

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

+ + + + +

ZONING COMMISSION

+ + + + +

PUBLIC HEARING

+ + + + +

THURSDAY,
JULY 11, 2002

The Commission met in Suite 220 of 441 4th Street, N.W., Washington, D.C. at 6:30 p.m., Carol Mitten, Chair, presiding.

COMMISSIONERS PRESENT:

CAROL J. MITTEN, CHAIRPERSON
ANTHONY J. HOOD, VICE CHAIRPERSON
JAMES HANNAHAM, MEMBER
PETER G. MAY, MEMBER
JOHN PARSONS, MEMBER

STAFF PRESENT:

ALBERTO P. BASTIDA, Secretary, ZC
SHARON SANCHEZ, Zoning Specialist
ELLEN MCCARTHY, Office of Planning
DAVE McGETTIGAN, Office of Planning

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

I N D E X

Preliminary Matters,	5
Presentation by Cynthia Gordano on behalf of the Applicant	6
Witnesses:	
Marie Johns	9
Daniel Henson	12
Suman Sorg	17
Charles Bryant	28
Leland Edgecombe	31
Questions of the Board Members	37
Office of Planning Report	76
Parties and Persons in Support	84
Adjourn	90

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

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

6:35 p.m.

CHAIRMAN MITTEN: Good evening, ladies and gentlemen. This is a public hearing of the Zoning Commission of the District of Columbia for Thursday, July 11, 2002. My name is Carol Mitten and joining me this evening are Vice Chairman Anthony Hood and Commissioner John Parsons. We expect to be joined by Commissioners Peter May and James Hannaham shortly.

The subject of this evening's hearing is Zoning Commission Case No. 02-05. This is a request by the District of Columbia Housing Authority and the associated private development team of ANR/THCLLC and East Capitol Street Gateway LLC for the first stage of a two-stage planned unit development to construct a large residential development under Chapters 30 and 24 of the District of Columbia Zoning Regulations 11 DCMR for property known as Lots 51 through 56 and 67 through 78 in Square 5246; Lot 51 in Square 5272; Lot 53 in Square 5279; Lots 99 through 114 and 118 through 204 in Square 5280; and Lots 36 through 92, 96 through 98 and 101 through 139 in Square 5281.

Notice of today's hearing was published in the D.C. Register on May 17, 2002 and in the Washington Times on May 25, 2002.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 This hearing will be conducted in accordance
2 with the provisions of 11 DCMR Section 3022, which are
3 the procedures, the procedures for contested cases.

4 Copies of today's hearing announcement are
5 available to you and are located on the table near the
6 door.

7 The order of procedure will be as follows.

8 Preliminary matters, the Applicant's case, report of
9 the Office of Planning, reports of other government
10 agencies, reports of the affected Advisory Neighborhood
11 Commissions, in this case 7C and 7E; parties and persons
12 in support, parties and persons in opposition, rebuttal
13 by the Applicant.

14 The following time constraints will be
15 maintained in this hearing. I believe the Applicant has
16 requested 45 minutes. Parties will have 15 minutes.
17 Organizations will have five minutes, and individuals
18 will have three minutes.

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

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

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 located also on the table near the door where you came
2 in. Upon coming forward to speak to the Commission,
3 please give both cards to the reporter sitting to our
4 right.

5 The decision of the Commission in this case
6 must be based exclusively on the public record. To avoid
7 any appearance to the contrary, the Commission requests
8 that persons present not engage the Members of the
9 Commission in conversation during any recess or at any
10 other time.

11 The staff will be available throughout the
12 hearing to discuss procedural questions so you can direct
13 those to Mr. Bastida or Ms. Sanchez at the end of the
14 table.

15 Please turn off all beepers and cell phones
16 at this time so as not to disrupt these proceedings.
17 And we have now been joined by Commissioner Peter May.

18 At this time, the Commission will consider
19 any preliminary matters.

20 Mr. Bastida, do we have any preliminary
21 matters?

22 MR. BASTIDA: Madam Chairman, the only
23 preliminary matter we have is the Notice of Posting and
24 the Applicant has complied with it and staff believes
25 that it has been properly done.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 CHAIRMAN MITTEN: Thank you. Does the
2 Applicant have any preliminary matters?

3 (No response.)

4 CHAIRMAN MITTEN: All right, would all those
5 planning on testifying this evening either in favor or
6 in opposite please rise now to take the oath.

7 (The witnesses were sworn.)

8 CHAIRMAN MITTEN: Thank you. I'd like the
9 Applicant to come forward at this time.

10 I believe we're incorporating in the record
11 of this case the record of the case on the senior building
12 so that we can streamline the presentation in terms of
13 some of the background information and I can assure you
14 that the Commission has read the submissions so far, so
15 maybe in the time that you spend now you want to highlight
16 if there's anything new in terms of what we've been handed
17 this evening, that would be helpful.

18 MS. GORDANO: Good evening, Madam Chair,
19 Members of the Commission. My name is Cynthia Gordano
20 with Arnold & Porter law firm for the record.

21 This evening's presentation is a
22 continuation of the presentation on the senior building.

23 We understand that you're incorporating the record of
24 that case into this case and we will dispense with the
25 background on the development team and how the project

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 really came to be and the Hope 6 relationship, unless
2 there are any questions about that. And we have submitted
3 a new booklet. The project plans in the booklet are
4 essentially the same as what you had previously with the
5 exception of there is some change in the elevation of
6 the townhouses. We've reduced the number of elevations
7 for the townhouses. It's really a second stage issue,
8 but we wanted to introduce the concept of the architecture
9 this evening and get any comments that the Commission
10 may have. The architect will go into that in more depth
11 in a bit.

12 We'd like to pass out at this time just an
13 outline of the presentation. We also have written
14 testimony from Ms. Danna Henson who is with the Henson
15 Development Company on the minority business
16 employment goals for the project and did an extensive
17 presentation last time. So we're not going to repeat
18 that, but we do have written information on that. And
19 Mr. Gross' testimony, planning testimony, we're also
20 going to submit in writing this evening, so we don't do
21 any oral testimony on that. But if there are questions,
22 both individuals are here to entertain questions.

23 So let me go ahead and submit that.

24 Our first witness this evening is Marie Johns
25 who is co-chair of the Steering Committee for the project.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 And she's going to present a little background on the
2 Steering Committee work and the community involvement
3 in the project. And then we will move on to Ms. Hamilton
4 who is going to be presenting this evening, just doing
5 an update, basically, on the -- actually, I guess Mr.
6 Henson is going to do an update on the project.
7 Basically, what I'd like to ask Mr. Henson to do, we're
8 not going to provide a lot of information on the background
9 because we did that last time, Mr. Henson, but just provide
10 the Commission with an update on the timing of the project
11 and the financing. As you know, the senior building
12 component of this project was approved by the Commission
13 at their last regular meeting a week ago and that portion
14 of the project is proceeding in front of the rest of the
15 project. This is a first stage PUD. We will -- we plan
16 to follow up very quickly though with the second phase
17 of this PUD.

18 The commercial component has been extracted
19 out of the rest of the PUD. We wrote the Commission a
20 letter on that in our pre-hearing submission. We've had
21 a little bit of a setback on that portion of the project
22 in that the grocery store chain that we expected was going
23 to lease the big box portion of that shopping center has
24 had a change of mind, but the city is working with them
25 to try and bring them back into the project. So we had

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 predicted that we would file that first stage submission
2 on the commercial component within the next month or so.

3 That's probably optimistic. It may not be able to catch
4 up with this for a combined second stage application,
5 but the PUD portion that we're considering tonight is
6 the single family housing portion, the multi-family
7 project and the community center.

8 And as I indicated, the senior building has
9 already been approved and they are going to be proceeding
10 very rapidly with building permit plans and application
11 on that portion.

12 So without further ado, at this point I'm
13 going to ask Ms. Johns to present her testimony.

14 CHAIRMAN MITTEN: Could I just ask, we have
15 a problem sometimes with feedback, so if you could just
16 shut off the other two mikes when they're not in use?

17 MS. JOHNS: Good evening, Commissioners.
18 My name is Marie Johns and I'm honored to serve as
19 co-chair of the New East Capitol Hope 6 Project Steering
20 Committee. And on behalf of my co-chair, Evelyn Brown,
21 who was unable to be here this evening, I am pleased to
22 offer this brief statement in support of this exciting
23 initiative.

24 The New East Capitol Steering Committee was
25 formed in September 2000 and is comprised of D.C.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 Department of Housing -- the D.C. Housing Authority, I'm
2 sorry, staff. We are joined this evening in the audience
3 by Kim Kendricks who is the DCHA Regional Administrator
4 and other members of her team. Residents, community
5 representatives, the residential developer, the
6 commercial developer and city and government, county
7 government officials.

8 The purpose of this Committee is to provide
9 oversight and guidance for the overall direction of this
10 major revitalization effort in Southeast Washington.

11 The Steering Committee reviews the designs
12 of proposed projects, reviews financial information,
13 discusses and determines relocation strategies,
14 re-entry criteria and many other issues relevant to the
15 revitalization.

16 The Steering Committee meets the second
17 Thursday of each month and each quarter we convene at
18 Shadd Elementary School on East Capitol, the Community
19 Task Force meeting.

20 The Community Task Force meetings provide
21 a mechanism for sharing information on the progress of
22 the revitalization effort, but more importantly, it's
23 a chance to receive critical feedback from the community
24 regarding how the effort is progressing and to hear what
25 residents have to say about any particular comments or

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 concerns, so that that feedback can be incorporated into
2 the planning effort. These meetings are open to the
3 general public and generally attract in excess of 100
4 people.

5 As you can see, this has been a highly
6 participatory process, including the planning charettes
7 that produced the concept plan that's before you tonight.

8 Therefore, the concept plan that is presented before
9 you this evening has resident and community support and
10 is an exciting endeavor for the revitalization for this
11 entire area of the city.

12 As a resident and business person in
13 Washington, D.C., the strength and vibrancy of our city
14 in all quadrants is very important to everyone, so
15 therefore it's with great enthusiasm that I respectfully
16 seek your positive consideration of our plan.

17 Thank you very much.

18 MS. GORDANO: Thank you. Mr. Henson?

19 MR. HENSON: Thank you very much. It's a
20 pleasure for me to have the opportunity to be here this
21 evening. My name is Daniel Henson. I'm president of
22 the Henson Development Company and I'm a partner in a
23 joint venture between A&R Development Corporation and
24 the Henson Development Company which is involved in the
25 redevelopment of the East Capitol community, we call this

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 now the New East Capitol Development and we will shortly
2 develop a new name for the development, probably some
3 time within the next 60 to 90 days.

4 This concept goes back about three years and
5 our joint venture has been involved in it now since January
6 of 2000 when we were selected by the Housing Authority
7 to be the developer to apply for a Hope 6 grant in the
8 2000 round. We successfully competed with applications
9 from around the country. We were successful in landing
10 a grant, a \$30.1 million grant for the District of Columbia
11 Housing August and have now been involved in a series
12 of meetings, charettes, discussions. You've heard Ms.
13 Johns describe a very participatory process in an attempt
14 to get as much consensus as we can around the development
15 process. And you're going to hear tonight what we have
16 decided to do collectively.

