

GOVERNMENT  
OF  
THE DISTRICT OF COLUMBIA

+ + + + +

ZONING COMMISSION

+ + + + +

PUBLIC HEARING

+ + + + +

MONDAY

JUNE 20, 2005

The Public Hearing of the District of Columbia Zoning Commission convened at 6:46 p.m. in the Office of Zoning Hearing Room at 441 4<sup>th</sup> Street, Northwest, Washington, D.C., Carol J. Mitten, Chairperson, presiding.

ZONING COMMISSION MEMBERS PRESENT:

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

OFFICE OF ZONING STAFF PRESENT:

|                 |                  |
|-----------------|------------------|
| SHARON SCHELLIN | Office of Zoning |
|-----------------|------------------|

OFFICE OF PLANNING STAFF PRESENT:

|             |                    |
|-------------|--------------------|
| JOEL LAWSON | Office of Planning |
|-------------|--------------------|

This transcript constitutes the minutes from the Public Hearing held on June 20, 2005.

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OPENING REMARKS

Chairperson Mitten .....3

CASE NO. 03-30 (CONSOLIDATED PUD - SQUARE 643ASSOCIATES LLC

Ms. Giordano .....7

Mr. Baranes .....10

Mr. Sponseller .....16

Mr. Gross .....27

OFFICE OF PLANNING REPORT

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PROPONENTS

Mr. Sobelsohn .....65

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Mr. Assalaam .....83

Ms. Sayles .....98

CLOSING REMARKS

Ms. Giordano .....101

Mr. Baranes .....101

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

2 6:46 p.m.

3 CHAIRPERSON MITTEN: Good evening. Thank  
you4 for bearing with us and hope you found that  
discussion somewhat interesting.

6 This is now the Public Hearing of the  
Zoning Commission of the District of Columbia for  
Monday, June 20th, 2005.

9 And my name is Carol Mitten and joining  
me10 this evening are Vice Chairman Anthony Hood and  
Commissioners John Parsons and Greg Jeffries. And I  
expect to be joined shortly by Commissioner  
Hildebrand.

14 The subject of this evening's hearing is  
Case No. 03-30. And this is a request by Square 643  
Associates LLC for approval of a consolidated  
Planned Unit Development and related map amendment  
for18 property located at 734 First Street, SW, known  
as19 830 in Square 643.

20 Notice of today's hearing was published  
in2 the D.C. Register on March 25th, 2005, and copies  
of2 that hearing notice are in the wall bin near the  
door3.

24 This hearing will be conducted in  
accor4 dance with the provisions of 11 DCMR Section

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3022, which are the Rules of Procedure for contested cases.

3 The order of procedure will be as follows:

5 Preliminary matters followed by the presentation of the Applicant's case; the report by the Office of Planning; reports of any Government agencies; report of Advisory Neighborhood Commission 6D; organizations and persons in support; organizations and persons in opposition.

11 The following time constraints will be maintained in this hearing: The Applicant will have 45 minutes to make their presentation; organizations will have 5 minutes; individuals will have 3 minutes.

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

22 All persons appearing before the Commission are to fill out two witness cards and those cards are on the table near the door.

25 I think we're on the witness cards.

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1           Upon coming forward to speak to the  
Commission, please give both cards to the reporter  
who is sitting to our right.

4           Please be advised that this proceeding  
is being recorded by a Court Reporter and is also  
being Webcast live. Accordingly, we ask you to  
refrain from making any disruptive noises in the  
hearing room during the hearing.

9           When presenting information to the  
Commission, please turn on and speak into the  
microphone, first stating your name and home  
address. When you are done speaking, please turn  
the microphone off so that it's no longer picking up  
any background noise.

15          The decision of the Commission in this  
case must be based exclusively on the public record.  
To avoid any appearance to the contrary, the  
Commission requests that persons present not engage  
the members of the Commission in conversation during  
a recess or at any other time.

21          Staff will be available throughout the  
hearing to discuss procedural questions and you can  
direct those to Mrs. Schellin.

24          Please turn off all beepers and cell  
phones at this time so as not to disrupt the

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hearing.

2           Now, we'll take up any preliminary  
matters. Mrs. Schellin, anything.

4           MRS. SCHELLIN: The staff has none.

5           CHAIRPERSON MITTEN: Ms. Giordano, any  
preliminary matters? All right.

7           Will all those who plan on testifying  
this evening, rise now to take the oath?

9           Everyone who is planning on testifying.

10          Mrs. Schellin will administer the oath.

11          MRS. SCHELLIN: Yes. Please raise your  
right hand. Do you solemnly swear or affirm that  
the testimony you will give in this evening's  
proceeding will be the truth, the whole truth and  
nothing but the truth?

16          Thank you.

17          CHAIRPERSON MITTEN: Thank you.

18          Ms. Giordano, do you want to come  
forward and begin your presentation? And as usual,  
we will hold our questions until the end.

21          MS. GIORDANO: Thank you, Madam Chair.  
Good evening, members of the Commission.

23          While the architects are setting up, I  
just wanted to make a few brief introductory remarks  
about this application.

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1 First of all, this project was brought before the Zoning Commission previously. In September of 2003 an application was filed for a different project on this site. The site includes an existing church, which has since been designated a landmark. But at that time, it had not been designated a landmark. And, in fact, we had been working with the neighbors, the most closest neighbors, the CP4 condo and townhouse project and had developed a design which did not include the existing buildings on the site. And was for a new construction apartment project.

13 By the time we came for set down before the Commission, some others in the community emerged and had an interest in the historic significance of the church on the site to the community. And there were indications that a landmark application was going to be forthcoming.

19 The Commission, based upon that and also the fact that the project at that time exceeded the height act requirements, did not set that application down for hearing.

23 The Applicant waited and reconsidered the project. No landmark application was forthcoming so the Applicant himself went ahead and

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landmarked this property. We went through a process with the Historic Preservation Review Board, which included a number of changes along the way. And finally we received conceptual project approval by the review board.

6 During that process, there was an interest in preserving at least the main sanctuary of the church and a strong interest in preserving some semblance of the interior volume of that space. So, the application included a proposal to use the church sanctuary, which we are including the preservation of in this project for non-profit office space, rather than carving it up into individual condominiums. And that proposal was before the review board and there was a lot of interest in that on the part of the review board.

17 We come now back to the Zoning Commission. We filed an application for new construction around the main sanctuary, proposal to use the interior sanctuary space for nonprofit office use so we can keep intact the volume of that space. And the project has been substantially reduced in size since the first iteration.

24 I just wanted to note that this is approximately two years in making this proposal.

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We've had a lot of interaction with the community, the Office of Planning, the historic preservation staff and the Historic Preservation Review Board. And we believe that we have the right mix and the right architecture and design to make this project come to fruition at this point.

7 With that, I would like to begin with the architects this evening. Presenting will be Shalom Baranes and Robert Sponseller of Shalom Baranes and Associates architecture firm. Mr. Gross from Arnold & Porter will be presenting the planning issues underlying this zoning application. And we have one additional witness that wasn't in our pre-hearing submission, wasn't designated in our pre-hearing submission, and that's Mr. Alex Green from the Woodmark Commercial Group that will just give some brief comments about the non-profit users of this size in this location. Give his brief opinion on sort of how those conditions interact with the kinds of conditions that we are proposing to propose -- that we are proposing to constrain the non-profit space with.

23 And there have been issues raised in the past about identifying a specific non-profit user before it's approved and he'll talk about the

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feasibility of doing that or finding that kind of nonprofit user. And then having them wait through a zoning process before they're willing to commit to the space.

5 So, that's kind of an add-on from our prehearing submission and we are ready to proceed if the Commission is ready at this point?

8 CHAIRPERSON MITTEN: Yes. I just want to interrupt for a second just to state for the record that Mr. Hildebrand has joined us.

11 COMMISSIONER HILDEBRAND: And I apologize for being late.

13 CHAIRPERSON MITTEN: You missed a lively discussion earlier so we'll fill you in. So, please proceed.

16 MS. GIORDANO: So, with that, I'd like to introduce Shalom Baranes and Robert Sponseller.

18 MR. BARANES: Good evening. My name is Shalom Baranes and I'm here with Robert Sponseller who has been the principal in charge of the project. And I'd like to start by giving you a little bit of the context and then let Robert explain to you the specifics of the new design itself.

24 As I think you know the location of the building, I won't spend too much time on it. But,

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what this shows is the extent of the original 1886 church there surrounded by new construction. We have H Street on the south side, Delaware Avenue here terminating at the circle. And then this, of course, is First Street which has been closed.

6 This is an aerial view and what I'm going to do now is show you a few photographs of the building walking around it. And what I'd like you to take particular note of again is the original building here that we are saving in place and restoring. This 1950s addition and then two additions on the rear from the '30s and the '50s, which we're also demolishing.

14 So, here we are looking basically to the northeast. You're seeing the circle here with the front of the church with its original entrance and just a very small view of the latest addition to the church. And then the other additions I'll be pointing to are in the rear here.

20 Here is closer up. This abuts the church right on its original historic wall. So, actually, there's communication between the two spaces. We are not going to the outside.

24 And you can see that that addition which I just showed you, the front elevation spans the

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entire length of the original building.

2           Then here is the back of the two  
additions with the original 1886 wall above them.

4           And then here's a close up of those two  
additions that we will be removing.

6           And as Cynthia Giordano just mentioned,  
we did have a series of meetings, presentations with  
the HPRB, Historic Preservation Review Board, and  
they did look fairly closely at the nature of these  
addition, whether they were contributing or non-  
contributing. And essentially gave us approval to  
demolish everything the original building.

13          This is the context of the church. Here  
in the lower slide. Here it is. Basically, we're  
looking generally to the south. This is the Randall  
School, the Corcoran currently has. These are some  
larger 90 foot tall apartment buildings. And then  
there are some lower townhouse structures behind the  
trees here. And, again, there's the church there.  
And you get a better sense there of the overall  
context.

22          And here's a close-up of some of those  
apartment buildings which I just showed you. And as  
I said, they are about 90 feet tall.

25          Okay.       So, our proposal basically

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involves a fairly intensive restoration of the church building itself. We've submitted a fairly detailed program to the Historic Preservation Review Board documenting all of the work that we're going to be doing to the exterior with regard to the pointing, restoration of the brick, the restoration of the roof. All of the things that we would normally do when we're in the situation when we're following the Department of Interior standards. That's pretty much the direction that we're going to be taking here on the exterior.

12 Now, as we said, the one change we are making that the review board did accept is the removal of the stained glass windows in the church. Our intention is to remove those very carefully and then basically reinstall them on the interior as decorative elements.

18 We want to use the sanctuary for nonprofit office use. And there just is not sufficient light to do that with the stained windows in place.

22 And one side comment on that. We've just finished two synagogue projects where in one instance in Georgetown on 28th Street where the Old Georgetown Board and the Commission of Fine Arts

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just about two months ago gave us permission to remove the stained glass windows there for a similar kind of reason. I mean, that synagogue will be continued to be used as a synagogue, but there's just the desire to have more natural light in the space. And the only way we could really achieve that was by removing the stained glass.

And I think that's useful to note.

9 About two years ago did the same thing with a synagogue from the 1940s up in Chevy Chase, Maryland where, again, we removed all of the stained windows from the sanctuary and place them, reused them on the inside as decorative elements and back lit them.

15 We seem to be living in a time when people desire more natural light in these spaces, whether the continued use is for religious purposes or other purposes.

19 The footprint of the existing construction is as you see it here with, again, the original building here and then these footprints comprising the additions. And we basically are following the same formula. We're wrapping an L-shaped new addition around the church. The difference being, of course, that it's taller and

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that it moves closer to the property lines than what you see here.

3           After a series of meetings with the staff of the Historic Preservation Review Board, and after two public presentations at the review board, we wound up with a massing -- with the massing that you see on the right. We started out with David Maloney and other members of the review board staff with a scheme that was a little bit larger than the one you see on the left. And we went to the first HPRB hearing with the density that you see here. And the areas that you see highlighted with this color here and here, for example, at the top of the building, were the areas that the review board felt we should remove from the new construction in order to make it more compatible with the church structure itself.

18           And we did do that. And what resulted is here on the right. And, in addition to removing those two elements, they also asked us to redesign our garage so that we did not have access to it off the front of the church. We were essentially proposing to put a plaza -- place a plaza here and then start a ramp right about here that would essentially sit under the new construction and

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allow us to access a U-shaped parking area around the historic building.

3 They objected to that. They wanted a more formal front to the church without the driveway. And so we did redesign the whole thing and we now access the garage as well as the residential off of here which is, as you can see, off to the rear of the church.

9 And this is essentially the density and the massing scheme that was approved by the review board. And, again, you can see what their concern was about the height here. They were very desirous of our matching certain belt courses, certain horizontal lines in the church and then to push as much of the mass as we could to the back of the church and essentially have this whole thing act as a backdrop.

