

GOVERNMENT  
OF  
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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PUBLIC HEARING

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MONDAY

MAY 23, 2005

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The Public Hearing of the District of Columbia Zoning Commission convened at 6:35 p.m. in the Office of Zoning Hearing Room at 441 4<sup>th</sup> Street, Northwest, Washington, D.C., Carol Mitten, presiding.

ZONING COMMISSION MEMBERS PRESENT:

CAROL MITTEN, Chairperson  
ANTHONY HOOD, Vice Chairperson  
GREGORY N. JEFFRIES, Commissioner  
KEVIN L. HILDEBRAND, Commissioner  
JOHN G. PARSONS, Commissioner

COMMISSION STAFF PRESENT:

SHARON SCHELLIN, Zoning Specialist

OFFICE OF PLANNING STAFF PRESENT:

MAXINE BROWN-ROBERTS, Office of Planning

THIS TRANSCRIPT CONSTITUTES THE MINUTES FROM THE  
PUBLIC HEARING HELD ON MAY 23, 2005

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

6:35 p.m.

CHAIRPERSON MITTEN: Good evening, ladies and gentlemen. This a public hearing of the Zoning Commission of the District of Columbia for Monday, May 23, 2005. My name is Carol Mitten, and joining me this evening are Vice Chairman Anthony Hood, and Commissioners Kevin Hildebrand, John Parsons and Greg Jeffries.

The subject of this evening's hearing is Zoning Commission Case No. 04-37. This is a request by the District of Columbia Housing Authority in partnership with A&R Development and the Henson Development Company for approval of a consolidated planned unit development and related map amendment for property located between Anacostia Road, S.E. to the north, Ridge Road, S.E. to the west, and B Street, S.E. to the south and east, known as Lots 22, 23, 24 and 25, in Square 5409.

Notice of today's hearing was published in the D.C. Register on April 1, 2005, and copies of that hearing notice are in the wall bin near the door.

This hearing will be conducted in accordance with the provisions of This hearing will be conducted in accordance with the provisions of 11

1 DCMR, Section 3022, which are the rules of procedure  
2 for contested cases, and the order of procedure will  
3 be as follows.

4 We'll take up any preliminary matters,  
5 followed by the presentation by the applicant's case,  
6 the report by the Office of Planning, reports of any  
7 other Government agencies, the report by the affected  
8 Neighborhood Commission, in this case it's 7A, the  
9 organizations and persons in support, and  
10 organizations and persons in opposition.

11 The following time constraints will be  
12 maintained in this hearing. The applicant will have  
13 as many as 45 minutes, organizations will have five  
14 minutes, and individuals will have three minutes. The  
15 Commission intends to adhere to these time limits as  
16 strictly as possible, in order to hear the case in a  
17 reasonable period of time. The Commission reserves  
18 the right to change the time limits for presentations  
19 if necessary, and notes that no time shall be ceded.

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

1           Please be advised that this proceeding is  
2 being recorded by the court reporter, and is also  
3 being web cast live. Accordingly, we ask you to  
4 refrain from making any disruptive noises in the  
5 hearing rooms.

6           When presenting information to the  
7 Commission, please turn on and speak into the  
8 microphone on the table in front of you, and begin  
9 your testimony by stating your name and home address.  
10 When you are finished speaking, please turn the  
11 microphone off so that it's no longer picking up sound  
12 or background noise.

13           The decision of the Commission in this  
14 case must be based exclusively on the public record.  
15 To avoid any appearance to the contrary, the  
16 Commission requests that persons present not engage  
17 the members of the Commission in conversation during  
18 a recess or at any other time. Ms. Schellin will be  
19 available throughout the hearing to answer any  
20 procedural questions.

21           Please turn off all beepers and cell  
22 phones at this time, so as not to disrupt these  
23 proceedings.

24           Ms. Schellin, are there any preliminary  
25 matters before we proceed?

1 MS. SCHELLIN: Just to advise that we did  
2 receive the Affidavit of Maintenance from the  
3 applicant.

4 CHAIRPERSON MITTEN: Thank you.

5 Now, I'd ask anyone who plans on  
6 testifying this evening please rise now to take the  
7 oath that Ms. Schellin will administer.

8 MS. SCHELLIN: Please raise your right  
9 hand.

10 (Whereupon, the witnesses were sworn for  
11 Zoning.)

