

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

+ + + + +

ZONING COMMISSION

+ + + + +

PUBLIC HEARING

+ + + + +

THURSDAY
JULY 7, 2005

+ + + + +

The Public Hearing was convened at 6:30 p.m. in the Office of Zoning Hearing Room, 441 4th Street, N.W., Washington, D.C., Carol J. Mitten, Chairperson, presiding.

ZONING COMMISSION MEMBERS PRESENT:

CAROL J. MITTEN	Chairperson
ANTHONY J. HOOD	Vice Chairperson
KEVIN HILDEBRAND	Commissioner
GREGORY JEFFRIES	Commissioner
JOHN G. PARSONS	Commissioner

OFFICE OF ZONING STAFF PRESENT:

Sharon Schellin	Zoning Specialist
-----------------	-------------------

OFFICE OF PLANNING STAFF PRESENT:

MAXINE BROWN-ROBERTS
JENNIFER STEINGASSER

This transcript constitutes the minutes from the Public Hearing held on July 7, 2005.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

<u>AGENDA ITEM</u>	<u>PAGE</u>
PRELIMINARY MATTERS	5
<u>APPLICATION OF THE SALVATION ARMY -</u>	
<u>CONSOLIDATED PLANNED UNIT DEVELOPMENT</u>	7
<u>CASE NO. 04-35 ANC-8A</u>	
PHIL T. FEOLA, Esq.	7
Pillsbury Winthrop Shaw Pittman LLP	
2300 N Street, NW	
Washington, DC 20037	
202-663-8789	
<u>WITNESSES</u>	
TODD SMITH	10
COLDEN FLORANCE	17
NICOLE WHITE.	26
ROBERT BOULTER	30
VERNON HAWKINS	88
<u>ACTION TAKEN - REQUEST FOR DOCUMENTS,</u>	
<u>DELIBERATION SET FOR 9/12/05.</u>	96
<u>ADJOURN:</u>	
Carol Mitten	96

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

P R O C E E D I N G S

Time: 6:36 p.m.

CHAIRPERSON MITTEN: Good evening, ladies and gentlemen. This is a public hearing of the Zoning Commission of the District of Columbia for Thursday, July 7, 2005.

My name is Carol Mitten, and joining me this evening are Vice Chairman Anthony Hood and Commissioners Kevin Hildebrand and John Parsons was here a second ago, and we expect Commissioner Jeffries to be here shortly.

The subject of this evening's hearing is Zoning Commission Case Number 04-35. This is a request by the Salvation Army for approval of a consolidated Planned Unit Development for property located at 2302-2320 Martin Luther King, Jr., Avenue, S.E., which is known as Lots 222 through 226 and a portion of Lot 227 in Square 5805.

Notice of today's hearing was published in the D.C. Register on May 27, 2005, and copies of the hearing announcement are in the wall bin near the door.

This hearing will be conducted in accordance with the provisions of 11 DCMR Section 3022, which are the Rules of Procedure for contested

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 cases, and the order of procedure will be as follows:

2 We will take up any preliminary matters.
3 Then we will have the presentation of the Applicant's
4 case, report by the Office of Planning, report by any
5 other government agencies, report of the Advisory
6 Neighborhood Commission in which the property is
7 located, which is 8A, organizations and persons in
8 support, organizations and persons in opposition. We
9 have now been joined by Commissioner Jeffries.

10 The following time constraints will be
11 maintained in this hearing. The Applicant will have
12 45 minutes. Organizations will have five minutes, and
13 individuals will have three minutes. The Commission
14 intends to adhere to these time limits as strictly as
15 possible in order to hear the case in a reasonable
16 period of time.

17 The Commission reserves the right to
18 change the time limits for presentations, if
19 necessary, and no time shall be ceded.

20 All persons appearing before the
21 Commission are to fill out two witness cards. Those
22 cards are on the table by the door. Upon coming
23 forward to speak to the Commission, please give both
24 cards to the reporter, who is sitting to our right.

25 Please be advised that this proceeding is

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 being recorded by the court reporter, and is also
2 being webcast live. Accordingly, we ask you to
3 refrain from making any disruptive noises in the
4 hearing room.

5 When presenting information to the
6 Commission, please come forward, turn on and speak
7 into the microphone, first stating your name and home
8 address. When you are finished speaking, please turn
9 the microphone off so it doesn't pick up any
10 background noise.

11 The decision of the Commission in this
12 case must be based exclusively on the public record.
13 To avoid any appearance to the contrary, the
14 Commission requests that persons present not engage
15 the members of the Commission in conversation during a
16 recess or at any other time. If you have any
17 questions during the hearing, you can direct those to
18 Ms. Schellin.

19 Please turn off all beepers and cellphones
20 at this time so as not to disrupt the hearing.

21 Now we will take up any preliminary
22 matters. Ms. Schellin?

23 MS. SCHELLIN: In addition to ANC-8A's
24 report, we also have received the affidavit of
25 maintenance filed by the Applicant.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 CHAIRPERSON MITTEN: Okay, thank you, and
2 I believe that we need to waive our rules to accept
3 the late filing of the ANC report?

4 MS. SCHELLIN: Yes.

5 CHAIRPERSON MITTEN: Are there any
6 objections to doing that? Okay. Without objection.

7 Then, I guess, one little housekeeping
8 matter: We have a couple of resumes that the
9 Applicant has given to us for expert witnesses that
10 they choose to have designated, and those are Mr.
11 Florence and Ms. White. Is there any objection to
12 those individuals being accepted as expert witnesses
13 in the field in which they are proffered? Okay.

14 We are ready for you, Mr. Feola. Oh, you
15 know what we will do. You can come forward, and
16 everyone who is planning on testifying this evening
17 can now rise, raise your right hand, and Ms. Schellin
18 will administer the oath.

19 (Witnesses were sworn.)

20 MR. FEOLA: Thank you, Madam Chair. For
21 the record, my name is Phil Feola with Pillsbury
22 Winthrop Shaw Pittman, and I am here this evening on
23 behalf of the Salvation Army, which is the Applicant
24 in the aforementioned PUD case, for the project that,
25 if it is approved by the Commission, will allow the

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 Army to build a much needed community center in the
2 Anacostia neighborhood of Ward 8.

3 The property located at the corner of
4 Martin Luther King Avenue and Morris Road is a 19,282
5 square foot lot in the C-2-A zone district. The
6 application, as you are well aware, requests
7 permission to build a multi-use facility which
8 includes a daycare use, recreation space, a wellness
9 center, church, retail space, space for adult
10 education and workforce training, as well as
11 underground parking for 34 spaces.

12 The building, if it is approved, will have
13 a total gross floor area of 46,988 square feet, for an
14 FAR of 2.45.

15 We are requesting that the Commission, if
16 it approves this project, to approve it as it has been
17 designed, which includes two variations from the
18 zoning regulations.

19 The first is to the lot occupancy in the
20 C-2-A zone. The C-2-A zone, as you are aware, has a
21 lot occupancy of 60 percent. Our proposed building is
22 at 61 percent.

23 We are also requesting a modification to
24 the requirement that the roof structures be placed in
25 a single enclosure and that they be set back from the

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 face of the building on all sides, one to one ratio.
2 As you will see Mr. Florence talk about those
3 structures, the proposed design does not do that.

4 CHAIRPERSON MITTEN: Can I just interrupt
5 you, which is not our usual practice. But I was
6 looking at the lot occupancy regulation, and I thought
7 that it said that any building in the zones that are
8 sort of mixed use zones like C-2-A, that it is only
9 the resident -- if the portion of the building that
10 would contain residential use, that it would be
11 limited to 60 percent. Since this is entirely
12 nonresidential, I don't think that applies.

13 MR. FEOLA: Well, we would be happy with
14 that ruling, if that's the case.

15 CHAIRPERSON MITTEN: Maybe while you make
16 the rest of your presentation, the Office of Planning
17 can consider that and weigh in on it when the time
18 comes. But I'm pretty sure that that is what the
19 regulation says. I just want to make sure you are not
20 asking for more relief than you need.

21 MR. FEOLA: It won't be the first time I
22 misread the regulations. That's for sure.

23 CHAIRPERSON MITTEN: Okay, keep going.
24 Thanks.

25 MR. FEOLA: As stated in the application

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 materials that have been submitted, and as confirmed
2 by the Office of Planning report, we believe the
3 project is consistent with the comprehensive plan and
4 the intent and purpose of the zoning regulations,
5 including Chapter 24, the PUD regs.

6 We have four witnesses tonight in direct
7 testimony. With the Chair's permission, we would like
8 to just go through our entire presentations and stand
9 ready for questions.

10 The four witnesses are Major Todd Smith of
11 the Salvation Army, Mr. Colden Florance of the Smith
12 Group testifying as our architect, Nicole White of
13 Symettra Designs, and Bob Boulter of Faith Works.

14 With that, I would just like to ask Major
15 Smith to introduce himself and give his name and
16 address and explain to the Commission why we are here.

17 WHEREUPON,

18 TODD SMITH

19 was called as a witness by counsel for the Applicant
20 and, having previously been duly sworn, testified as
21 follows:

22 MR. SMITH: Good evening, ladies and
23 gentlemen. Thank you for the privilege of coming and
24 sharing with you about our exciting project.

25 My name is Todd Smith. I am a Major in

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 the Salvation Army, and my address where my office is,
2 is 2626 Pennsylvania Avenue, Washington, D.C.

3 First of all, we would like to just tell
4 you a little bit about the Salvation Army and where
5 we've come from. The Salvation Army was founded in
6 1865 in London. We moved from London later that
7 century, and presently the Salvation Army is working
8 to relieve human needs, provide for human needs, in
9 109 countries around the world.

10 The Salvation Army's work officially began
11 here in the United States back in 1875, and in 1897
12 the Salvation Army moved to this area, establishing an
13 industrial home in Southeast D.C.

14 In 1919 there was a corps, an official
15 Salvation Army corps, the vernacular of what we use,
16 the quasi-military, as a church facility providing
17 social services as well as church activities. In 1925
18 is when it moved to the facility where it still exists
19 on the corner and 12th and G.

20 An interesting sidebar is that in 1960 the
21 city was asking for the building, for us to move out
22 of the building. They wanted to move into that
23 facility, actually demolished it, and they wanted to
24 use the property for additional housing in the area.
25 Interesting enough is that the city, after review of

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 that, decided that it was more important and that the
2 Salvation Army provided more service, and decided that
3 the Salvation Army could stay and continue providing
4 service rather than take our property.

5 Today the Salvation Army of the Metro area
6 is meeting the needs of our diverse community through
7 a variety of different programs and services, and the
8 key initiative that we are here to talk about this
9 evening is our ERI, East of the River Initiative, that
10 we have been working on for a little better than four
11 years.

12 Our current initiative provides
13 assistance, currently meaning that we have a presence
14 in Anacostia. We are presently in the Washington Gas
15 Building on the second floor. We have been renting
16 space for three years, providing daily, Monday through
17 Friday, services for the residence of Ward 7 and 8.

18 Another goal of this program is to develop
19 relationships, so not only to build a structure to
20 house our permanent home but also, as we continue
21 being there, providing opportunity to listen to the
22 community.

23 We have spent a great deal of time going
24 into the community, listening to the needs, and
25 designing what we feel is a program that will help to

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 answer some of their requests and meet those needs.

2 This building has been designed so that,
3 as we look through the building, it is a five-story
4 building, and I will go quickly through each floor.
5 The first floor is a space, and what you see in our
6 design has a little over 4100 square feet of retail
7 space, retail space such as entrepreneurship for
8 someone who lives in the community. It will be much
9 more affordable rentable space than they could find in
10 the open market, space such as something like Mama
11 Cole's restaurant could move into that space. A lot
12 of opportunities that are there.

13 We are not looking for setting up -- It
14 will not be a quick eatery place. That's not our
15 plan. It is not planned that it will be a Salvation
16 Army thrift store. There are no plans for that. This
17 is space for the community. They can come in on the
18 first floor.

19 Also on the first floor is a space where
20 our general traditional, more traditional, family
21 assistance will take place. That is the assistance
22 for rent, assistance -- utility assistance, food
23 assistance. Also offices will be housed on that first
24 floor and the main Salvation Army entrance.

25 The second floor is floor space where we

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 will have a certified -- a licensed child care
2 facility. For our licensing, right now it would be
3 according to the regs of the city. It will be for
4 approximately 50 children.

