, and I think it was  
8 quite clear from both Ms. Thomas' testimony, as well as from  
9 some of the testimony of the opponents that you heard, that  
10 the community engagement in this project has been very  
11 thorough, and that there has been a lot of listening, a lot  
12 of discussion, and a lot of attempts to address the concerns  
13 that were heard.

14           The CBA is the direct result, Community Benefits  
15 Agreement, I should say, is the direct result of the  
16 concerns that were heard, and the applicant, as you heard  
17 both from Mr. Stern and Mr. Kaye, with respect to costs for  
18 returning residents, is something that they are very mindful  
19 of, with respect to parking, with respect to utilities.

20           It can't be understated that the cost of utilities  
21 in a LEED Gold building is significantly lower than a  
22 building like is there now. So, those are all very mindful  
23 concerns that the applicant has worked very hard to address.

24           We can put more specifics in writing, but I just  
25 want to remind the commission that those are issues that

1 have been thought about very thoroughly, and that all of the  
2 residents will have the right to return at their current  
3 rents with the allowable increases, and the utilities and  
4 parking will be minimized costs to the greatest extent  
5 possible that the applicant can do.

6 Turning next to the density issue that we have  
7 heard a fair amount of discussion about, I want to remind  
8 the commission of a couple of things.

9 One is, the current RA-1 zone for the property  
10 allows a height of 40 feet. This project is proposed to be  
11 60 feet, 20 feet taller. That is balanced significantly, as  
12 has been noted, by the many benefits that this project will  
13 bring.

14 In addition, as Mr. Dettman testified, and as  
15 Mr. Kaye also mentioned, there's a real benefit that comes  
16 along with this amount of density here in terms of what it  
17 brings to the neighborhood, and it cannot be understated.  
18 The benefits that this project brings, the very significant  
19 benefits, I want to remind that this is a 17 percent IZ  
20 commitment. That is, to my knowledge, the greatest of any  
21 market rate PUD in the city in terms of an IZ commitment.

22 That is in addition to the right to return for up  
23 to 156 residents in the current project, in addition to the  
24 50 percent MFI units that are derived from the habitable  
25 penthouse. That is a very significant affordable commitment

1 of any PUD that I am aware of, in to the daycare, which is a  
2 needed use in the neighborhood, as well as the many  
3 streetscape and public space benefits that are highlighting  
4 Fort Greble Park.

5           These are all really significant, and these are  
6 enabled by the amount of density that's being asked for  
7 here, which by the terms of the Comp Plan, as you heard of  
8 testimony from Mr. Dettman, is very consistent with what the  
9 Comp Plan calls for, in addition to consistent with the  
10 types of buildings that are already in existence on the west  
11 side of Martin Luther King Junior Avenue.

12           So I want to just leave it with that there are  
13 really two important things to remember in terms of  
14 commitment to the residents and the engagement process, and  
15 that the project, as designed, is essentially what allows  
16 these many benefits, these many significant benefits, to be  
17 delivered to the community and to the city.

18           So with that, I conclude our presentation, and if  
19 there's any last-minute questions, happy to answer them.  
20 Thank you for the time tonight, and we really appreciate the  
21 discussion around this project.

22           CHAIRPERSON HOOD: Okay. Thank you, Mr. Kadlecek.  
23 And let me just say that the engagement piece is not up for  
24 question. Everybody agrees with that job well-done  
25 engagement. We just need to have that little conversation

1 that was being asked for.

2 So Ms. Schellin, you said you can help clarify it,  
3 even though I thought the way I clarified was clarifying  
4 enough, but you go right ahead.

5 MS. SCHELLIN: I think I can. So let's start with  
6 the four folks who testified in opposition. I think they  
7 are still on, and if not, hopefully someone will reach out  
8 to them. But they have -- or they heard already from  
9 Chairman Hood, I think, that they have until Friday  
10 3:00 p.m. to make their testimony submitted, or submit it to  
11 the record if they haven't already done so. So that's by  
12 July 26th.

13 I don't recall if -- what all the commissioners  
14 asked the applicant to submit as far as the project, the  
15 requested zoning relief, but anything that was requested  
16 during the hearing, the rebuttal, the response to the issues  
17 and concerns from the four who testified this evening, and a  
18 response to what the ANC has submitted up to that date is  
19 due by 3:00 p.m. August 30th.

20 Then the ANC, who's the only party, would have  
21 until September 30th, because I know they don't meet in  
22 August. So they are going to need time to review what is  
23 sent to them, plus that gives the applicant a month to reach  
24 out to the ANC and try to figure out any issues and  
25 concerns. And also reach out to the two civic groups or



1 associations, citizen associations, to reach out to them.