12 MS. SCHELLIN: Thank you.

13 CHAIRPERSON MITTEN: We had a little bit of  
14 conversation before the hearing started, and we are  
15 satisfied if you'd like to stand on the record, but if  
16 you'd like to make some brief introductory comments we  
17 are happy with that, too.

18 MR. SMITH: Chair Mitten, Commission  
19 Members, my name is Damon Smith. I am an Associate at  
20 Arnold & Porter, I am the Land Use Counsel for this  
21 applicant.

22 We are pleased, obviously, to present  
23 today, and are prepared to present today, on the  
24 Eastgate Senior Residences. However, we have made  
25 written copies of our team's resumes, as well as

1 written copies of today's testimony, available to your  
2 staff, and although our presentation could take less  
3 than 45 minutes we are happy to stand on the record,  
4 given our pre-hearing statement as submitted.

5 CHAIRPERSON MITTEN: Thank you.

6 I know we do have a few questions, so  
7 we'll give you a little workout.

8 MR. SMITH: And, I make available myself  
9 and the rest of the team for any questions you may  
10 have.

11 CHAIRPERSON MITTEN: Okay, thank you.

12 So, let's ask our questions.

13 Commissioner Hildebrand?

14 COMMISSIONER HILDEBRAND: Oh, thank you.

15 One of the questions I had was, in looking  
16 at your plan I noticed that the loading dock doesn't  
17 have a freight elevator associated with it. Could you  
18 speak just a bit about why a freight elevator isn't  
19 needed or desirable closer to the loading dock?

20 MR. MIRMIRAN: We don't anticipate --

21 CHAIRPERSON MITTEN: Would you begin by  
22 identifying yourself.

23 MR. MIRMIRAN: I'm sorry, absolutely.

24 I'm Arsh Mirmiran, Development Manager  
25 with A&R Development for the project, and my address

1 is 1040 Park Avenue, Suite 300, Baltimore 21201.

2 We don't anticipate that the loading dock  
3 will be used for anything of great mass. As a result,  
4 it would, basically, just be used for bringing in  
5 supplies for the building, as well as for resident  
6 move ins and move outs. We didn't anticipate that  
7 there would be any need for any sort of heavy freight  
8 to be transported.

9 COMMISSIONER HILDEBRAND: All right.

10 Yeah, it would just, perhaps, facilitate  
11 the movement of furniture in and out of the building,  
12 without having to go through the main lobby area, but  
13 I just didn't know if you had considered that.

14 MR. MIRMIRAN: No, we didn't -- we didn't  
15 think that it was -- that the additional cost of  
16 putting in a freight elevator was really warranted,  
17 given the limited number of move ins and move outs, as  
18 well as the limited amount of furniture that would be  
19 within each building, or within each unit, as they are  
20 all one-bedroom units.

21 COMMISSIONER HILDEBRAND: Okay.

22 In the park that's towards, I guess, the  
23 west end of the property, there doesn't seem to be any  
24 walkways or paths shown for that area. Is that your  
25 intent?

1 MR. MIRMIRAN: The intent, and I don't know  
2 if I should leave this to Lee or -- do you want to  
3 take it or do you want me to do.

4 MR. EDGECOMBE: I'll take it.

5 CHAIRPERSON MITTEN: You need to be on a  
6 microphone.

7 MR. EDGECOMBE: For the record, my name is  
8 Lee Edgcombe, Landscape Architect, The Edgcombe  
9 Group, Hyattsville, Maryland.

10 Our anticipation was that we were going to  
11 use that as an adaptable open space for the community,  
12 essentially, in which it would be enclosed with a  
13 fence with a gate. We have lighting and entrances on  
14 the parking lot side for security purposes, and the  
15 space is adorned with trees, as well as ground cover  
16 and sod, to give it more of a mature look as it is  
17 completed.

18 COMMISSIONER HILDEBRAND: But, to encourage  
19 its use, wouldn't pathways make it more accessible to  
20 the seniors and residents of the facility, who might  
21 want to get, perhaps, out of the courtyard environment  
22 and be more associated with the community?

23 MR. EDGECOMBE: Your point is well taken.  
24 I mean, there are opportunities for us to do a number  
25 of things to that space, and we have been, actually,

1 developing schematics of gazebos with an entranceway  
2 to it, and some landscaping around that gazebo,  
3 something relatively simple for the time being, until,  
4 you know, we can get a consensus on what the demand  
5 actually is for that space.

6 COMMISSIONER HILDEBRAND: And the position  
7 of the gate into that space off the center of the  
8 parking lot doesn't seem to be very conducive to  
9 resident use. Have you thought about developing a  
10 more substantial linkage between the building and the  
11 park that doesn't necessarily cross across the parking  
12 lot? Is there a way that you could incorporate that?