18 So, obviously, we did lose some density. We did lose some height. But this is the project that we're prepared to move ahead with now.

21 MR. SPONSELLER: Good evening. I'm going to walk you through now in a little more detail the plans and the design of the exterior of the building. As I do this, I'm going to mention some of the challenges that preserving the historic

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landmark church presented us both in terms of preserving the original structure and the new construction as influenced by its presence. And these challenges fall into three categories.

5           As you can see in the rendering and you can see from Shalom's presentation, the church sits in the middle of the site essentially. And it forces any new construction, any additions to it, to be arranged around it in an L- or U-shaped manner. That entire church is going to be preserved, both the interior and the exterior spaces will be preserved fully.

13           And, finally, in designing an addition to an existing landmark such as this, it raises the bar on the architecture a little bit and causes us to - forces us to articulate and develop a little bit more than we normally would.

18           So, next, I'd like to walk you through the plans beginning with the idea that in a mixed use project such as this where there are two users. In this case a nonprofit office and residential, our main challenge is to design them in a way that they're compatible on the same site.

24           The way we're done that is through reinforcing the preservation concept for the project

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which is that on the southern and western fronts, the church remains as the primary focal point in the composition. And so by placing the residential to the north and the eastern sides and consequently the residential main entrance as well, we've been able to establish and maintain the church as a primary focal point from what has historically been the public sides of the project.

9           Next, I'd like to walk you through the floor plans.

11           First, as a nonprofit tenant user, they would occupy the building and use the building. Access for the nonprofit office space will occur in the restored fore court which is recreating the historic First Street street-way and restoring the cobblestone courtyard there. And the nonprofit tenants would get access directly into the church structures at the original doors.

19           And just incidentally, the church was set up on a piano nobile classical manner. The main hall of the church is actually -- back one slide. It's actually up on the second level. On the ground level was a smaller floor and was strictly accessed from the plaza. But the main level was raised up one level and was accessed via two symmetrically

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opposed staircases which occupied either tower of the church. It was a very formal circulation up to the main hall of the church which we planned to maintain and preserve.

5 In addition to the two stories in the church, the nonprofit user will also have access on the lower floor to a small portion of the addition on the north side.

9 The residential users on the other hand will enter on the opposite side of the site at the southeast corner near the terminus to H Street and the Randall recreation fields. They'll have access directly to the B1 parking level at the extreme edge of the site here on the eastern side. And by foot, they'll have access into the main lobby and vertical circulation elements adjacent to the parking area.

17 This is the second-level plan which shows what I mentioned earlier which is the main hall of the church, actually raised up one level above grade. And as nice as those staircases I mentioned are, in order to have the building function for code, we had to add two additional egress stair components which will be shared by both users, so that the church's egress and building code requirements could be met.

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1           The residential plan on the second floor  
is an L-shaped configuration as Shalom mentioned.  
And this is a single loaded configuration. It's a  
rather narrow addition of 40 feet on the northern  
wing and 45 feet on the eastern wing. This is quite  
a bit smaller than we normally do in new residential  
construction where we aim for a 65 or 70 foot  
typical residential depth.

9           And this is one of the typical lower  
floors of the building where, again, you see the  
single loaded configuration, the main vertical  
circulation elements in the center. The inner  
section of the two wings of the addition. And  
approximately five to six units per floor on these  
lower levels. And as you step up in the building, on  
the fifth through seventh floors, the building steps  
back again as mentioned in the massing diagram to  
one or two units per floor. Here you see the  
vertical circulation elements in a couple of units  
on the fifth through seventh floors.

21          I mentioned some of the challenges of  
the site. I think this parking diagram shows it  
quite well. This is the B1 level. And in order to  
provide the parking that's required both for the  
marketing and by building the project, we've had to

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completely excavate the entire site footprint here with the exception of the church, which sits right here in the middle of the page.

4 That church will be underpinned on three sides of its perimeter and the entire site will be sheeted and shored on its perimeter to provide the 27 spaces that we're providing, four of which will be used by the nonprofit user.

9 The next slide is a section. North/south section through the church showing the nonprofit user as it occupies the entire structure. And the four levels of residential adjacent to it.

13 Incidentally, on the second story, there is a mezzanine level above the main entrance which we are restoring to be used by the nonprofit user, but which we're pulling back from the exterior of the church, so that it stays out of view from the windows.

19 And, next, I'd like to walk you throughout concept for the massing and the design of the exterior.

22 The slide on the left is a photograph of a model which shows that the L-shaped configuration is composed of two wings. One which is four stories placed on the north side of the site between the

church and its northern property line. The second leg is a seven-story wing and is placed east of the existing church and abutting the property line to the east.

5 And here the result from, again, what is the public side of traditionally the front of the project is that the northern wing is essentially hidden by the gable of the church, exposing only its narrow face here, the end of that leg. And the seven-story wing, which has been further articulated as a combination of brick and metal, is set back from the church, seven to eight feet on the eastern side. It's composed of a second primary material in addition to the brick which is a metal and glass volume which you can see here. And you can see how we've articulated that second volume to be composed of a bay with some setbacks on the top and the lower floor. We've introduced a series of balconies between the brick plane which serves as sort of a backdrop to the addition and the second volume.

21 The lower volume is primarily a punched brick masonry volume. But we felt that by introducing a couple of materials into the composition would help reduce the scale of the project and improve its contextual fit.

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1           Next, I'll walk you around the  
elevations for the building. Beginning with the  
flag on the left, the image on the left, this is the  
restored four-court elevation, the wester elevation  
of the church. This is the original church  
structure. The main door, which will be reused by  
the office tenant.

8           This is the four-story residential wing  
as it appears in the historic courtyard. And then  
around the court on the north side, this is the  
extension of that four-story wing with the addition  
of a couple of bay windows along that frontage. And  
then you can see the northern face of the seven-  
story wing as it faces the north elevation. Again,  
primarily this lower volume is primarily a brick  
volume, sympathetic to the modern row houses to the  
north. And the second volume is a metal skin which  
I'll show you some images of in a moment.

19           The next slide is the south elevation,  
the H Street elevation. This is an elevation of the  
nave of the church and here is the second volume  
with the residential entrance occurring between the  
brick plane that I mentioned and the glass and metal  
volume.

25           And then on the park side, on the

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Randall Recreation Center side is the long face of that wing, which is, again, articulated with setbacks and bay windows and it's composed of a standing metal skin panel which I'll show you a picture of.

6 This area in Southwest is one that underwent considerable amount of urban revitalization since the 1950s and has seen -- is one of the areas where architecture has been slightly more experimental in Washington and tried new materials.

12 This is an image of the Harbor Park condominiums, our townhouses, in Southwest where it introduces some very interesting aluminum panels into the composition, this very kind of contemporary composition.

17 COMMISSIONER JEFFRIES: Excuse me. Where is that?

19 MR. SPONSELLER: It's called Harbor Park condominiums in Southwest. It's -- I'm sorry, River Park. Thank you. Oh, River Park. Sorry.

22 This slide represents the brick material that we're proposing for the project. On the left is a mixture of gray buff bricks. We like to blend these bricks together. A couple of different shades

of the bricks together and the slide on the right. This is the primary material for the addition. The lower four-story wing and the plane that separates the addition from the church will be composed primarily of this blended brick pallet.

6 And to the right are a couple of images of the standing seam metal panel that we're using on the portion of the building that faces the recreation center, the Randall Recreation Center. And this is a standing seam metal panel which will be silver in color. And these are a couple of buildings, international buildings that show the type of material that it is.

14 I'd like to go through next the relief that is being requested for the project, beginning with the rear yard. There are four items that we are requesting relief for from zoning.

18 The rear yard dimension, because of the amount of open space that is being left open on the western frontage, the placement of the addition on the north side has required that we ask for a variance on the depth of the rear yard that would otherwise be requested.

24 In addition to the rear yard, and that applies to this area here shade, in the rear yard,

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there are three courts. One in the notch between the four-story addition of the church and a second in the notch on the eastern side of the church. And a last open court on the eastern property line of the addition -- between the addition and the eastern property line.

7           Additionally, there is relief requested for a penthouse setback. This element here is the main penthouse equipment as you saw in the renderings for the building. And we are showing it aligning with one of the setbacks that we provided in the massing in relief from the provision that requires that the one-to-one setback from all roof edges.

15           Additionally, we will be applying and following through the procedures required for a certain number of lead items for the project. And we've submitted this list to you. We were asked by the Office of Planning to clarify some of these issues as they relate to above and beyond what would normally be required for any project in Washington.

23           So, I have listed these here and I can run through them if you're interested in a little bit of detail.

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1           Now, the process for lead items, as you know, is a series of form and templates that have to be filled out and are verified by the Green Building Council after completion of the project. And these are the items that we're committing to. And the items that are indented are the ones that are above and beyond what we would do normally, although we don't normally always go through the lead application process on all items.

10           So, beginning with the sustainable site section of the lead, we're providing alternative bike transportation credit in the way of bike storage, which otherwise wouldn't be required for the project. Fifteen percent of the project, we're actually showing a little bit more than that. Storage for bicycle facilities for the residential users.

18           Under water efficiency, we are using non-potable water for irrigation of all the plantings for the project.

21           Under Energy and Atmosphere, the owner will hire a third party to view and establish and confirm the proper commissioning of the systems and the efficiencies as designed for the HVAC mechanical systems for the project.

1 Under Indoor Environmental Quality, the minimal IAQ performance is something that requires a level of fresh air to be provided for all the units and all the public spaces in the building which is, again, above and beyond what D.C.'s building code would normally require. And the low emission materials in terms of carpet is a provision that the carpeting be a certain lead specified carpet that has a very low VOC component emissivity.

10 Finally, we'll be providing a lead accredited professional in our office to follow the project through from our side.

13 And, finally, with all this we just presented the project as seen from the Delaware and H Street frontages. It's really about the restoration -- preserving the church in its full integrity and original stature as seen from the public right of ways and we've accomplished this through a very detailed architectural design of the exterior, preservation of the interior and exterior of the church and are offering additional lead items as part of the amenity package as well.

23 MS. GIORDANO: We're going to proceed with Nate Gross' testimony now on the fairly numerous planning issues involved in this

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application.

2 We handed out a summary of his testimony.

4 MR. GROSS: Good evening. My testimony will be in three parts. First, a summary of public benefits and project amenities. Secondly, some comments on project density vis-a-vis the public benefits. And, third, the land use context and the nonprofit office use.

10 Regarding part one in the interest of time, I will simply read the headings and then proceed to other two sections.

13 So, we're offering historic preservation, superior architecture and urban design, mixed use with residential and non-profit office uses, affordable housing, advancement of important comprehensive plan policies, lead features, economic development, asbestos remediation, a historic preservation plaque and good faith efforts regarding litter control and ride sharing with neighbors.

22 Turning then to some items that Mr. Spenseller covered in party, but I'll reiterate it in zoning terms.

25 We believe that the site has a limited

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density but yet provides significant public benefits.

3 As noted previously, one-third of the land area to the west of the church essentially can't be built on because it's the setting for the historic facade.

7 Then you have the footprint of the church itself which obviously can't be built on and it's low density as most churches are. A little more than -- well, a low density, refers to volume.

11 This leaves 60 feet of land east of the church and 54 feet north of the church on which to situate new construction to support the entire finances of the project, including some very expensive restoration.

16 In density terms, we're only going from a 178 FAR as allowed in R-4 as a matter of right to a 286 FAR. So, this is a 1.86 FAR end trace and yet the overall density is still in the moderate to median range.

21 We would also note that under R-4 zoning, Section 350.5 and related provisions allow a pre-1958 building to be converted to apartments on the basis of one unit per every 900 square feet of land area on the lot. In this case, that would

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result in 18 units of apartments, which is similar to the 21 that are proposed in the application.

3           So, in summary, all in all, we believe the PUD is a superior result on a difficult site achieved with only a minor increase in density.

6           The third category, the question of the nonprofit office use, the operation controls and the procedure for approval.

9           We will discuss the land-use context, but by way of introduction I would say that we started out applying for a Section 217 Special Exception Approval of Nonprofit Office Use as allowed in the zoning regulations. The great majority of these cases have occurred in Dupont Circle the Capitol Hill historic districts and it's almost always a townhouse context, whether that's a free-standing mansion or simply an oversized townhouse. They're in tight environs, an urban setting in which if one of the townhouses is devoted to office use, and you have office workers commuting there, and you have party walls, you have issues about affect on neighbors. And this results in the regulations typically requiring the specific user be identified, operational controls and so on.

25           We have requested instead, we've offered

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certain operational limitations in the hope of getting generic approval and part of the rationale for that is that this is quite a different setting than your typical dense historic district townhouse neighborhood.