5 We also will be opening space on the third
6 floor for after school care, which the Army provides
7 in all of its facilities around the Metro area, for
8 another possibly licensed capacity of another 30
9 children that would meet license capacity for after
10 school. So a total of 80 children can be taken care
11 of through the daycare Family Services Development
12 Center.

13 Also on this floor will be the
14 administration of the Salvation Army. Someone wearing
15 a uniform such as what I am wearing, a Salvation Army
16 Officer, will be housed. That is where their offices
17 will be. It will be on the second floor of this
18 building.

19 The third floor is the cornerstone of the
20 Salvation Army. This is our church activities. The
21 Salvation Army is a church. It is sprung from a
22 Methodist background and teachings. Our founder was a
23 Methodist minister. So we have a two-story part of
24 that center which begins on the third floor in the one
25 front corner will be the church facilities. However,

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 as it is in all Army facilities, it is a community
2 facility.

3 It is a community building in which we
4 would also be able to offer that space appropriately
5 as it can be scheduled at other times during the week
6 for the community. It will seat over 170-180
7 individuals. It will have AV facilities, so that you
8 could have a community meeting in there for 170-plus
9 people on a nightly basis or sometime during the week.

10 So it's great space, also classroom space,
11 very diversified space. On Sunday they are used for
12 classrooms. During the afternoon they can be used for
13 child care. During the morning they can be used for a
14 senior citizen's program. In the evening they can be
15 used for training and teaching space.

16 On the fourth floor, the working as we are
17 developing, a workforce development program. We
18 actually have been working in Anacostia over the last
19 three years in partnerships with other groups that you
20 will hear about a little later, but we would tell you
21 that specifically in the partnership of developing
22 participants for job paying skills that would bring in
23 living wage, and that is part of our goal, to provide
24 that, and that would be able to be trained in those
25 facilities, with other partnerships of individuals and

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 groups that are presently in this community providing
2 services, and have been so for quite sometime.

3 Then another quick story is simply that
4 one of the participants -- we have graduated two cable
5 installation classes in the existing building, a very
6 small facility. In the last graduating class -- The
7 class chooses a president -- the president of the
8 class gave the final remarks, and he had been through
9 the prison system, 12 years of his life having given
10 to the prison system, and he was now out, had gone
11 through the class, and was guaranteed a job at the end
12 of that; because he can be working on the outside. He
13 can install cables out on the street on the lines. He
14 can be bonded for inside work, but he can do the work
15 on the outside. So a very good paying job.

16 His last comment was that he has given all
17 of his life he is going to give for incarceration. He
18 is planning to make a change, and he has graduated and
19 was elected the president of that class.

20 Then the fifth floor is a coalition with
21 22 churches, a group that has been put together, a
22 501(c)(3), and it is referred to as Spirit. You will
23 hear a little bit more about that later.

24 Spirit is developing a 7300 square foot
25 wellness center on the fifth floor that will be there

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 to help provide services for health, offering
2 spiritual, educational, social development programs
3 with a focus on serving the youth and adults of
4 Anacostia.

5 Then on the very top or the rooftop, there
6 is roof space for a walking track. There is green
7 space on the roof that can be used for going up and
8 just enjoying a good time up on the roof with children
9 when it is sunny, for senior citizens. During the
10 heavy times of the wellness center, of course, you
11 would expect there would be some individuals up there
12 walking around, stretching, up on that area.

13 Of course, our commitment is for the Corps
14 community center in Anacostia to be a clear
15 demonstration of the Army's commitment to serve and to
16 participate as a member of the East of the River
17 community.

18 MR. FEOLA; Mr. Florance.

19 WHEREUPON,

20 COLDEN FLORANCE

21 was called as a witness by counsel for the Applicant
22 and, having previously been duly sworn, testified as
23 follows:

24 MR. FLORANCE: My name is Colden Florance,
25 and I live at 4650 Broad Branch Road in Washington,

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 D.C. It is a privilege to be a part of this design
2 process, and I think the whole goal of this project is
3 just laudable, and it is, as I say, a privilege for
4 me.

5 In any event, where is it? It is on
6 Martin Luther King and Morris Road, which means that
7 it is between Good Hope Road and St. Elizabeth. It is
8 right at that location.

9 Now it's interesting to note that it is
10 part of the city's Great Streets Program. I think you
11 are all familiar with that. The Office of Planning
12 has been deeply involved with that with DOT, and you
13 can see the Salvation Army is located at this point,
14 Morris Road and Martin Luther King. We are pleased by
15 the fact that we meet with this project many of the
16 goals of the Great Streets Program.

17 The immediate area -- here is our site --
18 has a mixed use of restaurants, residential, mini-
19 market, food salons. There is a tire repair facility
20 here of significance, a liquor store there, the Max
21 Robinson AIDS facility. So it is a mixed bag of
22 relatively underdeveloped retail and other uses.

23 The architectural character is eclectic
24 indeed, as you can see. Now we have attached these
25 labels. They are faintly accurate, but I want to make

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 the point that there are a lot of different things
2 going on, and with the Great Streets Program and the
3 other things that are happening now in Ward 8 along
4 Martin Luther King, we are pleased to start at this
5 location in order to help the ongoing development of
6 Martin Luther King and this part of Anacostia. We see
7 ourselves as something of a catalyst.

8 This is the site. These buildings will be
9 demolished. That is an old carport. That is a
10 residential structure. This is the liquor store,
11 obviously Morris Road and Martin Luther King, you can
12 see, is here in an aerial photograph.

13 Now the site plan. MLK, Morris Road. The
14 main entrance to the building, the business entrance
15 is on Martin Luther King. The entrance to the daycare
16 center is around the corner halfway up the hill at the
17 more residential end of the site. The access to
18 below-grade parking and loading is at this point and a
19 driveway that drops down below.

20 Here you see the playground for the
21 daycare center. The roof is shown here with the
22 figure eight walking track. At the present time, the
23 sidewalk on Martin Luther King is 10 feet. In this
24 design we are holding back three feet in order to
25 enlarge that to 13 feet. At the present time there is

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 no sidewalk on Morris Road. So we are holding back 10
2 feet to provide a 10-foot sidewalk here.

3 You can see two structures at the roof.
4 Each is a stair tower. Since the roof will be used
5 and occupied, we have to have two somewhat distant
6 means of egress, and that is why we have two stair
7 towers.

8 The north elevation, which is the Martin
9 Luther King elevation, shows the entrance to the
10 building here marked by the stair shaft, the retail
11 components along here. We will not know for sometime
12 what the occupants will be. So we are providing
13 flexibility in storefronts. It could be one. It
14 could be three. It could be two.

15 The sanctuary -- very important -- is
16 located in this area, and there is an emblematic
17 abstract cross, which is part of the design.
18 Materials are brick, consistent with the dominant
19 material in the immediate neighborhood, and then the
20 introduction of metal panels which float lightly on
21 the face. The reason for this is that we want a
22 fresh, innovative, forward looking building here, but
23 one which is not detached from some of the typology of
24 buildings in this area.

25 Now the south elevation, which is going up

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 Morris Road and which faces the residential higher up
2 the street, is shown here. This then reads as four
3 stories. The Martin Luther King elevation reads as
4 five stories.

5 There you see the play area half a level
6 above the sidewalk. You see the loading dock, the
7 garage entrance in this location, and again you see
8 the design theme of metal panel floating, if you will,
9 on brick facade.

10 Now the Morris Road elevation: The
11 entrance then to the daycare center steps up a ramp as
12 well. The retail is returning up Morris Road, and
13 again the same thematic treatment. This is the
14 entrance then to the drive that takes you down to
15 parking.

16 This is how it relates to the street.
17 This is what now is at Morris Road. As we add our
18 structure, you can see part of the design intent here
19 is to have elements like this composed in a way that
20 relates to these scales, while the entirety of the
21 building relates to that kind of scale.

22 So we are really quite pleased with how
23 this fits into that hillside as it climbs up. We are
24 at about elevation 50 here. As you go up to the
25 Catholic Church at the top, you are at about 200. So

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 there is an amazing grade change, and we are then
2 simply seen from Martin Luther King against the
3 hillside.

4 This is what the massing looks like in an
5 early --

6 COMMISSIONER JEFFRIES: I'm sorry. Could
7 you go back to that last slide for a second? I'm
8 sorry to interrupt you, but is there a streetscape
9 elevation of Martin Luther King Drive? Did you show
10 that? I'm sorry.

11 MR. FLORANCE: No. We do not have that.

12 COMMISSIONER JEFFRIES: Okay, great.
13 Thank you.

14 MR. FLORANCE: But you can pick that up in
15 the study models I am about to show you.

16 There is the apartment building. This is
17 the tire/auto service facility. Here is our building,
18 and that is Morris Road. The liquor store is here.
19 This, I think, is the Max Robinson Center, townhouses,
20 so on and so forth.

21 Part of this design intent is to focus on
22 the intersection, create identity and memorability
23 here, and also these forms, quite clearly, express the
24 Salvation Army mission and the fact that this is
25 indeed a sanctuary and a religious institution. This

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 again is the entrance to the business end of the
2 building, and that is the daycare entrance.

3 This shows how we have carved the building
4 away as we go uphill to open it up to the south
5 orientation, to put classrooms, the rooftop exercise
6 area, and the playground for the daycare center as you
7 climb up the hill.

8 Again, the Martin Luther King -- I'm
9 sorry, the Morris Road elevation, and here are the
10 materials that we are proposing to use. Now I have
11 them on the board here and, if you would like, I could
12 approach or, if you can see them from there, I will
13 describe them.

14 Here you see two colors of brick, and then
15 the base and the tower are in this textured concrete
16 block. The clerestory over the sanctuary will be a
17 composition of lightly colored glass, and we are
18 interested in the quality of light that comes into the
19 sanctuary.

20 The metal is a low sheen zinc, the panels
21 that you have seen, and the trim for the windows, the
22 mullions, so on and so forth, are a darker gray metal.

23 So that gives you a sense of the materials.

24 Now this wall, again bearing in mind that
25 we are focusing on the future, not the past here, and

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 we are interested in showing respect to the community
2 and providing a building that is memorable and has
3 real character and identity, the material that you see
4 here is a ceramic tile.

5 We are facing this wall at the daycare
6 center with what we feel is a cheerful, somewhat
7 childlike material, and we have found that installed
8 in a daycare park in Capitol Hill, and we thought it
9 was terribly appropriate for a child related facility.

10 So that is an additional material and character piece
11 for the building.

12 Now this is what this adds up to: Warm
13 toned brick, the soft sheen of the zinc. Here is a
14 low, glowing glass vertical, suggesting the cross.
15 These beams project out. They will be quietly
16 backlit, and then you can see the masonry base, the
17 storefront and, as you go up Morris Road, you see the
18 stair that goes into the daycare or the ramp, the
19 trees there, and the street trees. These we are
20 preserving; these we are adding.

21 So that really gives you a sense of what
22 the design is all about. We want it so distinctive
23 and yet so functional that it invites people in and
24 lifts the spirit. We think this is a wonderful
25 opportunity to start things off in this section of the

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 Great Street, Martin Luther King.

2 Going on, I can run quickly through the
3 floors. The basement garage, the lowest level. This
4 is the dropoff area where one comes down around,
5 loops, drops children off, and come out, the handicap
6 parking, so on and so forth.

7 This is the daycare level, and you can see
8 that there is Salvation Army offices functional in
9 this location. The sanctuary level, the chapel with
10 about 180 seats, after-school classrooms and Sunday
11 School classrooms in this location, with an outdoor
12 terrace.

13 This is the job training facility, again
14 with classrooms and administration in this location.
15 This is the mezzanine level for the sanctuary, which
16 is below. This is the wellness center. You can see
17 the equipment. Then this is the rooftop, which I
18 mentioned before, with the walking track. At one time
19 we hoped that it might be a running track, but it is
20 simply not long enough, and so we have it there as an
21 exercise yard, if you will, for a lot of different
22 people and different types who will be using the
23 building.

24 So again, this is the existing situation,
25 and this is what we are proposing and looking forward

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 to building here. So thank you.

2 MR. FEOLA: Our next witness is Nicole
3 White, who will summarize her traffic report, which is
4 contained in Exhibit E of our PUD application which
5 was filed in December of last year. Ms. White.