13 MR. EDGECOMBE: Well, as you come out the  
14 building, you actually have -- I mean, the public  
15 sidewalk that can take you to the sidewalk along the  
16 side of the parking lot itself. There are  
17 opportunities of putting an additional gate along the  
18 main street, either Anacostia or B Street, so that,  
19 you know, those options are still open for a simple  
20 gate.

21 MR. MIRMIRAN: Our main thought in not  
22 putting a separate entrance is that we didn't want  
23 that to be a cut through. We didn't want people to  
24 just walk through the park and wear it out. We are  
25 also looking, as you may have noted in the

1 submissions, we are looking and working with a number  
2 of community groups about programming that space and  
3 possibly turning it into some sort of a memorial  
4 garden or monument park, so depending on what the  
5 ultimate end use of that area is, in terms of how we  
6 fill it in, we would possibly look at putting some  
7 pathways in there to make it easier for access.

8 COMMISSIONER HILDEBRAND: Uh-huh, it would  
9 just be nice to see that space utilized.

10 In reading through the report, I noticed  
11 that there was mention of stamped asphalt pathways.  
12 Could you tell me exactly what that is?

13 MR. MIRMIRAN: Sure. Basically, it would  
14 be a -- let me scroll down, we've actually got a  
15 sample picture of the stamped asphalt.

16 COMMISSIONER HILDEBRAND: Is it like  
17 stamped concrete?

18 MR. MIRMIRAN: Yes, exactly. It is on the  
19 bottom right you can see there.

20 COMMISSIONER HILDEBRAND: It actually holds  
21 the pattern? I mean, that's wonderful.

22 MR. EDGECOMBE: Yes, it does, it holds the  
23 pattern, as well as it holds the color. And, that  
24 would be used along Anacostia, as well as B Street.

25 MR. MIRMIRAN: And that, the thinking

1 behind the stamped asphalt was to create a walking  
2 path all the way around the perimeter of the site,  
3 which you can see as we go to the main site plan, the  
4 thought here with the stamped asphalt there and there  
5 is that we create a continuous path around the entire  
6 perimeter of the site, and we would actually put, we  
7 propose to put stakes in the ground that would  
8 identify the distance around, in terms of number of  
9 laps around the site, so that it could be used both as  
10 the community -- by the community and by the seniors  
11 as an outdoor exercise facility, as a walking path  
12 around the perimeter.

13 COMMISSIONER HILDEBRAND: And, the  
14 sidewalks themselves are going to be District standard  
15 concrete sidewalks? Okay.

16 Could you speak a little bit about the  
17 orientation of the building? I remember reading that  
18 you wanted the narrow ends of the building to face  
19 more towards the north, and the shorter townhouse  
20 development that occurs to the north, because it seems  
21 like from an orientation -- I'm curious why the front  
22 of the building wasn't oriented to Ridge Street.

23 MR. MIRMIRAN: Sure. We actually, we  
24 looked at a number of different orientations, one of  
25 which, the one that we ultimately settled on, we

1 thought was the best of the options.

2 One other idea that we thought about is to  
3 turn the building, basically, 180 degrees, and we've  
4 actually got boards of that, but we fully studied it  
5 in every which way.

6 We also looked at doing a linear-type of  
7 building that set as far away from these homes at  
8 Bannicker Ridge as possible.

9 Ultimately, what we decided was that if we  
10 did that there would be a large amount of open space  
11 with the parking, so it would actually be a little bit  
12 more of an eyesore than it would be in either of the  
13 other two configurations. So, we eliminated that one  
14 fairly quickly.

15 Ultimately, the decision to orient it this  
16 way, as you can see right here there's no property  
17 directly across B Street from the proposed entrance to  
18 the building. On the Anacostia Road side of the  
19 building, I do note that there are these single-family  
20 homes, part of the Bannicker Ridge Development, and  
21 the thought was that by creating this U-shaped  
22 building, and having an open courtyard in the middle,  
23 essentially, you would somewhat mimic what a single-  
24 family home would be like in terms of size.  
25 Obviously, it's a little bit larger than the homes

1 that are across the street, but these homes are set up  
2 on a hill so that if you took a section through the  
3 building in this way it doesn't really overwhelm it,  
4 and, particularly, in that you don't have the entire  
5 facade of the building across the street.