6 On this map in the center of this site you can see marked the PUD site. The first comment is that the houses -- the townhouses in flats to the north are about 50 feet from the church. Going to the northwest, the nearest townhouse in the flat there are about 180 feet. So, you have a fair amount of separation here from pretty small nonprofit office use.

14 If you go due east of the site, that is to the right, you have the Randall Recreation Center which consists of large open playing fields and tennis courts. So, obviously, there's no question of that adversely people there.

19 Due south of the site across H Street, you have the former Randall Junior High School complex, which has been in government office uses, the fine arts center, homeless shelter and other uses over about a 20-year period. And which is currently being reviewed for possible reuse. It's on a 2.4 acre site and so there will be a

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substantial activity center there, compared to which this project is pretty small.

3           On the triangular block to the left or the west of the school complex, is the southwest clinic. It's a matter of right use in the R-4 zone.

6           This use is on 24,000 square feet of land versus about 16,000 on the PUD site. And the size of the clinic in floor area is around 22,000 square feet. So, it's more or less twice the size of the nonprofit use proposed. And has a fair amount of visitor traffic.

12           Width of Delaware Avenue here is 180 feet. And it's severely underutilized given the fact that it's a one-block section that ends on the traffic circle and then the short stub of H Street simply dead-ends into the Manual Recreation Center.

17           Delaware Avenue is severely underutilized which you can just tell by observation. It rarely has much traffic on it. It also serves as kind of a large area of buffer in terms of any noise or other potential adverse effects that might come from a nonprofit office use.

23           So, all and all, what we are saying regarding the nonprofit use is that we would hope you might see fit to approve the nonprofit office

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use so the north end can be more efficient. It's small. We've offered operational controls that the Office of Planning has agreed with with a couple of minor impartial exceptions and that will conclude my testimony there.

6 Thank you.

7 MS. GIORDANO: Thank you. That's a natural lead into Mr. Green's testimony. Mr. Green is with Woodmark Commercial and he has expertise in leasing nonresidential space, commercial office and nonprofit office. And he is just going to comment on the ease with which this space might be leased with these conditions and the difficulty of identifying a nonprofit user to take this amount of space and then to require them to go through a zoning process if we were required to follow this process up with a BZA process or some other process to review the specific nonprofit user of this space.

19 MR. GREEN: Hello. My name is Alex Green. My testimony will be a lot briefer than everybody else here.

22 My home address is Arlington, Virginia. My business address is Washington, D.C. I am one of the principals at Woodmark Commercial Services. I've been in the business 22 years, leasing space,

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selling office buildings and we do a lot of property management.

3 Just to give you an idea of where we are on talking to tenants with the nonprofit use. For the last, I'd say, three or four months. I keep a very good log on who calls. We've had about 125 calls from real estate brokers and potential office tenants.

9 From the tenant side, I would say the majority of them have come from tenants who are already located in the Capitol Hill area. The brokers who have called quite frankly I'd say maybe 80 percent of them don't know the area that well, so they're just trying to get an idea of what is happening.

16 We have had, for instance, which I think I can say. We've had, as an example, some of the tenants have expressed quite a bit of interest where they've come back several times to look at the building. We've had the Sierra club look at it and we've actually had an Indian tribe look at the space. So, that's, you know, from the tenants standpoint.

24 I'm going to make a very sweeping statement. Any restriction on me trying to lease

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the space is going to be very difficult for any tenant whatever that restriction may be. The number of people in the building, hours, things like that.

4 And as a footnote, I think that what's going to happen here. Whoever the tenant ends up being in this building, it will probably be driven by a major catalyst in the area. Whatever is going to happen with the Randall School, whatever is going to happen with the old EPA buildings at Fourth and M, what's happening across the street, south Capitol with the baseball, you know, all the development that's happening over there.

13 So, at the end of the day, if we do have nonprofit office use in the building, I truly believe that one of those developments, whatever it may be, will probably generate the tenants for the building.

18 That's all I have to say.

19 MS. GIORDANO: Mr. Green, typically, do nonprofit tenants of this size, do they have the luxury of waiting through a six to nine month zoning process --

23 MR. GREEN: Well, I --

24 MS. GIORDANO: -- to insure that they can lease the building?

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1 MR. GREEN: Well, any tenant looking at  
-- the uncertainty of what we have here, obviously,  
is a big detriment trying to lease the space.

4 Also, with this size with up to 10,000  
square feet and quite frankly a lot of these  
tenants, nonprofits, for profits, whatever you want  
to call them, they let their leases go to the very  
ends I mean, these people are probably out in the  
market six to fourteen months before the lease  
expires.

11 So, basically, you have to have  
something almost built for these guys to enter the  
space.

14 MS. GIORDANO: Thank you. That  
concludes our presentation.

16 CHAIRPERSON MITTEN: Okay.

17 MS. GIORDANO: And all of the witnesses  
are available for questions.

19 CHAIRPERSON MITTEN: Okay. Before we  
get to the questions, do you have material samples  
here for us?

22 MS. GIORDANO: The material samples are  
the slides that, I believe, Mr. Sponseller showed --

24 CHAIRPERSON MITTEN: Do you have hard  
copies of those.

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1 MS. GIORDANO: -- of the difference of  
the2bricks.

3 CHAIRPERSON MITTEN: I don't think you  
had4those.

5 MS. GIORDANO: Yes.

6 CHAIRPERSON MITTEN: Okay. Okay. We  
just don't have it in the record, I don't think.

8 And then a landscaping plan and grading  
plan9?

10 MS. GIORDANO: The landscape plan was on  
that. It's a fairly modest landscape plan because  
the2 church fronted on a street. Basically a  
cobblestone street, there is very little planning.  
But4it was included on the site plan that was shown.

15 CHAIRPERSON MITTEN: Okay. So, we're  
just6 going to need --

17 MS. GIORDANO: Okay.

18 CHAIRPERSON MITTEN: -- copies of all  
thase slides.

20 And is part of the Applicant's  
commitment regarding these lead items, is it to  
actually seek lead certification? Or is it just  
using a lead standard as a benchmark?

24 MS. GIORDANO: It's using some of the  
lead standards.

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1           CHAIRPERSON MITTEN: You need to be on a  
mike.

3           MR. SPONSELLER: We are not going for  
one<sup>4</sup> of the lead rankings on the project. But we  
will~~1~~ be certifying those items. We will file them  
with~~h~~ the Green Building council and go through the  
forms and applications that we would do. And  
ach~~1~~ieve those results for those items that I showed  
you<sup>9</sup> even though we won't be getting a bronze or  
silv~~1~~er or platinum rating.

11          CHAIRPERSON MITTEN: Okay. So, one of  
the<sup>2</sup> conditions of the order can be that that actual  
cert~~1~~ification by the Green Building council can be  
forw~~1~~arded to the Zoning Administrator to sort of put  
the<sup>5</sup> punctuation mark on the completion of that item?

16          MR. SPONSELLER: Correct. For items  
that~~1~~ we listed. Yes.

18          CHAIRPERSON MITTEN: Okay. Okay.

19          Questions? Mr. Hood.

20          VICE CHAIRMAN HOOD: Yes. Thank you,  
Mad~~1~~am Chair.

22          I just want to start off. If you can  
put~~2~~back up one of the pictures of the whole site.  
I m~~1~~ean, the project complete. No, not the existing.  
Wh~~1~~at you're proposing.

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1 MR. SPONSELLER: Oh, the proposing.

2 VICE CHAIRMAN HOOD: That's it right  
there. Forty-five, I think it is.

4 MR. SPONSELLER: The rendering.

5 VICE CHAIRMAN HOOD: Right. Let me ask  
a question.

7 On the north side of the -- I'm talking  
about the existing sanctuary, which is going to be  
preserved. On the north side of the "A" frame, what  
is on the other side of it? And the reason I'm  
asking is, when it rains, what happens? Where is  
the drainage? I'm sure we got gutters, but how  
close is -- is that abutting another -- the proposed  
building?

15 MR. SPONSELLER: As is the case  
currently with the addition that is on the church  
now, the two structures do touch. And we will be  
taking the water interior to the addition and  
removing it from the church roof, bring it in  
through the new construction and into the storm  
system.

22 VICE CHAIRMAN HOOD: Come off the A-  
frame?

24 MR. SPONSELLER: They do touch.

25 VICE CHAIRMAN HOOD: come off the a-

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frame onto the existing --

2 MR. SPONSELLER: Yes. It is a vertical  
wall against a valley. Yes.

4 VICE CHAIRMAN HOOD: And then where is  
it going to go from there?

6 MR. SPONSELLER: It will go into a  
leader, a rain leader, and go inside the addition  
and then be taken out directly to the storm water  
system, the same way that the water from the flat  
roof of the addition will leave the site. It  
actually will go through a storm water management  
tank on the process.

13 VICE CHAIRMAN HOOD: Let's go back to  
the Green Building which you're proposing.

15 One question I had. I noticed you  
talked about the contaminants, I guess, in the  
carpet. Before that, I think you had indoor air  
quality. Can you expand on that for me how you plan  
to achieve that?

20 MR. SPONSELLER: Most of these are  
pretty straightforward in terms of a series of  
requirements that you have to meet to be granted  
certification.

24 There's two items under the indoor  
environmental quality. One was the low emissivity.

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That wasn't the one you were asking about?

2 VICE CHAIRMAN HOOD: Yes. I'm familiar with that. I want to know about the indoor air quality.

5 MR. SPONSELLER: Okay. The IAQ is really about the number of changes in the air. The amount of fresh air that you're providing on a building. And there is a minimum that you have to do for code in D.C. for residential construction. This goes beyond that. And I don't know if it's two times as much or three times as much, but it's considerably more fresh air being provided to the building. This is all about getting rid of VOCs, getting rid of moisture in the building to prevent mold. It's all about the quality of the indoor air system and it's above and beyond what is otherwise required by code. It's about the fresh air being brought into the building.

19 VICE CHAIRMAN HOOD: Okay. I'm not quite clear on that.

21 MR. SPONSELLER: Okay. Well, in residential buildings, if I could go a little further?

23 Residential buildings you bring fresh air into the building for the occupants more so than you would in an office use typically. And there's a

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certain number of changes of the air volume that are required to meet code. And let's say under D.C. code it's one full volumetric change per hour. Under this provision, it's one and a half or two times that much. So, it's an additional level of fresh air being brought into the building. This is really about getting rid of moisture for mold prevention and volatile organic compounds that are in the air because of the materials provided.

10 VICE CHAIRMAN HOOD: so, you're saying under this arrangement you're bringing in more than what is D.C. code?

13 MR. SPONSELLER: Yes. Which is a more intense mechanical system for the building, because fresh air has to be treated and so the more air changes you have in a building, the more expensive the mechanical system basically.

18 VICE CHAIRMAN HOOD: Okay. My next question, Ms. Giordano, I understand that the HPRB has looked at and everything and I understand the magnitude of what took place there at the church.

22 A plaque. I see that around the city all the time which to me sometime things get lost. I wonder, has this also been run by the D.C. historic office. And I mean, this is under Dr.

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Janet Harris? Are you familiar with that office? I think it's in --

3 MS. GIORDANO: No. Perhaps the architects are. I'm not.

5 VICE CHAIRMAN HOOD: The D.C. Historian. That's I think -- she's the D.C. Historian.

7 MR. BARANES: I am not familiar with --

8 MS. GIORDANO: No. I don't think so. We had hired a historian that prepared the landmark application. A private Historian Traceries, Inc.. But I'm not familiar with the city historian.

12 VICE CHAIRMAN HOOD: Can we look at that and maybe run some of this by her?

14 MS. GIORDANO: Certainly.

15 VICE CHAIRMAN HOOD: See what magnitude we can ascertain or more or less keep some of the history there as opposed to a plaque.

18 MS. GIORDANO: Certainly.

19 VICE CHAIRMAN HOOD: You know, I have concerns --

21 MS. GIORDANO: At one time we talked about --

23 VICE CHAIRMAN HOOD: -- over on the avenue --

25 MS. GIORDANO: Right.

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1 VICE CHAIRMAN HOOD: -- and a lot of  
people don't know where it is.

3 MS. GIORDANO: Right. Right.

4 One time we talked about some oral  
histories too about the building and assisting in  
that effort.

7 VICE CHAIRMAN HOOD: I think that would  
be a good start. She's pretty knowledgeable. Not  
to take anything away from HPRB. I don't want to  
get in trouble, but I just think that the D.C.  
Historian's office is a place that we need go there  
and look at and at least run it by her and see what  
ideas she may help you with.

14 MS. GIORDANO: Okay.

15 VICE CHAIRMAN HOOD: The other thing.  
LSDs and the DOES, I understand you're going to  
enter into --

18 MS. GIORDANO: We are committed to doing  
that and we can submit those executed agreements  
prior to final PUD order of issuance.

21 VICE CHAIRMAN HOOD: You know my normal  
question is, have we already put in the pipeline  
what's going to be needed?