6 WHEREUPON,

7 NICOLE WHITE

8 was called as a witness by counsel for the Applicant
9 and, having previously been duly sworn, testified as
10 follows:

11 MS. WHITE: Hi. Good evening. My name is
12 Nicole White. I am a principal with Symmetra Design.

13 I reside at 16224 Ellipse Terrace in Bowie,
14 Maryland.

15 I will talk today -- give a transportation
16 overview. I will talk about the traffic analysis, the
17 Salvation Army's transportation management plan, and
18 the adequacy of parking for this project.

19 For our traffic analysis, we contacted
20 DDOT and did a scope for the project, and they had
21 input into how we did our study. We did traffic and
22 pedestrian counts, what we would do for any typical
23 study. We projected future traffic conditions, and
24 that includes other planned background projects in the
25 area, as well as Salvation Army traffic. Then we

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 looked at our existing and future conditions, level of
2 service analysis.

3 I am sure we are all familiar with level
4 of service analysis, level of service ranging from A
5 through F. Let me remind us all that D is acceptable.

6 It is not the report card thing here. D is just
7 fine. We have Bs and Cs here. Everything is working
8 very well at Martin Luther King and at Morris Road.
9 This is today.

10 Just in general, this is a community
11 facility. It is located in a community that has a
12 high transit usage. I sat out and did traffic count
13 sin the area, and I watched a lot of people walking to
14 the Metrorail station, a lot of people walking to
15 Metrobus. So that is the characteristics of the
16 neighborhood, and now we are adding a facility in here
17 that caters to the community, and they will continue
18 with the type of travel patterns, with high transit
19 usage, a lot of walking.

20 So you see here, these are our traffic
21 projections for the Salvation Army. They are all
22 relatively low. They are like two percent of the
23 traffic on Martin Luther King and a little less than
24 10 percent on Morris Road.

25 You can see, we added a transit reduction

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 to the trip generation rates that we obtained from the
2 Institute of Transportation Engineers, and that is
3 because of the high transit usage that we expect and
4 that we have heard from the Salvation Army.

5 This is the future conditions level of
6 service. You can remember from existing conditions,
7 we had Bs and Cs. Nothing has changed here except
8 there is a slight increase in average delay
9 experienced by vehicles. It is immeasurable, not
10 really notable. Then we have added another
11 intersection here, and that is the driveway to the
12 project on Morris Road, and the level of service there
13 is an A.

14 This is the transportation management
15 plan. The Salvation Army wants to do its part to
16 ensure that we keep these good levels of service.
17 They currently provide Metro checks for employees at
18 other locations, and would intend to do that here as
19 well.

20 We talked about assigned parking for
21 daycare dropoff, and that would encourage positive
22 circulation on the site; sidewalk improvements to
23 encourage walking. I told you how I noticed a lot of
24 people walking. When I did the counts, they were
25 cutting through that vacant lot with broken glass

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 here. So this is definitely going to be an
2 improvement for the community to have these wide
3 sidewalks so they can connect to the Metrobus stop and
4 the transit station.

5 Then there is a Salvation Army church van
6 that can transport patrons or guests to the chapel on
7 Sundays. Then there is the overflow parking with
8 written procedures for members. The Salvation Army
9 will have members of the health and wellness center,
10 and they will give them procedures for how they can
11 park at the overflow parking at the Union Baptist
12 Temple church.

13 I told you that the Salvation Army will
14 provide Metro checks as needed for certain employees.

15 This is the walking distance to the closet Metrorail
16 station, which is the Anacostia station on the Green
17 Line. This is about a four-minute walk, just under
18 800 feet, which is well less than a quarter of a mile,
19 and a quarter of a mile is the distance that we
20 typically look at for planning what is an appropriate
21 walking distance to transit stations. So this is
22 within a good walking distance.

23 Just to go over this again, it shows the
24 circulation for the dropoff for the daycare. This
25 summarizes -- This table summarizes the parking.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 There would be 24 employee parking spaces, 10 visitor
2 parking spaces, and then 145 overflow parking spaces
3 at the church, for a total of 179, and this is
4 certainly more than adequate for a facility of this
5 type in a high transit usage area.

6 This shows the walking routes and
7 distances and times from the Union Temple Baptist
8 Church, the overflow parking area, to the Salvation
9 Army. You can see the two different routes, both
10 under four minutes.

11 Just in conclusion, the Salvation Army has
12 done a good job of starting a transportation
13 management plan with management and design strategies
14 to reduce traffic impacts. We have seen that there is
15 adequate parking for the project, and there are
16 acceptable levels of service, and I can conclude that
17 there is no adverse impact with respect to traffic,
18 and there will actually be an improved condition for
19 pedestrians.

20 MR. FEOLA: Madam Chair, our last witness
21 is Bob Boulter of FaithWorks who has led the Salvation
22 Army's outreach into the community to bring
23 partnerships to this table with the Salvation Army.
24 Mr. Boulter.

25 WHEREUPON,

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 ROBERT BOULTER

2 was called as a witness by counsel for the Applicant
3 and, having previously been duly sworn, testified as
4 follows:

5 MR. BOULTER: Good evening. My name is
6 Robert Boulter. I am President of FaithWorks, which
7 is a nonprofit, faith based community development
8 organization in Washington, D.C.

9 We have been working with the Salvation
10 Army on its East of the River core center project
11 since May of 2003. Our primary tasks have included
12 the creation of a business plan for the center, the
13 coordination of community outreach with an emphasis on
14 listening to the community, and the facilitation of
15 community partnerships.

16 During this period, there have been dozens
17 of informal meetings. This is just a list. These are
18 the formal community meetings I have on the list, at
19 least 15 of these. I know you can't read them, but I
20 think we will be giving you a package that contains
21 all of this information.

22 The formal community meetings have
23 included ANC Commissioners, Council members, business
24 and civic association leaders, D.C. government
25 agencies, church and other nonprofit organizations,

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 and citizen forums. This is page. This is, as I say,
2 will in material that you have. I know it's tight
3 print here.

4 Community leaders representing several
5 segments of Anacostia have also participated regularly
6 in meetings at the Salvation Army's District
7 Headquarters and helped create the plans for programs
8 and partnerships in the building. In addition, a
9 representative of the Salvation Army has served for
10 over a year on the board of the Anacostia Main Street
11 Organization, and that is the top line on this page 3
12 here, and has provided monthly reports on the progress
13 of the new center to the Anacostia Main Street board.

14 It is largely out of this extensive two-
15 way communication that the plans for the programs
16 mentioned earlier have emerged. This planning has led
17 not only to the unusual combination of uses carefully
18 arranged in the building, but also to the
19 identification of local partners that have played a
20 major role in designing programs and policies to
21 assure that community needs are sensitively and
22 effectively met when the building opens in 2007.

23 One of these partners is Spirit, mentioned
24 earlier, a new nonprofit organization created by over
25 20 local churches for the purpose of operating a full

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 service health and wellness center on the fifth floor
2 of the Salvation Army facility.

3 Community Equity Empowerment Partnership,
4 CEEP, that has provided extensive workforce training
5 services to the community during the last 10 years has
6 helped design the workforce development program that
7 will accommodate several local partners on the fourth
8 floor.

9 Nation's Capital Child and Family
10 Development Center helped create a child care plan
11 that includes ongoing participation of parents, school
12 representatives, and other partners.

13 During the 18 month construction period,
14 the Salvation Army will continue this same type of
15 interaction and substantial involvement with the
16 community to assure that new ideas and opportunities
17 for local partners are included in every aspect of the
18 center's planning, including the retail component
19 fronting Martin Luther King, Jr., Avenue.

20 The innovative components with community
21 partners will complement the traditional worship and
22 social service programs of the Salvation Army in a
23 manner intended to serve and enhance the community for
24 many years to come. Thank you.

25 MR. FEOLA: Thank you, Madam Chair. That

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 concludes our direct presentation. I will underscore
2 the reason why you are the Chair and I'm just a
3 working stiff. But I have read the zoning
4 regulations, and you are correct with regard to lot
5 occupancy, that it only applies to residential uses.

6 CHAIRPERSON MITTEN: Good. It's always
7 fun to be right. Thanks. But I think there actually
8 may be another area, really. So we'll trade one for
9 the other.

10 I'm not sure that all of your parking
11 spaces meet the minimum standard of 9 x 19. I am
12 looking on drawing Number A-2.0 at the P-1 level.

13 MR. FEOLA: I'm sorry, madam Chair. In
14 the prehearing submission?

15 CHAIRPERSON MITTEN: Oh, I'm sorry. Yes,
16 in the submission dated April 27.

17 MR. FEOLA: Yes, ma'am.

18 CHAIRPERSON MITTEN: And along the -- I'm
19 just going to say the lefthand side of the page,
20 because I'm not sure which direction it is. But if
21 you look at the parking spaces like 18 through 25 and
22 then at parking space 20 it says, "8 foot typical."
23 Do you see where I mean?

24 MR. FEOLA: Yes. I see.

25 CHAIRPERSON MITTEN: Are you on A-2.0? I

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 just think we have some parking spaces that are not
2 meeting the minimum.

3 MR. FEOLA: They may be compact. Right.

4 CHAIRPERSON MITTEN: So we just need to --

5 MR. FEOLA: We need to clarify that.

6 CHAIRPERSON MITTEN: I don't think it's a
7 big deal.

8 MR. FEOLA: No, but it is a good catch.

9 CHAIRPERSON MITTEN: I've been practicing
10 on all of this stuff lately. Okay. Well, I just have
11 a couple of questions. I will just ask them before I
12 turn to anyone else.

13 The clearance -- To get down into where
14 the daycare center drop off is, will the clearance
15 accommodate vans and SUVs and all that stuff, all
16 those big cars that people have?

17 MR. FLORANCE: We are going to discourage
18 them, but it will.

19 CHAIRPERSON MITTEN: I approve of that. I
20 approve of discouraging those.

21 MR. FLORANCE: But it will not -- You will
22 notice that the loading dock is outside. You picked
23 that up, but the clearance is sufficient for a
24 reasonable SUV and van.

25 CHAIRPERSON MITTEN: Okay. Great. Do we

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 have a copy of the agreement with Union Temple Baptist
2 Church?

3 MR. FEOLA: Yes, ma'am. It is part of the
4 prehearing submission in Exhibit C, which is a
5 Memorandum of Understanding with Spirit. Paragraph
6 Number 3 is reference to the Union Temple Baptist
7 Church.

8 CHAIRPERSON MITTEN: Okay.

9 MR. FEOLA: The Union Temple Baptist
10 Church is a part of Spirit, a major part -- player.

11 CHAIRPERSON MITTEN: And they are a
12 signatory on the agreement.

13 MR. FEOLA: Yes.

14 CHAIRPERSON MITTEN: And one of the things
15 that we are just going to need to have clarified when
16 you do your proposed findings of fact and conclusions
17 of law is: There's a number of thing is that are in
18 here that are sort of like good things that are going
19 to happen, but I'm not sure that they are being
20 proffered exactly.

21 For instance, I don't know if the
22 construction management plan is -- You know, it says,
23 I think, that the Applicant intends to adhere to it,
24 but I don't know if you are proffering it as a
25 condition, and the same thing with the transportation

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 management plan.

2 So I just want to have that clarified,
3 what is being actually -- will be made a condition of
4 the order.

5 MR. FEOLA; They are being proffered, and
6 they will be made a condition.

7 CHAIRPERSON MITTEN: Okay. Anyone else
8 have questions? Anyone have questions? Mr. Parsons?

9 COMMISSIONER PARSONS: During the set-down
10 for this case, I commented on the sign, and I see no
11 particular response to that. So let's talk about the
12 sign.

13 The sign is something that I can recall
14 from a previous PUD, maybe over on New York Avenue,
15 some 15 years ago was very important. I can't
16 remember why, but it is seemingly very important. My
17 concern is that the Frederick Douglas home, which sits
18 on the hill above the waterfront, the approaches to
19 coming across the bridges into Anacostia -- it is, to
20 me, a foreign object in the landscape of Anacostia to
21 place a sign of this size at that elevation of 76
22 feet. It's just something we don't do in this city,
23 is to allow signs to be placed on buildings at their
24 roof level.

25 So let's talk a little bit about why that

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 is proposed, and respond to some of my concerns that I
2 thought I expressed at the set-down.

3 MR. FLORANCE: Well, from a subjective
4 standpoint, the Salvation Army logo is internationally
5 known. I can speak for the organization. We are
6 proud to be here, and we are interested in the effect
7 and impact that will have on the person on the street
8 who sees, really, the reassuring image of that sign.