17 The whole process here of what will be on
18 the site and where it will be on the site and how things
19 will happen once we start from the beginning of the
20 development to construction to management and following
21 all the way through, again has been an effort where we've
22 been involved thoroughly with everybody within the
23 community and within the city of the District of Columbia.

24 There are a couple of key areas of the site
25 plan that will be focused on as we move forward. Again,

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 we're talking today about what now is the first stage
2 of a two-stage PUD which is the second part of an overall
3 development. As Ms. Gordano has pointed out, we received
4 approval for the senior building the other night. We're
5 looking for the rest of the housing to be moving forward.

6 The senior building, by the way, will start construction
7 in October and the idea of building the senior building
8 on that schedule is so that we can -- there's an existing
9 senior building where people are housed now and while
10 we are relocating all of the families off the site, we
11 want to be able to relocate the seniors only once, so
12 the idea is to start the construction of the senior
13 building now, have that building ready by Christmas of
14 2003, move folks across East Capitol Street once, have
15 them in their new homes and then demolish that building
16 and begin building what you're going to see tonight on
17 the other side of the street.

18 But there is also an effort here to create
19 a community center that is an enlargement of an existing
20 community center that's there which will provide
21 comprehensive services to everybody in the community.
22 There's a real need here to provide services to uplift
23 the lives of people who live in the community, to design
24 plans for people to help them achieve their educational
25 goals, to help them achieve their employment goals and

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 to uplift their lives. And that's not a short-term effort
2 on our part. We define the plan, design the plan that
3 we believe essentially is on-going because we're funded
4 with an endowment that we've wrote into the grant. For
5 HUD, it's a \$4 million endowment that allows us
6 essentially to continue the services that we're providing
7 on site.

8 As I have pointed out, we have pretty much
9 completed a lot of the predevelopment efforts on the senior
10 building. We're now working through the issues on the
11 other buildings. You'll hear a little bit more about
12 that tonight.

13 Two last things, the financing and the
14 property management. On the financing, this is a very
15 complicated project and each building has its own special
16 type of financing. The impetus that gives us the ability
17 to do all of this, however, is both the cooperation of
18 the District of Columbia, the D.C. Housing Authority,
19 as well as the large grant that we received from HUD which
20 allows us essentially to revitalize a whole community
21 by basically relocating everybody that is currently
22 there, demolishing all of the existing buildings in
23 sequence and then rebuilding on the site which you're
24 going to see tonight.

25 But that involves a lot of different

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 financing and the total amount of money involved here
2 is \$115 million, so the \$30.1 million federal grant
3 leverages over \$70 million of additional dollars to create
4 what you're going to see tonight.

5 We're building back in significantly less
6 density, about half the density that is there now will
7 be built back. The idea essentially is that the site
8 was one of the most dense sites or is currently one of
9 the most dense sites in the District of Columbia. We
10 want to build back in about half the density that was
11 there before. We think we'll be able to house people
12 more consistent with what is in the rest of the District
13 of Columbia by doing it that way.

14 And then finally, once the new houses are
15 built, they will be managed by ART Development, our
16 partners and a subsidiary of A&R Development Corporation.

17
18 I should point out that both of the companies
19 involved here, both A & R Development Corporation and
20 the Henson Development Company are both 100 percent
21 African-American owned companies. This is the first
22 large development in the country that we're aware of that
23 has been undertaken by companies that are completely
24 African-American owned. I point that out to you because
25 we believe that we've come a long way in this business.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 But the fact is that we've been involved. Both Theo
2 Rogers, the principal of A & R, and myself, have been
3 in this business for over 25 years, and doing very complex
4 projects like this successfully and we've done them in
5 Baltimore, principally in Baltimore, but also recently
6 in the District of Columbia. So we think we're very able
7 and capable of doing what we're doing right now.
8 But essentially, the property will be managed by ART when
9 we're completed.

10 Thank you.

11 MS. GORDANO: Thank you, Mr. Henson. Should
12 we go on or do you want to address any questions?

13 CHAIRMAN MITTEN: Keep going.

14 MS. GORDANO: Okay. We're just going to
15 move right in to the architectural portion of the project.

16 Suman Sorg of Sorg & Associates has been qualified as
17 an expert by the Commission before. We have the civil
18 engineer available for questions, but we didn't plan any
19 direct testimony.

20 We are going to do an overview of the
21 residential portion and then Mr. Bryant with Bryant,
22 Bryant and Williams is going to present the community
23 center component of the project and then we'll have some
24 testimony from the landscape architects.

25 CHAIRMAN MITTEN: Thank you.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 MS. SORG: Good evening, Madam Chair and
2 Commission Members. I'm Suman Sorg, principal of Sorg
3 and Associates Architects. We've been involved in this
4 project since its very beginning in the master plan, as
5 well as the application to Hope 6 for the grant and then
6 through the design/development portions of all the
7 buildings that are planned for the site.

8 Just to give you a programmatic overview of
9 the site, it's approximately 40 acres. The buildings
10 that are planned are approximately 515 units, that
11 includes 150 units you've already seen in the senior
12 building; 120 units in the apartment building; 102
13 townhouses; 92 semi-detached units; 15 single family
14 houses; and 36 units in what we call grand homes that
15 have four units each, about 9 buildings.

16 Some of these are rental and some of these
17 will be home ownership, so just to give you an idea of
18 how these buildings are situated on the land, I wanted
19 also to walk you through the existing conditions of the
20 property. And I hope you can see that far.

21 CHAIRMAN MITTEN: Did you want to bring those
22 closer to you or I can give you this hand held mike,
23 whatever you like.

24 (Pause.)

25 MS. SORG: Can you hear me now?

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 CHAIRMAN MITTEN: Yes.

2 MS. SORG: So that's the site right here on
3 East Capitol Street. On Southern Avenue, it's bound by
4 56th Street here and 57th Street there, with 58th Street
5 forming a very important arterial through it. Part of
6 the site is zoned R-5A, C-2D and
7 R-5D, as you can see here.

8 There are several buildings on the site right
9 now. Some of them are small apartment buildings and on
10 the corner of Southern Avenue and East Capitol Street
11 are the high rise buildings that are not in these pictures,
12 but I'm sure you are familiar. These buildings are all
13 planned to be demolished and a new infrastructure is
14 proposed for the entire site, but in order to preserve
15 the trees that are there now, on the south side of the
16 site, south of East Capitol Street and on 58th Street,
17 what we are proposing, some of the existing streets be
18 kept so that the large trees that are around the existing
19 streets are not demolished. Plus, as you can see in that
20 model there, there's a huge grade differential. It
21 doesn't look like that big, but from here to there on
22 the top of the hill to this street is almost 40 feet and
23 from the bottom of 58th Street, another 30 foot or so
24 drop. So in the initial site plan what was planned is
25 that to -- was to take out this hill as much as possible,

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 grade as sort of a gentler slope from here to there and
2 take out all the trees and do a new infrastructure that
3 connected through to this alley here, but after looking
4 at the trees and the amount of this very shady
5 neighborhood, we decided that instead of moving some of
6 these trees, it would be more important to preserve the
7 hill quality of this site as well as the trees. So the
8 new infrastructure on the south side utilizes some of
9 the existing streets that are in the gray and then proposes
10 new streets, mostly in the flatlands here where the
11 townhouses are going to go.

12 On the north side of East Capitol Street,
13 there are existing streets leading to these apartment
14 buildings that you saw that are to be -- are demolished
15 and the commercial parcel has been carved out of that
16 here and a new street has been created behind the
17 commercial parcel, the original Blane Street went
18 straight across and a new street has been created to create
19 a buffer between the commercialities and the houses which
20 will then face that newer street.

21 On the corner here, you've seen that, which
22 is the senior building. That will be located here near
23 the park and at the corner of the new Blane Street, as
24 well as 58th Street. And then the high rise buildings
25 on the corner of East Capitol and Southern Avenue will

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 be replaced by the apartment building, the low rise
2 apartment building.

3 And then scattered about this new -- the new
4 and existing infrastructure here on the south side and
5 the north side will be single family housing units.
6 They'll either be townhouses or they'll be duplexes or
7 they'll be grand homes and in some cases right on the
8 top of the hill there will be single family houses.

9 How did we decide which kind of house goes
10 where? There is a method to this. I'll walk you through.

11 Here is a diagram that shows the building
12 types on the site. We worked through this whole exercise
13 by sort of looking at the micro environment in which these
14 buildings will be located.

15 Here along East Capitol Street we thought
16 we should have larger, taller buildings and this is
17 probably the only place where the site is flat enough
18 to have a building on a slab and then above that the super
19 structure. And in most of the other cases, it's either
20 a walk in three story with a two story back or a walk
21 in two story with a three story back. So what's happening
22 is along East Capitol are taller, three story townhouses
23 punctuated by two of the larger grand homes.

24 And on the corner, next to the existing school
25 will be the community center. Then in the flat lands

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 we have a different kind of neighborhood which will
2 essentially be the townhouses, sort of in a tightly knit
3 urban mini-neighborhood of its own. Along 58th Street,
4 we've strung a garland of buildings that respond to the
5 garland that's across the street also, you know, single
6 buildings spaced apart, but some break at the intersection
7 of this street with some taller townhouses. And on the
8 top of the hill will be the single family houses which
9 front a new park and then punctuating that new park as
10 an accent at the corner will be a grand home. The grand
11 homes are also used here as well as up on the north to
12 anchor the corners.

13 Here, the townhouses on the north create a
14 little setback to show off the corners and just this
15 building and give it its own breathing space. So that's
16 how these -- on this street, the buildings are also
17 townhouses, but they're two-story because that's quite
18 high up. So basically how the building type distribution
19 was established.

20 This map shows that some of the units will
21 have parking within them and some of them will have parking
22 from alleys and some of them will have clustered parking
23 in the back.

24 Starting from the top, these units will have
25 garages that will come in from the back, as you can see

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 little driveways from alleys coming in from the back so
2 that the front part remains car-free.

3 These units will have also parking in the
4 back, but there won't be parking in the buildings, just
5 off of the alley on to pads. These buildings in turn
6 will park from the existing alley, but a couple of them
7 will have front-loaded garages and these are duplex units.

8 Here where we've got one single family house
9 at the end of a row of beautifully arced duplexes, there
10 will a driveway into the garage and then curb cuts. This
11 is quite a suburban atmosphere here. There's nothing
12 around you so there will be curb cuts, two car garages
13 into the buildings and these are duplex units.

14 Down here in the flats, mostly parking is
15 in the rear on pads or into the buildings from the rear.

16 And then in the single family area, we have alley parking
17 with driveways into garages.

18 In the case of this, these units and those
19 units and also the other green ones, it is anticipated
20 that the parking will be on street and then again curb
21 cuts for these duplex units on 56 street.

22 So that's essentially the parking scenario.

23 Parking for the rental building will be on grade.
24 There's a pretty steep slope from the corner of East
25 Capitol and 7th Avenue, so there is some -- the parking

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 on those flats is sort of really just ramping up and
2 leveling off and ramping up as you come towards the --
3 more towards the west.

4 And the parking, you know for the senior
5 building how that works now off of 58th Street. So that's
6 how the circulation is contemplated.

7 Let's go on to the -- this is just basically
8 -- any questions on the site plan? I can answer them
9 now or I can go on to architecture.