24 MS. GIORDANO: Yes. We are negotiating  
those agreements. We don't have them executed yet

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and we will certainly be looking at contractors who are very familiar with executing those agreements.

3 VICE CHAIRMAN HOOD: Okay. And also making sure that the community. I don't know if they work for the ANC or whoever, knows what jobs may be needed so they the city can start getting their pool together. So, we don't have anybody qualified.

9 MS. GIORDANO: I understand.

10 VICE CHAIRMAN HOOD: Okay. Thank you.

11 That's all I have, Madam Chair. Thank  
you

13 CHAIRPERSON MITTEN: Anyone else?  
Questions?

15 Okay. I have a couple of just finer  
points.

17 In the written testimony, there is a  
proffer of a benefit regarding asbestos remediation  
and I want to know how that is. I mean, I  
understand what the benefit is, but how is that  
something that the Applicant wouldn't otherwise do?

22 MR. BARANES: The asbestos is located on  
a couple of walls that were actually not disturbing  
at all. And we would have the option of  
encapsulating, just leaving everything alone.

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Instead, we're choosing to remove all of that to expose some of the original historic fabric behind the stucco. And if it's in reasonable condition, we'll leave it exposed. If it's not, we'll restucco it with something that obviously doesn't contain asbestos.

7 CHAIRPERSON MITTEN: And why is the Applicant making that choice?

9 MS. GIORDANO: I think I can speak to that.

11 It's in further --

12 CHAIRPERSON MITTEN: Actually, can I ask Mr Baranes --

14 MS. GIORDANO: Oh, sure.

15 CHAIRPERSON MITTEN: -- to answer the question because --

17 MR. BARANES: Yes. I find that our client's lenders are always much more comfortable if we can certify that the project is asbestos free as opposed to our saying, we've followed all the regulations and we've encapsulated some and we've removed some other.

23 CHAIRPERSON MITTEN: Okay. So, that's really more for the Applicant's benefit than the public's benefit I would take?

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1 MR. BARANES: Oh --

2 CHAIRPERSON MITTEN: That's sure giving  
the proper answer -- the honest answer, I think.

4 MR. BARANES: Yes.

5 CHAIRPERSON MITTEN: The proffer  
regarding litter control.

7 The way it's articulated in the written  
testimony is the Applicant will work with other  
stakeholders. What's the commitment besides working  
with, which can be having one meeting to actually  
getting results? So, what is the actual commitment?  
Or is that the extent of it?

13 MR. GROSS: Well, in the absence of a  
development plan for the Randall School property,  
it's hard to go beyond the ride-sharing anyway.  
Certainly it would no doubt be to the benefit herein  
to the offense of the former school to just  
coordinate on ride-sharing.

19 The litter control. This is pretty  
minor. It probably falls well below the other  
amenities. But it's probably worthwhile. There has  
been a fair amount of litter in there, but partly  
that's from underutilization.

24 CHAIRPERSON MITTEN: And when you say  
litter in there, where is there?

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1 MS. GIORDANO: We're talking about the grounds behind the Randall playing fields and this issues was raised by the ANC about the litter in that area and also on the adjacent H Street. And we asked to take some responsibility for cleaning litter there. And we're willing to do that in conjunction with the new Corcoran project across the street.

9 CHAIRPERSON MITTEN: Okay. I guess just for myself, I'd find it more compelling if there was actually -- okay, we will clean the following area. That's a commitment that I would find compelling.

13 Okay. Anyone else?

14 COMMISSIONER JEFFRIES: I have a question about the rental affordable unit within a condominium context. Could someone walk me through the rationale?

18 MS. GIORDANO: The city is in the process of developing an inclusionary housing program. And we're just a little sort of early for that process. And the processes and the procedures haven't really been gelled at this point.

23 The Office of Planning has informed us that as a general policy, the inclusionary housing program will probably say if a project is rental,

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the affordable units should be rental. If the project is condo, the affordable unit should be a for sale unit. And that there will probably be a 10 year re-sale restriction on a for sale unit.

5 And in this case, we are offering a 20-year commitment to maintaining the affordability of a rental unit.

8 The project applicant and owner has indicated a preference to manage that unit in the absence of really knowing what the DHCD procedures are going to be at this time, how the lottery would be set up, etcetera, and that he felt that it would be beneficial to offer the unit first to possibly an artist in the adjacent Corcoran project or an employee of the nonprofit space.

16 So, the idea was to kind of tie that unit with some of the other things that are going on in the area.

19 COMMISSIONER JEFFRIES: Well, I'm a little familiar with the Randall School redevelopment site and all the plans there. So, it's good that you're sort of thinking forward about the possibilities. And I'm just, you know, trying to be comfortable with the notion of sort of an affordable for sale unit, you know. I mean, the

whole notion of home ownership and so forth. I hear what you said.

3 And I'm also wondering about sort of the financeability and sort of, you know, how that will sort of be addressed as it relates to all the other condo units and then having one unit that's sort of a rental. But if someone would own that unit and just rent it out --

9 MS. GIORDANO: Right. It would be the project owner and also his feeling was that, you know, given the condo market today, there's a significant number of units in these condo projects that are sold to investors in our rental units. And then, of course, the nonprofit space is going to be a major rental component. So, it's not that this would be really a unique condition in the building.

17 COMMISSIONER JEFFRIES: I have another question about this nonprofit.

19 I'm trying to get comfortable. One of the concerns, and I'm going to just sort of a forewarning to the Office of Planning. I'm trying to get comfortable with what I see it looks like it's coming up with a lot of restrictions, potential restrictions on the interior space of the church.

25 I'm trying to get comfortable with the

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nonprofit. I know there was concerns about, you know, a nightclub being there. What other potential private uses? I mean, like entertainment. I mean all those kind of --

5 MS. GIORDANO: Yes.

6 COMMISSIONER JEFFRIES: Could those be carved out? I'm trying to --

8 MS. GIORDANO: Yes. We took private club off the table for precisely that reason.

10 What we had in mind, was like Arts Club or Boys Club. That kind of club use. But some people raised the issue of a nightclub. And so for that reason, we took it off the table that a private club use, which is a permitted use in the residential zone district, would not be something that we would consider. It would be a nonprofit user that is not -- and certainly with these conditions, the hours of operation, you couldn't have a nightclub. The conditions we're proposing.

20 COMMISSIONER JEFFRIES: So, there was never really discussion about a for profit user potentially being -- that's a carve out? Then you would carve out the whole notion of a nightclub or, I know it's --

25 MS. GIORDANO: Yes.

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1 COMMISSIONER JEFFRIES: -- proffered  
amenity, but - -

3 MS. GIORDANO: And the reason we came to  
the nonprofit was because Section 217, which permits  
nonprofit office uses in residential historic  
buildings. And so that was kind of our first que  
and our first leader as to what would be appropriate  
here. And the community seemed comfortable with a  
nonprofit user as well.

10 COMMISSIONER JEFFRIES: Thank you.

11 CHAIRPERSON MITTEN: Anyone else? Mr.  
Hildebrand?

13 COMMISSIONER HILDEBRAND: Yes. I just  
had a couple of very quick questions.

15 During your presentation, you mentioned  
that you were using non-potable water for your  
irrigation system. Are you actually doing a gray  
water system in this project?

19 MR. SPONSELLER: No. Related to the  
water efficiency aspect of LEED, what it requires is  
that the retained water in the storm water tank, for  
example, can be pumped up and pumped up and used for  
landscaping. We're not instituting a gray water  
designed plumbing system.

25 COMMISSIONER HILDEBRAND: Okay. So,

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you're just using normal storm water?

2 MR. SPONSELLER: Captured water,  
exactly. Run-off.

4 COMMISSIONER HILDEBRAND: Okay. In  
looking at your roof plan too, it appears that there  
is more than one roof top structure. Are you asking  
for relief from that requirement?

8 MR. SPONSELLER: The two additions on  
the lower wing are actually stories. They're  
considered stores as opposed to roof top structure.  
They don't contain mechanical equipment and so they  
are just additions to the four-story wing. Partial  
stories, if you will.

14 COMMISSIONER HILDEBRAND: Partial  
stories? MR. SPONSELLER: Yes. There's one  
roof top structure.

17 COMMISSIONER HILDEBRAND: Okay. We'll  
look at that.

19 In preparing for the hearing tonight, I  
read a letter from the Department of Transportation  
recommending that the entrance to the garage being  
increased to a 20 foot width. Can you comment on  
that please?

24 MR. SPONSELLER: We have designed a ramp  
which does meet the provisions of zoning. There's a

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zoning provision that allows for a driveway access, which is 14 feet in width for two-way circulation.

3           The way we would design this ramp is, we would have timed light signals at the bottom of the ramp to preclude more than one car on the ramp at a time. We've spoken with our traffic consultants on this. Some traffic engineers that we've worked with on the projects and they've mentioned that this has been designed successfully on a couple of other projects that were even larger than this in terms of the 27 spaces below grade. So, they give us confidence that we can design this and be successful with it.

14           COMMISSIONER HILDEBRAND:       And these projects are in the District of Columbia?

16           MR. SPONSELLER:   Yes.   They're in the District of Columbia. One is at -- I can't tell you the specific projects. One is at George Washington University and I can get the names of both projects if you'd like?

21           COMMISSIONER HILDEBRAND:   I think that would be interesting to know.

23           MR. SPONSELLER:   Okay.

24           COMMISSIONER HILDEBRAND:   Thank you.

25           CHAIRPERSON MITTEN:   Okay.   Anyone else?

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Last chance.

2           Okay. Thank you, all.

3           Move to the report by the Office of  
Planning. Mr. Lawson.

5           MR. LAWSON?

6           MR. LAWSON: Thank you, Madam Chair, and  
members of the Commission.

8           My name is Joel Lawson. I'm with the  
D.C. Office of Planning.

10          At its March 14th meeting, the Zoning  
Commission set down this proposal for a consolidated  
PUD and related map amendment for a public hearing.

13          The current R-4 zoning permits  
residential row dwellings or flat development as  
well as conversion of an existing building to an  
apartment building. The proposal includes re-zoning  
the site to R-5-C and would be within the R-5-C FAR  
and PUD height maximums.

19          As noted in our report, OP believes that  
the proposal is generally consistent with the  
generalized land use map, existing zoning in place  
in the area with R-5-C zoning regulations and with  
neighborhood norms.

24          The proposal would generally further of  
comprehensive plan objectives related to housing,

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urban design and preservation and historic features. The2OP has no objection to the relief requested to reab yard setback, open court width and roof structure setback requirements.

5 As noted in their submissions, the Applicant has determined that the east side is properly considered a core for which relief is requested. OP has no concerned with this request either.

10 The Applicant also requested -- originally requested special exception relief via Section 217 to permit the nonprofit office use within the former church space as well as a portion of the new construction.

15 Although it's been determined that the section may not be applicable to provide relief in this case, OP would have no objection to the Zoning Commission permitting this use as part of the PUD given the community benefit associated with the proposed use, the conditions on the use of the space offered by the Applicant and the conditions.

22 The amenity package is proposed with additional clarification and conditions as noted is considered adequate.

25 The potential value to the neighborhood

and the costs associated with the full restoration of the church structure considerable, including the removal of the existing asbestos filled stucco siding and the placement of a historic plaque.

5 OP also feels that the proposed design is 6 superior, particularly in terms of its relationship to the existing historic church structure and the incorporation of some green building elements.

10 OP's concerns relate mainly to a couple of issues that potentially reduce the value of this amenity package.

13 The first one relates to the affordable housing provision and limits proposed by the Applicants, specifically, the unit will be of a different tenure rental from other units in the building which will be condo. And the Applicant administration of the affordable unit.

19 OP's concern with the tenure is that the Applicant's offer would be inconsistent with past 20 PUD practice where affordable for sale units have 21 been provided in condo buildings where the units 22 were provided on site.

24 Current recommendations are that for sale units would be made available at 80 percent AMI

for a period of 10 to 12 years.

2 If the Zoning Commission considers the Applicant's offer for a residential unit as acceptable, the Commission could consider using terms consistent with current HUD Section 8 low-income definition, which is about 65 percent AMI for a period of 30 years with covenants written into the title for the property.

9 This is a definition that is currently used by the District for administering rental units by agencies such as the Housing Authority and DCHD.

12 At the end of the control period, if the unit is sold, half the profit would go to the Housing Production Trust Fund.

15 In either case, the District is currently set up to administer the sale of the for sale unit and we anticipate the District processes for the administration of affordable rental units will be in place prior to the completion of this development.

21 OP's second concern has been uncertainty regarding the use of the church space volume. OP is supportive of the retention of the church volume for a non-profit office space, but the uncertainty is the result of not knowing the nature of the eventual

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user making a full assessment of the potential impacts of the use of the space not entirely possible.

