

GOVERNMENT OF THE DISTRICT OF COLUMBIA
ZONING COMMISSION
PUBLIC HEARING

IN THE MATTER OF:

ENTERPRISE SOCIAL INVESTMENT	Case No.
CORPORATION AND THE A & R	98-3C
DEVELOPMENT CORPORATION	

CONSOLIDATED PUD AND SPECIAL
EXEMPTION AT VALLEY AVENUE,
SOUTH OF OXON RUN PARK, S.E.

Hearing Room 220 South
441 4th Street, N.W.
Washington, D.C.

Thursday,
May 7, 1998

The above-entitled matter came on for
hearing, pursuant to notice, at 7:00 p.m.

BEFORE:

JERRILY R. KRESS, Chairperson
HERBERT FRANKLIN, Commissioner
JOHN PARSONS, Commissioner

STAFF PRESENT:

JILL DENNIS, Director, Office of Planning
ALBERTO BASTIDA, Office of Planning
SHERI M. PRUITT-WILLIAMS, Office of Zoning

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ALSO PRESENT:

ANTHONY BOCHICCHIO
ANTHONY CORTEAL
JEFFREY CHERRY
ALBERT DOBBINS
JUANITA DARDEN
LARRY DWYER
VINCENT ERONDU
CYNTHIA GIORDANO
OSBORNE GEORGE
DEAN HARRISON
DENNIS JANKIEWICZ
RODERIC LIGGENS
JACQUELINE MASSEY
SHARON HUBER-PLANO
ROBERT ROBINSON
LOGAN SCHUTZ
SUSAN SONG
CHICKIE GRAYSON
ROBERT NIXON
LINDA WHYTEN
ABIGAIL PARKER

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

(7:08 p.m.)

CHAIRPERSON KRESS: Good evening, ladies and gentlemen.

I'm Jerrily Kress, Chairperson of the Zoning Commission for the District of Columbia. Joining me this evening are Commissioners Parsons and Franklin. I declare this public hearing open.

The case that is the subject of this hearing is case number 98-3C, an application on behalf of the Enterprise Social Investment Corporation and the A & R Development Corporation for consolidated review and approval of a planned unit development and a special exception for a community service center for property consisting of all or portions of 35 lots within squares 5920 and 5928.

The applicants propose to demolish all the existing structures on the site and redevelop the site with a mixture of housing types and a community center.

The project would consist of a total of 303 housing units of which 203 units would be single family dwelling units consisting of single family detached units, semi-detached units, town houses and small six unit walk-up apartment buildings.

The remaining 100 units would be senior apartments. The application also requested a special exception to facilitate the location of the community center within the PUD.

The total floor area ratio of the PUD would be .46, the heights of the structures would range from 200 feet at 42 feet. The lot occupancy would be 19 percent and 209 off-street and 317 on-street parking spaces would be provided.

Notice of today's hearing was published in the D.C. Register on March 20th, 1998 and the Washington Times on March 27th, 1998.

1 This hearing will be conducted in accordance with the provisions
2 of DCMR 11, Section 3022. The order of procedure will be as follows. First,
3 preliminary matters, second, the applicant's case, third, the report of the Office of
4 Planning, fourth, the report of other agencies, fifth, the report of the Advisory
5 Neighborhood Commission UA, sixth, parties and persons in support, and seventh,
6 parties and persons in opposition.

7 The Commission will adhere to the schedule as strictly as
8 possible. Those presenting testimony should be brief and nonrepetitive. If you have
9 a prepared statement, you should give copies to staff and orally summarize the
10 highlights only. Please provide copies of your statement before summarizing.

11 Each individual appearing before the commission must complete
12 two identification cards and submit them to the reporter at the time you make your
13 statement. If these guidelines are followed, an adequate record can be developed in
14 a reasonable length of time.

15 The decision of the Commission in this case must be based
16 exclusively on the record. To avoid any appearance to the contrary, the
17 Commission requests that parties, counsel and witnesses not engage the members
18 of the Commission in conversation during any recess or at the conclusion of the
19 hearing session.

20 While the intended conversation may not be entirely unrelated to
21 the case that is before the commission, other persons may not recognize that the
22 discussion is not about the case. The staff will be available to discuss procedural
23 questions.

24 All individuals who wish to testify, please rise to take the oath.

25 WHEREUPON,
26 the individuals intending to testify in the above-entitled matter were duly sworn.

1 CHAIRPERSON KRESS: Thank you. I'm sorry. We've had
2 some problems with the mike -- mikes. I'd like to start with preliminary matters. Ms.
3 Williams?

4 MS. PRUITT-WILLIAMS: There are none?

5 CHAIRPERSON KRESS: There are none? We didn't have any
6 certification of the Maintenance of Posting?

7 MS. GIORDANO: We're ready to certify to that orally.

8 CHAIRPERSON KRESS: All right. And identify any parties --
9 are there any --

10 While we're arranging and with the applicant's case, we'll have
11 the certification of the Maintenance of Posting. I wanted to check and see if there
12 are any parties. Is there any identification of any parties that wish to be a part of this
13 case?

14 Seeing none, we'll move on to the applicant's case and I'll start
15 by asking for the certification of the Maintenance of Posting.

16 Ms. Giordano?

17 MS. GIORDANO: Yes. I hope you can hear me. The light is not
18 on.

19 MR. BASTIDA: If you hold it just a minute.

20 MS. GIORDANO: Okay.

21 MR. BASTIDA: It's being corrected.

22 MS. GIORDANO: All right.

23 MR. BASTIDA: Thank you. Because I don't have any --

24
25 CHAIRPERSON KRESS: Now mine has gone off. technical
26 difficulties.

1 MS. GIORDANO: They're working now.

2 CHAIRPERSON KRESS: Mine is up. Mine is dead? Okay.

3 Mine is back.

4 Are we all ready? All right.

5 Ms. Giordano.

6 MS. GIORDANO: Good evening. For the record, my name is

7 Cynthia Giordano of Linowes & Blocher law firm representing the applicants this

8 evening. I'm going to ask Dave Miller, who is sitting to my right, from Harkins

9 Builders who is responsible for posting the signs, to certify that they were

10 maintained.

11 MR. MILLER: Posted and maintained.

12 MS. GIORDANO: Posted and maintained.

13 MR. DWYER: I so certify.

14 CHAIRPERSON KRESS: All right. Thank you.

15 Any questions? Hearing none, please continue and perhaps set up for us

16 the agenda that you see for this evening --

17 MS. GIORDANO: Okay.

18 CHAIRPERSON KRESS: -- and the amount of time and the

19 testimony that you are expecting.

20 MS. GIORDANO: Okay. The -- I submitted two documents to

21 you this evening. One is this booklet here which says PUD Hearing Presentation.

22 And inside the cover is an outline of our testimony. And behind it are the résumés

23 for all of the speakers that we have tonight plus people that might answer questions

24 but not provide direct testimony.

25 So we intend to start out with an introduction. I'm going to make

26 that very brief because we have a lot of material to cover this evening.

1 And then we're going to start the witnesses with Mr. Dwyer, who
2 is director of policy and planning. He is sitting to my left with the D.C. Housing
3 Authority. And the D.C. Housing Authority is the owner of the property at issue.

4 Then we're going to go to Ms. Jackie Massey and Juanita
5 Darden, who are residents of the former developments on the site, and they're going
6 to talk a little bit about the project history and the community involvement in the
7 planning of this project.

Then A & R Development, who is the
8 developer. Dean Harrison, to my right, is going to speak for A & R Development.
9 And they're going to talk a little bit, very briefly, their experience and then one of the
10 issues of paramount concern to them is the need for expedited approval in this case.

11 Next is UDA Architects, Robert Robertson. UDA were the
12 overall site planners for the planners and they're going to talk a little bit about the
13 urban design guidelines that they used and principles in developing the site plan for
14 the project.

15 Next is STV Inc.. Tony Cortea is going to talk about the more
16 detailed site development site plan as well as some of the project circulation issues.
17 And he will be assisted by Sharon Huber-Plano, who is responsible for the
18 landscaping.

19 Next is Design Collective. They're going to talk about the family
20 housing units and go over the design, including elevations of those units.

21 Then Sorg & Associates, Suman Sorg, I think, is probably the
22 only one of these witnesses who has been accepted as an expert previously by this
23 Commission, is going to talk about the community center design.

24 And then next, Lloyd Lamont Design, the seniors' apartment
25 building design, followed up by Enterprise Social Investment Corporation, which is
26 going to talk about some of the social programs and the subsidies for home

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1 purchase and rental.

2 Then we have, actually, Fred Greene is not here tonight. He is
3 sick, but Al Dobbins and Osborne George are not going to present testimony unless
4 the Commission wishes that the traffic testimony is presented and the materials, the
5 supplemental materials. And, actually, with the Office of Planning report, and the
6 planning issues, I think, are pretty clear cut here.

7 Clearly the project is consistent with the housing project, with the
8 comprehensive plan goals. But if the Commission would like some elaboration or
9 ask questions, we could certainly ask Mr. Dobbins to comment and then, with a brief
10 conclusion, we'll be done.

11 CHAIRPERSON KRESS: Terrific. What is the timeframe that
12 you expect this presentation to take?

13 MS. GIORDANO: We're hoping to be done in at least an hour
14 and a half with, hopefully, with questions.

15 MR. FRANKLIN: At least or at most?

16 MS. GIORDANO: At most. At most. I'm sorry. But there is a lot
17 of ground to cover and we're going to do our best with this number of speakers to
18 get on and off quickly.

19 I thought it might be more efficient if we just take a look at the
20 résumés and see if we can just accept all of the testifiers as experts in their
21 respective fields, at the beginning, unless you want to go through that one by one. If
22 you've had a chance to look through the résumés, maybe we can just go ahead and
23 do that. We have a number of experts, architecture and planning in particular.

24 CHAIRPERSON KRESS: I've had a chance to look at that.
25 Have my colleagues -- are you comfortable with --

26 MR. PARSONS: Yes.

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1 CHAIRPERSON KRESS: -- the folks they're putting forth and --

2 MS. GIORDANO: Okay. Next, I just wanted to turn to this
3 document here that is before you as well. This document has all of the plans that
4 we're going to be looking at this evening, and we resubmitted them this evening
5 because they have changed somewhat from the plans that were part of the pre-
6 hearing submission.

7 And most of the changes are just refinements and further
8 development of the plans that you already have, but there is one significant change
9 and that is that the town hall that was in the project previously is no longer a stand-
10 alone building. The uses there have been incorporated into the community center.
11 But except for that, the changes are fairly minor.

12 CHAIRPERSON KRESS: Fine.

13 MS. GIORDANO: Okay. So we're going to -- we have some
14 slides. We'll be using those shortly and we'll ask if we can turn the lights down, but
15 we'll be mainly working with slides and then we have boards of most of the plans
16 and there is an index here as well as a table of development data so that we can
17 identify where the plans are in the booklet as we go along.

18 CHAIRPERSON KRESS: I think this additional information will
19 be quite helpful so, yes, please refer us to it.

20 MS. GIORDANO: If the Commission is ready, I'm just going --
21 we're just going to dive right into --

22 CHAIRPERSON KRESS: We're ready.

23 MS. GIORDANO: -- the witnesses here. Okay. And I'm going
24 to ask Mr. Dwyer to provide his comments at this time and introduce himself first and
25 provide his home address.

26 MR. DWYER: My name is Larry Dwyer. I'm the director of

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1 planning and development for the District of Columbia Housing Authority
2 Receivership. I reside currently at 800 Fourth Street, Southwest, Washington, D.C..