10 CHAIRMAN MITTEN: Just keep going.

11 MS. SORG: Here are the pictures I was going
12 to show you earlier. These are the high rise buildings
13 that are to be demolished. You may be familiar with them.

14 These are sort of prototypes of buildings
15 that exist now in the neighborhood, mostly privately owned
16 houses. Some of them are modest. Some of them, you know,
17 have grander features like conical turrets and porches.

18 And some of them -- and these are very unique, actually,
19 to this area, the flat fronts. And they're something
20 we did quite a bit of study on. They sometimes appear
21 completely flat. Sometimes they're punctuated by a
22 pediment and sometimes they are actually round, sort of
23 a 1940s duplex house that's really generic to this area,
24 but quite charming. And then the materials used in the
25 area are siding as well as brick. It's not all brick

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 as it is in Georgetown.

2 So here are the examples of -- starting with
3 the smallest houses, would be simple bay houses, two
4 story. In this case brick or siding with trim, sort of
5 the A.J. Downing, very stick architecture looking ones.

6 Same here, either a brick front facade with a front porch
7 and then maybe the same thing in siding.

8 Moving on to the taller three story townhouse
9 and in Southeast this is three stories only in the front
10 and there's a walk out step in floor on the back, would
11 be again the turret house either brick or siding and then
12 some of the flat side houses with projecting bays.

13 The one difference in this that we introduced
14 that I think will make these buildings personal and
15 different and more up to date is the amount of
16 fenestration, is more fenestration here than would be
17 found maybe 60 or 80 years ago and some of it is placed
18 quite interestingly on the corners so that the views from
19 inside the house will be down the street as well.

20 These are the duplex houses that -- there
21 are several types of them. Some of them you just saw
22 -- some of them are three storied. Some of them are two
23 storied. I'm sorry, this is the duplex board. These
24 -- they are either -- about 50 percent of the housing
25 will be brick and 50 percent will be sided. And what

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 we tried to do is to not have patches of brick, but have
2 buildings that are either all siding or they're brick.

3 Except in a few cases where we wanted to accent with
4 different material there. But this, for example, is a
5 semi-detached house, wonderful French doors opening on
6 to a porch on the second floor deck, entry off of the
7 turret. The flat front that you saw in the two-story
8 version, the flat front in the three story version with
9 a one-car garage tucked underneath and entrances on the
10 side.

11 The single family houses look like single
12 family houses, designed in the round with a lot more
13 appendages and articulation of form. These are the
14 types. We are looking at a version of this house, based
15 on some community input where we have just straight
16 corners and not these smaller peaks. We only have one
17 of these houses which I know will sell first because
18 everybody likes these kind of antebellum, but the
19 difference between this and perhaps an older house would
20 be again the type and amount of fenestration.

21 So those are the houses. And once you put
22 them together, we have streetscapes, but I think more
23 than these drawings, if you have a chance and we can bring
24 that forward, that drawing, you can see how each one of
25 these streets will feel like -- you can get a sense of

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 how these buildings will look together.

2 We've been using this drawing as a table
3 cloth, but --

4 (Laughter.)

5 -- it's just too big to put on a board. Can
6 you bring it here?

7 (Pause.)

8 Here we go. You get a sense from the top
9 to the bottom how that Blane Street has it's own character.

10 The buildings will curve around as you drive down to
11 the corner house. The group of townhouses, you know,
12 creating that neighborhood, the grand house on the corner
13 and then townhouses on this heavily trafficked road,
14 bigger buildings, corner is punctuated by these two
15 buildings, townhouses and then the higher townhouses
16 along East Capitol. And here you can see the kind of
17 more dense flat lands down here and then sort of up here,
18 the single family houses up here and along there and then
19 more duplexes. And here are the garland of duplexes along
20 57th Street. The smaller two story buildings which are
21 up here on 58th Street, so this gives you an idea of the
22 kind of neighborhood. You may go from this neighborhood
23 to that which is quite different to that to that which
24 is quite different.

25 So that's about it. If there are any

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 questions, feel free to ask.

2 MS. GORDANO: We're going to go ahead and
3 proceed with Mr. Bryant. Mr. Bryant was not in the last
4 senior building case, but he's been qualified as an expert
5 in architecture by this Commission a number of times in
6 the past.

7 MR. BRYANT: Madam Chairperson, Members of
8 the Commission, my name is Charles Bryant. I am president
9 of Bryant, Bryant & Williams Architects. It's a pleasure
10 for me to have an opportunity to talk about our assignment
11 in this project.

12 We were given the charge of designing the
13 community building. The community building is located
14 at the western most edge of the site, at the intersection
15 of East Capitol Street and 56th Street. In the immediate
16 environs, across the street to the north of that
17 intersection there is a junior high school and across
18 the street to the west of that corner of the site is an
19 elementary school, so the intersection at which the
20 community building is situation is one that has a lot
21 of small people pedestrian activity during the times when
22 they are going and coming from school.

23 We will also ask to consider this situation
24 in the site as the visual introduction as you approach
25 that site, so that the first built element that you come

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 in contact with would be the community center. East
2 Capitol Street in this area is rising as it moves to the
3 east, so it is on a slope and it's on the south side of
4 the street.

5 The community building is surrounded on all
6 sides by street activity and while it fronts on East
7 Capitol Street, the functional entry to the building is
8 actually on the south side and is on the other side of
9 the building and it is opposite the fronts of certain
10 of the new houses that are being built.

11 As such, the south entry into the building
12 which is the entry that is seen in this picture is the
13 principal entry which will be used by persons going to
14 the community center or by the children going into the
15 day care and it has a major day care activity as a part
16 of its functional activities.

17 The north elevation of the building which
18 is on East Capitol is seen in this picture. And at the
19 intersection of 56th Street and East Capitol Street this
20 is the first element that you see. The building is a
21 one-story, 15,000 square foot facility. It has a
22 substantially horizontal alignment and it has an
23 architectural feature which highlights the corner of the
24 building and which is topped with a cupola-like
25 architectural element that is repeated over the center

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 of the building and is repeated again at the lobby into
2 the daycare portion of the facility.

3 We are proposing to use a split face block
4 material which will be gridded to reduce the scale of
5 the building. It will be in a selected color tone with
6 a ground face block to contrast providing a contrast at
7 the upper edge of the building and the window mullions
8 and the mullions in the feature element will be a profile
9 accent red color.

10 We think that this mixture of colors and
11 textures of material will not be incompatible with the
12 materials that have been selected for the wider unit and
13 we anticipate that this element of the development will,
14 in fact, be an eye catching and arresting and not a
15 polluting experience as one approaches this new
16 development.

17 I realize that we probably should have had
18 the larger drawings for you to see and I will put those
19 up very briefly.

20 CHAIRMAN MITTEN: We also have in our
21 packages drawings that we can look at as well.

22 MR. BRYANT: You can perhaps -- am I alive?
23 (Laughter.)

24 CHAIRMAN MITTEN: You look like it.

25 MR. BRYANT: You can see these perhaps better

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 than these smaller elements. This is the building. This
2 is the East Capitol Street elevation. This is the feature
3 corner, the first part of the building that you see as
4 you approach the site. While this is the actual entrance
5 to the building, it's almost ceremonial in that the
6 principal activity approaching the building actually goes
7 in on the opposite side of it.

8 I think that I have probably highlighted most
9 of the features of this and if you have questions, I will
10 respond. Otherwise, I will stop.

11 CHAIRMAN MITTEN: Thank you, Mr. Bryant.

12 MR. BRYANT: Indeed.

13 MS. GORDANO: We will proceed with the
14 landscape architect, Leland Edgecombe, who was qualified
15 as an expert in landscape architecture in the previous
16 case.

17 MR. EDGECOMBE: Good evening, Madam Chair,
18 Members of the Commission. My name is Lee Edgecombe.
19 I'm the president of the Edgecombe Group. We're a
20 landscape and architectural urban design firm working
21 in the Washington, D.C. area.

22 We have been involved in the senior apartment
23 building PUD application and we were asked by the
24 developer to also be involved in this Phase 2 application
25 as well.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 There are a number of things that you already
2 have in your booklets that we had already presented to
3 you on the seniors project, so I'm going to kind of forego
4 that. However, it will give you a general idea in terms
5 of the particular standards that we're using with respect
6 to the landscape architecture plant material in
7 particular, trees, ground cover, shrubs, perennials, as
8 well as the hardscapes being the walking surfaces,
9 pedestrian controls, fencing and things along that
10 nature.

11 There are some critical things that I've been
12 asked to speak up and that, in particular, is the
13 reforestation focus areas, areas that we're looking at
14 either have considerable amount of wooded area or areas
15 where the trees, as they exist, may be impacted upon during
16 construction which we're trying to preserve as much as
17 we possibly can, trying to keep the grading within the
18 drip line or the canopy of the tree. However, there are
19 a number of trees that stand right now that may have to
20 be removed just because of the nature of their conditions
21 and in particular along East Capitol Street. You do have
22 a number of trees that have experienced a considerable
23 amount of disease. The American Elm which has been
24 ravaged by Dutch Elm disease, so that's one of the things
25 that we're going to have to work with the urban forestry

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 division to bring some consideration to that as to how
2 we're going to address that particularly.

3 But also, a number of the threes have been
4 impacted upon by the maintenance of the utility companies
5 where you can see a typical tree with their little
6 branching habits as such with a big gaping hole in the
7 center. That's one of the other things that we're going
8 to have to really take it tree by tree as well as block
9 by block. We're trying to gain minimize the amount of
10 impact, as much as possible. We do have some focus areas
11 that we do want to address during the process of
12 construction. One is along Blane Street, an existed
13 forested area where we're going to have the removal of
14 some of the trees or shrubs. We're considering replacing
15 that with native trees, obviously, and some which may
16 end up be under story or shrub, smaller shrubs that will
17 thrive underneath of the trees themselves.

18 We're looking at long-term erosion control
19 which is going to be very important aside from what we
20 do during construction for short term control. That
21 would be looking at native varieties, possibly of wild
22 flowers or the like, any time of herbaceous plant that
23 would allow us to control excessive amounts of sheet
24 drainage into those existing wooden areas and also
25 buffering in between some of the buildings, particularly

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 between 57th and 58th Street which is a row of -- I'm
2 sorry, 56th and 57th, which is a row of buildings here,
3 as well as 57th and 58th, which is a row of buildings
4 here, where there is considerable change in grade and
5 it's one of the things that we're going to have to really
6 address from a buffering standpoint, as well as an
7 aesthetic standpoint, so those are the things that become
8 very important.

9 Here -- I don't know if you were able to see
10 the model, if all of you can see the model, but essentially
11 --

12 MS. GORDANO: Would you like us to bring that
13 forward? This was not -- there are no photos of this
14 in the book.

15 CHAIRMAN MITTEN: It's a little bit large.

16 MS. GORDANO: It's in two pieces.

17 CHAIRMAN MITTEN: Oh, it is.

18 MS. GORDANO: If you're interested in one
19 more than the other.

20 CHAIRMAN MITTEN: Can everybody see it from
21 where it is? It will be easier if we just leave it.

22 MS. GORDANO: Okay.

23 MR. EDGECOMBE: And then also in the plan
24 you can see where along Blane Street we have the natural
25 forested area. That's one of their focus areas that we're

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 going to be considered in addressing those items that
2 I've just referenced. And then this is the 56th and 57th
3 Street area here, as well as the 57th and 58th Street
4 area there. So those are primary focus areas that we
5 are working on at this point.