9 Now we do not intend to illuminate that
10 sign in any bright or disturbing way. From looking at
11 grades and trying to check site lines, having heard,
12 as a matter of fact, of your concern and also knowing
13 that historically that is a concern of yours -- I
14 wasn't at the set-down hearing -- I have discovered,
15 yes, that we are at about elevation 50 at the
16 intersection.

17 You are correct. We are about 25 feet or
18 maybe 75 at the top of the stair shaft and the sign,
19 but the hill goes so high -- it goes another almost
20 125 feet above this elevation -- that in my judgment,
21 you are simply not going to see the sign from any
22 great distance.

23 Now we could go to the trouble, and I'd be
24 happy to do this, of actually developing some sight
25 line sections from the 11th Street Bridge or from

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 Southeast Federal Center or the Capitol, for that
2 matter, to sort of bear out my intuitive thought that
3 this is really going to read as a local sign and not
4 as a larger area sign, and I'm pretty confident of
5 that. So that's our response.

6 COMMISSIONER PARSONS: So you said you are
7 not going to light it in any gaudy or bright way.
8 That means you are going to light it.

9 MR. FLORANCE: Yes. We would like to
10 softly illuminate it, backlight it. We are thinking
11 of a perforated metal sign.

12 COMMISSIONER PARSONS; But it would be
13 red, as is shown here?

14 MR. FLORANCE: Yes. Right.

15 COMMISSIONER PARSONS; Well, I don't know
16 whether the sections would help my concern. It is, to
17 me, a city-wide issue. We just don't do this kind of
18 signage on any buildings in the city, and complain a
19 lot about it when they do it in Roslyn. So I just
20 think it's a very dangerous precedent, whether your
21 sight lines show that it can't be seen or not. I am
22 just really troubled by it. Otherwise, I think it's a
23 good project.

24 MR. FLORANCE: thank you.

25 CHAIRPERSON MITTEN: Just before we move

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 on: So would you like the sight line studies or not?

2 COMMISSIONER PARSONS: Well, if it would
3 help my colleagues, but I'm opposed to the sign,
4 period. I mean, I cannot be persuaded by sight line
5 studies that this is a good precedent for the city.

6 CHAIRPERSON MITTEN: Okay. Would anyone
7 else like the sight line study?

8 COMMISSIONER HILDEBRAND: I certainly
9 would like that, yes. I would also like to see if
10 there is any possibility that the Applicant could look
11 at other ways of incorporating signage at more of a
12 streetscape scale that is truly meant for the
13 residential -- or the streetscape as opposed to
14 something that is 75 feet above the ground and would
15 be hard to read from the sidewalk in the immediate
16 community.

17 One sign that really, I think, I find
18 greatly offensive is the Verizon building has put up
19 advertising recently on the side of their building
20 that faces the Southeast Freeway, and I'm not sure how
21 that exists, but you know, it's one of those viewsheds
22 as you are coming across that Southeast Freeway that
23 you get toward the Capitol complex, and now what you
24 see first is this large scale advertisement. I would
25 hate to see something like that happen.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 COMMISSIONER PARSONS: Are you trying to
2 get me started? Remember when the City Council
3 approved 13 fabric billboards in the city that were so
4 tastefully done you didn't know what was going to be
5 advertised. The result is that.

6 COMMISSIONER HILDEBRAND: Yes. And they
7 are all over the city.

8 COMMISSIONER PARSONS: But please don't
9 let us compare your project to what's going on in
10 these 30 x 50 foot billboards.

11 MR. FEOLA: Madam Chair, may I just ask a
12 question of Mr. Parsons?

13 Is it a combination of the size and the
14 height? If it is lower and smaller -- I'm just trying
15 to figure out if we came back --

16 COMMISSIONER PARSONS: I think it ought to
17 be a street level where you invite people in, and not
18 set a precedent for placing signs on tops of buildings
19 in the city.

20 CHAIRPERSON MITTEN: I just have to seize
21 the moment to say that, if the signage regulations
22 were in the zoning ordinance, then we could get
23 control of some of this.

24 COMMISSIONER PARSONS: Let's go.

25 CHAIRPERSON MITTEN: I thought you were

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 opposed to that.

2 COMMISSIONER PARSONS: Having signage?

3 CHAIRPERSON MITTEN: In the zoning
4 ordinance. I thought you were opposed to that.

5 COMMISSIONER PARSONS; Why would I be
6 opposed to that?

7 CHAIRPERSON MITTEN: Oh, good. Good to
8 know. Okay, thanks.

9 MR. SMITH: If I can ask for
10 clarification, Mr. Parsons. So you are saying -- You
11 are familiar with the Harbor Lights Center on New York
12 Avenue, the one you referred to. The signage on that
13 building says on the top, which is kind of a tower,
14 similar type tower, and on that it is in text letter:
15 The Salvation Army Harbor Lights Center, and then
16 below that, not facing New York Avenue -- it's
17 actually facing the side -- is a shield, the red
18 shield. So is that what you are really looking for?
19 It sounds like that's what you are looking for.

20 COMMISSIONER PARSONS: I can remember a
21 similar discussion with you, as a matter of fact, over
22 that particular sign. I think it started like this.

23 MR. FEOLA: If it pleases the Commission,
24 we can try a different approach, and I think that's
25 what I'm hearing.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 CHAIRPERSON MITTEN: I think that would be
2 helpful all the way around.

3 COMMISSIONER JEFFRIES: I do have -- I
4 have some other questions, but just to chime in here
5 on the signage. I'm just trying to get an
6 understanding about -- so that the need for the
7 height, given the context and where this building is
8 situated versus being along a commercial corridor, and
9 you need that kind of vision for the sight, because
10 you really want to make certain that there is some
11 sort of brand that is recognizable for miles or blocks
12 away.

13 I'm just trying to get a sense of what is
14 the need for the sign being at that height in this
15 location.

16 MR. FLORANCE: Here again, it's more of a
17 subjective thing than it is objective. It is -- As
18 Phil Feola just said, we are perfectly willing to
19 study this, and note the concern and the objection. I
20 think it has something to do with our feeling that we
21 are drawing attention to a very strong and worthwhile
22 organization, and that is -- We are not selling
23 something, that kind of thing.

24 COMMISSIONER JEFFRIES: And one might
25 argue that, you know, your architect sure might be

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 doing somewhat of that work, and that the sign is much
2 more of a literal kind of --

3 MR. FLORANCE: I take that as a
4 compliment.

5 COMMISSIONER JEFFRIES: Well, okay. Kevin
6 -- I'll let Mr. Hildebrand talk, and then I will go
7 through my other questions.

8 COMMISSIONER HILDEBRAND: Actually, I have
9 just a couple of comments.

10 The one thing I don't see in your
11 application is a description of the fence that you are
12 proposing, both at the roof edge and at the alley
13 edge. Could you speak a little bit more about what
14 this is and perhaps give us a drawing of what your
15 intention is?

16 MR. FLORANCE; That, of course, is a
17 security fence so that no one goes over the top, and
18 it is conceived as a light perforated metal. Here you
19 can see. You see it has horizontal bands of
20 perforated metal punctuated with vertical supports.

21 COMMISSIONER HILDEBRAND: So it is more
22 solid than transparent?

23 MR. FLORANCE: I would describe not as
24 transparent but quite translucent, light shining
25 through, as an intent with that degree of openness is

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 to have it fundamentally fade away, which, of course,
2 it doesn't do on a hard ink line drawing.

3 COMMISSIONER HILDEBRAND: Exactly. I
4 guess I just wanted some level of comfort that we
5 weren't putting a chain link fence up there.

6 MR. FLORANCE: No. No, this will be --

7 COMMISSIONER HILDEBRAND: If you could
8 submit a sample -- like you have done with your other
9 sample board, in a color image of what that material
10 is actually going to be, it would make me feel a
11 little bit more comfortable.

12 MR. FLORANCE: Okay.

13 COMMISSIONER HILDEBRAND: I was also
14 trying to understand. You have these mechanical
15 spaces that are enclosed with the chain link fence as
16 well.

17 MR. FLORANCE: With fencing. Exactly.

18 COMMISSIONER HILDEBRAND: What kind of
19 equipment is actually going to be there?

20 MR. FLORANCE: Those are things like air
21 handling equipment, fans, things of that nature, which
22 don't need to be put within a structure but are
23 fundamentally unsightly. So we simply picked that arc
24 out to contain and conceal them from the roof. They
25 are open at the top. There is no --

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 COMMISSIONER HILDEBRAND: This isn't going
2 to be a large cooling tower of any kind. You are
3 talking about small induction units here?

4 MR. FLORANCE: A collection of material.

5 COMMISSIONER HILDEBRAND: More of a
6 residential scale unit on the roof?

7 MR. FLORANCE: Somewhat larger than that,
8 but nevertheless, that is what we are talking about.

9 COMMISSIONER HILDEBRAND: Typically, we
10 would like to see that kind of equipment enclosed in
11 some kind of structure. Is the parapet wall there
12 going to be -- how tall?

13 MR. FLORANCE: The parapet wall is about -
14 - I have to check this. The fence is about six feet.
15 The parapet is only about a foot.

16 COMMISSIONER HILDEBRAND: I think your
17 fence is --

18 MR. FLORANCE: The fence is 5, I think,
19 and the parapet is definitely one foot.

20 COMMISSIONER HILDEBRAND: One foot? So I
21 guess my concern is how visible is that equipment
22 going to be, particularly as you are rising up the
23 hill, as you have described it? You know, you are
24 elevating up more --

25 MR. FLORANCE: I don't think it will be

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 visible at all, because, as I say, it is behind the
2 same fencing that we are using.

3 COMMISSIONER HILDEBRAND: So you are
4 putting fencing on all three sides of those mechanical
5 spaces?

6 MR. FLORANCE: That's correct.

7 COMMISSIONER HILDEBRAND: I see. That's
8 not clear from your drawings.

9 MR. FLORANCE: Okay.

10 COMMISSIONER HILDEBRAND: I see. In
11 looking at your parking plan, particularly at the
12 dropoff level for the daycare, I want a certain level
13 of comfort that we are not creating a situation there
14 where you may have multiple cars queuing up and people
15 trying to pull in to park and maneuver around cars
16 that are waiting to drop off. Have you looked at that
17 closely to make sure that you have adequate sidewalk
18 space adjacent to the drive aisle?

19 MR. FLORANCE: We have, and we feel quite
20 comfortable. We also have some experts who seem to be
21 as comfortable as well.

22 COMMISSIONER HILDEBRAND: So it looks as
23 though, if you had one car dropping off at the curb
24 cut, it would continue -- and one car waiting, you
25 would be blocking your access to your lower level

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 parking.

2 MR. FLORANCE: We'll take you back to one
3 of our diagrams. Here you go.

4 MS. WHITE: Can you just point out your
5 area of concern, please?

6 COMMISSIONER HILDEBRAND: Well, you've got
7 the curb cut for the dropoff for the daycare and, as
8 you can see, you have one car queuing to let a child
9 off perhaps, and then the next car coming into the
10 garage could not easily make that turn to go into a
11 parking space or go down into the parking garage.

12 MS. WHITE: You're saying because this car
13 is turning that a car wouldn't be able to --

14 COMMISSIONER HILDEBRAND: No. No,
15 internal to the building around the turnaround at the
16 daycare dropoff, internal daycare dropoff.

17 MS. WHITE: Okay.

18 COMMISSIONER HILDEBRAND: That car right
19 there.

20 MS. WHITE: Okay.

21 COMMISSIONER HILDEBRAND: If you have
22 someone dropping a child off, where do they actually
23 park, because they have to go --

24 MS. WHITE: These are parking spaces for
25 the dropoff. This is just a turnaround area.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 COMMISSIONER HILDEBRAND: So you do not
2 intend anyone to actually stop and drop a child off.

3 MS. WHITE: I imagine, if the child is old
4 enough where they could run off, but he's saying no.
5 In most cases, the parents would park here and walk
6 the child through.

7 MR. SMITH: The deceleration lane that you
8 have that is to the right image on Morris Road --
9 that's all that is. It is not an unloading. It is a
10 deceleration lane to get the traffic off of Morris
11 Road. They will go down and then they will -- Again,
12 we are talking about a very small number.