6 So, from those perspectives, it made the  
7 most sense to orient the building in this manner.

8 COMMISSIONER HILDEBRAND: And, the micro  
9 climate you are getting in the courtyard is good for  
10 the seniors. I mean, the north orientation provides  
11 them shade and sun throughout the seasons?

12 MR. EDGECOMBE: During the wintertime, half  
13 of the -- we expect half of the courtyard to be in  
14 shade, but, primarily, during the spring and summer,  
15 and so on, we'd have a fair amount of sunlight.

16 As for the reason why we have the seasonal  
17 variety of plants that we've selected on that interior  
18 courtyard for spring bloom, as well as summer, so we  
19 expect a reasonable amount of natural daylight to  
20 penetrate that space.

21 COMMISSIONER HILDEBRAND: Thank you.

22 CHAIRPERSON MITTEN: Anyone else?

23 COMMISSIONER PARSONS: I wanted to follow  
24 up with Mr. Edgcombe a little bit on the landscaping.  
25 You are right, you've ended up with an orientation of

1 a north-facing courtyard, which is unfortunate.

2 But, I see you've only included about four  
3 benches in this courtyard, and a seat wall as well.

4 MR. EDGECOMBE: Exactly.

5 COMMISSIONER PARSONS: But, don't you think  
6 there would be more of a demand for benches than that?

7 MR. EDGECOMBE: Well, I mean, you know,  
8 there is an opportunity to put a few more benches  
9 along the sidewalk itself.

10 COMMISSIONER PARSONS: Yes.

11 MR. EDGECOMBE: Especially, for summer, you  
12 know, or even for a mild winter day, if you have a 50-  
13 degree day we can put it a little closer towards the  
14 northern end, where you get a fair amount of sunlight.

15 COMMISSIONER PARSONS: Uh-huh.

16 MR. EDGECOMBE: So, you know, there is  
17 definitely an opportunity for a couple of benches or  
18 so in that location.

19 COMMISSIONER PARSONS: It would seem you'd  
20 end up with a series of -- the need for a series of  
21 clusters where people could assemble as a family.

22 MR. EDGECOMBE: We do have two locations  
23 for gathering. One would be towards the northern part  
24 of the courtyard.

25 COMMISSIONER PARSONS: Right.

1 MR. EDGECOMBE: Primarily, around that  
2 circle, which is more or less a gathering area for the  
3 residents, but you also have an opportunity for  
4 seating by the actual entrance of the building to the  
5 south. For intermittent locations, I mean, you do  
6 have a walkway where there is an opportunity to put  
7 additional benches.

8 COMMISSIONER PARSONS: So, in this park as  
9 it is called, outside of the complex, there are no  
10 benches there either.

11 MR. EDGECOMBE: No.

12 COMMISSIONER PARSONS: Why is that?

13 MR. EDGECOMBE: As Mr. Mirmiran was saying,  
14 that there is, you know, basically, an opportunity to  
15 build a consensus as to what the particular community  
16 would want in that location, so there's a certain  
17 exercise still that we are exploring, in terms of an  
18 opportunity for benches, or a gazebo, or things of  
19 that nature.

20 COMMISSIONER PARSONS: So, this design --

21 MR. EDGECOMBE: Is flexible.

22 COMMISSIONER PARSONS: -- is in flux. So,  
23 we ought to give you some flexibility on that, because  
24 there's no walkways within it, or a place where people  
25 could stroll wheelchairs, that kind of thing, it just

1 doesn't appear to be really accessible.

2 MR. MIRMIRAN: One thing anecdotally, for  
3 what it's worth, we have another building of a similar  
4 shape at Wheeler Creek, which I know you are familiar  
5 with, but what they found is these covered porches in  
6 the front of the building, despite the fact that they  
7 are not as nicely landscaped as the courtyard in the  
8 back, because seniors like to kind of see what's going  
9 on, and see who is coming and going, rather than sit  
10 in the secluded area in the back of the building, just  
11 so they get a little more activity, they like to sit  
12 in these areas, and there will be outdoor seating as  
13 we mentioned in those areas as well.

14 COMMISSIONER PARSONS: Oh, that will be  
15 wonderful, because they are south facing. It's just  
16 a wonderful place to be.

17 I'm trying to figure out how we can give  
18 you some flexibility to make this park more of a  
19 special place than it is right now.

20 Okay, thank you.

21 CHAIRPERSON MITTEN: Mr. Jeffries?

22 COMMISSIONER JEFFRIES: So, I just want to  
23 make certain I'm clear, landscaping for site interior,  
24 that is -- that's considered the park? What's site  
25 interior? Is that the -- that's not the courtyard.