3 I'm going -- in the interests of the effectiveness of the
4 presentation, some of the detailed materials that have been brought here, I'm going
5 to really try to keep my comments brief, but we'd hope if there are any questions
6 with regard to the Housing Authority's intent, people would ask me and I certainly will
7 try to be responsive.

8 The District of Columbia Housing Authority, as the members
9 know, is in the process of recovery through a receivership program. A major part of
10 that is a capital program which is designed to fundamentally eliminate vacancies
11 completely, to redevelop the major distressed properties -- and this is certainly at the
12 top of our list -- and to bring back into Hope plants all of the existing and
13 conventional public housing in the remainder of the inventory.

14 The Valley Green Skytower Hope VI project is something that
15 the Authority has been working on for the past two years. We submitted a Hope VI
16 application to HUD with the support of the District government, and particularly
17 DCRA, DCHD, and others who are collaborators in this project and participants in it,
18 and through a very intense competition the District in fact achieved, it was awarded,
19 the number one Hope VI grant in the United States this past year, and that was for
20 Valley Green and Skytower.

21 This project has been the brainchild of many people, but I can
22 honestly say, having been involved in it for over two years myself, it mainly was the
23 brainchild of the residents of Valley Green and Skytower and the surrounding
24 neighborhoods.

25 Their vision of a mixed income community where affordable
26 housing opportunities both in rental and home ownership, where elderly housing

1 opportunities would be made available in a particular part of the city where they are
2 scarce, was the driving force behind this application and was the driving force
3 behind the Housing Authority's decision to make this its number one priority
4 redevelopment project in the entire District of Columbia.

5 They are here to speak for themselves and can do so far more
6 eloquently than I, but I would say that they have been -- they were at the table
7 before we arrived.

8 This is something, a dream they've had for many, many years,
9 and we are executing a vision that truly is community driven and will in fact deliver
10 the kind of neighborhood we believe firmly that the residents of this part of the city
11 deserve.

12 We are -- I'll preempt my colleague, Dean Harrison, just a little
13 bit and say to you that the Housing Authority is extremely anxious to begin this
14 project in July.

15 The financing is in place. In addition to the Hope VI award, we
16 have put comprehensive grant program money that we have had in the Housing
17 Authority's federal grants into this project. There is a substantial number of private
18 dollars available. Our financing is lined up. We have commitment letters. The
19 developers can speak to that a little more.

20 But we do believe if we begin this project in July in earnest, that
21 within 17 to 24 months, we can have the entire development pretty much completed.
22 We will have a substantial portion of it occupied.

23 And most importantly, there are a number of families who have
24 opted to remain on the site, and so we are phasing the demolition and the
25 development of this project in such a fashion as to have existing residents on a
26 portion of the site and to build the project in such a fashion that they will be able to

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1 move into their new homes before we complete the demolition of the old buildings.

2 And we have been able to do that with the cooperation of the
3 development team, with some very creative planning, and quite frankly at a very
4 reasonable cost. It is not making the project excessively expensive in any way and
5 most importantly, with the cooperation of the residents who have been willing to
6 bounce around and consolidate themselves in one portion of the development.

7 And so it really is to us urgent that we begin this project in July
8 and that we get people into their permanent housing. Many of them plan to be
9 homeowners. Most if not all of the residents are actively participating in family self-
10 sufficiency programs, job training and working, and there is a real desire there on
11 their part to become homeowners and to become economically self-sufficient and
12 independent.

13 And we do believe that that is possible. We're very confident in
14 this plan and we ask that you give us whatever consideration you may. And with
15 that, I'll stop.

16 CHAIRPERSON KRESS: Thank you.

17 MS. GIORDANO: Would the Commission like to put its
18 questions to the end of the presentation?

19 CHAIRPERSON KRESS: Yes, we would.

20 MS. GIORDANO: Okay.

21 CHAIRPERSON KRESS: I've also been notified that there are
22 perhaps at least one if not more individuals here representing the Council person.
23 Are you aware of that and would they like to come forward and testify?

24 If you don't mind, we'd like to give respect to folks representing
25 our Council people so they don't have to necessarily sit here with us all night we'll
26 and have an opportunity to get your opinion on the record, if you don't mind.

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1 MR. LIGGINS: I'd like to say good evening.

2 CHAIRPERSON KRESS: Good evening.

3 MR. LIGGINS: My name is Roderic Liggins. I am representing
4 Council member Sandy Allen's office as her special assistant. At this time, she will
5 not -- she is not able to be here. She is out of the country and she sends her
6 regrets, but I will read her statement that she has prepared prior to this.

7 I'd like to thank you for allowing me to offer her strong
8 endorsement of the application of Enterprise Social Investment Corporation and A &
9 R Development Corporation for a planned unit development and a special exception
10 for a community center for the property commonly known as Valley Green and
11 Skytowers. The planned physical redevelopment provides a
12 strong vital option for the future of the Valley Green, and Skytower communities and
13 will significantly benefit all parts of Congress Heights community.

14 Valley Green and Skytower housing developments have followed
15 the pattern of many public and subsidized housing projects in the United States.
16 From fully operational housing complexes for a low and moderate income citizens
17 through a life as a major drug trafficking location, to its current ultra deteriorated
18 state. Valley Green and Skytower are currently in an uninhabitable state.

19 Presently, only a few families remain in Skytower development.
20 As we look to rebuild these deteriorated neighborhoods, it is important that we are
21 willing to find and use creative strategies to enhance our neighborhoods and
22 communities.

23 Additionally, we must be willing to listen and to include the want
24 and needs of the persons who reside in the redeveloped communities and other
25 redeveloped projects. The failure to listen to the remaining residents have led to
26 new projects which were too expensive for former residents to afford, ultimately

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1 displacing large numbers of persons to other overburdened housing projects,
2 hastening their deterioration.

3 By including residents in the decision making process for the
4 redevelopment of the projects, we make it more likely that any displacement of
5 residents will be temporary. On April 23rd, 1997 a Memorandum of Understanding
6 was signed, creating a joint venture to revitalize the Valley Green and Skytower
7 housing complex.

8 The partners include the residents of both the Valley Green
9 public housing complex and the Skytower subsidized housing complex, D.C.
10 Housing Authority, A & R Development Corporation and Enterprise Social
11 Investment Corporation.

12 The redevelopment plan for the Valley Green and Skytower
13 public and subsidized housing projects include this planned unit development and
14 special exception for a community center, and will bring affordable housing
15 opportunities to residents within the District of Columbia by upgrading the Valley
16 Green, Skytower housing projects into one of mixed incomes with variety of public,
17 elderly, private, rental and home ownership opportunities.

18 The Valley Green, Skytower communities will benefit
19 tremendously from the proposed redevelopment and reduced density housing
20 configuration, which will serve as a major catalyst for the rebirth of this area.

21 Importantly, the redevelopment is occurring under the Department of
22 Housing and Urban Development's Hope VI program. I want to especially endorse
23 this self-sufficiency component and element which will address the academic,
24 vocational, economic, social and health needs of public housing families.

25 The Hope VI program is specifically designed to transform public
26 housing neighborhoods by requiring that grantees provide significant social services

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1 intended to move residents to self-sufficiency.

2 The plan -- the family self-sufficiency program, a multi-unit
3 investment of time and resources, will be a key ingredient in creating a sustainable
4 community.

5 These services include community partners for jobs and
6 entrepreneurial training, employment, daycare slots and a targeted set of other
7 social services designed to move families into self-sufficiency status.

8 The components of the Hope VI program are some of the first
9 federal government has supported in the effort to keep families together. Together
10 with the inclusion of the residents in developing the overall plan for the PUD goes far
11 in reversing the prior trend of ignoring the current residents of the public and
12 subsidized housing and has my full support. I urge the commission to
13 quickly approve case number 98-3C, the consolidated PUD and special exception
14 for Valley Green and Skytower apartment complex.

15 Thank you this evening for letting me speak.

16 CHAIRPERSON KRESS: Thank you. Let me just make sure
17 that we don't have any questions. Thank you very much for coming to testify --

18 MR. DWYER: Thank you.

19 CHAIRPERSON KRESS: -- on behalf of council person Allen
20 and we look forward to hearing from you again.

21 MR. DWYER: Thank you very much.

22 CHAIRPERSON KRESS: And thank you so much for coming
23 this evening.

24 MR. DWYER: Good evening.

25 CHAIRPERSON KRESS: You probably have to fill out some
26 forms I guess that perhaps you forgot to do. With that, we'll turn it back to you, Ms.

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1 Giordano.

2 MS. GIORDANO: Okay. At this time, I'm going to step back and
3 ask our next two witnesses to come forward, Jackie Massey and Junita Darden. I
4 think Mr. Dwyer also already provided a great introduction of them. These two
5 ladies are two of the key leaders from the residents in the property. Thank you.

6 CHAIRPERSON KRESS: Terrific. Good evening.

7 MS. MASSEY: Good evening.

8 MS. DARDEN: Good evening.

9 MS. MASSEY: Good evening. My name is Jacqueline Massey
10 and I am, I still claim, the president of Valley Green, which I have relocated to
11 Skytowers with my partner here.

12 And I wanted to say this. Since the receivership of the D.C.
13 Housing Authority, and the past history of the blight that public housing has been in,
14 I feel privileged to sit in front of you and support the people that have been working
15 with us for the last couple of years.

16 We have been involved in the planning and rebuilding of this
17 community ever since its inception. And I don't want to take up a long time because
18 the representative from the Council member's office, Council member Allen, which --

19 MS. GIORDANO: Turned out to be very fortuitous.

20 MS. MASSEY: Very, very informational and so he basically said
21 a lot of things that we had planned to say. But I just want to say this. What was
22 then, was lots of pain for us. There was no way out and very little coming in.

23 But what is now is that we had borders opened up. We are going
24 to be extended to the larger community. We're going to have access to a diverse
25 population that we had out of our reach. And I just wanted to say that I hope you all
26 give us the opportunity because not only is this for the young lady sitting here. We

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1 say we're young ladies, but it is also about the future.

2 MS. GIORDANO: Truly we're young ladies.

3 MS. MASSEY: That's right. And it's for our future. It's for our
4 children. We are tired of severing of our children and our family members because
5 of the pain in these communities. And so I am asking you from the bottom of my
6 heart, please help us do this job. I think it is going to be something that you'll be
7 very proud of. Thank you.

8 MS. DARDEN: Good evening. I'm Juanita Darden. I am the
9 president of Skytowers. I have been at Skytowers for 28 years. I have raised my
10 kids there and I have grandchildren. I have been into this program now for two
11 years and with the receiver and DCHA, they have really come along and helped us
12 very much.

13 We are trying to get a community together not just for Valley
14 Green and Skytowers. We want a community together for all of Southeast and our
15 community. This is not for only us. This is for all of us and everyone. And I will
16 hope and pray that you all will let us have this so that we can have a better
17 community because now it's quieted down.

18 We're not living like we used to live years ago out there. And I've
19 been there for 28, so you can imagine I know how -- what's been going on for 28
20 years.

21 So now we have calmed down and we want to try and start and
22 get it together so that I am planning on, as soon as they get through, to buy one of
23 the homes for me and my children and grandkids.

24 MS. MASSEY: And I'm moving in with her.

25 (Laughter.)

26 UNIDENTIFIED SPEAKER: Does she know that?

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1 MS. DARDEN: So from what Councilwoman Allen had already
2 stated, said -- they already said what we had to say. We just want to you all to give
3 us this. And I appreciate it. Thank you very much for having us to speak.

4 MS. GIORDANO: Thank you. Thank you very much. At this
5 time, we're going to hear from Dean Harrison, who is with A & R Developers.