6 Beyond that we're primarily looking at the
7 various residential site planning standards that we're
8 going to apply to the residential areas as compared to
9 the seniors building which is a little taller, so we're
10 looking at plants, trees, ornamental trees that are not
11 going to grow as tall, essentially, or as wide, so as
12 not to obscure some of the architectural detailing quality
13 of the architecture.

14 That also falls in line with the selection
15 of shrubbery with the seasonal variety that we're looking
16 at, smaller foundation-type shrubbery that would work
17 well around residential areas, kind of moving everyone
18 out of that mode of the barberry which seems to be a very
19 typical application of plant materials used back in the
20 1960s and 1970s.

21 And then some sensitivity in terms of the
22 hard scapes where we can use a combination of things,
23 exposed aggregate concrete walks or brick paving, even
24 stamped asphalt we've used that with specialized coatings
25 and colors to simulate brick paving. So these are the

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 things that to a certain extent are already in your package
2 and if you have any questions I can yield the rest of
3 my time to that.

4 CHAIRMAN MITTEN: Thank you.

5 MS. GORDANO: That essentially concludes our
6 presentation. We realize that Ms. Sorg did not really
7 focus on the multi-family building and we can go back
8 and look at that site plan, if you want. The exterior
9 facade details are still under study and being refined,
10 but the site plan, obviously, is a Phase 1 issue that
11 we can look at or you could address in questions and as
12 I indicated before, the civil architect from Ben Dyer
13 Associates is here if there are any questions. We're
14 not presenting the transportation report, but we're
15 available for questions on that as well.

16 As Mr. Henson indicated, we're really
17 reducing significantly the density and traffic is not
18 a major issue here. The new roadways will be subject
19 to very detailed DPW review in the street and alley closing
20 and opening process. We're closing some streets and
21 we're opening and reconfiguring others, but we'll be
22 meeting all the DPW standards for those street widths
23 and all the safety issues with parking and driveway
24 location and relation to intersections, etcetera.

25 So it's up to you --

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 CHAIRMAN MITTEN: Let's get into the
2 questions.

3 MS. GORDANO: Okay.

4 CHAIRMAN MITTEN: And we'll go from there.

5 Maybe before we start the questions, I'll just remind
6 the Commission that this is a first stage, so it's probably
7 premature at this point to be asking detailed design or
8 material questions. We're dealing more with concept,
9 circulation, site plan and so forth.

10 We know Mr. May is just chomping at the bit
11 for that.

12 Who would like to start? Mr. Hannaham.

13 MEMBER HANNAHAM: I don't mind starting.
14 I look at this community as an extension of my own
15 neighborhood, really, and I'm very proud of what I've
16 been seeing here and certainly what we have already
17 visited in terms of the senior building.

18 I wanted to ask Mr. Henson and the other
19 speakers who came forward, they talked about how this
20 whole thing evolved and I was just wondering were other
21 -- could you give us a little more detail as to who was
22 involved in that?

23 I know the local communities, the ANCs. Did
24 you also extend it to the faith community, to the schools,
25 the business people? In this community, did you extend

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 your discussions and involvement with people beyond the
2 immediate area of the site?

3 MR. HENSON: Obviously, the discussions with
4 the Housing Authority began with the residents who live
5 at East Capitol Dwellings and those discussions took place
6 over a couple of years during the receivership that the
7 Housing Authority was under for five, almost six years.

8 When we got involved, there had been some,
9 in January of 2000, there had been some preliminary
10 discussions with people who live around the community
11 and then we have since, as part of the partnership that
12 we formed with the Housing Authority, with the residents
13 and others, have continued discussions and established
14 formal relationships with home owners, with the faith
15 community, and with others.

16 That has resulted in several governance
17 bodies. There are monthly meetings with a Steering
18 Committee that includes a broad range of people who are
19 appointed by the Executive Director of the Housing
20 Authority who have permanent seats at the table. We have
21 then a quarterly task force meeting which I think when
22 Ms. Johns was here she described both -- she
23 co-chairs both the Steering Committee and the Task Forces.
24 She's in the business community. As you probably know,
25 she's president of Verizon so -- and she co-chairs it

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 with a former resident of -- or a present resident,
2 actually, of East Capitol Dwellings. But those groups
3 include a lot of different people.

4 Additionally, we have established within the
5 community, we have established a community development
6 corporation which is a formal entity that is funded with
7 a \$4 million grant from HUD. And has a board. And that
8 board includes both residents of East Capitol as well
9 as people from the surrounding community, as well as at
10 least one minister from Beulah Baptist Church from the
11 surrounding area.

12 So there are both informal discussions that
13 we have with folks, as well as formal relationships that
14 we have and that CDC Board is designed, as I pointed out
15 earlier, through an endowment that we're setting up to
16 be established in perpetuity. So the relationships will
17 go on. But we've gained a lot by bringing in people from
18 the surrounding community because they see things. It's
19 not just a residence on the public housing site, but the
20 people in the surrounding community see things that we
21 would never see.

22 Mr. Felix Jones is here tonight, I note.
23 And he's a resident of the high rise building. He's not
24 a senior, but he's a resident of the high rise building
25 and he actually is the president of the CDC Board, so

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 we get a lot of input from different people, not just
2 -- including the residents of the public housing site.

3 MEMBER HANNAHAM: There's another aspect of
4 this that I think is really fascinating and that is the
5 objective being to bring together such a diverse group
6 of people in terms of their backgrounds, their economic
7 situation, education and the whole bit and diversity of
8 housing and costs for housing in some cases with home
9 ownership, other cases it's other than that. That always
10 seems to be a desirable objective, but I know it's an
11 extremely difficult thing to achieve sometimes. My own
12 personal experience has been involved in this happening,
13 but it took generations for it to happen, where people
14 really appreciated each other despite all the differences
15 that existed among them.

16 I was sort of wondering if this is a part
17 of the sustaining portion of your effort as well?

18 MR. HENSON: That's an astute observation.
19 I've actually -- I was running kind of late because I've
20 actually been at a conference all day long over in
21 Georgetown bringing together people around the issue of
22 sustaining community, sustaining development of
23 distressed communities and so people from all around the
24 country -- I sat next to a guy from Pittsburgh and other
25 people who have been doing these kinds of things and sort

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 of the consensus among folks is that what we're doing
2 here is we're returning to the past.

3 MEMBER HANNAHAM: Right.

4 MR. HENSON: This is not new. What we
5 recognize is that sometime in the 1940s, 1950s, 1960s,
6 1970s everybody was trying to be different with the way
7 that -- everybody in the designing communities was trying
8 to be different and that basically stubbed our toes in
9 terms of the way these communities behaved later.

10 The high density of East Capitol Dwellings,
11 there's 1100 units there now and the changes in the way
12 that public housing regulations were changed in the
13 mid-1980s until the early 1990s, basically meant that
14 people who worked in public housing were basically not
15 given a preference, people who didn't work were given
16 a preference and so therefore what most of our public
17 housing communities became were repositories for the very
18 poor. And then no social services resources were put
19 in which in many people who were poor stayed poor because
20 essentially there was no help, to help them out of some
21 of the problems they were having.

22 Now this doesn't solve all of the problem,
23 but what we have tried to do here is design a program
24 that number one reduces the density, number two, to
25 recognize that bricks and mortar doesn't just solve it

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 all. It's not just all about bricks and mortar. What
2 we really need to do here is we need to put in some social
3 services to help folks who are both being relocated as
4 well as the people who are going to live here in the future
5 and then finally to make sure that we manage this in the
6 future to a fairly high standard. And part of that is
7 by making it a mixed income community and a mixed tenured
8 community. So we've got people of different incomes who
9 will be in the community, but we're also building back
10 a community where people who are renting houses will live
11 almost side by side with people who are purchasing houses,
12 but we've also got an opportunity for people with low
13 incomes to purchase houses as well as people who are
14 purchasing market rate houses. We'll be selling houses
15 here to people who will have a first mortgage of around
16 \$80,000 to \$90,000 and we'll be selling houses here to
17 people who have a \$200,000 first mortgage and they will
18 live basically side by side in the community. And it's
19 worked in other places. This is not the first we've done
20 this and it's not the first time it's been done, but we
21 think essentially we've learned from our experiences at
22 Pleasant View Gardens in Baltimore, the Towns of the
23 Terraces in Baltimore, Willow Creek here in the District
24 of Columbia and other projects that we've been involved
25 in around the country that have been very successfully

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 implemented.

2 MEMBER HANNAHAM: Thank you. Madam
3 Chairman, can I just jump to a quickie question?

4 CHAIRMAN MITTEN: Absolutely.

5 MEMBER HANNAHAM: To Mr. Bryant, nice to see
6 you again. These markers that were on the corner, these
7 look like gazebos, but you describe them otherwise, is
8 there any functional purpose for them aside from --

9 MR. BRYANT: Oh yes, they are functional and
10 they contain the multi-purpose room for the community
11 center and there is a balconied area in this taller
12 element. This portion of the building is
13 multi-purpose room and there's an overlook in there as
14 well as to the outside from that area.

15 This is simply a higher area which is above
16 the principal entry, both from the north and the south
17 into the building. This one is over the entry into the
18 daycare spaces so that they are an expression of space
19 at the entry point and that allow some relief of movement
20 of numbers of people at those points.

21 MEMBER HANNAHAM: Thank you very much.
22 Thanks. That's all I have for now, Madam Chairman.

23 CHAIRMAN MITTEN: Thank you. Any other
24 questions?

25 Mr. May, did you want to ask questions?

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 MEMBER MAY: Yes, I can ask them then? Okay.

2 CHAIRMAN MITTEN: Whatever you like.

3 MEMBER MAY: Let me say right off, I do
4 understand this is a first stage PUD application and so
5 I'm going to ask questions not really expecting that there
6 will be answers, but that knowing that when we get to
7 the second stage there will be answers for all these
8 things.

9 And I just want to get some sense of where
10 some of these aspects of the design are headed. I also
11 do want to start off by saying that as a first stage PUD
12 application and frankly having had much of this
13 information for many months and having seen the senior
14 building and how that's developed, I just want to commend
15 you all on doing a wonderful job. I think it's coming
16 along. The senior building itself developed very well
17 and I would expect that as this goes into the second stage
18 that it's going to continue to grow on a fine starting
19 point.

20 And let's see having said that to start with,
21 oh, and in particular, the senior building, I mean the
22 way that developed over time and the inclusion of more
23 windows and the way you've addressed some of the facade
24 issues. Looking back at the way it was originally, there
25 was -- you always lose a little bit of something from

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 those early phases, but I think in balance, everything
2 is wonderful and it's great. The units, I think, will
3 all be very nice. But let's talk about this project.

4 I guess we just got an answer to part of the
5 question which was the composition of the project
6 financially, if you will. It was interesting to hear
7 what the range of first mortgage costs would be, but and
8 we know what the project will look like architecturally,
9 but is there any -- can anyone summarize where things
10 are in terms of percentages of rental units versus sold,
11 the different income levels? How much of that has been
12 worked out?