4           However, the Applicant has proposed a series of conditions which OP supports and which will provide some assurance to the community and to the Commission.

8           OP has recommended that the Commission may wish to consider a limit on the number of evening meetings, although we recognize that the site is somewhat isolated from other residential development. Such a limit provided is not overly onerous, would provide both the nonprofit user and the neighborhood with a sense of guidance and a method of recourse, if necessary.

16          In addition to the normal Office of Zoning referral of this application, OP requested comments from a number of District agencies and department. The Department of employment Services noted that the Applicant will enter into a first source agreement. The Department of Housing and Community Development notes support for the proposal, including the designation of an affordable unit within the building. And has indicated to OP that the affordable units should be a condominium

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ownership unit like the rest of the apartments in the proposed building.

3 WASA noted building permit approval of the -- sorry. WAS noted building permit evaluation of the capacity and services will be needed. The Metropolitan Police Department noted concerns related to neighborhood parking, particularly given the adjacent recreation fields. However, the District's Department of Transportation has noted support for the project and the traffic and parking issues associated with it should be minimal and acceptable.

13 In summary, the revised proposal would be of a high quality and character with other development in the southwest area, is generally consistent with the Comprehensive Plan and the Generalized Land Use Map, provides for retention of and public access to the landmark church structure and should add stability and security to this particular area.

21 OP's concerns related to the use of the former church volume in the form of affordable housing would be mitigated by conditions as noted in the OP Report and they pertain to the design and placement of interior partitions, preventing the

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manufacture or sale of goods within the nonprofit use<sup>2</sup> and related to the ten-year administration of the<sup>3</sup>affordable housing unit.

4 And that concludes the OP testimony and we'<sup>5</sup>be available for questions.

6 Thank you.

7 CHAIRPERSON MITTEN: Thank you, Mr. Lawson.

9 Any questions for Mr. Lawson? Any questions?

11 COMMISSIONER JEFFRIES: Yes. I have a question.

13 So, has OP given any consideration in terms of the marketability of the church space to nonprofits or associations, given that, you know, if there was an order that talked about where petitions need to be? Just a number of restrictions?

18 MR. LAWSON: The issue regarding interior partitions has, in fact, been dealt with to some extent by the HPRB approval. That includes that any interior partitions not impact the exterior visual appearance of the church. In other words, there wouldn't be partitions running right through the<sup>4</sup>center of any of the significant windows and that kind of thing.

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1           So, to some extent addresses the concern  
that OP had.

3           Our second concern related to the  
potential that additions could -- I'm sorry. The  
interior partitions could actually damage what  
remains of the structure, the interior of the volume  
of the church is difficult to address that though.  
It would be difficult for the HPRB to address that  
because they are dealing with the outside of the  
church, not the inside.

11          And it would probably be difficult to  
address through a condition even through this order.

13          CHAIRPERSON MITTEN: Mr. Lawson I just  
wanted to ask you a question about, you know, I  
share the Office of Planning's concern about  
allowing an Applicant to administer their own  
affordable units. And I was just trying to figure  
out a way to, if the Applicant feels strongly about  
that and, you know, we accept this proffer as  
proffered and we don't manipulate it and we vote the  
amenities up and down. But if the Applicant were  
required to make an annual report to the Zoning  
Administrator regarding the status of the unit,  
would that give the Office of Planning anymore  
comfort?

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1 MR. LAWSON: I think it would provide  
comfort and I think that may actually be a  
requirement of the affordable housing program, that  
such an annual report is required anyway, so that  
would definitely help. Yes.

6 CHAIRPERSON MITTEN: Okay. Thank you.

7 Ms. Giordano, any questions on cross  
examination? Okay.

9 Then I would just note that we have  
reports attached to the Office of Planning report  
from DOES, DHCD, WASA and DDOT. Mr. Hildebrand  
noted the concern raised by DDOT regarding the  
driveway and Mr. Lawson noted the issue raised by  
WASA that there would be future information needed  
to be provided to them to evaluate the adequacy of  
services available.

17 Is there anyone here representing any  
Government agency that would like to testify? Okay.

19 Then I note that Commissioner Assalaam  
is here. But we don't have an ANC report in the  
record. So, I don't know if you brought one with  
you or if you'd like to testify on behalf of the  
ANC. But we would need a report -- a written report  
that meets our requirements if, in fact, we were to  
give the -- I have the wrong ANC? Is that you're

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going to tell me?

2           Okay. Would you both just come forward  
and help me out here. I need you on the record.

4           Let's just start by, if each of you  
would identify yourself for the record.

6           Wait, you need to turn on that  
microphone first.

8           MR. SOBELSOHN: My name is David  
Sobelsohn. I'm ANC Commissioner for ANC-6D02, which  
is a single member district that includes this side.  
I'm also secretary for ANC 6D, which covers the  
Southwest and the near southeast and this site.

13          CHAIRPERSON MITTEN: Okay. But it's  
just have Commission Assalaam introduce himself.

15          MR. ASSALAAM: Yes. I'm Commissioner  
Ahmed Assalaam, Commissioner for District 6D06.

17          CHAIRPERSON MITTEN: Are you the Chair  
still? Weren't you the Chair?

19          MR. ASSALAAM: No. Former chair.

20          CHAIRPERSON MITTEN: Okay. I'm just  
trying to keep the role straight.

22          MR. ASSALAAM: Yes.

23          CHAIRPERSON MITTEN: Okay. So, do you  
have a written report from the ANC? Let's start  
there.

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1 MR. SOBELSOHN: We don't Commissioner  
Mitten. This project has split our community.

3 At our May 9th ANC meeting, we voted  
four to three to oppose the project. After that  
vote, the Applicant addressed some of the concerns  
we had raised at our May meeting and revised its  
application.

8 Subsequently, at our June 13th meeting,  
that's one week ago, we agreed again by a four,  
three vote to reconsider the vote that we had taken  
to oppose the project.

12 Under Robert's Rules of Order, that put  
the original motion to oppose the project before us  
again.

15 A substitute motion to support the  
project with one condition failed on a tie vote with  
one abstention. At that point, we went on to other  
matters as an ANC. None of us on the ANC brought  
the original motion to oppose back up for a vote  
and therefor ANC-6D has no position on the current  
application.

22 CHAIRPERSON MITTEN: Okay.

23 MR. SOBELSOHN: I would like to testify  
as a single member District ANC Commissioner  
when ever it's convenient for you.

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1 CHAIRPERSON MITTEN: Okay. Thanks for  
clarifying this. I think you guys went through a  
lot to get to the point where you are even though  
it's no position.

5 So, this is not quite the proper time,  
unless, let's see.

7 You're in support.

8 MR. ASSALAAM: I would like to say that  
I don't quite agree with what the Commission is  
saying. So I wouldn't like that to be taken on the  
record as an absolute fact.

12 CHAIRPERSON MITTEN: Okay. Let's do  
this. You can hold your seat because you  
will testify in support and that's the group that  
we'll take next.

16 Commissioner Assalaam, you signed up as  
an opponent and you can just as part of your  
testimony, you can explain to us whatever  
differences of opinion that you have with Mr.  
Sobelsohn.

21 MR. ASSALAAM: Thank you very much.

22 CHAIRPERSON MITTEN: Okay. Great.

23 So, let me see if I can get a few more  
people to the table to keep you company.

25 I have Ron McBee. Douglas Williams.

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1           Okay. I think Mr. McBee will have five  
minutes when it's his turn and it's Reverend  
Williams, right? Will have five minutes  
representing the Redeemed temple.

5           And Mr. Sobelsohn, because you're  
testifying as an individual Commissioner, you get  
three minutes. So, why don't you begin?

8           MR. SOBELSOHN: I understand. Thank  
you

10          I'm new at this sort of thing, so I'll  
be submitting my written testimony at a later time.

12          I'm testifying as I mentioned as ANC  
Commissioner for the single member district that  
includes this site.

15          We in our single member district support  
this application with one condition. We're pleased  
that the Applicant has committed to work with the  
neighborhood to maintain Randall Recreation Center  
free of litter. That was one of the concerns we  
raised. Also, to design a building with specific  
lean building criteria to exclude a private club  
from the church structure and to provide a rental  
units for affordable housing.

24          However, we're still concerned that the  
application leaves open the possibility that the

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historic church building may be used for luxury condominiums. We don't consider this to be an appropriate use for this historic structure.

4 We, therefore, support the Applicant's plans to lease the church space for use as a nonprofit, but we would urge the Commission not to approve the project if the Applicant retains the right to use the church space for residences.

9 That's the testimony.

10 CHAIRPERSON MITTEN: Okay. Thank you.

11 We do hold panels and then we take questions at the end.

13

14 MR. SOBELSOHN: Sure.

15 CHAIRPERSON MITTEN: Okay. Mr. McBee.

16 MR. McBEE: Thank you.

17 Hi. My name is Ron McBee. And I've been a resident for over 25 years in Capitol Park, which is adjacent to the property at 734 I Street, SW20 I'm the current officer and past president of my2condominium association. I'm a member of Public Service Area 104, a member of the First District Citizens Advisory Council and the elected Second District representative for the Southwest Neighborhood Assembly, as well as Chair of the

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Southwest History Task Force.

2           The Planned Unit Development identified is Case 03-30, proposes to restore to maintain the historic Southwest African American landmark of the old Friendship Baptist Church, add approximately 21 comparable condominium units for home ownership, provide a nonprofit office use in the former sanctuary space, ample parking for these uses including underground parking.

10           The Southwest Neighborhood Assembly unanimously in its main meeting supports this revision, this revised consolidated plan unit development and zoning map amendment for several reasons.

15           The church known now as the old Friendship Baptist Church in the community was intentionally saved from the urban renewal efforts in Southwest. Reverend Whiting, the pastor of the Friendship Baptist Church at the time was instrumental with others showing the renewal land areas as the RLA, the importance of the church at the time to the community and especially the African American community.

24           We hope to do that today to the Zoning Commission to allow for the restoration of the

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church and the keeping of the sanctuary space open for the community in future generations.

3           The current Friendship Baptist Church is located a block away and recently celebrated, I believe, it's 135th anniversary. The Friendship Baptist Church moved from their church at 734 I Street in the early '60s.

8           The building restoration must be applauded. All too often, historic preservation in Washington needs a facade or a portion of the building is preserved. The remainder is demolished to make way for new construction. The results can be good but too often they are awkward or even demeaning of the historic building.

15          Utilization of a nonprofit in the sanctuary will help to preserve the interior space. This will be real historic preservation. The owner will place a commemorative plaque on the church noting its cultural and historic components to the Southwest community and the African American community.

22          We would ask the Zoning Commission to consider two items with utilization of the church sanctuary space as office space. The office space need not be restricted to a nonprofit entity, but we

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believe the space could be respectfully utilized for professional services such as an architect or a lawyer. Additionally, the use restrictions for the nonprofit space seems too restrictive for a nonprofit. Most nonprofit organizations that I have worked for are greatly dependent on their members and use of volunteers. This proposed agreement would limit and interfere, I think, with this relationship.

10 I believe this situation could be resolved with the community if there's an issue with egress at the building.

13 Second the assembly recognized the architecture firm of Shalom Baranes Associates as a well-known Washington firm and architect for his exemplary preservation efforts and specifically religious structures.

18 The considerate design honors the church and has the church as the center of the development and the primary focus of any visitor approaching it from Delaware Avenue, the main point of egress. In particular, the addition, sets back from the important steeples in front of the church and is only four stories high on the north side.

25 The Historic Preservation Review board

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has granted concept approval to this design and the owner with Mr. Baranes proposes to comply with green building standards for its construction. Another plus for us in the community.

5 Third, the proposed residential nonprofit use will both be beneficial to the neighborhood in the immediate Southwest community. New homeowners will be added to the neighborhood and small nonprofit office space, 5,400 square feet, will be an excellent use of the church sanctuary space, which would be lost to the community and its members if the exception for this use is not granted.

14 The nonprofit office use, we do not feel will be so large as to create traffic or parking issues. This is much preferred by those working to landmark the church to turn this sanctuary space over to residential units.

19 The owner along with the preservation meets the purpose -- the guidelines with the preservation of the church meets the purpose of the standard for a Planned Unit Development. There is no question that this is a high quality development that provides public benefits.

25 In addition, the owner has agreed to

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maintain and keep the property free from trash and debris as well as work with the other stakeholders in the community to develop a plan.

4 We will have a number of you people coming to that part of our community and we're looking forward to having that area clear.

7 Along with this, the owner will use LEED or green architectural standards for the project. Although this is a historic preservation project, it does not require any parking. The owner is stepping forth with Applicant 30 spaces underground as well as offering to facilitate ride share.