6 MR. HARRISON: Well, I'll just be very brief. Good evening and
7 thank you for the opportunity. I couldn't say anything more than Mr. Larry Dwyer
8 and Jacqueline and Juanita already had to say. Again, A & R is just humbled and
9 really honored to be a part of this great opportunity.

10 As Larry said, we did have the opportunity to get the blessing
11 from HUD for the 20.3 million to move this project forward. All of the funding is in
12 place. The drawings and the plans are prepared and HUD, again, did make the
13 determination that the planning that was developed along with the residents, the
14 housing authority and development team, was well enough to earn it the number
15 one ranking in the country.

16 So we again are just honored to be a part of this whole effort and
17 I'd like to turn it over to the technicians now, who will give you a greater sense of
18 what this planning has yielded.

19 MR. ROBERTSON: Good evening. I'm Rob Robertson. I'm a
20 principle with UDA Architects out of Pittsburgh, Pennsylvania. Delighted to be here
21 again tonight and to see everyone in the room and just see this effort come to this
22 point in the process.

23 It has been two years. It has kind of been a labor of love when
24 you're working with Ms. Massey and Ms. Darden and the folks in Valley Green,
25 Skytower always made you feel at home every time we'd come up, so it is a real
26 pleasure for me.

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1 I'm going -- I get the best job here. I get to turn out all the lights
2 and show pictures, so I'm happy. And a lot of these were in the -- some of the books
3 that you received, but I wanted to go over briefly the kinds of -- what we would call
4 principles that guided us from beginning to end in this process. And as an
5 urban design firm, we work all over the country with lots of different cities, both
6 private developers and public agencies, CDSs and housing authorities, and we tend
7 to take for making great American neighborhoods the same principles into any
8 project that we work on, whether it be for Disney down in Celebration with their new
9 town or in Richmond with a local CDC looking at how to work with a small landfill
10 project in a neighborhood.

11 We find that the basic principles don't change and the level of
12 quality and attention to detail and the character and the mix and the process are
13 very much the same in both the form and in the philosophy.

14 And this -- you've heard this mentioned a couple of times
15 already, that this was an effort to transform what is seen as a public housing project
16 into a neighborhood, and not only into a neighborhood in the sense of the word but
17 physically and in a sense of character into a neighborhood that we all recognize,
18 neither new nor old, but something that has always been here and has the
19 characters -- characteristics of a residential neighborhood that you'd recognize
20 anywhere.

21 If you look at Valley Green and Skytower today, as was
22 mentioned, the buildings are largely vacant and it has the form of most public
23 housing projects across the country. These were built specifically as enclaves,
24 almost all the time, single building types thought about as very much a public
25 domain with very little in the way of private space, either private or public.

26 And what we've been -- what we've been working on over the

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1 past year or so with residents and developers is a new image of what the
2 neighborhood might look like. And it involves very standard, traditional, American
3 pieces of neighborhoods. Houses, townhouses, small apartment buildings, mix of
4 uses oriented to streets with individual parking, individual front doors, individual front
5 porches.

6 And we find over and over again that the key to transforming an
7 image and to really creating sustainable neighborhood over the long -- for the long
8 haul, is to return to these principles and stick with them. If you look at the site from
9 the air today what several of the folks have mentioned already, is you see a site that
10 is bounded on one side by 13th Street, Wheeler on the other side, Valley here, this
11 is the Oxon Run Park below, and you see it very much as a kind of island within a
12 broader community.

13 So this idea of connectedness, the idea of being part of
14 something larger, is very difficult to get a sense of now. This notion of looking out
15 and being reconnected to the greater neighborhood was a sense of great
16 importance for residents who lived here.

17 When through the process in working with folks, modelling and
18 testing different ideas, we come today with the form of the neighborhood in a very
19 different sense, where streets do connect through and the form of the new
20 neighborhood is much like the form of any great neighborhood in the Washington
21 Metro area, where you've got houses facing streets with little lanes that service the
22 parking for residents in the back, creating secure backyards, and a series of public
23 and shared street addresses that course throughout the site.

24 The site is very hilly and in this part of Anacostia and the
25 Washington Highlands it commands absolutely spectacular views over the Oxon
26 Run Park. Well, in the previous development, there were really no -- there was

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1 really no advantage taken of its location in the sense that in fact you were on this
2 great sort of acropolis overlooking the city.

3 In this one, the plan has been structured to overtly take
4 advantage of all the addresses looking out, creating great views for residents, not
5 only on the edge but creating the park spaces so that everyone, even up on the very
6 top of the hill, looks down, out and over the city.

7 And the first principle which we've talked about a little bit already,
8 and that's involving residents in a collaborative process. And we do that from day
9 one and we do a lot of listening before we ever draw and present ideas.

10 And then we come to town and we spent three or four days with
11 folks here, walking the site, talking about what the issues are, looking at what is
12 going on, what are the great assets in and around the neighborhood here, finding
13 out what it is important to connect to, what are the major issues here that are
14 important to overcome, and getting a sense of what the physical design has to do to
15 begin to transform the image in a larger sense.

16 When you look at the plan developed during the three day
17 designs that were at here, which started with the base of buildings, rather large
18 buildings that you see in the little corner down there, and then develop this kind of
19 initial structure and idea for the plan.

20 And what I think is remarkable about is that when you start with a
21 team of folks that includes your engineers, includes your residents, includes your
22 developers, where we are today is a plan that is remarkably similar and
23 fundamentally the same as what we started with and agreed on when we were
24 working on this almost two years ago.

25 So here you see Wheeler on one side, this new street going up
26 the hill, Valley at the top, 13th Street on this side and then at the very top -- at sort of

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1 the bottom of the screen there, there is an existing street, Waller, that stops and was
2 cul de sac'd at one point, Varney Street, which is in the middle -- which is in the
3 middle of the block -- has been redesigned a little bit at the entrance to create a front
4 door on Wheeler.

5 There was a sense that really this neighborhood had no front
6 door. It was all sort of back door in a kind of insular pocket. What we've done is add
7 new streets, north-south streets, that create new addresses and drop -- part of it
8 drops from top to the bottom of the site overlooking the valley. So these
9 new park addresses create wonderful vistas and views out to the city and again give
10 us a finer grain pattern than what was before, a kind of isolated garden apartment
11 building surrounded by parking lots.

12 In the second place, we have this notion of creating the image of
13 a good neighborhood address. That involves a lot of different things for us. So
14 rather than having a fairly monochromatic series of streets and addresses for
15 buildings across the site, we took a lot of time and thought about creating lots of
16 special places within the sites that took advantage of some of the topography and
17 some of the topographic form of the way the site laid out.

18 So, for instance, at one end of a street, there is a little town house court
19 that sits way up on the hill and you have a spectacular view out to the city
20 overlooking another crescent court surrounded by attached houses and single family
21 detached houses in a real mix with the parklet connecting them in between so that
22 you get a sense of a series of addresses that are very different from one another,
23 yet linked by the overall street network.

24 And you get within the new plan, a good mix of building types
25 from the seniors' building on one edge to attached townhouses to duplexes to single
26 family houses and to very small six unit apartment buildings, 12 unit apartment

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1 buildings, that don't overwhelm the scale of the adjacent single family houses or to
2 attached units.

3 So when we think about this and the different kinds of building
4 types that go in there, we found that our traditional neighborhoods do it seamlessly.
5 You walk down the best neighborhoods and almost in every one of them you have a
6 mix of rental, of ownership, of some more affordable units, some more expensive
7 units, and this sense of community overall is the riding -- the overriding sense of
8 presence that you get from these neighborhoods.

9 So in this plan, we wanted to make sure that not only what goes
10 on within the site is well conceived in terms of adjacencies, but that the new
11 infrastructure and street and park and open space network connects to the outside
12 and connects to the surrounding institutions and great amenities like the Oxon Run
13 Park, so that the whole form of the neighborhood really begins to take advantage of
14 these surrounding amenities.

15 Within every time that we created a public space, we thought
16 about its use and character so that if you're living here and you have small children,
17 there is an adjacent -- often an adjacent little playground tucked into a larger public
18 open space that is in the front yards.

19 So the design of the buildings are intended to have living
20 porches so that they're deep enough to set furniture out and that you can really take
21 advantage of that, and in front of you is public space that is monitored by eyes on
22 the street and is always in the view of community residents, not tucked away in one
23 corner in a remote location. And that's sprinkled throughout the new plan.

24 For us, one of the single most important principles when we're
25 looking at neighborhood design is to think about the streets and the blocks not only
26 as amenity, but here as a vehicle for creating a safe and secure environment.

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1 As you noticed, one of the big issues when we're trying to
2 transform the perception of what this is like as a location and begin to attract the
3 market back in here, both in the sense of home ownership and rental, we've got to
4 completely dispel the image of this as being either insecure or undesirable as a
5 place.

6 So for us, streets do that very well. And it's one of the principle
7 areas of investment from the development team and the use of Hope VI funds to
8 really invest in very fine grain level of detail and amenity in the streets.

9 So we design streets as public places, with tree lawns, broad
10 tree lawns, public parks as narrow as we can get for the streets with parking on both
11 sides so that it slows traffic down when you're moving through. There is a lot of
12 concern about cut-through traffic just trying to make shortcuts through here, so
13 we've designed parallel parking but the streets neck down at some of the
14 intersections to make you slow down when you come here and stop at the
15 intersections.

16 Parking lanes not only service behind the units so you can get
17 your car parked right behind your house or your town house or your apartment, gets
18 them off the street and allows us to create secure backyards that are the private
19 domain and very clear front yards for when you have guests and visitors that park on
20 on-street parking as you do in any traditional neighborhood.

21 And you'll find this series of block patterns and different sizes
22 and shapes and varieties all the way through the urban design of the plan.

23 What it also makes us do in a fundamental way is to scale all of
24 the building pieces, no matter whether it is rental and you're living in an apartment or
25 you're living in a town house or a single family house, into very small pieces where
26 you can accommodate the parking on site.

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1 So you won't see, with the exception of the largest building,
2 which is the seniors' building here, big apartment buildings surrounded by parking
3 lots, creating a kind of no man's land and a big sort of hole in the middle of another-
4 wise fine grain fabric.

5 So with our engineers and the landscape architects, we thought
6 a lot about the street cross-sections, how the houses will be placed adjacent to the
7 sidewalks, variation of setbacks that are prescribed in the urban design plan and
8 thinking about parking and the various widths of streets and how that all works
9 together as an interconnected network.

10 So this idea of mix, of appropriate mix of housing types, sizes
11 and price levels, goes all the way through the new plan, from the senior housing to
12 multifamily housing and apartments, to townhouses to the duplexes to the single
13 family house.

14 There is no distinction here. We didn't put apartments over on
15 one end of the site, townhouses on another and single family houses in another
16 enclave. This is all meant to be very much a kind of blended and harmonious mix
17 when it's all said and done.

18 So if you establish a new visual image for the neighborhood, it's
19 both in the urban design, but it's in the residential design that we talked about
20 before. And the design collaborative and the other architects who have been
21 working on the public buildings and seniors' buildings, have taken their cue, as have
22 we, from an architecture that is of Washington.

23 So we looked to the historic precedence here and traditional
24 neighborhoods and tried to develop a vocabulary that you know it's of this place and
25 not imported from Pittsburgh or Florida or Baltimore or somewhere else.

26 So we've spent a great deal of time with thinking about the

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1 variety and character and amenities that each of these houses would have.

2 As we get back to the overriding principles to think about the
3 house as really an expression of the family that lives there, we know from our work
4 in other neighborhoods that when we get to this scale, and you really offer this kind
5 of variety and this kind of environment for people, that it transforms the very fabric
6 that was once the neighborhood.