13 Travis is going to -- can describe again,
14 because he runs centers here in the District, but a
15 small number actually coming in their vehicles to drop
16 off. Those parking spots that you see on that first
17 level are reserved for child care dropoff. The flow
18 of the cars that you see simply shows the traffic
19 making that circle coming back out, if they are doing
20 that. But normally, they would go into that circle
21 dropoff, stop, park, get out, take their child
22 upstairs. That is the plan. That is the programmatic
23 plan, that they will actually get out of their
24 vehicle, bring them upstairs. They will not be
25 parking on curbside in the deceleration lane. They

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 will come downstairs, park, bring their child
2 upstairs, and then go back out.

3 CHAIRPERSON MITTEN: Can I just ask
4 something here? Is the spaces that are along the
5 bottom as opposed to the two handicap spaces, and they
6 are labeled three, four, five and six on A-21 -- just
7 trace with your little light thing. How do people get
8 into those spaces? They go around and they make this
9 super-tight turn to get into the first one? Oh, you
10 need a BMW? Oh, okay.

11 MR. SMITH: Let me ask Travis Hardmon, who
12 is with our child care group, and we are working with
13 him. Travis can describe to you how this plan and
14 centers that he is running and the volume of children
15 that come and are dropped off by personal vehicles.

16 MR. HARDMON: Again, Travis Hardmon,
17 Executive Director of Nation's Capital Child and
18 Family Development.

19 What will basically happen here is, as the
20 cars -- vehicles come in, the parents have to park the
21 vehicle, because they must bring the child in. There
22 is no dropping the child off and letting them kind of
23 run into the center. They have to drop them off and
24 actually bring them in physically.

25 One of the other things to remember about

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 this, as we talked about earlier with the traffic
2 study, is that the majority of the population that we
3 have here are going to be from the immediate
4 community. So we are going to have a large number of
5 walkers and a large number of people taking public
6 transportation.

7 So in our experience in operating other
8 child development centers in this area, we don't see
9 the large volume of cars coming at one time for that
10 particular reason, because of the use of public
11 transportation.

12 The other reason is the fact that there is
13 normally a time frame for dropoff and pickup, which
14 ranges anywhere from 7:00 a.m. to 9:30 a.m., and again
15 from 3:00 p.m. to 6:00 p.m., largely dependent upon a
16 family's work schedule.

17 So for those reasons, we don't typically
18 see a large number of cars at one time.

19 COMMISSIONER JEFFRIES: Okay, but I have a
20 question about it. You have addressed dropoff, but
21 what about pickup as it relates to cars that are not
22 using the transit. They are actually driving in to
23 pick up their kids. They are also parking?

24 MR. HARDMON: Right. The pickup would
25 work the same way. The parent has to come in and

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 actually pick up the child from the caregiver.

2 COMMISSIONER JEFFRIES: So the point of
3 the roundabout is -- You show all these cars here, and
4 that is sort of what is really begging a lot of the
5 questions. You are looking at the cars, and you are
6 like, wow.

7 MR. SMITH: Let me help clarify that.
8 That really was a part of our original thinking, and
9 that part -- those cars have just not been removed
10 from our drawing. Originally, we were looking at
11 possibly queuing them, and we were putting cars in and
12 saying, well, how many cars could you actually queue,
13 and we said we could queue as many as 11 cars before
14 you get back out to the street. But that is not what
15 we are going to do.

16 The cars should not be in this picture.
17 They are confusing you, because that was simply an
18 original -- this is an original slide that's not been
19 updated. The plan, as we have described, just erase
20 those cars from that image, if you can, and they will
21 come in and they will park. They will take their
22 children upstairs for dropoff. When they pick them
23 back up, they will come in and park and do the same
24 thing.

25 COMMISSIONER JEFFRIES: But I guess I am

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 not fully buying that. That's my issue. I mean, you
2 can erase the cars, but you still have the space. If
3 I am driving in there and I have to make this 180
4 degree turn to get into the parking space, I might
5 choose just to go around there and park for a minute,
6 and I am concerned about that congestion.

7 I have another question, too, about the
8 kids and age of kids, but we'll get to that in a
9 minute. But that's the concern I have, just in terms
10 of human nature. You have a space like that. You
11 might drive in and, particularly if you don't want to
12 make that 180 degree turn and you think you can move
13 quickly, you might park your car, even leave it
14 running for a second and run in there and see what you
15 can do.

16 I am just having some difficulty
17 understanding, just operationally, how that works.

18 VICE CHAIRPERSON HOOD: Madam Chair, also
19 let me just -- since we are on this, and that will be
20 the one last question that I have to ask. I do share
21 Commissioner Jeffries' concern, and I would hope that
22 -- I think you hit a strong thing coming from the
23 Commission. I would hope you re-look at that.

24 I'm glad you put the cars in there,
25 because that is, like he said, human nature. I've

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 seen that in a case before, and I understand what
2 you're saying. They come at different times, but the
3 reality of it is most people go to work at a certain
4 time and, when they get there, their train of thought
5 is let me get in here, let me drop the little one off
6 as soon as possible so I can move on to work.

7 I understand, most -- like you said, human
8 nature. Most of drive. I mean, we hear that most of
9 us don't drive, most of us are from the neighborhood,
10 but that's the ideal. That is what we are hoping to
11 get, but that's not what really happens in the real
12 world, and we want to protect the residents in that
13 area just as well as any residents across the city,
14 and we want to make sure that we re-look at that.
15 That's my recommendation.

16 MR. HARDMON: And I would just
17 respectfully say that what we are saying about this
18 relates to other child development centers that are in
19 the area as far as the low level of vehicular traffic
20 that happens in the area, and that we do see in
21 others. We operate 20 child development centers in
22 the District of Columbia, and five of them east of the
23 river. So I am basing that on our experience as far
24 as the low number and the time frame that we spoke to
25 earlier about the 7:00 a.m. to 9:30 and the 3:00 p.m.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 to 6:00 p.m., depending on when people actually go to
2 work and return from work to pick up their children.

3 COMMISSIONER JEFFRIES: But the issue is
4 that you don't have an ease of parking, because you
5 have to make that very steep turn. It would be
6 different if I could drive into this complex and just
7 comfortably just move into just parking, but I got to
8 make a very tight turn, and it's like, you know, let
9 me just swing around here.

10 I certainly understand what you are saying
11 about making the comparison with others, and they are
12 designed just like this. They have this very similar
13 roundabout with parking to the side parallel.

14 MR. FEOLA: We can, Mr. Jeffries, though,
15 manage it. I mean, this is private property, and the
16 Salvation Army can put somebody out there and
17 physically not let cars park there. I mean, that
18 could be a condition of a zoning order, and it can be
19 enforced by the Army as part of its management.
20 That's simply done. We could put barriers up, if that
21 is still a concern.

22 So it seems to me that it is a -- It's a
23 real issue. I agree with you, but it is solvable,
24 because it is not public property. It's private
25 property, and we can stop that from happening.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 COMMISSIONER JEFFRIES; I prefer more
2 defensive architecture than putting people out, but I
3 understand.

4 VICE CHAIRPERSON HOOD; Madam Chair, may I
5 just also add: Mr. Feola, I think you bring up a good
6 point. I don't know if you represented them or not,
7 but something similar to this -- and like you say,
8 it's manageable, and that's what I am actually looking
9 for, to that point or more in line with Commissioner
10 Jeffries, but at least something manageable.

11 You mentioned somebody being out there to
12 be able to manage it. I know it's manageable, but it
13 is going to take an effort to have somebody out there
14 from seven o'clock to 9:30 or from your three to six,
15 and I think that's one of the issues, to keep things
16 flowing, keep things moving, and as long as it is not
17 queuing in the street. Thank you.

18 COMMISSIONER PARSONS: I wanted to jump in
19 on this. Some daycare centers that actually I have
20 witnessed on the Board of Zoning Adjustment actually
21 greet and remove the children or escort the children
22 from the car to the facility. Is that something you
23 have ever tried?

24 That is, you don't have this need for the
25 parents to come in. The children are -- I shouldn't

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 say taken from the parents. That's not quite the way
2 to put it, but -- And it is usually based on the fact
3 that the much larger facilities, 100-150 children, and
4 the impact on the community of stacking cars and those
5 kinds of things. But that might be a solution here.

6 MR. HARDMON; I think a number of options
7 could be considered. I think one challenge with that
8 is, if you have children in a facility and caregivers
9 with those children, that sometimes would be an impact
10 to leave those children by themselves in order to send
11 someone out to greet children and bring them in.

12 So that would be my first reaction to
13 that, but I think, again, you know, considering your
14 concerns about that, I think we have to certainly look
15 into it and see what is possible.

16 COMMISSIONER JEFFRIES: So, Mr. Hardmon,
17 so I live down the street from a Boys and Girls Club,
18 and perhaps if someone here can sort of speak a little
19 bit about the operations of a Boys and Girls Club
20 compared to the Salvation Army, perhaps we can, but I
21 bear witness.

22 A lot of the kids -- and this is a certain
23 age range. They are sort of waiting for their
24 parents, and they are outside of that building, within
25 the confines of the compound, but they are still sort

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 of out, milling about.

2 So my question is in terms -- You have
3 toddlers on the second floor, and in the third floor
4 you have -- Well, that's Sunday School. What are the
5 age ranges of kids? Is it just toddlers? If you can
6 just walk through the population of kids and the age
7 range and what time will they be coming out and so
8 forth, because I am concerned about congregation of
9 kids being out there, I mean, unless there is such
10 tight control that there is just no kids that will
11 ever be out there until their parents pick them up.

12 MR. HARDMON: Right. I would say that
13 your last point is on target, that the -- and I am not
14 an expert on the Boys and Girls Clubs, but as far as a
15 child -- A licensed child development program has very
16 strict standards around caring for the children, in
17 terms of child/staff ratios and some of those things,
18 and the care for the children within the facility.

19 So in that kind of environment you don't
20 see children that are just kind of milling about out
21 in the community in front of the building.

22 Your other question about the age range,
23 in this particular site we are talking about children
24 -- It would be infants, toddlers, preschoolers, and
25 after school children. So the population, beginning

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 at about six weeks to about three -- or five years of
2 age, infants, toddlers, preschool, and then after
3 school population that would probably end at around 12
4 or 13 of age.

5 COMMISSIONER JEFFRIES; Okay. That's the
6 population that I am focused on, the after school
7 population. That is what I want to know, because this
8 is who these kids are. Of course, the toddlers are
9 not running around the street or whatever at the Boys
10 and Girls Club either, but I am really dealing with
11 that population of after school. The parents are not
12 necessarily picking them up or perhaps they are. I
13 don't know. But I do see pretty often this
14 congregation, and I was just trying to get a sense of
15 the numbers and where they could perhaps congregate.

16 MR. HARDMON: Well, this particular site,
17 I believe we are talking about a small number of after
18 school children, to begin with. I think, secondly, in
19 a licensed program you still have the regulations
20 around one caregiver for every 10 children and a
21 maximum group size of maybe 20.

22 So from a liability standpoint for an
23 organization, you would not have those children
24 unsupervised in front of the building by themselves.
25 They would be with those caregivers inside being taken

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 care of, because we are talking about, even after
2 school, since children that are four to 12 years of
3 age, basically elementary school children; because
4 again, with pre-K in the school system, you have after
5 school programs that are serving children at that age
6 as well.

7 MR. SMITH: Our facility is -- We are
8 looking at it being licensed for up to 80 in a
9 childcare/preschool/after school. However, there will
10 be other youth activities in the late afternoon and in
11 the evening, which would be some type of church
12 activities.

13 Again, how those are managed: The
14 Salvation Army would have again leaders for those. It
15 is not a Boys and Girls Club. I am very familiar with
16 Boys and Girls Clubs. It is a membership in which it
17 is a volunteer membership. They walk in and out.
18 They simply log in and out. They come and go at their
19 own volition.

20 This is a much higher managed -- It is
21 managed -- It is part of the licensing requirement, is
22 to make sure that we have so many staff members per
23 child -- per children -- and they have to be with them
24 at all times.

25 Then the Salvation Army programs that will

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 also be running at the facility, many of those kids
2 will actually be brought to that facility in a
3 Salvation Army vehicle, in a van. Salvation Army
4 would go to that school after school and go to Balleau
5 or go to one of the schools and pick up a van-load of
6 children and bring them back into that building, and
7 then either they would sign out, however it's been
8 arranged that they would sign out, and then be able to
9 walk home from their or that they would actually be
10 taken back home from there, which is very common.