13 CHAIRPERSON MITTEN: Can you wrap it up now? Mr. McBee?

15 MR. McBEE: What?

16 CHAIRPERSON MITTEN: Would you wrap it up for us?

18 MR. McBEE: I'm wrapping it up right now.

19 CHAIRPERSON MITTEN: Okay.

20 MR. McBEE: The project is respectful of the site. With the PUD, the owner would be able to go to a FAR of 4.0. The project would be as proposed 2.72.

24 This project will bring back life in the community to a part of Southwest that has long been

vacant, neglected and the site of criminal activity. The property would put back to active use in a beautiful restored condition with a handsome addition. A gift not only for the African Americans in our community, but all of the Southwest and District residents.

7 The Southwest Neighborhood Assembly urges the Zoning Commission to approve this application.

10 Thank you very much.

11 CHAIRPERSON MITTEN: Thank you, Mr. McBee.

13 Reverend Williams?

14 REVEREND WILLIAMS: Madam Chair and the members of the Zoning Committee, I'm Bishop Douglas Williams of the Redeemed Temple of Jesus Christ.

17 The Redeemed Temple of Jesus Christ is please to state its support for the proposed preservation and the adaptive re-use of the historic Old Friendship Baptist Church at 734 First Street, SW in the proposed Planned Unit Development.

22 Our congregation owned and used this church from 1981 up until approximately four years ago. Although the existing church and adjacent auxiliary building served as well for those many

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years, we were over a period of time unable to find a congregation to purchase or rent the church and consequently sold it to Mr. Tanner.

4 We're pleased that Mr. Tanner has been able to preserve the existing sanctuary building and add a handsome addition designed by the well-known architectural firm Shalom Baranes and Associates.

8 The proportions of the proposed apartment house are very attractive in combination with the church building. We believe the new apartment house will be an asset to the neighborhood, bringing new residents and vitality to this corner of Southwest Washington.

14 Nonprofit office use will also bring needed daytime activity. Our church's congregation is extremely pleased with this preservation and sensitive addition to our place of worship of 20 years. And we urge the Zoning Commission to approve the proposed plans.

20 CHAIRPERSON MITTEN: Thank you.

21 Questions for this panel? Anyone have any questions? All right.

23 Thank you, gentlemen. And we'd be happy to take any written testimony that you might have and we'll have dates that will close the record, so

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you know what your target is.

2           Anyone else who would like to testify in  
support that perhaps didn't sign the witness list?

4           Mr. Westbrook?

5           Anyone else?

6           You'll have three minutes, Mr.  
Westbrook.

8           MR. WESTBROOK: I'm Richard B.  
Westbrook. I reside at 505 H Street, SW. I'm the  
current Vice President of the Southwest Neighborhood  
Assembly.

12          I was listed on the letter that we sent  
to you, Madam Chairman, that I would be backing up  
Mr. Ron McBee in testimony. But I would like to  
have a few things in the record from individual  
point of view.

17          I think the preservation of the original  
church and the adaptive reuse of the entire site and  
its design is very commendable. It is as they say  
the cliché, it is as good as it gets, in terms of  
historic preservation and reuse. And I've been  
involved with so many of these issues over a 40-year  
period of preservation and adaptive reuse, can't  
even keep track of them all. But this is very well  
done and deserve full recognition as the single most

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important issue of the amenity package. And I think that alone would secure the acceptance of that as the amenity package by itself.

4 I'd like to mention about those two non-contributing additions to the church which has been a little bit of a controversy from some people's opinion that everything ought to be preserved and it ought to be preserved as a church.

9 I think the one in the rear is a non-contributing but not what you would call intrusive.

11 The addition on the north side, I think, most preservationists would consider that an intrusive use and negative to the historic character of the church itself.

15 Considering nonprofit organizations, I was just wondering why the typical permitted uses in the SP zone district with profit-making service businesses, lawyers, architects, engineers, software developers, those kind of things. With, of course, a limit on the number of employees you could have because you've only got 10,000 square feet. You know, I think that would expand the market for people that would contribute here and would be very supportive. You could be able to go down the elevator to your job or walk across the street from

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Capitol Park and go to work instead of driving.

2 I think that requirement for affordability is commendable on its own, but for such a small project, that is, I think, unnecessary, unduly restrictive and of minimal benefit and it's so complicated about whether -- a limitation on its sale or rental period would just be a nuisance to try to enforce it or keep track of what was going on there.

10 So, I would say in a project of this size, don't do the inclusive zoning as we're now calling it. So, I'd say go for the amenity package. Just a preservation of adaptive reuse of that site. It's very commendable and should be sufficient.

15 CHAIRPERSON MITTEN: Thank you.

16 MR. WESTBROOK: Thank you.

17 CHAIRPERSON MITTEN: Any questions for Mr 18Westbrook? Okay.

19 Thank you. Good to see you.

20 All right. Now, we'll move to person and organizations in opposition.

22 I have a couple of people from Friendship Baptist and they'll have to decide who is going to get the five minutes.

25 I have Jacquelyn Brown and Jerome Gray.

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If you would take a seat at the table. And I also have Commission Assalaam in opposition. If you would come forward also.

4 So, I'd ask whoever from Friendship Baptist claims the five minutes to go first.

6 MR. GRAY: All right.

7 Good evening. My name is Jerome C. Gray. I'm a native Washingtonian and third generation Friendship Baptist Church, which was established in 1875.

11 I oppose the plan submitted by Square 6432 Case No. 03-30.

13 Several reasons. Number one. Let's start with -- they said by the addition -- the 1952 addition, which was done by three African American architects. Number one was H.C. Woodson, Fergeson and Vaughn. That housed the kitchen, the junior church, the church office and the choir dressing room.

20 The 1930 addition housed the choir loft, the pastor study and the finance room. So, maybe they don't think that that was a significant part of the church, but you can't have a church without a choir loft and the church pastor study.

25 I have attended all of the Historic

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Reservation Review Board and I was concerned. A lot of things had been raised that are not discussed now and maybe you do not have jurisdiction over it.

4 Square 643 brought to the table about putting a skylight in the roof top of the original structure. I don't know where that is now.

7 It was never discussed about the stained glass being removed also in the historical preservation. And I think that would be a disgrace to an African American church. I don't know about the synagogue, about moving the stained glass windows from the original setting. And I don't think -- it is unprecedented to remove stained glass from a historical church, especially African American.

16 And also in Southwest in front of the church which is okay, 734 First Street, is cobblestone streets, which you do not see now. Some places in northwest and Georgetown. In Southwest, I don't think any cobblestone streets present are in Southwest, which I think that should be preserved definitely.

23 Also the architect at one time. I don't know their position. The Architect of the Capitol had concern about the height of the building because

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in certain view it may block the structure of the building. Even though it's outside architect jurisdiction, but they have still have jurisdiction for to see the Capitol.

5 And, Mr. Hood, I'm glad that you brought the Dr. Harris which is located at the Reeve Center. That's where her office is located at the Reeve Center. But also I wanted to address. The address should be 734 First Street, SW. On the new development application, they have it listed as 700 Delaware Avenue. And I have as lot of problem with that.

13 How can you establish a historical church and change the address? I mean, that would just throw a whole wrench into historians that come behind us to locate, you know. 700 Delaware Avenue is not the same as 734 First Street.

18 So, you know, those are some of my opposition to the case at this particular time. But you know -- and I know that is a heavy burden on Historical Preservation Board and this Board to decide certain things about Old Friendship.

23 What we would like to see in the nonprofit area is a type of museum to document the Southwest part of the city, which include the

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German, the Irish, the African American, etcetera.  
Everybody.

3           It also would include Fort McNair, which  
is in that area. Anything else that happened in  
that area, plus all the canals that were actually in  
that area because of the structure of Southwest  
during that time.

8           So, that's what we would like to see in  
the nonprofit area, a museum to document the part of  
Southwest and the part that it has played during the  
urban renewal in 1952 where most of Southwest was  
destroyed and built up and that is what we need to  
preserve at this particular time.

14          I really thank you for your time and  
your efforts to do the right thing on both sides of  
everything.

17          Thank you. Thank

18          CHAIRPERSON MITTEN: Thank you, Mr.  
Gray.

20          Ms. Brown.

21          MS. BROWN: Okay.

22          CHAIRPERSON MITTEN: It's on.

23          MS. BROWN: All right.

24          Good afternoon, panel. This proposal --

25          CHAIRPERSON MITTEN: Would you formally

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introduce yourself into the record.

2 MS. BROWN: I'm sorry. I'm Jacquelyne Brown. I'm fourth generation Friendship Baptist Church. I have members who were baptized in that church.

6 The proposal ignores the wishes of neighbors and the history and blood, sweat and tears of those who came before us.

9 The first time you met here I had no doubt with the Board decision to send this case back to the ANC basically because of what the neighbors, us included, questioned about what was happening to that property and the acknowledgment that we had not had a fore notice of before what was going on. It just came on us all at once.

16 I think the first ANC meeting after you sent it back, there were 90 members from our church there. The ANC had been led to believe that we knew all about the sale and that we didn't want the church and that they could sell it and do what they wanted to. That was proven wrong.

22 There are different meetings that we've had with the Historical Review Board and it's been a drag, long fight. We're back here again. There are misconceptions. There are untruths that are still

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being told. There are misprints and typos still coming out from a force with a lot of money, a lot of clout and a lot of time and we're still pressing on.<sup>4</sup>

5 We are not against economic redevelopment where it concerns bettering the neighborhood, Southwest and Washington, D.C., but we don't like the way this has been handled. We don't like the misconceptions that's been put forth by the party who has purchased it, nor the party who sold it to him. But we want to make sure that we're all in agreement that we can work it out, but we've got to be honest about what's going on there.

14 The stained glass was never mentioned in black and white print by Chief Boasberg's group at all first. It is a complaint we issued because it's the only last thing they haven't torn out of that church. Pews went first. Organ went second. Now, they're talking about windows. It's not in black and white.

21 Interests as far as who is going to occupy that nonprofitable area inside of there. The price wasn't mentioned but you should ask how much they're asking for the lease. We rented that building out for 50 years and it has quadrupled the

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amount what we rented it out for to the old church. We're talking about a part. The rent that he's asking for that lease is astronomical. Baseball park or none. That's not working with the neighborhood. That's not trying to get a noncharitable organization in there. And that's what we're really basically against.

8 CHAIRPERSON MITTEN: Thank you.

9 Would you hold your seat because our panel might have questions for you.

11 Thanks.

12 Commissioner Assalaam.

13 MR. ASSALAAM: Yes. Good evening, Chair and members of the Commission. Although by now I'm quite sure you know who I am.

16 For the record, I state that my name is Ahmed Assalaam, a right for legislation of the District of Columbia, native born. The Advisory Neighborhood Commissioner for single member district 60206 and a person who by race and ethnic heritage is indelibly tied to the historic church and the people who continue to give us history.

23 The case before you today is just another example of the onslaught that is using altered and amended regulation so designed for the

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express purpose of the legitimizing what would otherwise be unlawful and in every instant immoral and plain old wrong. This is nonsense to think that people can be expected to continue to suffer loss at every turn and yet maintain peace, order and quiet while harmoniously going from day to day like nothing is happening at all.

8           Come on now. Do I really have to spell out for everyone? The oldest African American structure in Southwest from the original L'Enfant plan, as well as being the second oldest structure in Southwest period, and we would go to such an extent as to commit sacrilege by not only desecrating the site and structure through partial demolition, but we would even violate the very spirit of the inner sanctuary in the name of a dollar which he clearly states as his motto "In God We Trust".

19           Ironically, this reminds me of the old job "In God we trust, all others pay cash".

21           The all others here is the people of Southwest and particularly the African American population who are directly descendants of the people who helped shape and make the history that is an integral part of the church.

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1           My ancestors frowned upon everyone who would even dare to think that your wealth and your regulations will overcome the spirit of our people whose sovereign and joy helped to make America the great power that she is in the world today. And the moment you entered that sanctuary, will be the time when every other unamenable thing you have done in violation of the health, safety and general welfare of the residents of the District of Columbia would become a great affliction upon you.

11           I universally cry that this action will be your albatross for as long as you continue to allow liberty and justice only for the wealthy and elite few, rather than for you all. This is how I have come to feel as a citizen of this great nation and resident of this national city and I'm not alone in this feeling. This is ridiculous.

18           The Applicant cannot cry hardship later on when he knew beforehand that he was dealing with a history and structure that could not be replaced. As an individual ANC commissioner, I will unofficially state that at our May meeting, ANC-6D voted to oppose the present application and at our June meeting there was a motion for reconsideration which was encouraged by others and even the

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commissioner who testified here in order to amend the previous month vote. But the reconsidered motion failed four to three, thus leaving the previous motion to oppose intact.

5 There were also questions as to whether the ANC could actually legally reconsider a motion at another meeting over a month after the previous motion that passed.

9 Once again, ANC-6D is being unscrupulous in the delivery of its actions before this and other public and private bodies by using abject transliterations of official actions which tend only to generate a cloud of confusion and suspicion as to what they really represent. The people of the government of the District of Columbia are the wealthy elite.