7 This is in Randolph, which is a neighborhood in Richmond,
8 where again the very same component pieces were used, single family houses that
9 were affordable with a mix of both apartments, townhouses and attached housing.

10 And it's been very interesting for us. This is now 15 years old
11 and we see great sense of sustainability and continued pride in ownership. And we
12 think, and we hope, with the planning work that we've done and the collaborative
13 effort, that that is instilled in what is about to occur here in Valley Green.

14 Thank you.

15 MS. GIORDANO: Thank you very much. I'd like to submit at
16 this time two substitute pages for the Principles and Guidelines booklet that was
17 submitted for the record by UDA that have an updated site plan in it in case you
18 wanted to see them up close.

19 Now we turn to STV for a more detailed review of the site plan
20 and the landscape plans.

21 MR. CORTEAL: Good evening. My name is Anthony Cortéal,
22 Junior. I'm Vice President with STV Incorporated. We have been hired apart of the
23 development team to implement the master plan and implementing the master plan
24 requires an extensive analysis of existing and proposed conditions as it relates to
25 the overall project.

26 Those of us that are familiar with the project boundaries, the

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1 existing conditions that we have there today, there's approximately 90 feet difference
2 in elevation from one end of the site to the other.

3 The project itself is separated. You have Valley Green at the
4 lower end with Skytower at the northern end. All of the parking facilities for these
5 two projects as it exists today are off the public right-of-ways into deadend parking
6 lots.

7 The objective of the Hope VI grant application and the master
8 plan as been presented to you by UDA, is to unify the community and to make it as
9 a whole. Rob actually did such a good job in his presentation that he covered some
10 material that I was going to cover.

11 And I don't want to be redundant, and in the interest of time,
12 briefly, STV Incorporated has been involved in four Hope VI projects. This our fourth
13 one. Three of them in Baltimore city, the first one in Washington, D.C..

14 We have a good handle on the engineering knowledge that is
15 required to implement development projects of this nature, working together as a
16 team concept with the community very -- being very part of that team concept and
17 the implementation of the overall plan.

18 With regard to the proposed development, the initial submittal of
19 the PUD boundaries delineated a slightly different concept in which you now have in
20 the booklets were handed to you today.

21 The initial concept for the PUD was actually based on the
22 properties that were available at that time. There were several out-parcels that
23 we're in the process of acquiring, which required that the PUD be modified so the
24 PUD limits do not now go through any proposed units that was done, that were
25 prepared under the master plan.

26 So we've modified that slightly. What you see in front of you

1 today is the actual PUD limits that have been resubmitted in your package.

2 The overall project consists of numerous components, an elderly
3 building with approximately 100 units. You have a daycare facility and community
4 center. You have six walk-up apartment buildings with 30 units total, 175 row
5 homes consisting of a row home concept of semi-detached and non-single families.

6 There -- as Rob pointed out, there is substantial parking on the
7 site in the rear yards accessible by alleys, extensive open space and green areas for
8 pedestrian circulation and community involvement.

9 With regard to the proposed infrastructure, the infrastructure we're
10 proposing today varies but is in accordance with the D.C. Department of Public
11 Work design standards. We have, under the design concept, Varney Street, which
12 is going to be redesigned and reconstructed, actually in its entirety. Some of the
13 width is going to be modified.

14 The minimal paving width will be 24 feet on a 50 foot right-of-
15 way. We have Cole Boulevard, which is a new street that is going to be constructed
16 to connect in a north-south direction. We have a 20 foot paved section which is
17 actually in each direction. We have a right-of-way that varies from 75 feet down
18 here at your tightest area up to 125 feet at the intersection.

19 We have Waller Place, which is going to also be reconstructed
20 and extended on through to Thirteenth Street. Waller will have a 70 foot right-of-way
21 with a 32 foot paved section.

22 And the new roadway, Blakely Lane, which comes through this
23 area right here and connects back to Waller, up to Wheeler, will be constructed on a
24 60 foot right-of-way with an approximate 36 foot wide paved section.

25 I think it is interesting to note, also, under the master plan the
26 concept here for development is to establish single family lots. Each dwelling unit --

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1 or actually, each building, will be consisted of a single lot. It will have its own sewer
2 and water connection off a public system.

3 The -- with regard to public utilities --

4 UNIDENTIFIED SPEAKER: That is the parking plan.

5 MR. CORTEAL: That is the parking plan that Rob went over
6 with. I don't want to repeat that, but this is the utility system. To develop this
7 project, even though there were existing utility systems available within the Valley
8 Green Skytower project, with the extensive infrastructure being proposed, we have
9 extensive storm drain, water and sewer that will be constructed. The roads and the
10 utility systems will be designed and constructed in accordance with the D.C.
11 Department of Public Work design standards.

12 These plans will be submitted and reviewed and approved by
13 these agencies. However, it is the intent of the team to dedicate these streets at a
14 later date in the process, and this is mainly being done because of the legality and
15 the length of time it takes for the dedication of public rights-of-ways and utility
16 systems. We felt that this was a faster system in which we could proceed with the
17 development of the overall project.

18 There are retaining walls on the property that have been
19 highlighted on this plan that you see in front of you today. There is a combination of
20 existing and proposed retaining walls that will vary from five to 15 feet.

21 I think it is interesting to note at this time that under the original
22 development as it stands today, there are retaining walls 15 feet in height that really
23 divide the communities, Valley Green and Skytower, and really have established
24 little enclaves within each development and are not ideal or suitable for family living.

25 This concept plan is taking into consideration the relief and the
26 topo, which I mentioned earlier is 90 feet from the upper end down to the Valley

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1 Avenue.

2 We have given careful consideration to the percent of grades on
3 the public rights-of-ways under the D.C. DPW design standards. We have not
4 exceeded eight percent, with the average percentage of street grades being four to
5 six percent.

6 Waller Place street grades will be six to eight percent. Blakely
7 Lane will be three to seven percent. Cole Boulevard will be an eight percent grade
8 and Varney will be at a four to eight percent.

9 TO allow this to happen, there has been considerable design
10 details prepared in conjunction with the grading of this facility. Some new retaining
11 walls have to be constructed. However, the material to be used for these retaining
12 walls will be of the keystone type material with the exception of the one wall that will
13 be constructed on Wheeler at this location right here, which will help support the
14 road right-of-way as it relates and as it confronts, it's contiguous to the development.

15 We feel that the keystone product is an aesthetically pleasing,
16 sensitive to environment, much better looking rather than having poured concrete
17 walls that exist out there out there today. Additionally, there is going to be extensive
18 landscaping in the frontage and along these walls, which we'll produce and present
19 later.

20 Storm water management. Right. Under the DC DPW
21 requirements, we will be responsible for addressing storm water management, water
22 quality.

23 We have already had extensive conversations with the DC DPW
24 agencies and we are proposing at this time to address water quality for this project
25 in two areas. One would be this area right here, with a crescent-shaped bio-
26 retention facility, and there will be another bio-retention facility at this location here.

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1 It is our intent to improve the quality of runoff from this facility.
2 Presently, the runoff goes into an existing storm drain system and enters into the
3 adjacent streams.

4 Those of us that are familiar with storm water management water
5 quality realize that the runoffs also include oil from automobiles that are parking on
6 our your parking areas. The intent of water quality is to purify that water and to
7 clean it before it enters into the downstream storm drainage system.

8 This basically concludes my presentation with regard to the
9 public infrastructure and site engineering concept.

10 I guess in closing I would like to say that the team has worked
11 long and hard to develop this master plan and I think, as Rob has pointed out, it is
12 interesting to note that when the master plan was conceived two years ago from
13 wherever you are today, it is pretty much like it was.

14 And that has a lot to do with the joint effort from all parties
15 concerned, in particular working with the community associations and having them
16 involved along the way. Thank you.

17 Okay. At this time, I would like to introduce my associate,
18 Sharon Huber-Plano. She is a registered landscape architect, been working with
19 STV Incorporated for approximately 15 years and she helped develop the concept
20 planting plans for the project.

21 MS. HUBER-PLANO: Thank you. I would like to take a look,
22 since Tony covered, mentioned the retaining walls, on the lower right-hand corner of
23 this slide, we have a couple of typical elevations of how we would like to soften the
24 effect of the retaining walls. Keystone walls are relatively attractive material.

25 But we propose to use vine, which would trail over the top, and
26 some vines which would climb, and a limited amount of shrub planting to help soften

1 the effect of an appearance of those walls on the site.

2 This is the overall site landscape plan, which closely
3 approximates the plan that Rob alluded to earlier, which was developed during the
4 earlier design charrettes.

5 As you can see, the proposed street trees in any community
6 provide shade and summer cooling, they enhance the linearity of the street
7 connections within the community and they reinforce the street facade, which is
8 established by the structures.

9 The street trees in this plan are to be placed approximately 40
10 feet on center. Now, of course, appropriate adjustments will need to be made for
11 alley access for setbacks at street intersections and for utility conflicts.

12 Because both the planting design and the utility infrastructure are
13 being done in our office, we will be careful to carefully coordinate the placement of
14 the street trees with utilities so that we don't have any undue problems during
15 construction. We will be looking in detail at some of the open
16 space areas and the landscaping proposed for those in the following slides.

17 The main entry to this community, the new gateway, is located at
18 Wheeler and Varney Streets. This is a very important entrance which is the street --
19 the street is a monumental type street and the planting is used to emphasize this
20 special place.

21 The linear planting of the street trees along Wheeler is broken
22 and sort of an opening occurs there to indicate that this special intersection occurs.

23 Multi-stemmed flowering trees are placed in a sort of a bosk-like
24 pattern at the corners of the intersection and in the median. An entrance sign will be
25 placed in this area, which you can section AA. This will have the Skytower, Valley
26 Green neighborhood sign on it. It will be surrounded by a large planting bed which

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1 will have materials to provide year-round color and interest.

2 We're going to -- proposing to use multi-stemmed trees in this
3 area because we believe they are really a very distinctive material that we won't use
4 anywhere else on the site and they provide not only flower and color in the spring,
5 but an unusual visual interest in the winter.

6 The planting area will also have summer annuals so that there
7 will be summer color and evergreen materials to provide color year-round.

8 A very important part, almost the centerpiece to the community,
9 is the Cole Boulevard community park, which you see in the lower right-hand side.
10 The design of this area is more informal than a lot of the street tree planting, which is
11 more structured.

12 The walk meanders through grassy open space, with benches
13 and shade trees planted along either side. And as you proceed to Blakely Street, at
14 then end, we have a playground structure , which is -- will be handicap accessible.

15 Benches will be placed close by for watchful moms and dads.
16 And at the far left side, along Blakely, we have sort of a quadrangle design with a
17 central small patio and benches and shade trees. Next slide, please.

18 As you cross Blakely, a focal point area has been created which
19 is essence an extension of the Cole Boulevard park. This focal point area will
20 feature a curved walk which surrounds a grassy open space. Because of the hills
21 and the great slope change on the site, there aren't a lot of flat, grassy open public
22 spaces, and so we thought this was an important component. It will be defined by
23 an exposed aggregate walk and a good portion of the walk will be covered with a
24 trellis.

25 And then the -- behind the trellis, we'll have a line of trees and in
26 the back there will be the bio-retention area that Tony mentioned earlier. The bio-

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1 retention area is strictly for water quality. It will not be deep. It will be a very shallow
2 area that will only hold up to six inches of water and it will be extensively planted as
3 a part of its function to take up pollutants out of the water that it retains.

4 To the right of the slide, we have the overlook and Crescent Park
5 area. Now this basically has two components to it. At the top of a slight slope is the
6 Waller Court area and there is an overlook then to Crescent Park.