2 And so during that time, they can -- during the  
3 month of September, reach out, try to meet, and then they  
4 can make a submission by September 30th, like the ANC, by  
5 the end of the month, how that -- what they think they got  
6 out of that meeting, the result of that meeting.

7 You're allowing those two civic associations,  
8 right, to respond. Is that correct? Even though they are  
9 not parties, Chairman Hood?

10 CHAIRPERSON HOOD: I wanted to know -- they are  
11 meeting with Bellevue Civic Association, I know that, and I  
12 wanted to know the outcome of that. I wanted to make sure,  
13 I think they are meeting tomorrow. I am just wanting to  
14 know --

15 MS. SCHELLIN: Okay. So it's not the other civic  
16 association too, just the one?

17 CHAIRPERSON HOOD: What was the other one? I  
18 don't remember --

19 MS. SCHELLIN: Fred Nelson, I thought was -- he  
20 was signed up for a different group, I thought. Was that  
21 the same group, and he just put it down as a different name?

22 MR. KADLECEK: As far as we're aware, there's only  
23 one civic association, and that's the one with whom we're  
24 meeting tomorrow.

25 MS. SCHELLIN: Okay. It's just Friends of

1 Bellevue, so I didn't know if that was a group or just made  
2 up. Okay.

3 MR. KADLECEK: Yeah. We're not aware of that.

4 MS. SCHELLIN: So there's only the one group,  
5 okay, and three individuals. So then there's just the one  
6 civic association, citizens association that needs to be  
7 allowed to respond back. And they would have also until  
8 September 30th. Then we can put this on for the commission  
9 to consider proposed action on October 10th.

10 CHAIRPERSON HOOD: So the other three, I know  
11 Ms. Nettles, I believe, has -- I tore my paper -- has  
12 already submitted something. But we had two that did not  
13 submit, Ms. -- was it Henderson? Ms. Henderson.

14 MS. SCHELLIN: Hamilton.

15 CHAIRPERSON HOOD: Ms. Hamilton. I don't know why  
16 I say Henderson. Ms. Hamilton, forgive me, Ms. Hamilton.  
17 Ms. Hamilton and Mr. Nelson, if they can submit. And we  
18 also want you, Ms. Kadlecek, to respond to their submissions  
19 as well.

20 MS. SCHELLIN: Right. That's why I said the four  
21 who testified, to respond to all four of them. Yeah.

22 CHAIRPERSON HOOD: All right.

23 MR. KADLECEK: Can I ask one clarifying question?  
24 Ms. Schellin, and you said that we, the applicant, have  
25 until September 30th to submit something. I am not under --

1 I am not clear what that is for.

2 MS. SCHELLIN: That's the ANC's date. And then,  
3 okay, so just very quickly, somebody's got on too many  
4 mics. We got on too many. Are we -- okay, there we go. So  
5 7/26, the four who testified will submit their testimony if  
6 they haven't done so; 8/30, August 30th, the applicant will  
7 submit anything that was requested during their presentation  
8 questioning by the app -- by the commission.

9 They'll submit their rebuttal in writing. They'll  
10 submit a response to the four who testified this evening.  
11 And they'll also respond to the ANC. I think they submitted  
12 a letter and then their report. So as much as you can  
13 respond to what they have submitted thus far.

14 Then during the month of September, you're going  
15 to meet with the ANC. Actually, I think you're meeting in  
16 July with Bellevue. But between now and 9/30, you guys are  
17 going to meet and all of you get to report about that  
18 meeting by 3:00 p.m. on 9/30.

19 In addition, the ANC gets to respond to everything  
20 you filed on 8/30. Okay. So Bellevue, the only thing that  
21 Bellevue gets to do is to submit how they think the  
22 meeting -- you know, where are you guys closer or whatever.

23 And then if you could submit draft findings,  
24 facts, conclusions of law by 3:00 p.m. on October 3rd also.  
25 That's it.

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CHAIRPERSON HOOD: Okay. Did my colleagues have any questions or comments? Are we all on the same page? We're good with doing it that way. Any objections? All right.

Mr. Kadlecek, we're all on the same page, right?

MR. KADLECEK: Yeah. Understood now. Thank you.

MS. SCHELLIN: Chairman Hood, may I ask if by chance Mr. Kadlecek meets with the ANC and finds that they need an additional 30 days, may staff have permission to go ahead and move those dates and notify the parties without having to bring it back for permission?

Can we go ahead and do that if they find that they need a little more time?

CHAIRPERSON HOOD: I am sure. No objection. No objection.

MR. KADLECEK: I am sorry.

CHAIRPERSON HOOD: During the month of August -- during the month of August -- I am going to talk about that background noise that we're getting. Don't follow a lead from the other group. All right. Ms. Schellin, any objections? Okay.