13 MR. KIRKLAND: My name is John Kirkland with
14 A & R Development, the development team on this. I can
15 answer that question for you. As Suman pointed out,
16 throughout the site, there's a mixture of unit types as
17 well as the tenure type which would be, there's going
18 to be some rental units in there and there's going to
19 be right next to home ownership units. The breakdown
20 is that we have 52 rental townhomes which are going to
21 be a mixture of public housing, ACC units and tax credit
22 units, as well as the multi-family building which will
23 be 120 rental units which will also be a mixture of public
24 housing and rental units and tax credit rental units.
25 So all of those are going to be lower income.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 We've got in the grand homes which are
2 basically a fourplex, four unit walk up, those are going
3 to be a mixture of ACC units, tax credit units and it
4 will also have some market rate rental units in those
5 grand homes as well and they are varying in size from
6 one bedroom to three bedrooms.

7 On the home ownership units, we're going to
8 have 157 home ownership units in total throughout a
9 mixture of the unit types with the exception of the grand
10 homes which will be all rental.

11 MEMBER MAY: Is the difference in cost of
12 any of those individual units, is that merely a fact of
13 the cost of those particular units to construct them or
14 is there some other formula involved and is it tied to
15 income levels in some other way?

16 MR. KIRKLAND: Some are, yes. The single
17 family homes are all market rate units, the 15 single
18 family homes will be all market and because they are the
19 most expensive to construct.

20 The town homes, basically will have rental
21 units which are ACC units which are going to be right
22 next to "for sale" market rate units -- not physically
23 necessarily right next to each other, but they'll be
24 pretty much indistinguishable as far as which one is
25 which.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 MEMBER MAY: Okay. Thanks. With regard to
2 the -- don't go away.

3 (Laughter.)

4 Some of these may wind up in your court.
5 The site plan itself has been laid out with houses and
6 alleys and all of that, but is there a plan, maybe there
7 is and I just have glossed over it in trying to read this,
8 all the material and re-read the different versions, but
9 is there a lot subdivision plan and is there a plan for
10 some portion of this to be community space or walk ways
11 between -- because we have some yards backing up against
12 each other. Is there community space between them or
13 has any of that been developed?

14 MR. KIRKLAND: We haven't done the actual
15 lot breakdown yet. Typically, we try to maximize the
16 amount of space that is dedicated to one particular unit
17 and that way there becomes the ownership for it. They're
18 responsible for taking care of the grass, keeping the
19 trash out of it and everything else and we found that
20 that's been the most successful thing. There will be
21 some public spaces. We've got a couple of tot lots tucked
22 away in here. The space north of Blane Street, that's
23 all open area which blends into the Department of Parks
24 and Rec's property on through Watts Branch, so that will
25 all be kept as open space and maintained by the homeowners

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 association and there's also a little park-like area in
2 the little D shaped section which is down here in amongst
3 the single family homes and that will also be maintained
4 by the homeowners association.

5 MS. SORG: If I could add to that, I think
6 the concept was to use the streets for pedestrian
7 circulation as well, because they aren't very trafficked
8 streets. They're really just quiet neighborhood streets
9 and you know as John says, keep most of the land in private
10 hands, except for the two parks. One is also -- the one
11 in front of the townhouses, as well as this one will be
12 open to the public, but essentially it's sidewalks along
13 streets.

14 MEMBER MAY: Okay, thank you. That's very
15 helpful because what we see in this development is a number
16 of what are potentially very deep yards and I think that's
17 great. There are lots of other ways to do it that would
18 be wonderful too, but it's just a question of -- I just
19 wanted to understand what the design intent was for some
20 of those spaces.

21 And it's also, I think, very interesting that
22 you've done things like that cluster of townhouses with
23 the square in front. I think that's another neat feature
24 and frankly, it's -- I mean it's very useful having that
25 space that's so eyes on for everybody.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 Okay, I guess that's it for some of the more
2 development related questions.

3 I do have questions about materials. Can
4 you talk more about what the intentions are with regard
5 to the elevations that we haven't seen, the sides, the
6 backs? I mean you talked about having brick buildings,
7 siding buildings. Is there going to be some kind of
8 mixture? Are we going to have vinyl siding in the backs?

9 MS. SORG: Yes, we are.

10 MEMBER MAY: Okay.

11 MS. SORG: Unfortunately. What I meant by
12 building as a whole would be, say for example, that row
13 of townhouses that you're seeing on East Capitol, the
14 ends will have bricks, but the back will not. At least
15 you have a building in the whole all the way around, but
16 in the cases where it's siding, it will just be siding
17 all the way around. But I misspoke a few minutes ago.

18 There are instances where there is siding and brick in
19 the same building and an example of that would be -- let
20 me just bring that board forward.

21 (Pause.)

22 In an instant like this, there is siding --

23 CHAIRMAN MITTEN: Could you just try and
24 direct your voice into the mike that's on the dais over
25 here. David's trying to help you out.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 MS. SORG: So in the case of this -- yet
2 another one where we have actually a base of brick and
3 then it's siding above, but essentially that's the idea.

4 The trim pieces will be wood, except for the
5 ones around the siding which will be made up of siding
6 material.

7 MEMBER MAY: So that means -- is the siding
8 then all vinyl siding when it's on the front of the
9 buildings?

10 MS. SORG: Yes.

11 MEMBER MAY: Okay. Give me one second. Oh,
12 there was a reduction in the number of different elevation
13 types. Can you explain why?

14 MS. SORG: Oh, I'm glad you brought that up.
15 Yes, we had many more units and types and when we released
16 our -- in that drawing, the one on the wall, the table
17 cloth, really showed up how we really didn't need that
18 many types and it was just too complicated and to created
19 the neighborhoods and to create the corners the way we
20 wanted to we had just too many types and we ran out of
21 places to put them and it was just was a building
22 nightmare. So I think we have enough variety and the
23 variety is created not just by the difference in
24 architecture, but a building, if you see it all in siding
25 or in brick it's really different because the colors

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 change, trim materials are expressed differently, so we
2 did reduce that.

3 MEMBER MAY: Okay, I can completely
4 appreciate that answer in terms of dealing with the
5 complexity of it and also wanting to make a simplified,
6 more unified palette if you will.

7 I've also noticed that in the plan you not
8 only tried to save the streets, but in many cases tried
9 to save the alleys and continue to make use of those.
10 I guess my question is how does that fit in philosophically
11 with your site plan overall because you have this mixture
12 of valleys and then curb cuts and garages on the fronts
13 of buildings and I guess I just want to understand why
14 you're going with that particular mix as oppose to trying
15 to push alleys everywhere which is a bit more standard
16 for at least historic neighborhoods in the District.

17 MS. SORG: Well, there are two very important
18 reasons. One is that you're really competing in Prince
19 George's County here to attract buyers and the safety
20 of the car, the safety of being able to get in the house,
21 in the car and then getting out of the car and getting
22 into the house is very important. And I think that has
23 to be appreciated here, but we did do one thing which
24 is different from Prince George's County is that we only
25 have one car garages, we don't have wide, you know, two

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 car garage doors in the front of every house. So I thought
2 -- and also, the other things is this is more, I'd say
3 suburban, almost exurban in some areas of a neighborhood.

4 It isn't the tightly knit neighborhood say even down
5 nearby MLK or you know in the older parts of Anacostia.

6 So having curb cuts or -- you know, I can just imagine
7 kids playing basketball or something in front of their
8 houses on these things or riding bikes. It's that kind
9 of mixture that we were aiming for, but whenever we had
10 the opportunity to have an alley access, we did bring
11 a car from the back.

12 JUDGE RUSSELL: Okay. Thanks. I think --
13 I guess the only other comment I have is about the
14 townhouses is there seems to be a very eclectic mix of
15 window types and I'm assuming that there will be some
16 sort -- you cited things like having the windows on the
17 corner of the building which I think in those particular
18 elevations and I'm not sure how it works with the interior
19 of the plan of the building, but it's, I think you're
20 exploring some new territory with that and that's --

21 MS. SORG: Yes. It's not a bad thing.

22 MEMBER MAY: I'm not saying it is.

23 MS. SORG: No, no. One of the things that
24 we all tend to look at these is from the outside, but
25 houses are really experienced on the inside and there's

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 nothing like a corner window where you can see both
2 directly to the front and to the side. Those are spaces
3 that people put big chairs in. There might be a big lamp
4 and they glow at night.

5 So I think that's something that we were
6 thinking about especially in the living rooms, etcetera.

7 That's just the variation in style of size
8 of opening is just what makes residential buildings
9 residential. They aren't curtain and glass and they
10 aren't ribbons and they aren't all the same. So -- and
11 there's something -- we were trying to achieve also which
12 is there's a lot of glass. I must say, there's a lot of
13 glass and there's some areas, we just wanted to leave
14 blank, but just get some slivers of light in so that's
15 where we are.

16 MEMBER MAY: Okay, the slivers are very
17 noticeable and that's why it's -- I'm not saying that
18 it won't be very convincing and compelling in the end.

19 It may well be. I just had to comment on it being
20 unusual. There may well be precedence. Actually, it
21 was very helpful seeing the precedent photographs that
22 you have on the board there and I assume that we'll get
23 copies of those if we don't have them already I don't
24 think.

25 MS. SORG: Yes, I can provide them.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 MEMBER MAY: That's very useful. I think
2 that's about it for me.

3 CHAIRMAN MITTEN: Thank you, Mr. May. Mr.
4 Parsons?

5 MEMBER PARSONS: I am really excited about
6 your architecture. I think this is just going to be a
7 wonderful place to live. It really is. The balconies,
8 the porches, the bay windows. I've just got my fingers
9 crossed that you can afford this.

10 (Laughter.)

11 Because if we lose the richness of this
12 design, it would be a shame. Of the projects that we've
13 seen over the past three or four years which are doing
14 the same thing, this is just superb. It really is.

15 MS. SORG: Thank you.

16 MEMBER PARSONS: I wanted to look at the
17 landscape plan, if we could. I know if it's folded over
18 there.

19 MEMBER MAY: By the way, I do agree with what
20 John was saying. I don't want to make it sound like I
21 was all negative.

22 MEMBER PARSONS: I wanted to follow up on
23 a couple of Mr. May's comments. Right here in these open
24 spaces which I guess you defined as parks, I'm hoping
25 that as we go forward to the next stage you're going to

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 embellish them. I see some of your gazebos and things
2 that you've shown to us before. I don't know whether
3 -- the slope doesn't seem too steep here to use for
4 recreational activities, ball games, things of that
5 nature. And of course, if you leave it open, that's
6 what's going to happen and I'm not sure that's best for
7 the residences that flank them. So I wonder if you're
8 going to heavy up the landscaping or you're going to leave
9 it open for free play or maybe that's a second stage
10 comment. It's a comment I want to explore later, so if
11 you're not ready to talk about that now, we can get it
12 in the next stage.

13 MR. EDGECOMBE: If you have a chance, as a
14 first stage comment, if you have a chance to take a look
15 at the model, you'll see that there is a substantial
16 differential in the grade, at least to the point where
17 you're not going to be able to utilize that for any kind
18 of ball field or play field unless you go through some
19 substantial grading to terrace or level it off.

20 One of the plans was to use a combination
21 of some deciduous and evergreen trees that can grow
22 relatively fast to create a substantial buffer so that
23 you're not essentially just looking at the roof of the
24 homes behind you or in front of you, if you will.