7 Waller Court has at its terminus a series of ornamental trees,
8 planted in a planting bed that will feature -- that will feature benches and plant
9 material to sort of buffer it from the road. And it will provide an overlook to Crescent
10 -- to the Crescent Place court.

11 The Crescent Park below will reflect -- there are links. Although
12 they are separated by Varney Street, they are linked through a walk system which
13 connects the two. They're linked visually from view backs and forth from the two
14 and there will be a repetition of plant materials.

15 The -- we're going to look at two of the larger buildings on the
16 site, which includes the seniors' building and the daycare center.

17 The seniors' building is a three-sided building which features a
18 courtyard that will be basically a place for passive recreation, for intimate
19 conversation with family or friends, or quiet contemplation for those who live there.

20 It features a patio area which will be furnished with tables and
21 chairs and then a walk system which sort of circulates around the courtyard. And
22 there will be benches located along that, particularly in those little nodes that are
23 defined and enclosed by planting.

24 At the end of the courtyard out towards the street, there will be a
25 feature which I think will probably be shown later in the architectural review and that
26 will be enhanced by plant materials which not only enhance that view there, but also

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1 screen the courtyard from an adjacent parking area.

2 On the right we have the daycare center and this site is primarily
3 a lot of hardscape and the planting is being used to soften and create an attractive
4 entrance from the two street sides.

5 And then in the rear we have a play area for the daycare center,
6 which will feature some shade trees to protect from the hot summer sun and some
7 planting along the fence line to sort of soften that effect and give some privacy.

8 This illustrates some of the typical housing styles and you will
9 see more detailed elevations of the buildings with their appropriate materials and
10 colors. This slide is to be used to give you an idea of the proposed planting around
11 those buildings. They are prototypical, but by no means do we intend that every
12 unit, single family unit, every detached unit or townhouse, you know, will be planted
13 absolutely identically.

14 We intend to use similar treatments, but of course the actual
15 selection of plant materials will need to depend on the micro climate, the exposure,
16 the amount of sun received in that area. And we will make an attempt to give some
17 individuality to each unit, so that there is although an overall continuity, there will be
18 some personal individuality to the units, which of course the residents can then
19 enhance by adding to the landscape as they choose.

20 The one thing that I want to say is that we have concentrated the
21 planting in the individual units and lots on the public street side, because that seems
22 to be the priority area for that and we expect that many of the residents would then
23 perhaps enhance their own private spaces as they deem fit.

24 And I believe that that concludes my presentation on the
25 landscape. Thank you.

26 MS. GIORDANO: At this time, we're going to move to the

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1 architecture of the family housing units and Design Collective is the firm that was
2 responsible for these units. I'm going to ask them to come forward and provide their
3 comments.

4 MR. JANKIEWICZ: My name is Dennis Jankiewicz. I am
5 president of Design Collective. My address is 9816 Woodbridge Port, Ellicott City.

6 We're a 60 person architectural planning firm located in
7 Baltimore and have been hired to join the team to design the family housing
8 component of Skytower, which includes the single family detached housing, the
9 duplexes, the attached houses or town homes, and the six unit walkups.

10 My firm has a real commitment to urban redevelopment. We're
11 working on many urban redevelopment projects throughout the United States right
12 now, both residential and commercial, and this is our second Hope VI project that
13 we're working on. So we're very pleased to be a part of this particular community
14 redesigns.

15 I was going to talk a little bit about new urbanization, but I think
16 Mr. Robinson did a very good job of talking about that, but we were -- our goals
17 essentially were to design very marketable floor plans for this particular project and
18 to work with the new urban concepts in terms of developing building facades with
19 porches that -- and also that would work well with the adjoining community in terms
20 of how the adjoining community is designed to develop a real sense of
21 neighborhood.

22 And I think that my associate, Tony Bochicchio, who is a project
23 manager, will go into more detail with that. So with that, I'd like to introduce Tony
24 Bochicchio, who is our project manager.

25 MR. BOCHICCHIO: Good evening. As Dennis said, my name is
26 Tony Bochicchio. I reside at 603 Burtons Cope Way in Annapolis. I am the project

1 manager for the family housing units at Skytower with Design Collective.

2 Let me first day that the -- all the family housing units have been
3 developed obviously within the intent of the Hope VI revitalization program, and as
4 Dennis said, in response to existing market forces in the region, all of the size of the
5 units and the amenities within the units were developed in response to current
6 market rate housing trends as well as the concerns of the end user.

7 The materials, some of which I've put up over in the -- on one of
8 the boards over here, are also typical of market rate family housing or housing
9 architecture in the mid-Atlantic region. And as, I think, Rob Robertson stated, with
10 architecture appropriate to the Washington area.

11 Typically, a few different types of -- this is the representative type
12 of brick veneer that is used on the units which I'll show you a little bit -- maybe a little
13 bit later when we go into a little bit more detail on the units themselves.

14 Different types of siding, composite fiberglass roof shingles and
15 here is a piece of trim that is actually a piece of composite trim that we're using --
16 propose to use different combination of wood and composite trim on the units in
17 response to the usage of the units down the line and repair -- to avoid repair issues
18 in a couple of years.

19 The unit types themselves, we have a variety of unit types on the
20 site, including single family detached units, semi-detached duplex units, which are --
21 consist of two of our row house units that I'll show you. Row house units in three,
22 four and five unit buildings and walkup apartment flats in six unit buildings.

23 I think we can go through the slides now and point out a few of
24 the different items here.

25 What you see here is the -- one of the single family detached
26 units, a two story single family home. This particular unit, as you can see with the

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1 grade here, is in response to some of the grade issues that we've had to deal with
2 on the site. You can see this particular unit not only has a brick base but also a full
3 brick veneer facade, and also on the sides of the building, a brick base and brick to
4 grade with siding above that.

5 We've tried to wrap brick whenever possible here, and I think it is
6 a little hard to see, but some of the details here, wood and composite trim porches
7 on all units, shutters or trim around the windows, brick or composite wood trim
8 headers over the tops of the windows and a nice thick frieze or cornice with the nice
9 crown moldings in here.

10 This particular unit, again, is a three bedroom -- three bedroom,
11 two and a half bath unit. Here, first floor, as you see, kitchen in the rear, living area
12 in the front, three bedrooms upstairs with two bathrooms. This unit is -- this is
13 basically the same unit here, of different elevations on a flat site, a couple different
14 types of elevations, a full brick facade as you saw before, and a flat side, but also a
15 full siding facade with a longer porch.

16 Again, all these units will have a useable porch on the front so
17 that people can go outside and relate to their neighbors and be able to sit out there
18 and have their eyes on the street, I think, as Mr. Robertson said.

19 This is one of the row house units. There are four row house
20 units. The row house units work together as either two row house units together as
21 duplexes or in three, four or five unit buildings, again.

22 This particular row house unit is an end unit in all cases and as
23 you can see, the end condition here basically looks like a single family two story
24 home so that the massing on the site relates back to a larger single family resident's
25 massing.

26 This is -- again, this is a full brick elevation. The one below it is a

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1 siding elevation, but again we carried through the brick base on it.

2 Here is the plan for this, three bedrooms, two and a half baths,
3 living spaces down below and three bedrooms upstairs, master bedroom in front,
4 eyes on the street.

5 Another B unit, a little bit different, full brick elevation, siding
6 elevations with either a full brick facade here or a brick base. We do have some
7 three story elevations due to some of the site conditions and we do have either full
8 brick -- a full brick elevation or a siding elevation here. Some of the sides that we
9 see, always brick base to grade below, brick wrap.

10 Another unit here, this particular unit is a little wider, but still
11 three bedrooms, two and a half baths, a little different design. This works as an
12 interior unit and again, as you can see, the same basic types of issues on each unit.
13 Each unit is a little different, but contains the same types materials and the details.
14 Similar porches, little bit changed here and there, useable porches on every one,
15 brick and siding facades, brick bases, side elevations, and there is the plan for this
16 unit again, three bedrooms, two and one-half baths.

17 This particular unit is a slightly thinner unit that works in some of
18 our areas, but again, this always has a brick base. This one has siding on it and a
19 front porch, useable front porch in either the two or the three story elevation.

20 And when these units join together, we tried to join the porches
21 to try to create a larger sense of massing.

22 Okay. This particular unit, this, the thinner unit, is actually a two
23 bedroom, two bath unit, a little bit of a smaller unit but very useable.

24 This is our walkup apartment building and these units have six walkup flats
25 in each unit, three in the first floor, three in the second floor.

26 They vary from one, two or three bedroom units and the first floor

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1 units on these are all accessible and adaptable for the physically disabled. And
2 again, we've taken this larger building and tried to break the massing down as
3 opposed to what we did in the row houses where we actually tried to build -- use the
4 row houses together to build the massing up to a two story, single family feel.

5 This, we sort of broke it down, so although there's six units in this
6 building, it actually looks like a single family house with maybe an addition on the
7 side, and even on the side, you get a breakdown of the massing with the side of a
8 single family house here and a porch in back. The side elevation and rear elevation.

9 And here is the first and second floors, a one bedroom unit here,
10 two bedroom unit here and a two bedroom unit here. All the entrances are from the
11 center hallway for security reasons and every unit has its own porch and in these
12 cases fairly large porches, minimum of eight by 15 feet.

13 In addition, this particular building has, in two of these buildings,
14 you've got three bedroom accessible units for physically disabled people.

15 And I think that's about all I have.

16 MS. GIORDANO: Our next witness is Suman Sorg of Sorg &
17 Associates, the architect for the community center building.

18 MS. SORG: Good evening. I'm Suman Sorg and I'm principle of
19 a Washington based architectural firm of 45 people. We're working on a number of
20 Hope VI projects, six in all, and the largest being in far off away New York, with
21 about 1300 units.

22 In Washington, D.C., we designed a couple of the AIA award
23 winning projects, one of them including Parkside, where we also designed the
24 community building. Also in Paradise, which is a completed renovation project, we
25 designed a community building, daycare center and learning center, and we've also
26 designed a daycare center for the Commerce Department, which is currently under

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1 construction. The Mary Switzer building, our Washington building and the
2 Department of Labor playground for community center.

3 For this project, we developed a program really in conjunction
4 with the residents and the community, but it is really a building that is designed to
5 serve both adults and children. It's a combination community center and daycare
6 center.

7 The community -- the adult portion of the building is composed of
8 -- is at the lower side of this slide and it is the green and orange shaded and blue
9 shaded areas. It is composed of a large assembly space for meetings and
10 gatherings which could be divided up into two smaller spaces for classrooms or
11 other uses, two classroom spaces behind that one for computer classroom and the
12 other for general classroom, a toilet area and -- Oh, okay. A toilet area to
13 the right of the main entrance, which is here, is the office and support -- support
14 areas for the community building, including the office for the executive directors and
15 counseling spaces, and also a kitchen and file storage and open office space.

16 The area that is shaded gray is the childcare center. It is
17 composed of six classrooms, one here, two, three, four, five and six, a kitchen and
18 pantry area, which is actually also connected back to the community space for use
19 by them, but then that can also be closed off.

20 There is a fire wall that separates the community spaces from
21 the daycare center. The daycare also has its own entrance off of Thirteenth Street,
22 which is not an accessible entrance, but this is an accessible entrance and this is
23 where people and disabled parents are to enter the building.

24 Directly to the back of the community center is a playground
25 area, which is composed of a bike track, a large play structure here, a smaller one
26 there and then a fenced off area for the infant and toddler outdoor play.

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1 The entire play area will be surrounded by a fence, which is
2 going to be eight feet high that looks something like that and then the smaller fence
3 that is going to be six --, fence is along the toddler and infant play area.

4 The architecture of the building is designed to achieve a couple
5 of things. One is to make it as light an area as possible to break down its mass and
6 to yet be a little bit more playful in its ornament.