1 MR. EDGECOMBE: We have, really, if you  
2 were to break it down into three components, we have  
3 the open space, which is, you know, the community's  
4 park place, the courtyard, and then, basically, what  
5 remains, which goes around the perimeter of the  
6 building itself. That's where we have a fair amount  
7 of landscaping, such as foundation shrubs, and  
8 ornamental trees, and things like that.

9 And then, we also have the site perimeter,  
10 where in the tree boxes we would be providing shade  
11 trees in public space.

12 COMMISSIONER JEFFRIES: Okay.

13 I got the site perimeter, and I got the  
14 courtyard, but the site interior is?

15 MR. EDGECOMBE: It may be somewhat a  
16 misnomer.

17 COMMISSIONER JEFFRIES: Okay.

18 MR. EDGECOMBE: In calling it site  
19 interior, because, essentially, what it's referring to  
20 is really the immediate perimeter around that  
21 building.

22 COMMISSIONER JEFFRIES: Okay.

23 MR. EDGECOMBE: Yes.

24 COMMISSIONER JEFFRIES: Okay.

25 Well, I have to tell you, these

1 photographs of all these flowers are quite nice, I  
2 mean, and it is somewhat a little unfortunate, given  
3 the courtyard is facing north, you know, and I'm  
4 looking at this crepe myrtle here, and I know they  
5 typically like full sun. It's not a big deal, I just  
6 hope you can get, you know, in terms of the color that  
7 you are looking to get in the northern courtyard can  
8 happen.

9 But, you know, very nice presentation.

10 CHAIRPERSON MITTEN: Mr. Hood?

11 VICE CHAIRPERSON HOOD: Good evening.

12 I want to talk briefly about your first  
13 source agreement, and if somebody could walk me  
14 through that. Obviously, I didn't see in your  
15 development, I see here, I'm glad that you had it in  
16 your submission for tonight, because that was one of  
17 my questions, but you took that away. But, let me  
18 just ask, walk me through this 48-hour period that you  
19 have listed here, about within 48 hours you would  
20 contact the Department -- walk me through that whole  
21 process, if you would.

22 MS. HENSON: Okay.

23 Actually, we even most recently just had  
24 another meeting with DOES -- I'm sorry, Dana Henson,  
25 with the Henson Development Company, I'm sorry -- we

1 recently had another meeting with DOES to discuss  
2 that, and to add an additional component.

3 Initially, with Capital Gateway, what we  
4 had negotiate with DOES, because this is a Hope IV  
5 project, and the premise is that we provide the most  
6 opportunities for those that were immediately expended  
7 by the development project, which would be Category I  
8 residents. The best way for us to do that would make  
9 our first source really the Community Supportive  
10 Services Program, which is the way that the training  
11 and employment placement services are funded through  
12 the Hope VI Grant.

13 DOES was very receptive to that, and so in  
14 doing allowed us to make the CSSP programs our first  
15 source, which is, by the way, we go to them first,  
16 which, basically, is managed by the Housing Authority,  
17 so we would go to Eastgate Community Supportive  
18 Services Program, which are residents that were  
19 relocated from Eastgate who are being trained and  
20 ready for employment first, and then if we had any  
21 openings left open we actually, instead of going to  
22 DOES would go to the Housing Authority's Section III  
23 Database. And then, if we couldn't place anyone  
24 there, we would go to DOES.

25 We've been fortunate at Capital Gateway

1 that we have not hired or had to go to DOES, I don't  
2 know if that's a good thing or a bad thing, but we  
3 have been able to hire all Category I and Category II  
4 residents, which are residents that were formerly  
5 expended or relocated from the development that we're  
6 rebuilding, or D.C. Housing public residents.

7 VICE CHAIRPERSON HOOD: Are the residents  
8 being trained, in the training process, are they being  
9 trained just for those particular jobs, and well in  
10 advance? Is that what's taking place?

11 MS. HENSON: Well, I believe that the  
12 Community Supportive Services Program, which is  
13 managed by the Housing Authority, I'll let Janice  
14 Burgess speak to that.

15 MS. BURGESS: Janice Burgess, Deputy  
16 Director of the Office of Planning and Development.

17 What we attempt to do is to get an idea of  
18 the types of positions and jobs that will be available  
19 prior to the need to have those positions filled, and  
20 we do our training according to that need.