11 Those are the programmatic uses and the
12 programmatic procedures that the Salvation Army has in
13 its existing program. So we are not creating anything
14 new. Those are existing SOPs for what we do right now
15 in our existing buildings.

16 COMMISSIONER JEFFRIES: And I just want
17 you to understand that, you know, as it relates to my
18 questions around sort of the after school population,
19 I am really dealing with what I am seeing in terms of
20 that site plan, and again we are back to the cars and
21 the parking, and to the extent that there is going to
22 be places where those after school kids, whether they
23 -- I mean, nine-year-old, ten, 11, 12, in that age
24 range, you know, where are they going to be
25 congregating, and just again getting a sense of some

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 level of congestion.

2 What you are telling me is that this is a
3 very controlled environment, and that so much of this
4 will be supervised, and that you are not really
5 concerned about that level of entanglement at the
6 ground level once those cars are coming in and having
7 kids congregating.

8 MR. SMITH: What I can do is assure you
9 that we have -- We have talked about all the scenarios
10 that have been spoken about this evening. We have
11 discussed those across the board, and programmatically
12 we have plans to manage those children by it being
13 highly supervised programming, which is what we do in
14 our existing facilities.

15 In the other Salvation Army facilities we
16 have here, the largest daycare we run which is out in
17 Fairfax is 150 children at daycare. Parents come in.
18 They bring their children in. They check their child
19 out, and they leave.

20 Other kids that are brought into that
21 program are brought in, and then they are either taken
22 back out so that they know -- we know when they go out
23 to be picked up by the parent or -- school-age
24 children now -- or we, in fact, take them back home.
25 So we provide that service.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 COMMISSIONER JEFFRIES: I have a couple of
2 questions around architecture, Mr. Florance. I am
3 still trying to -- and I was very appreciative of the
4 sort of eclectic styles of architecture, and I
5 appreciate that streetscape.

6 I am always very curious about the
7 inspiration, and you said this is going to be like a
8 catalytic development. But I am still trying to get a
9 sense of how we got to this particular design.

10 I saw Second Empire. I saw Spanish. I
11 saw a little bit of everything. But I am still trying
12 to get comfortable with sort of the inspiration.

13 MR. FLORANCE: That is an interesting
14 question. The design that you see is not stimulated
15 by any of the buildings that you see there. The idea
16 was to start fresh, and the idea was to show our
17 respect for the community by doing an innovative and,
18 quite frankly, modern building; because it was no good
19 to try to use the Historic District as a touchstone
20 for the design, because it is a different scale, a
21 different function, that kind of thing.

22 So we got interested in how you deal with
23 the scale and the proportion quite abstractly of this
24 building at 45,000 square feet, so that it could be
25 broken into parts that would give it scale relative to

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 what you see there.

2 We were interested in using materials that
3 were, on the one hand, consistent, and that was
4 primarily brick and not just one color but two, and
5 then the idea of what I call the floating panels of
6 zinc was to really, quite frankly, create something
7 that, when you saw it, you would say, wow, I like
8 that.

9 This is, clearly, a building that says
10 it's all about a better future. Then we were very
11 much interested in how we dealt with an expression of
12 the sanctuary, and the roof form has a kind of a
13 soaring, winglike character, which we felt was
14 appropriate, and then it focuses on the cross, and in
15 turn that focuses on the intersection.

16 We think it is not just about the
17 building, but we think it is also about this point,
18 this intersection along Martin Luther King.

19 So as we thought about how do we
20 accomplish these various things in five stories on a
21 19,000 square foot lot, and what is the message we
22 want to send, we wanted to send a message of interest
23 and liveliness at the sidewalk, something
24 transcendental above the sidewalk, and something that
25 combined warm toned materials and all added up, in our

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 judgment, to a kind of a new paradigm, but it isn't,
2 in all candor, a design that looked at other buildings
3 in the immediate community and used them as a point of
4 departure. We thought that was the wrong way to go.

5 COMMISSIONER JEFFRIES: You know, one of
6 the things -- and I, in fact, could agree with you
7 very much on that. I think there are a number of
8 places in the District of Columbia, perhaps the Mount
9 Vernon triangle where there is a wonderful opportunity
10 to really sort of create a new design paradigm and not
11 really take from what is existing, and so much of what
12 is existing is not that great anyway, with the
13 exception of the residential.

14 So you have sort of stepped up in looking
15 at a contemporary design, and I like the whole notion
16 of trying to break it down and give it some level of
17 scale to the area.

18 It is interesting -- It will be
19 interesting to see sort of what the next project in
20 around this area, how it will take from what you have
21 done. Since you've said that this should be
22 catalytic, it will be very interesting to see sort of
23 what comes from that.

24 I would like to see much -- whether be it
25 perspective or whatever, I would really like to get a

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 better sense of the streetscape along Martin Luther
2 King Avenue as it relates to the landscaping, signage.

3 I would just like to see exactly what that experience
4 is when you are walking along that ground level.

5 I don't know whether there is another
6 perspective or what you can do, Madam Chair. I don't
7 know if we can get something like that, but you know,
8 as it relates to the Great Streets, and particularly
9 an area such as this, we really need to really focus
10 on making certain that at the street level that we
11 really do have sort of all the texture and the 24/7
12 and all the things that sort of make it a great
13 street.

14 If you are indeed trying to make this a
15 catalytic development, I would just like to sort of
16 see just how that looks.

17 MR. FLORANCE; We can certainly do a photo
18 montage, but the real difficulty -- I think you would
19 agree -- is that it is very fluid. We can show you
20 what is there, but I don't think that what is there is
21 necessarily -- Some of it will continue, but much of
22 it will change.

23 COMMISSIONER JEFFRIES: I am looking for
24 you to communicate a philosophy. Right?

25 MR. FLORANCE; Yes.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 COMMISSIONER JEFFRIES: I mean, you know,
2 I am not looking for you to do construction documents,
3 but just a general philosophy, because my experience
4 has been that, once that philosophy has been
5 communicated, at least I can get comfortable that at
6 the end of the day, you are going to make those
7 decisions that really speak to what you are trying.
8 So I understand it is fluid, but I would like to get a
9 sense of what you are thinking about at that ground
10 level.

11 MR. FLORANCE; So the question really is
12 how do we view the impact of our building on whatever
13 may come in --

14 COMMISSIONER JEFFRIES: Absolutely. You
15 are setting the stage here.

16 MR. FLORANCE; Yes, that's true, and there
17 are background buildings, and there are accent
18 buildings in the city, and that's a good thing. In
19 this instance, we thought it was appropriate on this
20 corner for this purpose to be an accent building.

21 What we are interested then in -- and I
22 don't mean to be arrogant about that. I just think
23 that's inherent.

24 COMMISSIONER JEFFRIES: Oh, architects are
25 never arrogant.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 MR. FLORANCE: Well, I like to be arrogant
2 in a concealed way.

3 COMMISSIONER JEFFRIES: Right.

4 MR. FLORANCE: But, seriously, the fire in
5 London after it was all over, the first thing they did
6 was to get -- Help, I'm having a mental block -- the
7 great architect. Thank you -- Sir Christopher Wren to
8 do a number of churches with steeples as the accent
9 buildings and the focal points, and they are on an
10 axis as you look down streets and so forth.

11 Now I am not suggesting that we are Sir
12 Christopher Wren for a minute, but I am, with some
13 degree of embarrassment, saying that I think this
14 ought to be an accent building for the reasons of its
15 mission.

16 COMMISSIONER JEFFRIES: And I am going on
17 your words. I am taking a cue from what you said
18 about this being a catalytic building and so forth. I
19 am looking for you to really set the stage and say --
20 I mean, this is a PUD. We are looking at
21 extraordinary architecture. So we are on the same
22 page here.

23 MR. FLORANCE: It's a great challenge that
24 you have offered, and I will dwell on that.

25 COMMISSIONER JEFFRIES: Well, it would be

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 very nice to see something in terms of your thinking
2 as one walks along this building, along Martin Luther
3 King Avenue. I would really like to see it.

4 MR. FLORANCE: Okay.

5 COMMISSIONER JEFFRIES: Thank you.

6 CHAIRMAN MITTEN: Anybody else? Mr. Hood?

7 VICE CHAIRPERSON HOOD: Madam Chair, I
8 just had a couple of questions for the architect, kind
9 of along the same lines.

10 I am trying to understand. I think you
11 mentioned this in your testimony. I just want to
12 understand the beam that goes from one side of the
13 building to the other side. I am trying to understand
14 what you are trying to accomplish. I mean --

15 MR. FLORANCE: That cross?

16 VICE CHAIRPERSON HOOD: Oh, that's what
17 you are trying to signify?

18 MR. FLORANCE: That is the cross bar, yes.

19 VICE CHAIRPERSON HOOD: Okay. Well, I
20 missed that. Okay. And you said it had been backlit.

21 I was sitting here thinking, okay, maybe that's what
22 it is, but I wanted to make sure.

23 The other thing is: On Morris Road,
24 that's where the entrance is to the daycare. Am I
25 correct? That's what we said?

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 MR. FLORANCE: Yes, that's correct.

2 VICE CHAIRPERSON HOOD: If I'm not
3 mistaken, on Morris Road you have two lanes going --
4 what's that, east and west? Maybe I need to turn my
5 Boy Scout merit badge back in.

6 MR. FLORANCE: Yes, that's two lanes here.

7 VICE CHAIRPERSON HOOD: It's east and
8 west, right? You have two lanes that are running --

9 MR. FLORANCE: East and west. Exactly.

10 VICE CHAIRPERSON HOOD: -- that are
11 parked. So, really, as far as traffic through, you
12 have one lane on both sides.

13 MR. FLORANCE: Yes.

14 VICE CHAIRPERSON HOOD: And I guess maybe
15 this is to Ms. White. Will that accommodate -- and I
16 know your report reflects it. But really, will that
17 accommodate -- and I understand about the level of
18 service. We've had this discussion before. So I'm
19 not going to question the level of D. I didn't write
20 the handbook. So I'm not going to rehash that old
21 dead piece. But will that accommodate the traffic
22 flow, considering that light at MLK and Morris Road?

23 MS. WHITE: Absolutely. One of the good
24 things about the project is in the morning -- I can
25 use this illustration. In the morning most of the

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 traffic is coming this way to turn onto Martin Luther
2 King. So this is somewhat of a reverse trip
3 destination where most of the traffic in the morning
4 will be coming inbound in a different direction.

5 Then, of course, some of the daycare
6 traffic will need to return back on Morris Road this
7 way, but, yes, it can accommodate the flow. That is
8 what the intersection level of service looks like. It
9 looks at the capacity of the intersection to make
10 sure, with the green light and stop that it can
11 accommodate the flow of traffic in all directions.

12 VICE CHAIRPERSON HOOD: I'm not sure if
13 this was the intersection. I don't know if it was in
14 your report or DDOT's, but it mentioned about change
15 in the traffic light, I guess the signal timing.

16 MS. WHITE: Yes. Well, the entire signal
17 time is a 100 second signal at this Morris Road-Martin
18 Luther King intersection, and in the future I just
19 suggested tweaking the timing so that you could have a
20 little more green time for here, and it will wouldn't
21 adversely impact Martin Luther King traffic.

22 VICE CHAIRPERSON HOOD: Okay. Thank you.

23 Mr. Smith, let me just ask you about one
24 of your other facilities that you have on New York
25 Avenue. Are some of the same programs here -- or do

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 you have some of the same programs there that you have
2 here?

3 MR. SMITH: No, sir. They are two
4 completely different programs. On New York Avenue it
5 is a clinical rehab facility that houses up to 140
6 residents. So there are men and women that are there
7 through drug rehab.

8 There is no resident here. This is a
9 program facility providing program for children and
10 adults, seniors. So they are two different
11 populations.

12 VICE CHAIRPERSON HOOD: I'm very familiar
13 with the one on New York Avenue. You all should be
14 commended.

15 MR. SMITH: Thank you.

16 VICE CHAIRPERSON HOOD: Let me just ask
17 about the agreement with Union Temple as far as the
18 200 parking spaces. I see in the agreement that, if
19 Union Temple is having service or something at the
20 church, then you would, I guess, find other parking.
21 Where is that other parking going to be, in the
22 neighborhood or where?

23 MR. SMITH: The plan -- Vernon Hawkins is
24 here from Union Temple, if he wanted to come up. If
25 you want to speak, Vernon, come up. But our plan --

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 It is a programmatic issue for us, meaning that before
2 we would schedule any kind of event in which we would
3 need a large overflow, then we would, of course, check
4 with Union Temple to verify that that day that we can
5 -- or that Saturday or whatever, or even a Sunday
6 afternoon, would not be in conflict with what they
7 already have going.