7 This is the main entrance into the building. To the left is the
8 main assembly room with the highest roof and to the right is the community office
9 spaces. This is the east elevation showing the main entrance into the daycare
10 center with the classrooms and smaller pods on either side.

11 The cladding on the building is going to be brick with a lot of
12 glass, "Drive It" on masonry above, and then a playful trellis just outside the
13 assembly space at the entrance of the childcare center and at the main entrance to
14 provide a shaded space where you could gather directly outside.

15 The roof is going to be shingles with -- and the large issues will
16 have ventilator on them.

17 MS. GIORDANO: Thank you very much. Our next witness is
18 Jeff Cherry with Lloyd Lamont Design, which is one of the two firms that in an
19 collaborative effort designed the seniors' apartment building. I'll ask Jeff to come
20 forward now. Logan Schutz is going to join him.

21 MR. CHERRY: Good evening. I'm going to let my friend and
22 colleague, Logan Schutz, talk a little bit about himself and his firm, and then I'll tell
23 you about our collaboration and get into our project a little bit.

24 MR. SCHUTZ: My name is Logan Schutz. I'm a principle with
25 Grimm & Parker Architects. I reside at 1701 Overlook Drive, Silver Spring,
26 Maryland.

1 Our firm has about 50 people. We've been practicing
2 architecture in Maryland for about 25 years, built and designed over 2000 units of
3 elderly and multi-family. We specialize in elderly projects. We've worked with LLD,
4 Jeff Cherry here, over a number of projects and look forward to working with many
5 more of them.

6 MR. CHERRY: MY name is Jeff Cherry. I'm president of Lloyd
7 Lamont Design Inc.. We're about 140 person architectural engineering and
8 management consulting firm founded right here in the nation's capital at Fourteenth
9 and U Streets in 1986.

10 We've worked on multi-family unit housing projects in the city
11 from Southeast to Adams Morgan, Connecticut Avenue and everywhere in between,
12 so we're looking forward to this continued collaboration with the Grimm & Parker
13 architect's group on these types of projects.

14 Before I start, I have to ask you guys to give me a little help, too,
15 because, you know, Juanita here -- what an eloquent speech she had in the
16 beginning of this.

17 But I want to tell you something. She is not really just here just
18 to voice her support. She is also here to keep an eye on us. We had our teaming
19 meeting in the very beginning of this project. She told everyone that she was going
20 to hold us personally responsible if this didn't work.

21 I do not want to be in that position. I guarantee that. So I'm
22 going to ask you guys for a little bit of help on that. So --

23 As Logan says, we're responsible for the design of the elderly
24 housing portion of the project and a couple of people -- Rob Robinson has talked
25 about the front door of the site and when we get to the -- you've seen the site plan --
26 this is right at the front door and we're real sort of excited about being in that position

1 for a couple of reasons, not the least of which is we think that what makes projects
2 like this exciting and vibrant is the mix of the types of people, old people, young
3 people, new entrants, existing tenants.

4 So we feel that this is a very important part of the project and
5 we're having a lot of fun working on it.

6 The site slopes from Varney Street about 15 feet down the side
7 of the building, so we end up with is a building that has three stories on the front
8 level, which is the entrance here, and four stories in the back, and you'll see a
9 picture of that in a couple of minutes.

10 I think one of the main things that we needed to do in terms of
11 being at the front door was give an idea and -- of what was to come in the rest of the
12 project. As you've seen with UDA and STV and Design Collective, we've come up
13 with a real nice sort of a fabric of materials and different styles. And one of the
14 challenges for us was to integrate this building, which is 100 units, into the rest of
15 the fabric of this project.

16 We've tried to do that by the use of different colored bricks, split
17 face rock, mixing up materials so that the building breaks down in scale, and also
18 breaking down the mass of the building by using these bays.

19 Another thing that we've done is add this porch to the front of the
20 building, which we hope will get people engaged in the building itself.

21 This is the rear of the building. You see -- we go to the four
22 stories on the back. You really never see it from this sort of perspective. The
23 building is a C-shaped building and some people have talked about this courtyard,
24 the center court, that's going to be used as a patio and recreation area, protected by
25 the building on the front side and by a fence on the back side that -- where the
26 residents will have parking.

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1 Basically, the building is four stories. This would be the
2 basement level showing the bottom units on both sides of the C. This is a nice plan
3 here because it shows one of the things that we really have concentrated on, which
4 was making sure that the building was open and airy.

5 This is the entrance court here. You have your lobby and you
6 can see straight through the building, so when you enter into the building, you can
7 always see people coming and going, that you're really using this for both to be
8 inviting and also security conscious.

9 There -- as we say, there are 100 units in the building. The
10 building -- each one of the units is handicap accessible or adaptable, meaning that
11 the proportions are there are we just have to make some minor -- we'd have to make
12 minor modifications for handicapped individuals.

13 Again, just the typical floor plan showing upper lobbies. One of
14 the things that we wanted to point as well is each floor would have a lounge in
15 addition to a laundry area.

16 And there are some other pieces of the building that we wanted
17 to highlight. Multipurpose rooms, exercise rooms, games rooms. We've really tried
18 to make the building sort of interactive with a lot of things going in the building so it
19 brings activity to that front door of the site.

20 Again, this would be the top floor plan. More of the same. A
21 typical unit -- all of the units in the building are one bedroom showing nice, generous
22 entry into a kitchen that looks into living and dining areas and the bedroom areas
23 with lots of storage and again handicap accessible toilet rooms and handicap
24 accessible units.

25 We really tried to keep a lot of light and air into these units so
26 again, so we can make this building vibrant, fun, a lot of things going on, and really

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1 turn it into the front door of the space.

2 That really is a about it, unless I've missed anything, Logan?

3 MR. SCHUTZ: Just a couple other rooms, that we do have a
4 library. We also have a visiting doctor's office. There is an open mail room that is
5 very visible to the front door and to the main office because security is very
6 important to seniors receiving their Social Security checks and what have you.

7 There is also a maintenance room with the workshop. We have
8 two elevators and the building is fully sprinkled. We also have a nurse call system
9 where there, if there is a problem in it with a tenant, there is a pull switch on the wall
10 next to the bed and one in the bathroom that is monitored at the first floor.

11 There is also a marketing office down there at that point. All the
12 doors are secured. We do have cameras and monitors and there is a system where
13 you can see who is at the front door by turning to channel 3 on your TV and viewing
14 who is coming into the building and then you can go down and let them in.

15 There is a proximity card system also for allowing the residents
16 to come in and out.

17 MR. CHERRY: Thank you very much. We're excited.

18 MR. SCHUTZ: Thank you very much your time. Thanks a lot.

19 MS. GIORDANO: Our next witness is Chickie Grayson with the
20 Enterprise Social Investment Corporation.

21 MS. GRAYSON: Thank you. I think we can turn on the lights.

22 MS. GIORDANO: Yes.

23 MS. GRAYSON: My name is Chickie Grayson. I'm president of
24 Enterprise Homes, which is a subsidiary of the Enterprise Social Investment
25 Corporation and the Enterprise Foundation.

26 I just wanted to talk briefly about -- you've heard a lot about the

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1 housing and the design of the housing on the site tonight, and I just want to talk
2 briefly about the opportunities that will be available for people at the site.

3 There are a total of 314 units on the site. A 104 of those units
4 will be available for home ownership and we have amassed a series of financing for
5 the site to develop the site and included in that financing will provide us an
6 opportunity to provide housing for people who range from lower incomes up to
7 market rate housing.

8 Of the 104 units for home ownership, they will be available. We
9 have 14 units that will be available to people who make as little as \$16,000.00 a
10 year. They will have a first mortgage of \$45,000.00. Forty-five units will be available
11 to people who make a minimum of \$25,000.00 a year and they will have first
12 mortgage of \$70,000.00 and another 45 units will be available to people whose
13 incomes are a minimum of \$33,000.00 a year and they will have a first mortgage of
14 \$90,000.00.

15 In addition to that, in addition to providing the home ownership,
16 we also are providing 30 units that will be lease purchase units. And these units
17 really are being made available to help provide people who are in the self-sufficiency
18 program to go from self-sufficiency to home ownership. Typically, a lease purchase
19 property is provided to people if they have -- need to gather some to get together for
20 the down payment and settlement expenses.

21 Our program is very different from that in that a lot of people that
22 we want to make housing available to were in the self-sufficiency program, are going
23 to be in jobs where it will take a little bit of time for them to be able to approved for a
24 mortgage, and want to give them the opportunity to gather that time together so that
25 they can ultimately become homeowners.

26 So we're working with the lease purchase program of 30 units

1 that will be available to people who are in a self-sufficiency program who within three
2 to five years will be able to become homeowners.

3 In addition to that, we also provide home ownership counseling
4 for people, for -- in terms of looking at their credit and their financing, helping them
5 understand what it is to be a homeowner, home maintenance and also with
6 community empowerment.

7 Finally, I want to close with just saying that I -- we appreciate all
8 of the time that we've had with you tonight. The people that -- who really are
9 seeking approval, everybody in this room would be very happy, but those women
10 back there who you heard from before, who have really taken the hard work and the
11 dedication and the commitment of living in the community for so many years, would
12 be only so thrilled for a very positive outcome for this evening.

13 Thank you.

14 CHAIRPERSON KRESS: Thank you.

15 MS. GIORDANO: Thank you. That concludes our direct
16 testimony.

17 I just wanted to mention that in the back of the books that contain
18 all the résumés, there are also résumés from a number of people with Harkins
19 Builders and Harkins Builders are the builders that have been selected for this
20 project.

21 They've been involved in the project from the outset and one of
22 their specialties is cost estimating and working on the development of the project to
23 make sure that it is feasible.

24 And there is a representative here this evening who could
25 answer questions about their experience and expertise in getting projects like this
26 built.

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1 Finally, we have Al Dobbins and Osborne George who are well
2 known to you in the audience and they are prepared to provide comments if the
3 Commission is interested in hearing from them.

4 CHAIRPERSON KRESS: Thank you. With that, I'll open it up to
5 questions from my colleagues.

6 MS. GIORDANO: I'm going to ask all of the presenters to try
7 and come up to the first and second row and we're going to try and bring people
8 forward if maybe we could try and take the questions in the order of the presenters
9 so that we can sort of eliminate --

10 CHAIRPERSON KRESS: I don't know about my colleagues, but
11 I'd have to say while your presentation took longer than I had wanted it to, I think it
12 was very, very complete.

13 MS. GIORDANO: Thank you very much.

14 CHAIRPERSON KRESS: So maybe we don't need to worry
15 about getting --

16 MS. GIORDANO: Okay.

17 CHAIRPERSON KRESS: -- everyone all up here.

18 MS. GIORDANO: Okay.

19 CHAIRPERSON KRESS: But let's see what my colleagues --

20 MS. GIORDANO: All right.

21 CHAIRPERSON KRESS: -- and their questions.

22 John?

23 MR. PARSONS: Congratulations.

24 (Laughter.)

25 MR. PARSONS: I mean that. I have been on this Commission a
26 number of years and I don't think I have seen such a thorough and professional and

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1 complex presentation in -- I don't want to tell you how long I've been here -- 1977.

2 I mean that. A collaboration of this complexity, of the design
3 team that has been put together and the work with the community is just special. It's
4 fantastic. And the detail that has been evaluated here and put before us is
5 complete.

6 But more importantly, this is, unlike other proposals we've been
7 seeing recently, a community. It's a mix of people, of incomes, of needs, of ages. It
8 is just spectacular. I just hope we can replicate this elsewhere in the city.