17 For all these reasons and more, I ask that you vote "no" to the application that is before you.

20 CHAIRPERSON MITTEN: Thank you, Commissioner.

22 MR. ASSALAAM: Thank you.

23 CHAIRPERSON MITTEN: Just so it's clear for everyone here. Until we have a letter from the ANC stating what their official position is,

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regardless of what representations may have been made here today, there is no official position of the ANC. I just want to make that clear.

4 Any questions for this panel?

5 COMMISSIONER JEFFRIES: Yes.

6 CHAIRPERSON MITTEN: Mr. Jeffries.

7 COMMISSIONER JEFFRIES: I have a quick question and anyone could take it.

9 What if someone could identify for the African American business profit, nonprofit, that could, you know, be the main tenant in the original sanctuary. Would that have any bearing on how you feel about this development? And I'm just putting something hypothetical out. I don't know if this group exists. But obviously, there are a number of African American businesses. Maybe those that are two to five years, you know, might, you know, be interested in being a historic structure. I'm just throwing that out. I mean, how would you feel about that?

21 MR. ASSALAAM: I would say that it would appease us, but it wouldn't please us. It's as simple as that because they have been downright disrespectful to the African American community but not just to the African American community, but to

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all the people of Southwest. It's not just been the African Americans.

3           The African Americans have basically been overwhelmingly opposed to this project from the beginning, but so have other people. The entire community for the most part. There's only a select group that continue to come in here that think that they speak for all of the people of Southwest and that they speak for the African American community and it is evident that they are alien to our race and do not speak for us. And I have asked them and others have asked them and the ANC Commissioner and throughout the community to stop speaking for us and let us speak for ourselves.

15           MR. GRAY: In addition. A real quick note. I can't name any African American business in that part of Southwest at this present time.

18           COMMISSIONER JEFFRIES: But if there were African American businesses in other parts of the city that might want to move there?

21           MR. GRAY: Well, we would, you know, explore that at that time, but there's none in Southwest at this time that -- you know, John T. Ryan used to be there. Right there on First and I Street and it's quite a few businesses that used to

operate out of Southwest is no longer.

2 CHAIRPERSON MITTEN: You need to put  
youB mike on for us.

4 MS. BROWN: Sorry. To comment on your  
question. That question is coming up more and more  
regardar regarding Southwest because it's the new plantation.  
Everybody wants a bite of that pie. We are also  
making sure that since again, as in the '50s,  
Friendship was the first bite of the pie that  
whateber we decide to do with that property, doesn't  
come back and bite us because everybody is looking  
at12the stadium. He's talking about 30 parking  
spaces. We use more than that on Bible prayer  
night.

15 And we park all the way back to that  
property. If anyone at that place has two or three  
friends who drive, he doesn't think that parking is  
going to be most profitable business in Southwest  
once that baseball stadium gets built, he's kidding  
himself. And we are the largest uncut parcel left  
in21Southwest. We are his competitors for that  
bus11ness, but being a church, we're not into  
competing. We'd rather work with you. But you  
can24t keep ignoring that we're going to share the  
same problems. So, we would like to have an open

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discussion and a floor open what's going on now. Because later on, the big boys will come in here and they'll step on both of us like we don't even count.

4 That's what we're trying to avoid basically.

6 COMMISSIONER JEFFRIES: Thank you.

7 MR. GRAY: And one more final, real quick.

9 The pastor we had, the Reverend B.H. Whiten, in 1950, Friendship was slated to be moved out of Southwest. It was approximately over 22 African American churches in Southwest. Friendship fought to stay there at 734 First Street and Reverend Whiten had a plan that the Randall Junior High School was education of the mind. The health center right there at Delaware and I was the health, the body. And the church was the spiritual portion of that triangle that he presented to the Board at that particular time and it stayed there. But several churches, you know, had to leave Southwest.

21 CHAIRPERSON MITTEN: Thank you. Anyone else have questions? Commissioner Hildebrand.

23 COMMISSIONER HILDEBRAND: Yes. I'm trying to understand too a little bit more about the stained glass windows in the church.

1           Are the existing stained glass windows  
in good repair? Are they intact?

3           MS. BROWN: We look at them constantly.  
They're not bad. They're not in excellent  
condition, but I've seen worse in active churches.  
They need repairs. They need repairs, but they did  
not come as part of the historical preservation  
package. They were not part of the package.

9           We mentioned during the year-long  
meetings daily with the preservation the different  
artifacts that were coming up out of the church. We  
would get notification after the fact. Pews were  
moved out on the nighttime, you know, sundown, you  
know. If you were doing something honestly, why  
were you waiting for the sun to go down to take them  
out?

17          So, we knew that the stained glass  
windows were the last artifacts you could detach  
from the building. So, we weren't surprised they  
boarded up. But the historical preservation did not  
put in the package as part of that deal that those  
windows be removed.

23          If he's wanting to do that, that's  
another thing, but it was not part of the historical  
preservation package.

1 COMMISSIONER HILDEBRAND: Okay.  
Currently, in the sanctuary, are there windows on  
both sides of the sanctuary or are they only on the  
H Street side?

5 MS. BROWN: They're all the way around.

6 COMMISSIONER HILDEBRAND: They're all  
the way around.

8 MS. BROWN: They're all the way around.

9 COMMISSIONER HILDEBRAND: So, the 1950's  
edition that's to the north is a single story or --

11 MS. BROWN: Yes. To the right.

12 COMMISSIONER HILDEBRAND: Does not  
currently block the windows on the north side of the  
building?

15 MS. BROWN: There are windows after  
that.

17 COMMISSIONER HILDEBRAND: After it?

18 MS. BROWN: Yes. Another thought.  
We're talking about the questions.

20 The pictures that they take, if the  
Board really notices, they never get a close up.  
Even what they're calling a close up is not a close  
up. There's a reason why they're not. I've been to  
what, nine, twelve meetings with this group over two  
years. They've never shown anyone a close-up. You

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need to physically go see it. That building is not small as it appears in those pictures.

3 That building is huge. And to make an adjustment or a change in it, it's definitely going to be felt. There's no way it's not going to.

6 I mean, the way the pictures are in there. The little sets that they show us. It's not -- it doesn't give any good quality really how big that church is. It's massive. On the street side, it's massive.

11 COMMISSIONER HILDEBRAND: Thank you.

12 MR. GRAY: And also the stained glass on the south side, the east and west side, you know. Okay. It's not in the 1930 edition of the church.

15 The 1952 edition does not have stained glass, but had colored glass on the backside which you really can't see from the street.

18 CHAIRPERSON MITTEN: Mr. Hood.

19 VICE CHAIRMAN HOOD: Madam Chair. Ms. Brown, let me just ask you. You mentioned you're fourth generation.

22 Where is the baptismal pool?

23 MS. BROWN: It's in the main church.

24 VICE CHAIRMAN HOOD: It's in the main church. Okay. Because you mentioned you had a lot

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of people who were baptized there.

2 MS. BROWN: My great grandmother.

3 VICE CHAIRMAN HOOD: Okay.

4 MS. BROWN: And my grandmother.

5 VICE CHAIRMAN HOOD: I'm just trying to-

- 6

7 MS. BROWN: And my mom.

8 VICE CHAIRMAN HOOD: Mr. Gray, also your  
microphone.

10 MR. GRAY: I'm sorry. I was also  
baptized in the baptism pool, which is on the first  
floor which is the nonprofit area. I was baptized  
there in December 1965.

14 VICE CHAIRMAN HOOD: Which is being  
preserved.

16 MR. GRAY: I haven't been there lately.

17 VICE CHAIRMAN HOOD: Okay. Let me just  
say this.

19 I appreciate your incite on Mountain  
Ryan and Ryans. I didn't know myself. Let me just  
ask you this.

22 Mr. Gray, you mentioned and I've been in  
Southwest working for about 11 years in the EPA.  
So I frequent up and down the streets sometime.  
Not that particular Delaware Avenue, but other

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parts. So, I've been in the area. But let me get to my -- you mentioned something about a museum. Are you referencing or talking about the same type of museum that was in the Waterside Mall that talked about Southwest?

6 And the one thing I like about what you said. It was inclusive. And I remember working there and we would go up there where the Roy Rogers and all that was up on the main mezzanine. And you would see all about Southwest. Was going down from the M Street side, I guess back to the I Street side about Southwest.

13 Is that kind of what you're alluding to when you're talking about the museum?

15 MR. GRAY: No. I would like to state that I would like to be on the scale of the Annapolis museum which was the Bannicker Douglas Museum, which is also housed in a church in downtown Annapolis. And that's the kind of site I had in mind.

21 VICE CHAIRMAN HOOD: Has that been mentioned before tonight?

23 MR. GRAY: We have met and discussed it when that proposal have went to in our Square 643. I don't know at this particular time. I would say

yes because it was discussed in the ANC meeting.

2 VICE CHAIRMAN HOOD: Okay. Okay. I'm  
sorry.

4 MR. GRAY: That's all right.

5 VICE CHAIRMAN HOOD: I was trying to see  
if they had or not.

7 MR. GRAY: Yes. They have.

8 VICE CHAIRMAN HOOD: Okay. My other  
question is. You mentioned something about the  
address changing?

11 MR. GRAY: Yes, sir.

12 VICE CHAIRMAN HOOD: I may have missed  
it, but everything I have up here says 743.

14 MR. GRAY: 734.

15 VICE CHAIRMAN HOOD: 734.

16 MR. GRAY: Okay. No problem. All  
right. No problem.

18 VICE CHAIRMAN HOOD: I got it.

19 MR. GRAY: The reason, sir, is marque  
outside the original church saying apartment,  
condominiums being built in nonprofit area. And  
they list the address as 700 Delaware Avenue.

23 MS. BROWN: On the sign.

24 MR. GRAY: On the sign. So, you can go  
in there tonight and see it.

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1 VICE CHAIRMAN HOOD: Okay. But I'm just  
looking at the legal stuff I have.

3 MR. GRAY: I understand. I mean, why  
would you advertise 700 Delaware Avenue and the  
address is 734 First Street, SW? And that's  
definitely up there now.

7 VICE CHAIRMAN HOOD: Okay. All right.  
Thank you.

9 Thank you, Madam Chair.

10 CHAIRPERSON MITTEN: Thank you. Anyone  
else have questions?

12 Okay. I neglected earlier to ask Ms.  
Giabdano if she had cross examination for the other  
folks.

15 Do you have any questions?

16 MR. ASSALAAM: Could I ask the Board a  
question right briefly?

18 CHAIRPERSON MITTEN: If we can answer  
it, but we might choose not to so --

20 MR. ASSALAAM: Yes. No. That's all  
right.

22 CHAIRPERSON MITTEN: Go ahead.

23 MR. ASSALAAM: I just wanted to ask,  
because you mentioned to the Applicants about the  
landscaping plan and I would like to ask the

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Commission if they could do anything about that four foot, five foot tall grass and all the weeds that they have allowed to grow up all along and around the building? They did the same thing last year. We complained and we complained and it was September before they came, before another public body to testify that they cut the grass and cleaned it up and made it look presentable. And I think it is ridiculous that they are disrespecting it like that by letting all the weeds and then they want to come in and talk about people breaking in and the crime around it. But the way they letting the place look it is a disgrace.

14 CHAIRPERSON MITTEN: I think DPW is the one that enforces those regs, if I'm not mistaken. So you need to contact the city agency that has jurisdiction.

18 We wish we had enforcement powers up here but we don't.

20 MR. GRAY: Oh, okay.

21 CHAIRPERSON MITTEN: Thank you. Thanks to the panel.

23 MR. GRAY: Does she have enforce?

24 CHAIRPERSON MITTEN: No. She doesn't.

25 MR. GRAY: Okay. Thank you.

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1 CHAIRPERSON MITTEN: You're very  
informed, Mr. Gray. Thank you.

3 Anyone else who would like to testify in  
opposition?

5 Yes, ma'am? Anyone else?

6 You give those to him. You need to turn  
on the microphone for us first. You push that  
button right in the base. There you go.

9 MR. SAYLES: Okay. Thank you.

10 Good evening. My name is Brenda Sayles.  
I'm a fifth generation Washingtonian. And I'm very  
interested in the historical preservation of older  
structures as well as I'm a community activist.

14 Someone, I think it was Mr. Lawson,  
mentioned that their office requires a ratio of 18  
units maximum for the church sanctuary, but I didn't  
hear anything of what the relationship or ration  
should be for parking units. Because, if they're  
talking about putting in parking spaces which will  
further to me suffocate the sanctuary, I think that  
should be addressed.