8 So programmatically, we would manage that
9 flow of traffic for parking in their space. Daily
10 business hours, nine to five, is not an issue for
11 them. Other special events that we might would have
12 or, in reverse, that they might would have in which
13 they still need additional parking on an evening where
14 we would have no activities, then we have another 34
15 spaces in our building.

16 VICE CHAIRPERSON HOOD: I think you have
17 answered my question. There is a coordinated effort
18 there.

19 MR. SMITH: Yes, sir, absolutely.

20 VICE CHAIRPERSON HOOD: The other thing is
21 -- Mr. Feola, maybe you can help with this one. You
22 all are proffering the DOES, the 51 percent res job?

23 MR. FEOLA: First source.

24 VICE CHAIRPERSON HOOD: First source,
25 thank you.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 MR. FEOLA: Yes, sir.

2 VICE CHAIRPERSON HOOD: The first source,
3 in advance -- and I know this is far beyond what is
4 usually called for, but I always make sure that we
5 provide the Department of Employment Services the
6 pool, so we can make sure that the residents -- as
7 much in advance as you can the pool, so that you can
8 make sure that those residents -- so they are able to
9 get the pool together, so that D.C. residents do and
10 are able to get those jobs, because we always wait
11 until the last minute. Then we hear that it wasn't a
12 pool. So if you can get that to them as soon as
13 possible.

14 I know it is not in the agreement, but
15 that would be very helpful.

16 MR. FEOLA: Yes. This one should be very
17 easy, Mr. Hood, because as you have probably picked
18 up, a big chunk of this program is to develop jobs and
19 workforce training for residents of this community,
20 and I think the Army will do way beyond what the first
21 source agreement calls for. But your comment is
22 noted, and we will make sure that happens.

23 VICE CHAIRPERSON HOOD: Okay. Thank you.
24 That's all I have. Thank you, Madam Chair.

25 CHAIRPERSON MITTEN: Thank you. Mr.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 Hildebrand?

2 COMMISSIONER HILDEBRAND: Just to follow
3 upon a couple of things. After the Chairman's
4 comments about the parking spaces, I started looking.

5 It seems as though there are a number of conflicts on
6 your parking level, if you could look at your first
7 level of parking.

8 I just want to clarify that some of those
9 circular items are actually structural columns that
10 are occurring in parking spaces?

11 MR. FLORANCE: Those are columns.

12 COMMISSIONER HILDEBRAND: Yes. So that
13 would eliminate 23 and 27 from perhaps being viable
14 parking spaces. Could you give us a diagram, please,
15 of what percentage of these parking spaces actually
16 meet the minimum standard of the zoning code?

17 MR. FLORANCE: Yes, we can do that. We
18 can clarify it.

19 COMMISSIONER HILDEBRAND: And also it
20 looks as though at column line 3.9 and G that that
21 column might actually impact the drive aisle width
22 getting to space 31. Could we confirm that that is a
23 space that you can get in and out of?

24 MR. FLORANCE: Yes.

25 COMMISSIONER HILDEBRAND: I have to say, I

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 am really concerned about the parking. I understand
2 that there is an agreement with the church to provide
3 you their parking when needed, but the analysis that
4 was done by OP suggested that, by the current zoning
5 regulations, you would need 282 parking spaces for
6 your building to meet the current zoning code, based
7 on its size and use, and you are providing a
8 significantly smaller number than that, at 34; and of
9 those 34, a percentage of them don't even meet the
10 current minimum size for a parking space.

11 What is the time frame of your agreement
12 with the church? How long does that last? Is there a
13 limit on how long that agreement is in place?

14 MR. SMITH: There is not a time frame at
15 the moment. I mean, our agreement with the wellness
16 center is about a five-year agreement, the initial
17 agreement. So it is a significant agreement for that,
18 which would include the parking spot.

19 COMMISSIONER HILDEBRAND: I'm sure that
20 the church has been in the community for a significant
21 amount of time, and there is probably no current
22 intention to relocate. But if something were to
23 change in the future and those parking spaces were to
24 no longer be available, what would be your fallback
25 position?

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 MR. FEOLA: I think, Mr. Hildebrand, if in
2 fact that it was a condition of the zoning order that
3 we had those spaces, those specific spaces, and we
4 could not meet that condition, we would have to come
5 back here and get a modification and propose an
6 alternative. But I'd like to address the zoning
7 parking requirement, if I might, because Ms. Brown-
8 Roberts and I have been around on this on a number of
9 occasions, and I believe she is correct on the
10 technical reading of the zoning regulations, but it
11 seems to me it is something that the Commission might
12 want to look at, in that a public recreation community
13 center, if this were owned by the District of
14 Columbia, we would meet the zoning code.

15 The private community center which, for
16 all intents and purposes, is the only definition in
17 the zoning regulations calls for a community center to
18 serve the neighborhood within which it is located,
19 nonprofit, etcetera, has an extraordinary parking
20 requirement. It has the same parking requirement as
21 the NCI Arena or the new baseball stadium.

22 It is one for every 10 seats up to 10,000
23 seats. It just seems to me from a land use impact
24 standpoint, there is not much difference between the
25 Salvation Army or the Jellef Boys Club and a city

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 owned rec community center.

2 Putting that aside, we recognize that the
3 strict reading of the zoning regulations suggests a
4 huge amount of parking, which would make this project
5 infeasible. I mean, we couldn't go down deep enough
6 on this small lot to do 300 parking spaces.

7 COMMISSIONER HILDEBRAND: What are you
8 getting, 28 spaces per level you would have to have?

9 MR. FEOLA: It would be a deep hole.

10 MS. WHITE: I would just like to chime in
11 and add some additional comments about parking. I'm
12 working with the General Services Administration on
13 St. Elizabeth's campus just down the street. We have
14 met with National Capital Planning Commission already,
15 and they are really pushing and encouraging parking
16 ratios that do not encourage a lot of traffic.

17 So they want to see reduced parking as
18 much as possible. I'm sure the Office of Planning
19 does as well. We know Dan Tangerleny is pushing to
20 get people out of their cars.

21 So to the extent that you can reduce
22 parking, it is an effective transportation management
23 plan that the city and Federal government and agencies
24 are really pushing to use, and then we have a lot of
25 great transit opportunities coming, the streetcar that

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 would come down Martin Luther King, hopefully, in the
2 future.

3 So all of these things that would help to
4 reduce the need for parking, and it is a positive
5 thing.

6 The second thing is the shared parking
7 uses of positive urban planning method that is used a
8 lot in urban settings, that instead of overbuilding
9 parking in an area, you look for uses that don't have
10 peak parking demands at the same time. So you can
11 look at a synergy or -- this is not a synergistic
12 here, but you can look at overlapping parking demands,
13 and you can provide less parking in an area and have
14 better efficiency of land.

15 So I think this is a good practice that a
16 lot of urban planners are coming to use, and I'm doing
17 it in a lot of studies that I'm working with now.

18 COMMISSIONER HILDEBRAND: But this way --
19 I hear what you are saying, but you know, these are
20 different locations. I mean, this is not Adams
21 Morgan.

22 MS. WHITE: I agree. I take back the
23 synergy.

24 COMMISSIONER HILDEBRAND: It relates to
25 sort of density and infill construction and so forth.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 There is always this challenge. I know the Skyline
2 shopping center situation, you know -- when I was
3 working at NCRC, I could never make up my mind whether
4 this was an urban setting or was it really a suburban
5 setting.

6 Then you figure it's a hybrid, and out
7 there in certain areas in Ward 7 and 8, you know, you
8 might as well be in Tulsa, Oklahoma. It is just a
9 situation where people are very, very dependent on
10 their cars, and they will tell you that they are not
11 in New York City and, you know, the transit situation
12 is not as extensive.

13 So what you are saying, absolutely very
14 much on the mark, but we do have to be thoughtful
15 about some of the locations that we are in, in that,
16 as it relates to sort of the evolution of development,
17 they are not quite there in terms of the density.

18 MS. WHITE: I agree with this not being an
19 Adams Morgan area and I took back the synergy. This
20 isn't a fine grained, mixed use combination, but it
21 still is a practice that is used. People look at
22 satellite parking locations. They look at shared
23 parking capabilities.

24 I just want to reiterate the fact that,
25 when I was out there, there is really a lot of transit

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 usage that I witnessed first hand, a lot of people
2 that cut through this area. I mean just a lot of
3 children and adults, everything. So this is not other
4 locations in the city, and I rest my case.

5 CHAIRPERSON MITTEN: Anyone else?

6 COMMISSIONER HILDEBRAND: One other
7 comment I had was for the architect. I was curious as
8 to the selection of CMU for the stair tower. Can you
9 speak a little bit about that? I know that they have
10 made huge advances with CMU, and it is not just the
11 gray backing block that is inside of a veneered faced
12 brick building any longer.

13 MR. FLORANCE: Let me bring the sample
14 over, and I'll show it to you.

15 COMMISSIONER HILDEBRAND: Yes, but --

16 MR. FLORANCE: It's what they call a
17 split-faced block.

18 COMMISSIONER HILDEBRAND: But it turns the
19 corner and becomes a fairly expansive wall. Did you
20 look at other material selections in your design
21 process? You actually need to be on a microphone.

22 MR. FLORANCE; You can see, this is the
23 stone. We are very much interested in this as a base,
24 and if you look at the drawing, you can see that it
25 turns the corner only as a base, not as the full wall.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 Is that clear?

2 COMMISSIONER HILDEBRAND: Yes, but I'm
3 looking at the side that goes back toward the tire
4 repair center, which would be the side wall of your
5 building.

6 MR. FLORANCE: Yes. That is to give it a
7 certain continuity with -- This material also is the
8 material of the stair shaft.

9 COMMISSIONER HILDEBRAND: Yes.

10 MR. FLORANCE: You are aware of that?

11 COMMISSIONER HILDEBRAND: Yes, all the way
12 up to the full height.

13 MR. FLORANCE: Exactly. Yes, we talked
14 about using the lighter colored brick. There's been
15 some discussion that perhaps in the future this could
16 be a good facade for even a mural. Our final decision
17 was that the best thing we could do at the present
18 time would be to use this material, not out of a sense
19 of economy but because we thought it was kind of the
20 right texture and character and quality.

21 COMMISSIONER HILDEBRAND: So as you round
22 the corner and you are abutting the neighbor's
23 property, is there any articulation on that wall to
24 give it a sense of scale, like you have done on the
25 other facades?

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 In looking at just the line drawings, I
2 know it's --

3 MR. FLORANCE: There is not --

4 CHAIRPERSON MITTEN: Turn on your mike
5 there. Okay.

6 MR. FLORANCE: The reason for that is that
7 we anticipate that as a party line wall, which at some
8 point in time will have another building built against
9 it, and I realize that that's a little bit
10 inconsistent with the notion of using a split-faced
11 block that we like, but we feel that that keeps the
12 building relatively calm on that particular facade.

13 MR. SMITH: We do not have a slide. I
14 can't find a slide that shows that wall from that
15 direction coming back across MLK, but as was
16 mentioned, our plan is for the time being, because of
17 that huge wall with no windows, to actually have a
18 community mural put on that wall. So it would be a
19 very large mural on the section -- one section of that
20 wall. It would be something that would be very
21 appropriate for the community, so that you are not
22 looking at a big blank wall as you are driving back
23 down that side.

24 COMMISSIONER HILDEBRAND: If I am reading
25 the drawing correctly -- and please chime in, if I am

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 wrong -- the first three stories on that elevation are
2 actually brick. Is that correct? There is a bay to
3 the right of the stair tower that is shorter.

4 MR. FLORANCE: Could you tell me which
5 drawing you are looking at?

6 COMMISSIONER HILDEBRAND: I'm looking at
7 4.1.2. That's the west elevation?

8 MR. FLORANCE: Yes.

9 COMMISSIONER HILDEBRAND That's it right
10 there.

11 MR. FLORANCE That's correct. And if you
12 look at it carefully, there is a brick. The little
13 saddle bag, if you will, that steps off is brick, and
14 that would be the paler colored brick that you can see
15 over here. All right? That would be the area perhaps
16 of a mural.