25 So that was one of the ideas that we had.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 In both of those examples, or cases, because in both of
2 those cases you do have a reasonable drop in grade, so
3 we're going to have to really carefully look at some other
4 areas as we're identifying play areas or recreational
5 areas on green -- green areas, I should say.

6 MEMBER PARSONS: It's tricky because if you
7 start to put in too many trees, then you're creating
8 habitat for teenagers at 2 o'clock in the morning. It's
9 a delicate balance.

10 MR. EDGECOMBE: Right.

11 MEMBER PARSONS: But the open space alone,
12 mowed grass in perpetuity here is a burden on the community
13 to keep that the way it should be, so I'm not sure I have
14 any ideas for you, but that's not why I'm here, I guess.

15 I'm concerned about the folks on Blane Street
16 and although we're not talking about the commercial
17 component tonight, it appears that that could be a
18 difficult environment looking at the rear of what I
19 believe is the rear of that one market place, it's labeled.

20 This here. And I see you've placed some landscaping
21 in there, but what kind of real environment are they
22 backing up to here? Is it envisioned that it's the rear
23 of the commercial or is that just the wrong question to
24 ask tonight?

25 MR. KIRKLAND: Without really having the

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 benefit of the architectural elevations and expression
2 of that area, one of the things that we tried to do and
3 understanding that any time you have residential
4 properties abutting any commercial property, then
5 buffering and screening becomes one of the primary
6 objectives. Now again, that's an area that we'd probably
7 need to get to a secondary phase to really kind of massage
8 it and play with it and unfortunately, we don't have the
9 architects as well of the particular property to maybe
10 expound on it a little further either.

11 MEMBER PARSONS: Okay, is Blane Street one
12 of those existing streets you're going to save, one of
13 the yellow streets?

14 MR. KIRKLAND: Actually, Blane is being
15 slightly relocated. It's going a little bit further to
16 the west on -- from where it is currently.

17 MEMBER PARSONS: West up?

18 MR. KIRKLAND: West would be to the right,
19 I'm sorry, to the east. To the right. That way.

20 (Laughter.)

21 So the existing Blane Street runs through
22 that building that you're talking, you're speaking of.

23 MEMBER PARSONS: I wanted to see if you could
24 push Blane Street up.

25 MR. KIRKLAND: Well, we actually have pushed

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 it up as far as the grades will allow.

2 MEMBER PARSONS: Oh.

3 MR. KIRKLAND: As you see on the model here,
4 it drops off between this street here, where we have these
5 townhouses or the duplexes here and down in the Watts
6 Branch.

7 MEMBER PARSONS: It would be in the creek,
8 okay.

9 MR. KIRKLAND: Right. It falls away pretty
10 quickly.

11 MEMBER PARSONS: All right.

12 MR. KIRKLAND: We will do the -- the
13 architect that will probably address that area on this
14 side of Blane Street on the commercial site will probably
15 have something that appears. Currently, that's a very
16 thick thicket with some fairly mature trees along there.
17 So most of this area is blocked from view now and we
18 will look to reinforce that. It's also very steep there
19 as well, so the grade helps screen things.

20 MEMBER PARSONS: Well, I was just imaging
21 the worse case, that this is the dumpster area and the
22 loading kind of activity that goes on at odd hours of
23 the day.

24 MR. KIRKLAND: Those would be relocated to
25 other corners.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 MEMBER PARSONS: Where's my pointer?
2 Anyway, the back side.

3 MR. KIRKLAND: No, that would be facing Blane
4 Street there would be more of a formal side to it.

5 MEMBER PARSONS: Oh good, thank you. That's
6 all.

7 CHAIRMAN MITTEN: Mr. Hood, any questions?

8 VICE CHAIRMAN HOOD: Yes, I just have two
9 or three, Madam Chair.

10 Mr. Henson, if you could come back to the
11 table, please?

12 (Pause.)

13 I know that the Hope 6 grant has its own rules
14 and regulations and process and you mentioned the
15 relocation of the seniors, how that whole process of
16 things were going to work like clockwork. But you didn't
17 mention anything or maybe this is not the time, but you
18 didn't mention anything about what you're going to do
19 for those existing residents that may relocate back to
20 the site that you're going to demolishing and once you
21 start construction. Is there a process in place or does
22 the Hope 6 grant have something in place that you're
23 supposed to adhere to or is this something that you guys
24 have in place with all that outreach that you've done
25 with the community?

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 MR. HENSON: Let me introduce the Housing
2 Authority to talk about this. This is Kim Kendricks who
3 is the Regional Administrator in charge of this area.

4 MS. KENDRICKS: We have a re-entry committee
5 that was set up and it was comprised of residents in the
6 Housing Authority to set up criteria for those persons
7 who were going to relocate to come back to the community
8 and there were certain criteria that each resident would
9 have to meet in order to come back.

10 VICE CHAIRMAN HOOD: Each resident that now
11 -- that lived through the conditions now?

12 MS. KENDRICKS: yes.

13 VICE CHAIRMAN HOOD: All have been afforded
14 the opportunity to reapply or re-entry, whatever you call
15 it?

16 MS. KENDRICKS: Yes, everybody will have an
17 opportunity to apply to come back to the area, not
18 everybody is guaranteed a spot because, as you -- we talked
19 about earlier, the numbers of units are going to be very
20 different.

21 VICE CHAIRMAN HOOD: Right, right. I
22 understand. I guess my concern is having lived through
23 that with another neighborhood and also being there to
24 testify and support and then I look back at that and I'm
25 sure that this won't happen with this Hope 6 grant, but

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 I look back at that -- which will remain nameless, the
2 people that I see over there now in the neighborhood is
3 like maybe two or three families out of all those units
4 and I was just wondering, hopefully, that the same thing
5 doesn't happen here.

6 MS. KENDRICKS: What we're hoping is and
7 that's why we're working with the community right now,
8 and that's why we're working with the residents to help
9 them, if there are any issues because a lot of our
10 residents are very good residents and who will be coming
11 back because they will be able to meet the criteria.
12 And really, we're looking at who can be a good neighbor.

13 If you can be a good neighbor, then you have an
14 opportunity to come back. For those persons who are not
15 good neighbors, they won't be able to come back.

16 VICE CHAIRMAN HOOD: So it that what you're
17 telling me happened in the situation I was talking about.
18 They weren't good neighbors, so they went to Ward 9?

19 MS. KENDRICKS: I have absolutely no idea
20 what community you're talking about.

21 VICE CHAIRMAN HOOD: Okay, I'll just leave
22 that one alone.

23 MR. HENSON: Let me just reiterate also the
24 community support service program which we started
25 formally back in January. We've been working on it for

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 two years, have formed a board made up of residents of
2 the community, as well as residents of the surrounding
3 community, have a \$4 million grant and a commitment from
4 the DOES, the Department of Employment Services to assist
5 us in taking all of the residents. And we have 400
6 residents in that program.

7 Taking all the residents that lived at East Capitol when
8 the grant was awarded in 2000, in August of 2000 and to
9 make them economically self-sufficient.

10 Now the issue here is that's not just a matter
11 of linking them to job training and jobs, as I think a
12 lot of people thought of. The number one issue in this
13 community is health and health issues range all the way
14 from people who haven't seen doctors since they got their
15 shots to go to kindergarten who are now in their 40s and
16 50s, all the way to people with substance abuse problems
17 and so we're investing significant dollars in removing
18 the barriers created by health problems as well as
19 educational issues, as well as all kinds of other issues
20 and we could go on and on about this effort. But we
21 started in January in earnest. We're working through
22 some of the toughest issues we've ever had to deal with
23 in terms of working with the community and the idea here
24 is that the people who live there before will be able
25 to come back because we're going to assist them to be

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 ready and to be good neighbors. And so to the extent
2 that they may have had problems in the past, we are hopeful
3 that two, two and a half years from now we would have
4 removed those.

5 Extensive relocation here is also happening
6 using Section 8 certificates.

7 MS. KENDRICKS: Section 8 vouchers.

8 MR. HENSON: Housing, tourist vouchers we
9 call them nowadays and Ms. Kendricks and her staff has
10 been working very hard with us to figure out creative
11 ways to relocate people because the interesting thing
12 is that the District is a very tight housing market
13 nowadays, both with public housing, what used to be worse
14 housing authority in the country with vacancies all over
15 the place, now has no vacancies. It's now one of the
16 best housing authorities in the country. So we don't
17 have a lot of vacancies within the Housing Authority and
18 as all of you know, essentially, the District is one of
19 the hottest housing markets bar none in the country, and
20 so we don't have a lot of rental units that people can
21 get, so we're creatively looking at ways to relocate
22 people, but as we do that, what we're finding is a lot
23 of people are winding up a lot better off than they were
24 before and a lot of them may be happy to live where they're
25 living and not want to come back. But those who do want

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 to come back, we're creating the opportunity and we'll
2 continue to work with them in a manner to make them
3 economically and self-sufficient so that if they do want
4 to come back, they can come back.

5 VICE CHAIRMAN HOOD: Thank you. It looks
6 like things are improving. Thank you, both.

7 I want to ask Mr. Bryant, if you can just
8 come forward for a second. I'm sorry you left.
9 Actually, the next question will be for Mr. Bryant.

10 Mr. Bryant, just a quick question on the
11 community center. I believe it was stated and I believe
12 it's only one story high, right?

13 MR. BRYANT: One story, yes.

14 VICE CHAIRMAN HOOD: My concern with that
15 is, knowing the area, that we're not -- I just want to
16 make sure and this will probably come up again at stage
17 2, is that we're maximizing and we're getting the most
18 we can out of it and we also have room for expansion in
19 that community center. I just see us limiting ourselves.

20 A lot of times, and I'm not criticizing the architecture
21 because I haven't finished my degree like my colleagues
22 have, in my degree for architecture, but I just want to
23 make sure that we leave room for expansion and also that
24 we maximize the space that we have down there because
25 I think that's one of the models for that particular area

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 and that's something maybe we can look at on down the
2 line.

3 So you don't necessarily have to answer.
4 I just wanted to bring it to your attention unless you're
5 prepared to answer now and then maybe we'll mention it
6 again at Stage 2.

7 MR. BRYANT: It's interesting that you
8 should bring that issue up because it was one that
9 concerned us when we got started with it. Actually, what
10 has been designated for this building is a pretty tight
11 planning situation at that corner and to look at it in
12 any master plan sense for future utilization is a bit
13 tricky. That should always be done. It would probably
14 result in some reprogramming and if reprogramming took
15 place, then the potentials for expansion on the site would
16 exist, but as it is planned at this point, it's probably
17 going to be a rather intensive use of the building with
18 daycare activity and the other activities that are
19 projected for it.

20 It's also a tight site in that it's got
21 streets on four sides and not a lot of land area in relation
22 to the building, although if you compare it in an FAR
23 sense it's not intensive use overall and that's owing
24 to the fact that it's only one story.

25 VICE CHAIRMAN HOOD: Again, maybe that's

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 something the developer, maybe we can look at because
2 we don't want to close the door as soon as we go in there.

3 MR. BRYANT: Indeed.

4 VICE CHAIRMAN HOOD: Thank you. Ms.
5 Gordano, in the back of Office of Planning's Report, there
6 were a number of letters and recommendations that
7 different agencies had posed and certain things that they
8 have required. I want to know has the effect of that
9 or these recommendations been started being worked on
10 before we get to stage 2? I don't necessarily want to
11 get specific.