22 The second thing is, when the developers  
were giving prototypes of -- they mentioned a Jewish  
synagogue, that they altered the windows but they  
never mentioned adding or giving any prototypes of

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churches that were converted to commercial dwellings or other commercial use. And I think they mentioned several instances of different uses of different buildings that they had constructed. But never did they that I heard mention any prototype that they used that was similar to a historical church that was built over a 100 years ago. And how that complimented the integrity of the church sanctuary.

9 Secondly or thirdly, I personally am really opposed, based upon my spiritual beliefs that you add commercial space to a church. Most African Americans, if they believe in the "King James" version of the Bible, where there is scripture, plenty of it, that's talking about using churches for commercial places when Jesus was preaching before the masses, that it was distasteful.

17 Most African American people do not believe in converting churches to commercial use. And I don't know what percentage of historical churches have been approved for commercial use by the Historic Preservation Society.

22 I personally would like to see this Board look at churches that are over 100 years old that was used for similar use that this developer is proposing before you make a final decision.

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1           And also if you're talking about 30  
parking spaces for 18 original units and maybe 21,  
to me that's a lot of parking for low density  
buildings, throughout Washington because I was in  
real estate for many years myself. It is  
unprecedented to have 30 parking spaces for low  
density development such as 18 or 21 units.

8           And that's all I have to say.

9           CHAIRPERSON MITTEN: Okay. Thank you,  
Ms 10 Sayles.

11          MS. SAYLES: Sure.

12          CHAIRPERSON MITTEN: Any questions for  
Ms 13 Sayles? Any questions Ms. Giordano? Okay.

14          Thank you.

15          Okay. Anyone else? Last call. Anyone  
else 16 in opposition?

17          All right. Ms. Giordano, you want to  
make 18 any closing remarks?

19          MS. GIORDANO: Can I just take a moment  
to 20 consult with Mr. Baranes?

21          I just wanted to clarify a couple of  
points and Mr. Baranes will address the stained  
glass 22 windows issue.

24          I wanted to mention that the cobblestone  
street 25 is going to be preserved. I think one of the

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witnesses questions that and the fact that -- I think another witness indicated that the proposal leaves open the possibility that the church could be used for luxury condominiums. And we did not present those plans this evening. That's something that we have decided not to ask for flexibility on.

7 CHAIRPERSON MITTEN: Okay.

8 MS. GIORDANO: Will you address the skylight issue as well?

10 MR. BARANES: Sure.

11 Actually, just in terms of the skylight and the windows. Let me just briefly note, first of all, that we really only a preliminary approval from HPB. It's not by any means a final approval.

15 And anything that we do there will have to be reviewed and approved by both the staff and the full Board. And it's fairly, as I'm sure you know, it's fairly typical that at this stage we have discussions with staff, we present to the Board and we don't present all of the details to the full Board.

22 Now, the stained glass windows area is a fairly important issue. And while we did submit a fairly detailed preservation plan, we did not at any point specifically say that we would restore the

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stained glass in the windows.

2           The reason for that is that only about half of the windows appear to be original at this point. Just from an initial inspection that we've done.

6           We have to go in. We have to survey them pretty carefully and really establish what kind of condition they're in. They would without question have to be removed and restored. They're not in a condition to be left in place.

11          So, our intent has been to identify and I have discussed this with staff at HPRB. Our intent has been to essentially survey them all. Take what we can deem is original, restore it and then reuse it on the interior.

16          Now, again, we don't have final approval for this, so I can't stand before you here tonight and say that we will absolutely wind up with that result. It will ultimately be up to HPRB.

20          With regard to the skylights. We did have additional skylights beyond what was currently in the drawings. We wound up removing some of them and we wound up basically leaving and kind of receiving a nod from HPRB on the skylights that you see in the drawings. There's some flexibility to

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move them around as long as they're generally not visible from the street.

3           So, there's going to be a lot of --there will be a lot of ongoing detailed discussions and review on all of these issues with HPRB. And we certainly will not do anything to that building which is not approved beforehand.

8           Thank you.

9           COMMISSIONER PARSONS: I'm not sure I understand. There are four skylights shown on the drawings you've given us. But you say they're moving about but not so they'll face the street?

13          MR. BARANES: That's correct.

14          We haven't located every piece of structure and so, you know, we may have to move some of the skylights to the left or the right a little bit on that roof plane that you see in order to avoid having a joist going right through the middle of the skylight, for example.

20          COMMISSIONER PARSONS: Oh, I see. It's structural. It's not esthetic or --

22          MR. BARANES: The skylights themselves?

23          COMMISSIONER PARSONS: Right.

24          MR. BARANES: The skylights are intended to introduce light but --

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1 COMMISSIONER PARSONS: But I meant the  
reason you're moving them around is the structure of  
the building?

4 MR. BARANES: That's correct.

5 COMMISSIONER PARSONS: Now I understand.

6 MR. BARANES: Right. Right.

7 COMMISSIONER JEFFRIES: You said that  
approximately 50 percent or so of the windows are  
original windows.

10 MR. BARANES: Perhaps.

11 COMMISSIONER JEFFRIES: I mean, just a  
field survey. I mean, you don't know for certain  
obviously.

14 MR. BARANES: We don't know for certain.  
We walked through. We looked at them and that was  
just our initial take and we will survey those very.

17 COMMISSIONER JEFFRIES: Traceries would  
do that?

19 MR. BARANES: Traceries will work with  
us on that. Yes.

21 COMMISSIONER JEFFRIES: Okay. And is it  
possible that if there's a determination, I mean, 25  
or 30 percent, is there any interior spaces where  
perhaps these windows could be used just in terms  
of, you know, retaining aspects of this building? I

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mean, do you imagine perhaps that that could occur?

2 MR. BARANES: Well, we would like to reuse all of the original windows. And we would like to use them on the interior in a way that's not dependent on the execution of the tenant work.

6 COMMISSIONER JEFFRIES: Okay.

7 MR. BARANES: So, we would like to install them in a space, in a sanctuary in a way where they really become part of the base building, in essence. COMMISSIONER JEFFRIES: Right.

11 MR. BARANES: And would not be altered by the tenant over time.

13 COMMISSIONER JEFFRIES: And was there even any discussion about what you just said to any of the community?

16 MR. BARANES: You know, we did discuss these issues with staff. I can't sit here tonight and tell you who else participated in those discussion over time.

20 I mean, the witnesses you had before might be absolutely correct and I don't recall for sure that this may not have been discussed at the full public hearing with HPRB. I just don't remember.

25 COMMISSIONER JEFFRIES: Thank you.

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1 CHAIRPERSON MITTEN: Anything else?

2 MS. GIORDANO: I think that concludes  
are presentation. I think that we probably will  
need some flexibility on the execution of, you know,  
sky lights and windows and with possibly a condition  
that delegates the final resolution of that to the  
review board or staff. And I don't recall offhand,  
whether it needs to go back to the full review  
board. In fact, I think the final approval was  
delegated to staff.

11 CHAIRPERSON MITTEN: Okay.

12 MS. GIORDANO: But we will address that  
in our final order.

14 CHAIRPERSON MITTEN: Okay. And just to  
review the few other things that we talked about  
that you'll submit.

17 You'll submit copies of the slides that  
we saw tonight.

19 MS. GIORDANO: Yes.

20 CHAIRPERSON MITTEN: And that will  
include a landscaping and grading plan and the  
material samples. And when you craft your  
conditions, I would encourage you to include that  
you will make a final report to the ZA about the  
LEED certified --

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1 MS. GIORDANO: Absolutely. That was our  
intention.

3 CHAIRPERSON MITTEN: Okay. And that I  
would encourage you to consider. You know, I don't  
now5 exactly how the proffer regarding affordable  
housing will be crafted finally, but that there  
would be some kind of annual reporting if the  
Applicant insists on administering that unit  
himself.

10 And is there anything else that anyone  
would like to have submitted?

12 VICE CHAIRMAN HOOD: I also wanted them  
to go back and also talk with the D.C. Historian.

14 CHAIRPERSON MITTEN: Yes.

15 VICE CHAIRMAN HOOD: That's going to be  
key6for me. That whole piece.

17 CHAIRPERSON MITTEN: So, would you --

18 VICE CHAIRMAN HOOD: Including the  
stained glass and everything. So, I think that's  
going to be key.

21 CHAIRPERSON MITTEN: so, would you like  
a 22 we need to have something that -- what would  
you23like from them.

24 VICE CHAIRMAN HOOD: Well, I would like  
from25 them first of all. The discussion hasn't been

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opened.

2 CHAIRPERSON MITTEN: Right.

3 VICE CHAIRMAN HOOD: I understand it  
went through the right venue with going through  
HPRB, but I think there's another venue, especially  
when it comes to preserving history, not just  
African American. But in this case African  
American.

9 And I think there's another venue also  
in the city. I mean, we look at all the other  
venues. In this case, we want to look at that venue  
today.

13 I don't now. Nothing may not come up of  
it but at least mention it to her because she has  
the expertise along with HPRB. That way we get two  
decisions.

17 MS. GIORDANO: Okay.

18 VICE CHAIRMAN HOOD: If you understand.  
I want to make sure that there was an effort made.  
That's where I am.

21 CHAIRPERSON MITTEN: Okay. So, how  
about if they submit something to the record at  
least documenting that they had the meeting with the  
outcome of the meeting?

25 VICE CHAIRMAN HOOD: Yes. An outcome.

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But I'm hoping that they come up and as I stated earlier, Madam Chair, I'm hoping they come up with something more than a plaque. I see plaques all over the city. People step over them. Grass grows up, you know, and you never see them again. I just think, if this is moved forward, that we want to have something that really sets out that building and the past history that came through the 135 years of the church anniversary of the Friendship Baptist Church. That's where I am.

11 MS. GIORDANO: Does an oral history sound more --

13 VICE CHAIRMAN HOOD: That was a good start, but I'm not an expert in history. Well, to some of you I might be. But not that type of history.

17 So, I mean, you know, if you could work with somebody who works with it on a daily basis and Dr. Harris, I think, is a good venue. And not taking anything away from HPRB. Like I said, I don't want to get in trouble, but at least go down that road and see what we come back with.

23 CHAIRPERSON MITTEN: We're also going to need the executed DOES and LSDBE agreements if you want them to be considered as amenities. Okay.

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1 Mrs. Schellin, anything else?

2 MRS. SCHELLIN: And also to leave the  
record open for the ANC to file their report if they  
choose to do so?

5 CHAIRPERSON MITTEN: Right. We'll just  
leave the record broadly open until you tell me how  
much time you need to go visit with the historian,  
I'm sorry.

9 MS. GIORDANO: Is it possible? What  
would be the last date for submission in order to  
make the July meeting of the Zoning Commission?

12 CHAIRPERSON MITTEN: I think that's  
pretty tight.

14 MRS. SCHELLIN: We do have a Special  
Public Meeting scheduled for July 25th that we have  
one item on that we're starting at 6:00.

17 CHAIRPERSON MITTEN: What was item  
again?

19 MRS. SCHELLIN: 04-34 Previous  
Materials. And we have 30 minutes slotted.

21 CHAIRPERSON MITTEN: Okay.

22 MRS. SCHELLIN: Could be possibly?

23 CHAIRPERSON MITTEN: We could probably  
put that on --

25 MRS. SCHELLIN: July 25th.

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1 CHAIRPERSON MITTEN: Okay.

2 MS. GIORDANO: So, in order to give the  
ANC<sup>3</sup> seven days, we would back up about seven days  
before that meeting or ten days or?

5 MRS. SCHELLIN: If you could file by  
July<sup>6</sup> 6 and that would allow the -- I'm sorry, July  
13<sup>th</sup>. Then the ANC would have until the 20<sup>th</sup>.

8 MS. GIORDANO: Okay.

9 MRS. SCHELLIN: And then we would put  
this<sup>10</sup> on our Special Public Meeting. And all filings  
are<sup>11</sup> due by 3:00 p.m. and should also be served --  
papers<sup>12</sup> should actually serve on NCPC.

13 CHAIRPERSON MITTEN: All right. July  
13<sup>th</sup>. Okay.

15 So, the record will close on July 13<sup>th</sup>  
and<sup>16</sup> I guess on -- can you do your findings of fact  
and<sup>17</sup> conclusions of law then too?

18 MS. GIORDANO: Yes. The same time.

19 CHAIRPERSON MITTEN: All right. And  
then<sup>20</sup> the tentative plan is to have this case on our  
agenda<sup>21</sup> for our July 25<sup>th</sup> Special Public Meeting,  
which<sup>22</sup> will be at 6:00. And if anything should  
change<sup>23</sup>, you can contact Mrs. Schellin in the Office  
of<sup>24</sup> zoning.

25 And I'd like to thank everyone for

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coming out this evening.

2 MS. GIORDANO: Thank you.

3 CHAIRPERSON MITTEN: And we learned a  
lot4about Friendship Baptist Church.

5 We're adjourned.

6 (Whereupon, the the Public Hearing was  
adjourned at 8:56 p.m.)

8

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