21 VICE CHAIRPERSON HOOD: Okay.

22 And, let me ask this, DOES, do they also  
23 supply that list of potential jobs or requirements  
24 that would be needed for residents to get jobs?

25 MS. HENSON: Outside of the construction at

1 our site?

2 VICE CHAIRPERSON HOOD: Right.

3 MS. HENSON: What I do is, I have a flyer  
4 that we post at our construction trailers, that  
5 actually gives the definition of all the different  
6 categories, Category I, II, III, and IV, and it also  
7 has a contact number for DOES, and we refer people  
8 directly to Gerri Snowden, who is our direct contact  
9 with Department of Employment Services.

10 VICE CHAIRPERSON HOOD: Okay.

11 And, I guess the only concern I have is  
12 this 48-hour period, which I think is good, but if we  
13 don't have the training in place, and you don't know  
14 that they are coming, and you don't have that pool  
15 ready, so I want to make sure that DOES also has their  
16 pool ready, because we want to make sure District  
17 residents get those jobs.

18 MS. HENSON: We actually have a database  
19 right now of over 3,000 people.

20 VICE CHAIRPERSON HOOD: Oh, okay.

21 MS. HENSON: So --

22 VICE CHAIRPERSON HOOD: You've got all of  
23 that covered.

24 MS. HENSON: -- I think we are going to be  
25 covered for Eastgate and Capital Gateway for now.

1 VICE CHAIRPERSON HOOD: Okay.

2 All right, thank you, thank you both.

3 MS. HENSON: Thank you.

4 VICE CHAIRPERSON HOOD: Thank you, Madam  
5 Chair.

6 CHAIRPERSON MITTEN: Did you want to make  
7 a point? Go ahead.

8 COMMISSIONER HILDEBRAND: I had one follow-  
9 up question. In looking at your pre-hearing  
10 submission, and then your testimony today, the  
11 elevations that you are showing are completely  
12 different, and the quantity of masonry versus siding  
13 has changed significantly.

14 Are you going to be providing us with  
15 revised elevations and plans that go with the new  
16 look?

17 MR. MIRMIRAN: These, and I'll let Logan  
18 handle the bulk of this question, but the current  
19 elevation that we are showing you, which we submitted  
20 in our most recent submission, we believe is the final  
21 elevation for the building.

22 The only thing that's somewhat in flux  
23 that we would like to talk to you about, like I was  
24 saying, we are talking to community groups about  
25 incorporating culturally or historically relevant

1 designs, both to the interior of the building, the  
2 pocket park, and the building itself.

3 The actual -- the masonry and the siding,  
4 we believe, we're set on the one concept that we  
5 wanted to get you to take a look at, is this African  
6 influence, West African influence banding that Logan  
7 is actually better equipped to discuss than I am, to  
8 be honest.

9 MR. SCHUTZ: Good evening, my name is Logan  
10 Schutz, with Grimm & Parker Architects. We are the  
11 architects on the project.

12 The elevation that you see now is the  
13 final one. We've been working, we've actually had  
14 several meetings with the community on different looks  
15 to the building. This, with the peaked roofs, sharply  
16 peaked roofs, the articulation is something that they  
17 are in favor of as being, they felt, of all the styles  
18 that we showed them most sympathetic to their  
19 neighborhood.

20 And, the Afro-centric pieces that we're  
21 working with them on now deal with some West African  
22 -- right here is some patterns from Kente cloth. We  
23 did a building similar to this out at the University  
24 of Maryland, the Nymburu Center, where we picked up  
25 some of the historic features from West Africa.

1           We are not just picking African, there's  
2           also going to be a lot of pictures inside of the  
3           building that are pictures of the history of the area,  
4           as this area has developed over the years over on the  
5           east side of the river. But, as some added color and  
6           interest we want this building also to be a little bit  
7           of a teaching tool.

8           There's also -- these are called turons,  
9           they are little black bricks that actually protrude,  
10          which is reminiscent of what was used in West Africa  
11          for holding scaffolding. And so again, we are right  
12          now working with several groups, and one person in  
13          particular who is working with us on this.

14          CHAIRPERSON MITTEN: I think just to follow  
15          on with Mr. Hildebrand's question, I think we are  
16          going to have to get a new set of elevations, so that  
17          we can, you know, tie it to the drawings and so on.

18          MR. SCHUTZ: Sure, we'd be glad to.

19          CHAIRPERSON MITTEN: And then, if you want  
20          flexibility regarding design elements like that, we'd  
21          just like to have it narrowed down to what specific  
22          areas you are asking for flexibility in.