MR. KADLECEK: Sorry. Can I ask one question? I apologize. So, the applicant just informed me that because they are under contract by the property, they don't actually

1 own it yet, that the time line is a little challenging going  
2 all the way until the end of September. Is there any way we  
3 can move up some of these deadlines a little bit? Because I  
4 don't know exactly when the ANC meets, but we'll have  
5 discussions with the community association tomorrow. So,  
6 that certainly, we wouldn't need until the end of September  
7 to report on that.

8           So, I am just wondering if there's a way we can  
9 shift that some because of the fact that they are just under  
10 contract and don't own the property yet.

11           CHAIRPERSON HOOD: Let me ask you. Let me ask  
12 you. Everybody in front of us puts the fast pace on us.  
13 It's either under contract, and I get it. Under contract,  
14 and they show up to the Zoning Commission and give the  
15 Zoning Commission two months. They've been working on these  
16 things for three or four years, but when it gets to us, we  
17 got to hurry up and do it.

18           I am just curious, Mr. Kadlecek, why is that  
19 always the case? And you're not the only one that does it,  
20 but I have said it to others. It's always the same  
21 situation when it gets to the Zoning Commission. Hurry up.  
22 Hurry up. Can we hurry up? You don't have a response?

23           MR. KADLECEK: Yeah, I don't. I am not sure I  
24 have anything to say.

25           CHAIRPERSON HOOD: Okay. That's probably better

1 for you. So, Ms. Schellin, go ahead and continue and see if  
2 you can move some of it up.

3 MS. SCHELLIN: Okay. So, our meeting prior to  
4 that is September 26. So, if we want to work backwards from  
5 that, let me -- if you just give me one second.

6 CHAIRPERSON HOOD: Ms. Kadlecek, do we know when  
7 that ANC meets?

8 MR. KADLECEK: Yes. We do. Hold on one second,  
9 please. Yes. So, Chairman Hood, they actually are meeting  
10 this coming Thursday, the ANC, their next public meeting.

11 CHAIRPERSON HOOD: Okay. So, they meet the fourth  
12 Thursday of every month. Okay.

13 MS. SCHELLIN: But if they meet this coming  
14 Thursday, that's not enough time for you guys to meet and  
15 get things worked out, I don't think. Is it?

16 MR. KADLECEK: Well, I guess the question really  
17 is, we have already met with the ANC, so I am not really  
18 sure what we're asking the ANC. But you know, we're  
19 certainly happy to reach out to them before then. But, you  
20 know, as we all discussed, we can't compel them to do  
21 anything.

22 CHAIRPERSON HOOD: You can't compel them, but if  
23 you want me to give them a grade, they got to give me a  
24 better letter than that. I mean, that letter, it doesn't  
25 say anything. Does it record the vote? Something we made

1 up.

2 MS. SCHELLIN: That's what's missing is the vote,  
3 and they really don't --

4 CHAIRPERSON HOOD: It's not properly -- and let me  
5 just say this, that actually does not get great weight the  
6 way it is now. We're trying to get it to fine-tune it so  
7 the record would be complete, just in case it's challenged.

8 MR. KADLECEK: Okay. I mean, we can. Yeah.  
9 We'll do our best to get in touch with the chair at ASAP.  
10 Ms. Thomas has been in pretty regular contact with the  
11 chair.

12 MS. SCHELLIN: Yeah, she put the date in the vote  
13 box is what she did, the date of the meeting in June. Okay.  
14 So, let me try to figure that out. So, if they meet this  
15 coming -- so I thought we were going to look at their  
16 meeting in September. Are you going to look up that date  
17 for us when they meet in September so that you guys maybe  
18 can meet this month with them?

19 MR. KADLECEK: Yeah, we'll reach out to them now,  
20 and they have their July public meeting this coming  
21 Thursday. And then their September meeting would be the  
22 fourth Thursday of that month, whatever that date is. We're  
23 looking that up.

24 MS. SCHELLIN: Okay. So, okay.

25 MR. KADLECEK: So, then their September meeting is

1 September 26th.

2 CHAIRPERSON HOOD: I mean, if they want to  
3 respond, that's fine. If not, we'll just go with what we  
4 have and deal with it accordingly. All right. Anything  
5 else on this? All right. All right. Thank you.

6 Let me just say, first of all, the Zoning  
7 Commission will have its monthly meeting on July the 25th at  
8 4:00 p.m. on the same platforms. I want to thank everyone  
9 for their participation tonight. And with that, unless I  
10 hear from my colleagues, this hearing is adjourned. Good  
11 night, everyone.

12 (Whereupon, the meeting was adjourned at 07:13  
13 p.m.)

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REPORTER CERTIFICATE

This is to certify that the foregoing transcript

In the matter of: Public Meeting

Before: D.C. Zoning Commission

Date: 07-22-2024

Place: Teleconference

was duly recorded and accurately transcribed under my  
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Gary Euell