9 I have one ridiculous question after all of that, and it has to do
10 with one section. It's at the entrance to the project and it's on Vissey Street and it
11 appears to me that the entrance road is one lane wide, and I don't understand that.
12 It is at page 12 in our booklets and it --

13 UNIDENTIFIED SPEAKER: Varney Street.

14 MR. PARSONS: It's a lovely sketch. I mean, it is gorgeous, but
15 I wonder about the practicality of that entrance being a one lane wide facility. This is
16 the sketch I'm referring to here. Page 12?

17 MR. DWYER: I think that -- yes. I see it. You're absolutely
18 right. It appears there as one lane wide, but it is actually 20 feet wide in each
19 direction.

20 CHAIRPERSON KRESS: Well, that's a great big car you've got
21 on there then?

22 (Laughter.)

23 MR. DWYER: That is a big car. I'll tell you what that is. That is
24 really a tour bus that goes into the project.

25 CHAIRPERSON KRESS: Oh. Okay.

26 MR. DWYER: Which is the model project for Hope VI in

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1 Washington, D.C.. They're coming out.

2 MR. PARSONS: I think that's the right answer.

3 MR. DWYER: Right. I apologize. It's not graphically depicted
4 right, but if you take a look at the site plan with the scale on, it's 20 feet wide in each
5 direction in and out. Very observant.

6 MR. PARSONS: That's my only question.

7 CHAIRPERSON KRESS: Thank you.

8 MR. FRANKLIN: Well, I always yield to John because he is
9 always looking very carefully at these plans. If you'll just indulge a personal
10 comment, of course I endorse everything that John said.

11 This is a very nostalgic evening for me because back in 1978 I
12 was chairman of a transition housing and community development task force
13 appointed by the newly elected mayor, somebody named Marion Barry, and I came
14 out to Valley Green and Skytowers and looked at a lot of other housing situations in
15 Anacostia.

16 And I reported back, as I recall, that the worst and most
17 irresponsible landlord in the District of Columbia was the housing authority. And I
18 never thought that I would survive to the day when we'd have something as exciting
19 and heartening as this before us.

20 And not only that, but to have the Washington Post have a nice
21 article about Mr. Gilmore this morning, I think your PR people must be really very
22 effective.

23 (Laughter.)

24 MR. FRANKLIN: And also then to have the involvement, the
25 legacy of somebody who is a good friend of mine, Jim Rouse, here, and this
26 combination of things that he devoted a good deal of his life to, is a very heartening

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1 thing to see, so I don't think that Ms. Massey and Ms. Darden have to fear anything
2 from this group up here. It's a nice group and we really want to see this succeed.

3 I have just a couple of minor questions and I hope you can just
4 answer them very quickly because I don't want to keep people here unduly.

5 Can you tell us a little bit more about the plans for lighting this
6 area. I didn't see on the drawings the lighting plan as such. In fact, it's probably in
7 here, but I never got to it.

8 MS. GIORDANO: We're looking for the page. Following page
9 26, you will see an eight and a half by 11 catalog cut of the proposed -- it's called the
10 Washington light.

11 MR. Franklin: Well, I --

12 CHAIRPERSON KRESS: You're showing the standard. I think
13 he was asking --

14 MR. FRANKLIN: Yes.

15 CHAIRPERSON KRESS: -- for a plan.

16 MR. FRANKLIN: Right.

17 MS. GIORDANO: the light fixtures are -- yes, they are placed on,
18 I believe, the overall landscape plan. If you look on page 8, the overall landscape
19 plan has a symbol in there that does represent light standards.

20 MR. DWYER: It's a little dark circle with four tentacles coming
21 out of it.

22 MR. FRANKLIN: Yes. I did notice them and I thought they were
23 rather sparse, to be honest with you, unless I'm not seeing them all. Obviously
24 you'd have them on the streets. Is there any lighting proposed for --

25 MS. GIORDANO: We are not currently showing any in the alleys
26 but --

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1 MR. FRANKLIN: -- in the alleys?

2 MR. DWYER: No.

3 MR. FRANKLIN: And why is that?

4 MR. DWYER: Well, I think that's something we could look into
5 but I think what we have found in development of this type, if you take a look at the
6 backyards, they're actually not that deep.

7 And other projects that we've done throughout the Baltimore
8 metropolitan area, Sandtown, Winchester, Nehemiah housing project, has a similar
9 footprint with short rear yards and there are no lighting fixtures there.

10 And we found that a lot of the residents keep their porch lights on
11 in the evening also, that help illuminate the rear yard. However, if this is something
12 that concerns you, we could certainly look at a lighting level standard for the rear
13 yard in the alleys.

14 MR. FRANKLIN: Well, I would have though the DPW required
15 lighting in the alleys, so --

16 MR. DWYER: Well, see, these are private alleys.

17 MR. FRANKLIN: Oh, these are private alleys?

18 MR. DWYER: Yes, they're private. They're not going to be
19 public alleys.

20 MR. FRANKLIN: Oh.

21 MR. DWYER: You're absolutely right. DPW does require
22 lighting in public alleys. These would be private.

23 MR. FRANKLIN: Well, I certainly would hope that you could
24 examine that because having something dependent on somebody keeping their
25 porch light doesn't seem to me to be conducive to the kind of sense of security that
26 people would expect coming back late at night, parking their car and what have you.

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1 MR. DWYER: We will certainly look at that. I can assure you.

2 MR. FRANKLIN: Then who maintains the -- what I guess, for
3 lack of a better word, I would call public space? Or am I looking at all those green
4 spaces -- is it all private space?

5 MR. HARRISON: There will be a homeowner's association that
6 would include the rental inhabitants as well as the homeowners and that association,
7 along with the private management company would handle that.

8 MR. FRANKLIN: Okay. What did HUD look at when it approved
9 your Hope grant? Did you have a presentation of this detail that you had to give to
10 HUD?

11 MR. HARRISON: The detail was fairly extensive. We had a
12 package that was included with the proposal to HUD that didn't have all the detail
13 that you see here, but a good amount of the detail.

14 And some of the things that HUD looked at were the level of
15 design, the involvement of the community with that design, how the overall design
16 worked within the community fabric, the self-sufficiency programs that were included
17 and embraced the design and the community effort that was put into that effort. The
18 architectural style relative to the other Washington areas and really in general. And
19 the creative financing that was used to put the development package together.

20 MR. FRANKLIN. Okay. Then the landscaping plan, are there
21 going to be a lot of mature trees retained or are you going to start from scratch?

22 MS. PLANO-HUBER: The nature of the site grades, there will
23 not be a lot of existing material that can be saved. There may be some along --
24 street trees along the edges of the site, but we're really pretty much starting from
25 scratch here.

26 MR. DWYER: There aren't really that many trees at the --

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1 MR. FRANKLIN: Well, I noticed from the -- my recollection was
2 that it was --

3 MR. DWYER: Very stark out there --

4 MR. FRANKLIN: There's problems with the area.

5 MR. DWYER: -- and we're really starting from scratch with
6 mature trees.

7 MR. FRANKLIN: I have no further questions.

8 CHAIRPERSON KRESS: Any others? I don't have any
9 questions.

10 MR. PARSONS: I Guess I did have a question about you
11 showed us a wide variety of housing detail, brick and siding and shutters and
12 porches and so forth. How will that be selected? Is that something that the potential
13 homeowner participates in or do you just proceed with the design and build it as you
14 see fit?

15 MR. HARRISON: We've tried to use some of the input that we
16 got in the several charrettes that we had done. One charrette prior to putting in the
17 Hope VI application to HUD, and then a few mini-charrettes that we had after that,
18 and incorporated some of the ideas of the architects and master planners, as well as
19 the community and the housing authority, to come up with a different mix.

20 But one of the design concepts that we tried to follow was to
21 provide a variety of different looks in the homes as part of the new urbanism
22 philosophy, and part of the variety I think that HUD thought was attractive.

23 MR. PARSONS: Brick has a richness to it that these drawings
24 illustrate. Can we be assured that 50 percent will be brick or 30 percent will be
25 brick, or how do you come to that --

26 MR. HARRISON: I think you can be assured that 50 percent will

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1 be brick.

2 MR. PARSONS: I see. So it's not -- these are not options, say,
3 if somebody is to come to acquire a home and say, well, would you want the brick
4 option for another \$1,000.00, that's not the case?

5 MR. HARRISON: That's correct. One of the things we certainly
6 have to keep in mind as we submitted this proposal to HUD is that we had cost
7 constraints and the TDC's total development cost that HUD keeps a very strict
8 handle on and those standards had to be adhered to.

9 Obviously, the amount of brick in the buildings is something we
10 have to keep a close eye on. And the budget as it is now, and the money that we've
11 been allocated, we have to design with that in mind, keep those thoughts in mind as
12 we move forward.

13 CHAIRPERSON KRESS: Any other questions? Hearing none,
14 we'll move on to the report of the Office of Planning. Thank you.

15 MS. GIORDANO: I just had one final comment before we moved
16 on to the report of the Office of Planning.

17 I just wanted to thank the Office of Planning on behalf of all the
18 design professionals for the job that they did in really helping all of these
19 professionals get the plans to the level of detail that got us the compliment that we
20 got tonight, because there has been a lot of work.

21 I think you can probably see in the plans that were submitted
22 initially and what was submitted tonight, and that was really due to their prodding.
23 We must have had almost 10 meetings with the Office of Planning and a lot of
24 collaboration between the different individual designers involved in the project was
25 really done in their office.

26 I just wanted to thank Alberto Bastida in particular. Thank you.

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1 CHAIRPERSON KRESS: Thank you. With that, we will go to
2 the Office of Planning Report, and I will just say this has been a very complete
3 presentation, so perhaps the Office of Planning can be very brief.

4 MS. DENNIS: With that, Madame Chair, a summary of our
5 recommendations. The proposed PUD of the site is an attempt to redevelop an
6 entire neighborhood is a mixed income development proposal plan with extensive
7 community participation and a focus on social and economic as well as physical
8 issues.

9 It is generally consistent with the comprehensive plan and except
10 for street width, front yard and parking requirements, the proposed PUD is
11 consistent with the matter of right zoning standards.

12 It is not seeking to increase density but rather to permit a more
13 flexible site plan then would be permitted under the provisions of the zoning
14 regulations.

15 We've heard there's many key planning and community
16 development objectives for this area of the city, including the provision of new
17 affordable single family housing along with the provision of daycare and other social
18 services for area residents.

19 Given these valuable benefits, the Office of Planning
20 recommends that this application be approved. At the time that we wrote our report,
21 Madame Chair, we had indicated two conditions on that, with the presentation this
22 evening and with extensive work that we've been doing with the applicant, those
23 conditions have been satisfied. So we certainly support this project and approve it.

24 CHAIRPERSON KRESS: Thank you. Any questions for Office
25 of Planning?

26 MR. NIXON: No, I don't.

1 CHAIRPERSON KRESS: Thank you. With that, we'll move on
2 to the report of other agencies. I don't believe --

3 MR. BASTIDO: Madame Chairperson, there is a report from the
4 Department of Housing and Community Development that was in favor of the
5 application attached to our report. There was also the printout of the Department of
6 Public Works -- let me refresh my memory -- the Fire Department and Police
7 Department, and those departments did not provide a report for this evening.

8 CHAIRPERSON KRESS: Okay. What about the report of the
9 Advisory Neighborhood Commission? We have a letter from 8E. On here it says
10 4A. I'm very confused. On my agenda, it says 4A.

11 MS. GIORDANO: It's 8E.

12 CHAIRPERSON KRESS: It is 8E, am I not correct? And that is
13 the letter that we have -- I guess that was just a mistake in the opening statement.
14 But we do have a letter from ANC 8E. Is anyone here from ANC 8E wishing to
15 testify or will you just stand on the letter?