23          COMMISSIONER HILDEBRAND: Right, and I  
24          think you've actually also modulated the plan slightly  
25          differently, because your massing is different from

1 even the plans that we have here. It looks like you  
2 have projecting bays in different locations, on your  
3 main entrance, for example, you have eliminated the  
4 two smaller flanking projections at the main entrance.

5 MR. SCHUTZ: Yes, as we looked at it, it  
6 looked a little too cluttered, and we needed to -- we  
7 are trying to create a central spine to the building  
8 that is a little clearer, more clearly defined.  
9 Having the other bays in there we were just cluttering  
10 it.

11 We also, by changing mechanical systems,  
12 we had to adjust things a little bit to make things  
13 work a little better.

14 COMMISSIONER HILDEBRAND: But, what they  
15 also tended to do, though, was to emphasize the  
16 horizontal as opposed to the vertical. I think your  
17 new -- we are only talking three stories here, so we  
18 are not talking huge height --

19 MR. SCHUTZ: Yes, that's correct.

20 COMMISSIONER HILDEBRAND: -- on this  
21 particular facade, but it did give it a much more  
22 linear look, particularly, with the two-story banding  
23 of brick that's been dropped as you went to the  
24 corners. And, it seems now that we've gone to a one-  
25 story brick base with siding above.

1 MR. SCHUTZ: Right, and in the center, this  
2 allowed us to accent the centerpiece, as well as  
3 bringing brick on the corners to strengthen the edges  
4 of the building as it turns and then goes down a  
5 ridge. And then, this is the rear portion, and you  
6 can see we are playing with the brick heights to get  
7 a variety, also an interest.

8 COMMISSIONER HILDEBRAND: Okay. Well, I  
9 think we just need to see revised elevations and plans  
10 that are coordinated.

11 MR. SCHUTZ: Okay.

12 CHAIRPERSON MITTEN: And, have you provided  
13 material samples for us? I didn't see that.

14 MR. MIRMIRAN: I don't believe we have.

15 CHAIRPERSON MITTEN: We are going to need  
16 to see material samples for the exterior.

17 MR. MIRMIRAN: Those will be provided.

18 CHAIRPERSON MITTEN: And then, an elevation  
19 that ties -- or -- yeah, that ties the material to the  
20 elevation, so we know exactly where it's going.

21 COMMISSIONER HILDEBRAND: And, as to the  
22 decoration, I think it can be a really unique and nice  
23 aspect of the building. I think it's important that  
24 it grow from the building and not be something that's  
25 just applied.

1 MR. MIRMIRAN: Absolutely.

2 COMMISSIONER HILDEBRAND: You have to  
3 integrate it more into the design fabric, so that it  
4 doesn't appear to be an artificial attachment to the  
5 building.

6 MR. MIRMIRAN: Absolutely.

7 CHAIRPERSON MITTEN: I just have one last  
8 question, which is -- and I hope you've seen the  
9 report by the Department of Transportation, and they  
10 just note that the driveway is not acceptable to DDOT,  
11 because it's not built to DDOT standards. So, I don't  
12 know if you had any discussions with them about that.

13 MR. GEORGE: Good evening, Madam Chair,  
14 Osborne George for the record, Transportation  
15 Consultant.

16 Yes, we did point that out to the  
17 applicant, and I think we provided them with DDOT  
18 standards, and they are in the process of making the  
19 revision, minor revision, to that entryway.

20 CHAIRPERSON MITTEN: Okay, so we can expect  
21 a revised driveway plan, too.

22 MR. GEORGE: Yes.

23 MR. GEORGE: Okay, great, thanks.

24 Anyone else?

25 Mr. Jeffries?

1           COMMISSIONER JEFFRIES: Madam Chair, I just  
2 wanted to ask the architect, I'm trying to get  
3 comfortable with sort of what drove this West African  
4 design. I mean, I understand the whole notion of, you  
5 know, architectural features that are reminiscent of  
6 the actual neighborhood and so forth, but I'm just  
7 trying to get comfortable with this band.

8           MR. MIRMIRAN: We've -- one of the members  
9 of the Eastgate Hope VI Steering Committee is a  
10 gentleman by the name of Melvin Deal, who is the Head  
11 of the African Drummers and Dancers, and has been very  
12 involved in influencing the design of both this  
13 project and the main Eastgate Hope VI project, which  
14 is an 18-acre site that we'll be bringing to you in  
15 due time.