12 MS. GORDANO: We are coordinating with DPW
13 and I don't think that they have completed a report yet,
14 but we've met, our traffic consultants have met with DPW.
15 We are going to be following up with the Fire Department
16 on some of their recommendations so the answer is yes.

17 VICE CHAIRMAN HOOD: Okay, good, thank you.
18 And also I really think and I know this is not necessarily
19 in our jurisdiction at this time, I know that you mentioned
20 it, but that commercial piece, I think is going to be
21 key. I would hope that whoever is coming will come.
22 I think that will be viable for that neighborhood and
23 that community and maybe people can stop going up to Ward
24 9 and using the Safeway and everything up the street.

25 Thank you.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 CHAIRMAN MITTEN: Thank you. I just had a
2 couple of circulation questions, so I don't know who is
3 the best person to answer those.

4 MR. BRYANT: Why don't we start with the
5 architect and we also have representative from O.R. George
6 and Associates with the traffic consultant.

7 CHAIRMAN MITTEN: All right. One of the
8 concerns that I have is where the community center is
9 located near the two schools is, seems like a wonderful
10 relationship and yet it seems like it might encourage
11 or perhaps a lot of pedestrian traffic across East Capitol
12 Street and at least as I understand it, there's no
13 controlled intersection right there and children are
14 notorious for not being orderly and going to a traffic
15 light. So I was wondering if you have given any thought
16 to that.

17 (Pause.)

18 It looks like there is a traffic light there.

19 MR. ELIAS: Yes, good evening, Madam Chair,
20 Members of the Council, good evening. I'm Cullen Elias
21 of O.R. George and Associates. My company was
22 responsible for preparing the traffic assessment in
23 support of this PUD.

24 In answering your question, yes, there is
25 a traffic signal proposed for the new extension of 57th

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 Place at East Capitol Street. It will be that cross walks
2 will be provided at that intersection which could be used
3 by pedestrians coming from the north to access the
4 community center.

5 CHAIRMAN MITTEN: Okay, great.

6 MR. ELIAS: And vice versa.

7 CHAIRMAN MITTEN: Great. Another question
8 I have is there's a new traffic light that's planned,
9 it's the one that's the traffic light that's just to the
10 left of the one at Southern and East Capitol Street, and
11 it's right in the middle, yes, the commercial area.

12 Now the relationship of that to the driveway
13 to the multi-family apartment building is the driveway
14 is not aligned with the traffic light and I wondered why
15 that was or if you anticipated that there would be any
16 problems with people trying to come out of the driveway
17 for the apartment building and attempt to go west on East
18 Capitol Street?

19 MR. ELIAS: Yes, Madam Chair. It's my
20 understanding that there will be some offset between the
21 driveway to the apartments and the new intersection that
22 will serve the commercial component of this PUD.

23 I think with proper signage that driveway
24 serving the apartments will be limited to right in, right
25 out traffic movements. With proper signage, left turns

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 to go westbound on East Capitol will be prohibited.

2 CHAIRMAN MITTEN: I guess I maybe ask you
3 to take another look at that. Because the relationship
4 between those two is close enough that it's going to be
5 -- and there is no really good alternative for someone
6 turning out of the apartment building to try and go west
7 and it's close enough that there will be this great
8 temptation to do something that's actually very
9 dangerous.

10 MS. SORG: Madam Chair, if I may answer that.
11 We are currently looking at that site plan for the rental
12 building and that's a moving target right now.

13 CHAIRMAN MITTEN: Okay.

14 MS. SORG: We are aware of this relationship
15 with the driveway across into the commercial and the cut
16 in the median and so we are looking at that and trying
17 to align it up. You're absolutely right. It's almost
18 there and it's so dangerous when people illegally try
19 to make that left turn.

20 CHAIRMAN MITTEN: Okay, and one final
21 question which is particularly as we're getting much more
22 sensitized to trans-oriented development and this is a
23 version of that.

24 Is there anything about the design of the
25 circulation design that is going to encourage people to

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 use the Metro, or is there something that can be done
2 to make it easier for people to get to the Metro by the
3 design of the streets or the way the sidewalks are
4 configured or something like that?

5 MR. ELIAS: I think, Ms. Sorg, you can answer
6 that question.

7 MS. SORG: Actually, for that I would like
8 to bring your attention to the design of the site plan
9 off the senior -- of the rental building which is on,
10 at the back of your book. I personally don't have a board
11 for that.

12 There are -- the corner of that building right
13 at Southern Avenue and East Capital is a little more --
14 it shows a little terrace there, but a little more
15 hardscape is envisioned so that if you cross from the
16 Metro on towards East Capitol you will have some more
17 pedestrian pathways there. So that's essentially a
18 response to the people coming out from Metro or going
19 in. There isn't any bridge planned or anything like that.

20 CHAIRMAN MITTEN: I don't know these things
21 because I've studied them, but for instance, it seems
22 to me that at least the sidewalks as they appear are very
23 narrow and not that meet a standard, but in terms of a
24 standard -- you might want to exceed the standard and
25 if you're attempting to encourage people to use the

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 sidewalk when it might be not their favorite thing to
2 walk some distance to the Metro, but if you can make that
3 a more pleasant experience, they might be more willing
4 to do it.

5 Maybe at this point it's just food for
6 thought.

7 MR. ELIAS: Yes, I think so.

8 CHAIRMAN MITTEN: Thank you. Any other
9 follow up questions?

10 Mr. Hannaham?

11 MEMBER HANNAHAM: Yes. I just have another
12 one. Perhaps Ms. Sorg, you've already indicated and Mr.
13 Bryant has, that he had in mind when he did the community
14 center that there's the entry way from the west.

15 Has any consideration, corresponding
16 consideration been given to the fact that not only is
17 the entry way from the east into the project, but also
18 to the city? Have you thought of the grandness of this
19 particular entryway to the east of the city?

20 MS. SORG: Right, the existing buildings
21 that we are demolishing, although they aren't very
22 attractive, they did form a gateway into the community,
23 into the city right there on the corner of Southern Avenue
24 and East Capitol.

25 The intent here is on the rental building

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 to have a building that's four stories tall and no taller
2 which makes it a very long and serpentine building along
3 East Capitol Street. It does emphasize and reinforce
4 the streetscape of East Capitol Street, but on the corner,
5 we do want to have, and if you look at your elevation
6 in your booklet, you see that the very corner will have
7 on the ground floor at least more glass, perhaps a more
8 public use and then the corner itself will be expressed
9 by a conical turret roof.

10 So there is some architectural response to
11 the corner there.

12 MEMBER HANNAHAM: Do you think that is sufficient
13 to respond to the need for a grand entryway into the city?
14 Or do you think that's a need or a responsibility for
15 this particular project?

16 MS. SORG: Well, East Capitol is such a wide
17 street, I mean that entry right there -- you know, a
18 gateway can only be created by both sides of the street.

19 On the other side is envisioned a store of some sort
20 on the corner which I haven't seen any designs for that,
21 but I'm hoping that it will have some feature.

22 I think it's adequate. I think the scale
23 is definitely one of horizontality rather than a vertical
24 tower or anything there. I mean entering the District
25 might be more of a subtle experience there than perhaps

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 elsewhere.

2 MEMBER HANNAHAM: It's pretty bland right
3 now.

4 MS. SORG: It is.

5 MEMBER HANNAHAM: Thank you.

6 CHAIRMAN MITTEN: Anyone else?

7 MEMBER MAY: I want to just echo that point.

8 I think that the notion of entry into the city at that
9 corner is an important one that I think should be given
10 some consideration for that building. I mean for years
11 that intersection has been recognizable as the beginning
12 of the city and it should be a very positive thing, I
13 think. I'm not saying that you need to erect a giant
14 tower on the corner to celebrate it or anything like that,
15 but I think that's a very good point.

16 MR. HAMILTON: Madam Chair? I'm Cheryl
17 Hamilton with A & R Development and I just want to assure
18 the Commission that we do recognize that this is a gateway
19 into the city. We just haven't gotten there yet as to
20 how that's going to be expressed, but through signage
21 and landscaping and some building embellishment on both
22 the commercial side as well as the multi-family building,
23 we do recognize and are working on that right now.

24 CHAIRMAN MITTEN: Thank you.

25 MR. HAMILTON: So when we come back you

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 should see that.

2 CHAIRMAN MITTEN: Thank you.

3 MEMBER MAY: That's all I have.

4 CHAIRMAN MITTEN: All right. Terrific.
5 Thank you.

6 I think we're ready to move on now to the
7 report of the Office of Planning and I would just like
8 to compliment Mr. McGettigan, as usual, for the
9 thoroughness of his written report so that his oral report
10 can be just hitting the highlights.

11 MR. McGETTIGAN: Thank you, Madam Chair.
12 I won't be needing the screen tonight.

13 (Laughter.)

14 I'll try to keep it very brief. Good
15 evening, Madam Chair and Members of the Commission. I'm
16 David McGettigan from the Office of Planning. I'll be
17 presenting the brief report from the Office of Planning.

18 CHAIRMAN MITTEN: Thank you.

19 MR. McGETTIGAN: The project before you
20 represents the results of years of work by the Housing
21 Authority and other District agencies to bring this very
22 large and complex project to fruition. The Office of
23 Planning has been providing input and guidance on this
24 project for almost two years now. And the results of
25 these efforts are before you and represent a culmination

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 of community, agency and design professionals cooperation
2 in bringing this project forward.

3 I'm going to discuss some of the critical
4 issues the Office of Planning in review of this project.

5
6 The existing conditions are important to
7 understand because they explain the design solution
8 that's proposed for the site, the majority of the site
9 is occupied by two and three story apartment buildings
10 and a super block cul-de-sac configuration. The units
11 are architecturally similar and provide little variety.

12 The infrastructure is deteriorated due to the age of
13 the project and the neglect.

14 To address these issues, the Housing
15 Authority proposes demolishing the existing structures
16 and constructing new infrastructure and structures which
17 provides the opportunity for new urban design with the
18 four major components. One is improving the
19 interconnection of the vehicular and pedestrian network
20 between the development and the surrounding
21 neighborhoods. And these large blocks that were once
22 isolated from the rest of the neighborhood will be
23 reconnected with the new street pattern.

24 Second is the environmental problems that
25 now exist will be corrected. New landscaping, new storm

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 water management infrastructure, combined with the design
2 that we feel is respectful with the topography, provides
3 some environmental sensitivity of the design. Many areas
4 of the existing development suffer from erosion due to
5 slope failure. Many of these slopes will be regraded
6 to more stable slopes and erosion problems will be
7 corrected. In addition, the Applicant is committed to
8 preserving some mature trees, if feasible, and tailor
9 the design to increase the probability of saving trees.

10 Also, the land swap with Watts Branch Park will help
11 with that effort and provide a buffer for the creek.

12 The third thing is the context of the
13 development needs to fit in with the area. We've seen
14 that the architecture is thoughtful. It has a mix of
15 housing types and for mix of incomes presents a challenge,
16 but we think they've done very well. We did note that
17 some of the designs disappeared and we were hopeful that
18 some of them might come back. We'll talk more with the
19 Applicant about it in the future.

20 But some of the elevations could use a little more variety,
21 we think, in the townhouse area. So we'll be working
22 with the Applicant further on that.