17 The balance of that wall then is the
18 block. So we are playing these two off against each
19 other. We are also wrapping at the top of the stair
20 the sign around, but without -- just the middle
21 surface around that corner, again playing to the theme
22 of layering metal on masonry, and then, of course, you
23 can see the perimeter fence.

24 COMMISSIONER HILDEBRAND: And that is the
25 sign that you are going to revisit. Is that correct?

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 MR. FLORANCE: Yes.

2 COMMISSIONER JEFFRIES: Excuse me. This
3 is your approach from the Metro station?

4 MR. FLORANCE: That is correct.

5 COMMISSIONER JEFFRIES: So the model page
6 here, G0.1 -- the bottom --

7 MR. FLORANCE: That's correct. The lower
8 righthand corner, that is it, and that is a wall that
9 we anticipate in the future will be lost as a party
10 wall.

11 MR. FEOLA: And we would hope it would be
12 in the near future. I don't think either the city or
13 the Salvation Army would like to see the tire repair
14 facility stay there indefinitely. That is what is
15 covering -- That's what that wall is. It is a party
16 line wall next to the tire repair facility.

17 MR. SMITH: The Distad Brothers are
18 planning on about another eight years before they
19 retire. So we have been talking with them about the
20 property. That's the plan they are going to "re-
21 tire."

22 COMMISSIONER HILDEBRAND: I knew I liked
23 architects for a reason.

24 CHAIRPERSON MITTEN: Anything else?

25 COMMISSIONER HILDEBRAND: I think that did

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 it for me.

2 CHAIRPERSON MITTEN: Okay. All right. I
3 don't see anyone here from the ANC who would be
4 qualified to cross-examine. So I think we are ready
5 to go to the report by the Office of Planning. Thank
6 you very much, gentlemen.

7 MS. BROWN-ROBERTS: Good evening, Madam
8 Chairman and members of the Commission. I am Maxine
9 Brown-Roberts, representing the Office of Planning.

10 We outlined in our report two concerns
11 that we had regarding the flexibility. That was the
12 FAR and also for the parking requirements, and I think
13 we have addressed those two issues.

14 As outlined in our report, the application
15 meets the purpose and standards for the PUD and the
16 public benefits that include many services that would
17 be provided to residents at no cost or very low cost,
18 the provision of the sidewalk to accommodate
19 pedestrians along Morris Road, employment and training
20 opportunities.

21 We also support their participation in the
22 First Source agreement with the District of Columbia
23 Employment Services and also for the Memorandum of
24 Understanding.

25 The generalized land use map recommends

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 the subject site for moderate density residential use,
2 and the comprehensive plan states that access to
3 cultural and educational facilities are necessary
4 ingredients for neighborhood vitality.

5 We think that the proposed facility will
6 provide services which complement the residential use
7 and provide an efficient one-stop service center for
8 the community.

9 The proposed PUD is not inconsistent with
10 the objectives and policies of the comprehensive plan
11 and, in fact, specifically addresses many of them.

12 The Office of Planning, therefore,
13 recommends that the proposed PUD for the community
14 center be approved. We also recommend that a signed
15 First Source agreement, the LSDB, be provided to the
16 Zoning Commission prior to the issuance of the final
17 order, and that the Applicant will continue to work
18 with the community to refine the details of the
19 construction management plan.

20 Thank you, Madam Chairman.

21 CHAIRPERSON MITTEN: Thank you, Ms. Brown-
22 Roberts. Any questions from the Commission? Any
23 questions? Mr. Feola, any questions?

24 MR. FEOLA: No questions.

25 CHAIRPERSON MITTEN: Okay. Thank you very

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 much. I would note that we don't have anyone here
2 from DDOT, do we? Okay, we have a memo from the
3 District Department of Transportation in the record.
4 It's actually in the record twice, but they don't have
5 any objections to the proposal.

6 Now not seeing anyone from the ANC, I
7 would just take note that we do have a letter from the
8 ANC in the record dated June 20, and it is in support
9 of the project, and it does meet all of the
10 requirements to be given great weight.

11 I would ask if there is -- I don't know.

12 Did we have a sign-in sheet? Oh, I see. Is there
13 anyone who would like to testify in support of the
14 application? Anyone else? We have a couple of more
15 chairs. Okay.

16 MR. HAWKINS: Good evening. My name is
17 Vernon Hawkins. I am the Chief Operating Officer for
18 Union Temple Baptist Church, and it is really a
19 pleasure to be here today to support this project.

20 The Anacostia Health and Wellness Center
21 is a new concept developed by its founders to offer a
22 comprehensive fitness and holistic wellness program to
23 the Anacostia area and its surrounding communities.
24 This idea was inspired by Pastor Willie Wilson who
25 organized a group of pastors who have an interest and

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 a desire to offer a fitness and wellness center
2 designed to educate the greater community about the
3 importance of maintaining overall good health.

4 The group will develop a 7500 square foot
5 wellness and fitness facility that will encompass a
6 wellness center that provides chiropractic care,
7 nutritional counseling, aerable body wraps, spiritual
8 counseling, natural healing services, a retail store
9 that offers nutritional supplements, athletic
10 activities, a smoothie and a juice bar, with a variety
11 of health and fitness related products, a state of the
12 art work and equipment, including free weights,
13 lifestyle as well as life cycle machines, treadmills
14 and other professionally staff trained to provide the
15 type of activities necessary.

16 In addition, we have negotiated with the
17 Chartered Health Organization to provide basic health
18 and screening activities, when appropriate, for the
19 center as a part of the health and wellness program.

20 Most importantly, what we were really,
21 really inspired by: The Salvation Army came to this
22 community. Rather than developers coming and telling
23 us what was going to be there, you came and asked the
24 community what it wanted. We said we wanted training.

25 We said we wanted health and wellness center. We

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 wanted the type of activities that would inspire our
2 children to reach its fullest potential.

3 I think that the design that you see there
4 encompasses all of that. They listened to the
5 community. It was not just a development of a project
6 that was put in the community and the community had
7 nothing to say about it.

8 In addition, it is my understanding that
9 the naming of this facility will have some historical
10 aspects of that community itself, and they are
11 following that path by asking the community what would
12 you like to have this building named. That's what we
13 call a total community partnership.

14 That is why Union Temple wanted to use its
15 properties to supplement this activity as a part of
16 the community. So there is no time frame for those
17 spaces being available, and we will work directly with
18 the Salvation Army in assuring that the scheduling and
19 the use of those parking places will give them maximum
20 use of them at all times, and as we acquire other
21 properties as well, because we see this as a true
22 partnership coming together. We are providing a basic
23 service that is needed.

24 That is why we are supporting this
25 activity. In addition to that, the 20 other churches

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 in that area, Bethlehem, will agree to make its spaces
2 available if needed. So there are at least ten
3 churches in the immediate area that will make both its
4 facilities and churches and its parking spaces
5 available, if needed, to support the projects and
6 activities of this community.

7 Therefore, we truly support this in
8 Spirit, Incorporated, which is composed of some 20
9 churches within the immediate area in both Wards 8 and
10 7, supports this project. Thank you so much.

11 CHAIRPERSON MITTEN: Thank you, Mr.
12 Hawkins. What you are describing and what has been
13 described to us is just a wonderful collaboration,
14 community-wise and across religious denominations. I
15 mean, it is really inspirational. It's great to hear
16 about.

17 Anyone have any questions for Mr. Hawkins?

18 VICE CHAIRPERSON HOOD: I probably should
19 have asked this earlier, but I will asked Mr. Hawkins,
20 since he is at the table.

21 I keep hearing 7 and 8. What if somebody
22 lived in Ward 5 and wanted to use the facility? Would
23 it be open to them, too?

24 MR. HAWKINS: Yes, it would be open to
25 them as well.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 CHAIRPERSON MITTEN: Mr. Hood lives in
2 Ward 5. So he will be dropping by.

3 VICE CHAIRPERSON HOOD: Okay. Thank you.

4 CHAIRPERSON MITTEN: Anyone else have
5 questions for Mr. Hawkins? Thank you very much.

6 MR. HAWKINS: Thank you.

7 CHAIRPERSON MITTEN: Anyone else who would
8 like to testify in support? Anyone who would like to
9 testify in opposition? That's good to hear. Mr.
10 Feola?

11 MR. FEOLA: Thank you, Madam Chair. They
12 should all be this easy.

13 Just a few words in conclusion. I think
14 you've seen, heard the project. The Army went into a
15 partnership with this community and proposes a project
16 that delivers many of the services, as Mr. Hawkins
17 just said, the workforce training, daycare, the
18 wellness center, that this community wants, and really
19 needs.

20 While there are issues that we need to
21 resolve, and the Commission was clear to point those
22 out, in the big picture I think that this is a project
23 that will be a tremendous plus for the District and
24 for the area east of the river, and we hope you see
25 that in the big picture and will approve it.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 With that, that ends our presentation.

2 CHAIRPERSON MITTEN: Okay. Thank you very
3 much. Let's just run down quickly the few things that
4 we are going to get.

5 We are going to get the sight line
6 studies, and there is going to be some further
7 consideration of where the sign should be oriented and
8 all the signage treatment.

9 You are going to give us some more detail
10 on the material that the fence along the roof line
11 will be composed of. You will give some further
12 consideration to the operation and design of the
13 daycare dropoff, in response to the concerns that have
14 been raised, and Mr. Florance is going to puzzle over
15 what he needs to submit to address Mr. Jeffries'
16 concern about understanding how the building fits into
17 the streetscape along Martin Luther King.

18 Did you have anything else?

19 MR. FEOLA: The parking space.

20 CHAIRPERSON MITTEN: Turn on your mike
21 there.

22 MR. FEOLA: The parking space layout and
23 study to make sure that we have either 34 full size
24 spaces or describe why not and how many.

25 CHAIRPERSON MITTEN: Yes. Thank you.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 COMMISSIONER HILDEBRAND: And also to
2 differentiate which are code compliant full spaces
3 versus compact spaces.

4 MR. FEOLA: Yes, that's correct.

5 CHAIRPERSON MITTEN: Yes. Very good.

6 MR. FEOLA: That's all I have.

7 CHAIRPERSON MITTEN: Ms. Schellin, did you
8 have something else?

9 MS. SCHELLIN: Also signed DOES and the
10 LSDBE agreement.

11 CHAIRPERSON MITTEN: Yes, good.

12 MS. SCHELLIN: And to address exactly what
13 conditions are being proffered --

14 CHAIRPERSON MITTEN: Yes, that will be
15 findings of fact and conclusions of law. Would you
16 turn your mike back on again?

17 MR. FEOLA: With regard to the LSDBE and
18 the First Source, is that before the final order or
19 before the close of the record? The only reason I ask
20 is because it is hard to get those things back from
21 those agencies before the record is closed. We can
22 certainly have them in the interim between your review
23 and vote and the NCPC.

24 CHAIRPERSON MITTEN: I think that is
25 reasonable. Yes, that's reasonable. We want to get

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 them. So we will do -- We will accommodate you
2 getting them signed.

3 MR. FEOLA: The record is only open for
4 two more weeks. It is unlikely we will be able to get
5 them signed.

6 CHAIRPERSON MITTEN: Okay. Well, then we
7 will just have that be a contingent requirement.
8 Okay.

9 So when would we close the record for
10 everything except the --

11 MS. SCHELLIN: We will be going for
12 September proposed action.

13 CHAIRPERSON MITTEN: Yes.

14 MS. SCHELLIN: So we can actually give
15 them a little bit of time. How about until August
16 18th, and then allow the ANC until September 1st to
17 respond, along with, if Mr. Feola would like to
18 provide findings and fact of conclusions of law on the
19 1st also.

20 CHAIRPERSON MITTEN: Okay. Do you have
21 those dates down? Okay, terrific.

22 I would like to thank everyone for their
23 participation in our hearing tonight, and we will take
24 this up -- We expect to take it up in September, and
25 you can find out. What's the date of our September

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 meeting?

2 MS. SCHELLIN: The 12th.

3 CHAIRPERSON MITTEN: September 12th at
4 6:30 in this room, if you would like to attend. We
5 have very exciting deliberation on these kinds of
6 projects. So you are more than welcome to join us.
7 If you have any questions about the status of the
8 case, you can always call Ms. Schellin in the Office
9 of Zoning.

10 Now we are adjourned. Thank you.

11 (Whereupon, the hearing in the foregoing
12 matter went off the record at 8:35 p.m.)
13
14
15
16
17
18
19
20
21
22
23

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com