16 UNIDENTIFIED SPEAKER: Yes.

17 CHAIRPERSON KRESS: I think it is well written, that's why.
18 Okay. With that, I would like to get a sense how many people are here to testify in
19 opposition to this application? Oh, terrific.

20 UNIDENTIFIED SPEAKER: I can't say that -- I had some
21 questions. I am --

22 CHAIRPERSON KRESS: You can't talk where you're not at a
23 mike. We'll go ahead and -- I just wanted to get an idea, a sense of how long the
24 evening was going to be.

25 If that being the case, then I'll ask for persons in support to
26 testify. I would like to try to limit it to about three minutes per person, since we are

1 basically -- this is -- doesn't appear to be a contested case. Many people are not
2 here in opposition.

3 There are some questions which we will hear. So at this time I'd
4 like to ask anyone who would like to testify in support to come forward and to be
5 brief. Is there anyone who would like to testify in addition? You don't really need to.

6 Yes. Would you like to? Please come forward. Remember to
7 turn in your identification slips and I hope you were sworn in, in the beginning.

8 MR. NIXON: No, I wasn't.

9 CHAIRPERSON KRESS: Would you like to -- anybody else who
10 was going to wish to testify tonight who has not been sworn in? Could we quick
11 swear these two folks in, please?

12 WHEREUPON,
13 the individuals intending to testify in the above-entitled matter were duly sworn.

14 CHAIRPERSON KRESS: Please identify yourself.

15 MR. NIXON: Good evening. I'm Bob Nixon. I'm the executive
16 director of the Earth Conservation Corp and I'll be very brief and just say, I've been
17 before this panel on other issues and so many of you know that the Earth
18 Conservation Corps is a service learning program that works with young men and
19 women, giving them opportunity to perform important community service and
20 develop life skills in the process.

21 I'm very familiar with this application because the Earth
22 Conservation Corp began in 1992 at Valley Green, and I had the great good fortune
23 of being introduced of Jackie Massey at that point. And she welcomed us into her
24 office and really launched this -- our program at Valley Green.

25 So I've sort of followed along with her work over the years, trying
26 to -- seeing Valley Green going from hundreds of people down to sort of the last

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1 holdouts staying there trying to see this project through.

2 I have amazing, just unlimited respect for Jackie Massey. I'm
3 aware of what the developers and she are hoping to do and I think it's a very
4 important development for the city and for that community. And it's not just a
5 housing development, it's developing a community. I think that's very true. I think
6 it's extremely important. Thank you.

7 CHAIRPERSON KRESS: Thank you. Just a second. Any
8 questions. Thank you. Anyone else wishing to testify? You may also come
9 forward. I think you're the only other person. And then we will be prepared.

10 MS. WHYTEN: Good evening. How are you?

11 CHAIRPERSON KRESS: Good evening. How are you?

12 MS. WHYTEN: I'm fine. I am here basically --

13 CHAIRPERSON KRESS: Your name and address again for the
14 record?

15 MS. WHYTEN: I'm sorry. My name is Linda Whyten, ANC
16 commissioner, ADL 4. My address is 709 Brandywine Street, Southeast. But
17 tonight I am not here as an ANC commissioner.

18 CHAIRPERSON KRESS: You're not?

19 MS. WHYTEN: I'm here as the president of the Washington
20 Highlands Community organization to read a letter on the record in support of Valley
21 Green, Skytower. It is addressed to Ms. Jackie Massey and Ms. Juanita Darden.

22 "Dear Ms. Massey and Darden:

23 On behalf of Washington Highlands Community Organization
24 Incorporated, I am writing this letter to pledge our organization's support of the
25 Valley Green, Skytower redevelopment projects, soon to be Willow Creek.

26 The Willow Creek Development will bring much needed

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1 revitalization to the Washington Highlands Community, as well as the opportunity for
2 residents to become homeowners. WHCO feels that you and the residents in your
3 organization have done a tremendous job for the community.

4 We here at WHCO know that Willow Creek will be the showcase
5 of the Washington Highlands Community by bringing economic as well as resident
6 growth to our neighborhood, something that we all know is very much needed in our
7 community.

8 Once your project is complete, it will stand as a model for
9 resident driven community projects in the future, not only in the Washington area but
10 across the country.

11 WHCO would like to congratulate you and your organization for
12 your dedication and hard work and we wish you much success in the future."

13 Signed, Linda Whyten.

14 CHAIRPERSON KRESS: Thank you very much. Just a second.
15 Let me make sure. Does anyone have any questions? Thank you.

16 Would you please come forward and identify yourself for the
17 record?

18 MS. PARKER: I'm Abigail Parker, owner of Dawn-To-Dusk Day
19 Care Center, 9667 Valley Avenue, Southeast. My home residence is 2300 Crane
20 Highway, Upper Marlboro, Maryland.

21 However, I have a daycare center that has been in the Valley
22 Green area since 1971. We are in --we have been talking back and forth. Two
23 years ago I was notified that they would be going around me, but no one let me
24 know it, all of them, until six months ago, when I was approached by ANR
25 Development that they were considering tearing down my property. Of course, they
26 have to acquire it to tear it down. Okay.

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1 I have a right-of-way that I purchased from Abe Pollin when I
2 bought my property. I also have about a quarter acre lot.

3 In listening to the testimony tonight, I still can't -- and I see the
4 plans and I hear the plans, but -- and I applaud their efforts. I know something
5 needs to be done and respect it. You see what I'm saying?

6 But also, I have to look -- I have to see where I fit in, you know,
7 to this picture. I see the daycare that they are planning up on Waller Place. Like I
8 say, I have been serving their community since 1971, right there, at that location.

9 So my -- the plans are not definitive enough. I just received
10 some blueprints about, which I was waiting to take to my lawyer. I got them about
11 an hour before I was headed to this hearing. So, you know, because he hasn't had
12 the opportunity to look at them and I haven't either.

13 But that -- I just wanted to know -- and I was told by Attorney
14 Giordano that when I signed for the PUD hearing, that it was not -- in other words it
15 was just allowing my property to be considered in the picture, which I still have no
16 problems as long as provisions are made for me to continue to operate in childcare
17 like I have been doing, and at that location since 1971. And I have been in childcare
18 since 1968 in the Southeast area. So I just wanted this, you know, the Board to
19 understand that there's still properties that are outstanding.

20 Now I've told -- I've been told that they have an alternative plan.

21 CHAIRPERSON KRESS: Wait a minute -- since you're the last
22 person to be testifying and the next thing we do is have the applicant make
23 concluding remarks, perhaps the applicant can help clarify your questions.

24 MS. GIORDANO: Okay. I think, Ms. Parker, that your question
25 is that the approval of the PUD does not in any way mean that you can't continue to
26 operate your property as a day care center.

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1 MS. PARKER: Right.

2 MS. GIORDANO: And that's true. It just means that if the

3 property is redeveloped, it will be obviously first acquired by ANR. It will be

4 redeveloped in accordance with the PUD, but it in no way discontinues your use, to

5 continue with your current use of the property.

6 MS. PARKER: Of my property?

7 MS. GIORDANO: That's correct.

8 MS. PARKER: Thank you. That's all I wanted to hear.

9 CHAIRPERSON KRESS: Okay. Just a second. Questions?

10 MR. PARSONS: Just so I understand, her property is included

11 within the PUD?

12 MS. GIORDANO: It is.

13 MR. PARSONS: Obviously if you acquire it and demolish it, she

14 would no longer be operating?

15 MS. GIORDANO: Right.

16 MR. PARSONS: But she would be reimbursed for her business

17 and be provided with relocation assistance, I assume, under normal conditions, or

18 some mechanism?

19 CHAIRPERSON KRESS: To be negotiated.

20 MR. PARSONS: Right.

21 MS. GIORDANO: Right. All those things would be renegotiated

22 as part of the acquisition of her property.

23 MR. FRANKLIN: Would this be a matter of eminent domain?

24 MS. GIORDANO: No. We are currently negotiating to acquire

25 the property from Ms. Parker.

26 MR. FRANKLIN: There was a statement in the Office of

1 Planning report, I believe.

2 MS. GIORDANO: That's correct, with regard to two other out
3 parcels. One, the ANR Development has not been able to determine who owns the
4 property. When they approached the owner that's listed in the assessment records,
5 they claimed not to own the property. And another where the property owner is not
6 interested in negotiating. Those two parcels may be acquired by eminent domain if
7 they cannot be acquired directly.

8 MR. HARRISON: We are working to negotiate with Ms. Parker.

9 MR. FRANKLIN: Thank you.

10 CHAIRPERSON KRESS: Okay. Thank you, Ms. Parker.

11 MS. PARKER: Thank you so much.

12 CHAIRPERSON KRESS: Do you want to make a closing
13 statement and are you looking for an expedited --

14 MS. GIORDANO: We are looking for an expedited decision.
15 We'd be looking for either a bench decision this evening, or I understand, I think, the
16 Zoning Commission has a meeting on Monday. So that's not very far away. It's
17 almost a bench decision, but that's how quickly we'd like a decision in order to meet
18 the timeframe that Mr. Dwyer set out in the initial comments.

19 MR. FRANKLIN: Can you have an order before us on Monday?

20 MS. GIORDANO: We do not. We can submit an order to you.
21 We weren't sure about particular conditions, but we can submit an order by Monday
22 if that's appropriate.

23 CHAIRPERSON KRESS: Thank you.

24 MS. GIORDANO: Thank you.

25 CHAIRPERSON KRESS: What is your pleasure, colleagues?
26 Do you feel like we can make a bench decision tonight and then -- or would you

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1 rather wait until Monday?

2 MR. FRANKLIN: No, I'm inclined to make a bench decision
3 tonight, Madame Chair, and subject to just some reconsideration of the lighting,
4 which was touched on. And we would hope that we could have an actual order
5 presented to us on Monday --

6 CHAIRPERSON KRESS: That we could finalize --

7 MR. FRANKLIN: -- for final approval. Yes.

8 MR. PARSONS: That must be a motion.

9 MR. FRANKLIN: I so move.

10 MR. PARSONS: I'll make a second, then.

11 CHAIRPERSON KRESS: Any further discussion? Yes?

12 Ms. -- did I see your hand up down there?

13 MS. PRUITT-WILLIAMS: No, I'm sorry. I was just kidding.

14 CHAIRPERSON KRESS: Oh. If there isn't any further
15 discussion, I'll call for the vote. All those in favor signify by saying aye.

16 (Chorus of ayes.)

17 CHAIRPERSON KRESS: Opposed?

18 (No response.)

19 CHAIRPERSON KRESS: Motion carries.

20 MS. PRUITT-WILLIAMS: The staff will record the vote as made
21 by Mr. Franklin and seconded by Mr. Parsons.

22 CHAIRPERSON KRESS: Thank you. With that, I would say,
23 ladies and gentlemen, thank you for your testimony and assistance in this hearing.
24 The record in this case will now be closed except for the information that we
25 specifically requested, which is the findings of facts and conclusions of law and draft
26 decision to be submitted to us for our Monday meeting. Any party to the case may

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1 file a written response to any information. There aren't any parties --

2 MR. FRANKLIN: A resubmission on the lighting plan on
3 Monday, also.

4 CHAIRPERSON KRESS: You want a resubmission of the
5 lighting plan on Monday?

6 MR. FRANKLIN: No, a reevaluation, I guess.

7 CHAIRPERSON KRESS: A reevaluation. All right. With that,
8 then, I hereby declare the meeting closed. Thank you.

9 (Whereupon, the foregoing matter concluded at 9:13 p.m..)

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