23 The proposed development is also going to
24 be safer, we feel, with the design of the streets, the
25 more public open spaces, the street edge to promote eyes

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 on the street and eliminating the cul-de-sacs will help
2 make it a safer community.

3 The Comprehensive Plan, the generalized land
4 use map calls for moderate density, residential and some
5 low density retail in the site area. The rezoning
6 proposed is compatible with the comp. plan and the
7 proposed development furthers the comp. plan goals of
8 stabilizing and improving the District's neighborhoods,
9 preserving and promoting cultural natural amenities,
10 respecting, improving the physical character of the
11 District and preserving and ensuring community input.

12 We feel that the proposed RF-IA zoning
13 reflects an appropriate zone for the uses proposed as
14 compatible with the abutting zoning designations. The
15 benefits and amenities are adequate. Housing and
16 affordable housing, uses of special value to the
17 neighborhood, which include the community center, daycare
18 center, tot lots and open and green space that are being
19 provided. Urban design, architecture, landscaping,
20 creation and preservation of open spaces, site planning
21 is efficient and economical use of land. The
22 environmental benefits such as storm water runoff
23 controls and the preservation of open space for trees
24 and the effective and safe vehicular and pedestrian
25 access.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 So the Office of Planning finds that the
2 proposed project site is suitable for use as a planned
3 unit development, that the character, scale, mixture of
4 uses and design of the proposed uses are appropriate and
5 that the proposed development is compatible with the
6 comprehensive plan with the goals of the plan unit
7 development regulations and with the PUD evaluation
8 standards.

9 Therefore, the Office of Planning recommends
10 approval of stage 1 of the proposed planned unit
11 development. The proposed streets, alleys, parking and
12 structures create a contextual interconnected,
13 environmentally sensitive and safe development that will
14 be an asset to the District.

15 More detailed plans of the proposed
16 development should be prepared and submitted for Stage
17 2 approval. These plans at a minimum should provide the
18 following plans and information: (a) Preliminary
19 subdivision plat showing dimensions of proposed lots,
20 center lines and widths of proposed streets and alleys;
21 a rough grading plan showing the proposed grading of lots,
22 location of retaining walls in areas of critical slope;
23 a utility plan showing the general location of utilities
24 including storm water management and BMP devices, more
25 detailed landscape plan, particularly in regard to

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

streetscapes; continued architectural detailing, material samples, likely location of the brick units, composition of rowhouse sections and further detailing on the multifamily dwelling. Detail of pedestrian and vehicular systems including signage, crosswalk and detailed streetscape design and finally, maintenance plans and HOA documents to see how the common areas will be maintained.

This concludes the Office of Planning's report.

CHAIRMAN MITTEN: Thank you, Mr. McGettigan. Any questions from the Commission for the Office of Planning? Any questions?

MEMBER PARSONS: Mr. McGettigan, I completely missed this concept of land exchange. What is that about?

MR. McGETTIGAN: There is sort of a jagged, angled tooth along Watts Branch and some of that will be straightened out to be parallel to Watts Branch and hopefully providing a land area along Watts Branch that's more consistent in width.

MS. GORDANO: That was covered, Mr. Parsons, in the senior building case.

MEMBER PARSONS: Oh yes. Okay, it's not discussed --

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 MS. GORDANO: It's not in addition.

2 CHAIRMAN MITTEN: Just turn on the mike, if
3 you're going to --

4 MR. HENSON: It's essentially this area back
5 here where in order to basically straighten out some
6 issues that the Department of Recreation has and some
7 issues that we have, we're basically just going to do
8 a land swap to straighten out the property line.

9 MEMBER PARSONS: So it's not going to
10 continue past the top line?

11 MR. HENSON: No, it doesn't affect -- and
12 it doesn't affect the plan one bit. It just is a swap
13 of ownership and it's more of a technical thing than it
14 is anything else.

15 MEMBER PARSONS: Well, good. I'm glad
16 you're doing that.

17 CHAIRMAN MITTEN: Anyone else? Ms.
18 Gordano, any questions for the Office of Planning?

19 All right. Okay. Thank you. I would just
20 note that attached to the Office of Planning report we
21 have reports from the Department of Health, Fire and
22 Emergency Medical Services Department, D.C. Water and
23 Sewer Authority, and the Department of Housing and
24 Community Development. Is there anyone here
25 representing any of those agencies who would like to

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 testify?

2 (No response.)

3 Any other government agencies represented
4 that would like to testify?

5 (No response.)

6 All right, are there representatives here
7 from either ANC-7C or 7E?

8 MEMBER MAY: Madam Chair, before we get too
9 far away from it, can I ask a question of the Office of
10 Planning?

11 CHAIRMAN MITTEN: Sure.

12 MEMBER MAY: I assume that you did the usual
13 referral to the D.C. Public Schools as well?

14 MR. McGETTIGAN: Yes, we did.

15 MEMBER MAY: Did you get any response this
16 time?

17 MR. McGETTIGAN: No, I didn't.

18 MEMBER MAY: Okay, thank you.

19 CHAIRMAN MITTEN: All right, so no one is
20 here from ANC-7C or 7E. We got a letter from the Chair
21 of ANC-7C, but it does not meet the requirements for great
22 weight, but I believe that the questions that were posed
23 in it have actually been answered during the testimony.

24 No one had signed up on our sign in sheet.

25 I forgot to tell people at the beginning that you should

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 do that.

2 Is there anyone who would like to testify
3 in support?

4 MR. JONES: Excuse me, Madam Chair --

5 CHAIRMAN MITTEN: If there's anyone else,
6 please come to the table at this time. If you wouldn't
7 mind giving the cards to the reporter first.

8 Good evening.

9 MR. JONES: Good afternoon, Chairman and
10 Chairpersons. My name is Felix Jones and I'm from East
11 Capitol Dwelling. The last time I was here I was with
12 ladies. Well, I'm not with them tonight.

13 CHAIRMAN MITTEN: I hope you haven't had a
14 falling out.

15 (Laughter.)

16 MR. JONES: No, we're still in good rapport.

17 What I'm here to tell you today is that since ANR and
18 DCHA have been with us and helping us to develop a new
19 neighborhood we have been involved in almost everything
20 that is happening. We go to meetings. We are
21 implementing programs to help the people to return to
22 the neighborhood. We are creating jobs. It's numerous
23 things. We're doing medical research. We're following
24 people, hopefully for a 30-year period to make those
25 individuals that is not ready to own homes to prepare

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 them for homes. So I think we're working really good
2 with ANR and DCHA.

3 Now like a good family, we all have our
4 scrabbles, but we seem to solve them so I hope that this
5 will be a major project, not only for my community, but
6 for everybody in the city. Thank you.

7 CHAIRMAN MITTEN: Thank you very much. Let
8 me just see if any of the Commissioners have any questions
9 for you.

10 Does anyone have any questions?

11 (No response.)

12 Thank you.

13 MR. JONES: Thank you.

14 All right, anyone else who would like to
15 testify in support?

16 (No response.)

17 Anyone who would like to testify in
18 opposition?

19 (No response.)

20 All right. Did you have any rebuttal or any
21 closing statement that you'd like to make?

22 MS. GORDANO: Nothing in particular, just
23 we thank the Commission further and we intend to bring
24 a second stage application in less than a year.

25 CHAIRMAN MITTEN: All right. One of the

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 things that also in following up on some of the comments
2 that the other Commissioners have made, I think we were
3 very pleased to see the responsiveness. I mean it's clear
4 there's responsiveness from the development team to the
5 community and also responsiveness to the concerns of the
6 Commission. So I just think it's a wonderfully dynamic
7 relationship that you all have built and it shows in the
8 end product. So let's just keep on moving.

9 MS. GORDANO: Thank you.

10 CHAIRMAN MITTEN: Mr. Bastida, I think there
11 might be one or two things that we need to get?

12 MR. BASTIDA: Yes, I only have one item which
13 is the pictures of existing buildings and the character
14 that sets a precedent for the architecture that Mrs. Sorg
15 presented to the Commission and a photograph of the model.

16
17 Also, I believe that the drawings, there are
18 some drawings that are not on the record that you used
19 and we need to get copies of those for the record.

20 We need it in the smaller scale. Sorry about
21 that.

22 CHAIRMAN MITTEN: Just taking a brief little
23 poll of the Commissioners whose eyes I could catch, are
24 you interested in a bench decision pending receipt of
25 the material?

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 MS. GORDANO: Absolutely, because next
2 meeting of the Zoning Commission isn't going to be until
3 September, so that would be terrific.

4 CHAIRMAN MITTEN: Okay, and we wouldn't want
5 a bench decision to in any way impair you from providing
6 proposed findings of fact, conclusions of law because
7 I know the staff always likes to see that.

8 MS. GORDANO: Okay, we'll do that.

9 CHAIRMAN MITTEN: All right. Well --

10 MR. BASTIDA: Madam Chairman?

11 CHAIRMAN MITTEN: Yes sir.

12 MR. BASTIDA: Should we --

13 CHAIRMAN MITTEN: Are you going to tell me
14 we can't do it?

15 No, go ahead.

16 MR. BASTIDA: I am not totally comfortable
17 with that, but in any event, if you would establish the
18 time table in which the things should be submitted for
19 the record before you take a vote.

20 CHAIRMAN MITTEN: Sure.

21 MR. BASTIDA: I would like also to ask the
22 Applicant how soon they believe they can provide that
23 for the record.

24 MS. GORDANO: One week, we could do it
25 earlier if that makes you more comfortable with a bench

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 decision.

2 MR. BASTIDA: No --

3 MS. GORDANO: One week would be comfortable
4 for --

5 MR. BASTIDA: One week is okay. Okay, so
6 I would appreciate if those documents are filed by Friday,
7 July 19th by 3 o'clock. Thank you.

8 Thank you, Madam Chairman.

9 CHAIRMAN MITTEN: Thank you, Mr. Bastida.
10 I hope what we're about to do does not cause you too much
11 discomfort.

12 I would move approval of the Zoning
13 Commission Case No. 02-05 as a first stage approval of
14 the residential portion of the mixed residential portion
15 of the East Capitol -- New East Capitol Dwellings
16 including the community center.

17 MEMBER HANNAHAM: I would second that, Madam
18 Chair.

19 CHAIRMAN MITTEN: All right. Any
20 discussion? I think in large measure and with the
21 additional submissions that we'll get, the submissions
22 meet the standard for first stage approval. I think this
23 is entirely consistent with the comprehensive plan and
24 this is going to allow this whole area to be transformed
25 into a new and dynamic residential neighborhood and I

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 am happy that we can move forward on this this evening.

2 Any other discussion?

3 (No response.)

4 All those in favor, please say aye.

5 (Ayes.)

6 Those opposed, please say no.

7 (No response.)

8 Mr. Bastida? Or Ms. Sanchez, sorry.

9 MS. SANCHEZ: The staff would record the vote
10 5 to 0 to 0; Ms. Mitten moving, Mr. Hannaham seconding,
11 Commissioners May, Parsons and Hood all in favor.

12 CHAIRMAN MITTEN: Thank you. I'd like to
13 thank you all for coming down this evening and
14 participating in this hearing and we look forward to
15 seeing you again in the second stage. This hearing is
16 now adjourned.

17 (Whereupon, at 8:34 p.m., the hearing was
18 concluded.)

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com