16           But, one of the comments that he had is  
17 that he would like to see as many historical and  
18 cultural elements incorporated into the design as  
19 possible, and after talking to Mr. Deal, as well as a  
20 number of other people on the Steering Committee, the  
21 thought was that this area was most strongly  
22 influenced by African American and Native American  
23 cultures. And, as a result, and like I said, we are  
24 still working toward what exactly the mix is of these  
25 historical and cultural elements.

1           On the inside of the building we are  
2 looking at photographs of the actual neighborhood's  
3 history. We are also looking at tapestries, with both  
4 Native American and African influenced patterns. It  
5 just happened that this particular pattern, or  
6 something similar, was something that the architects  
7 were very familiar with, and we thought lent an  
8 attractive feature to the building that we would  
9 potentially consider, assuming that the feedback from  
10 the community is positive.

11           COMMISSIONER JEFFRIES: Well, I think the  
12 architect mentioned something at the University of  
13 Maryland, or was there a prototype that we could see,  
14 in terms of --

15           MR. MIRMIRAN: Yes, in the center of the  
16 University of Maryland College Park Campus is the  
17 African Cultural Center. It's the Nymburu.

18           COMMISSIONER JEFFRIES: I was just there on  
19 Saturday. I mean, I was at the campus, but I didn't  
20 see that.

21           MR. SCHUTZ: Well, right up near Cole  
22 Field House, in the center, next to the Stamp Student  
23 Union, is the center, and it's just an unbelievable  
24 amount of history and historical symbols that were  
25 incorporated into that design.

1           It's a brick building, because it's trying  
2           to fit into the Georgian style up there, but also it  
3           kind of speaks to the different groups that came here  
4           from that region.

5           COMMISSIONER JEFFRIES: So, well, okay, so  
6           it would be good, as it relates to, you know, just if  
7           we could get photographs, or just something that we  
8           can get comfortable with, you know, how this actually  
9           looks. I'm just having some difficulty visualizing it.

10          And also, I'm very cognizant of, you know,  
11          making certain that, you know, architecture is durable  
12          and last, and also that the design here does not start  
13          to, you know, look very different than the rest of the  
14          neighborhood.

15          I think, obviously, I mean, in terms of  
16          this need to, you know, have architecture that's  
17          reminiscent of a certain time and continent, I think  
18          that's wonderful, but I just want to make certain that  
19          as Commissioner Hildebrand mentioned that, you know,  
20          this is somehow, you know, nicely integrated, and that  
21          it doesn't start to take on a different type of look,  
22          and look sort of out of place from the rest of the  
23          neighborhood.

24          MR. SCHUTZ: Right.

25          COMMISSIONER JEFFRIES: Because, you know,

1 hopefully, this building is going to be around for a  
2 while, and it's not -- maybe we are starting a new  
3 architecture firm, not a problem, but it's just -- I  
4 just want to make certain that this thing, from the  
5 actual graphics to what we actually see, it sort of  
6 makes sense.

7 MR. SCHUTZ: Yeah, we are very concerned  
8 about that also, and, in fact, from our first early  
9 meetings with the community there was descriptions  
10 adding, you know, bright blue bands, and a bunch of  
11 other things that we've toned down, and so what we are  
12 just experimenting here with is something that will be  
13 a little more subtle.

14 And, these will be actual bricks, so this  
15 isn't anything painted, this will be something  
16 intrinsic in the design. It probably looks a little  
17 brighter here than it will be, but -- and again, it  
18 depends on how bright, I mean, how obvious we want it  
19 to be.

20 But, the feeling was that we could do more  
21 with the walls than just creating brick boxes, by, you  
22 know, creating inundations in the outside, and  
23 carefully placing these materials.

24 And again, it's something we are working  
25 with them, and they are doing some research, and we

1 are doing research, too.

2 COMMISSIONER JEFFRIES: Okay, well, thank  
3 you, I appreciate your comments, and trying to work  
4 with the community as relates to this, but, you know,  
5 you are the professional, and there needs to, you  
6 know, be some level of engagement, you know, as it  
7 relates to, you know, how these things should look.

8 So, anyway, thank you.

9 CHAIRPERSON MITTEN: Anyone else?

10 Okay, thank you all.

11 MR. MIRMIRAN: Thank you.

12 MR. SCHUTZ: Thank you.

13 CHAIRPERSON MITTEN: We are ready to go now  
14 to the Report by the Office of Planning.

15 Ms. Brown-Roberts?

16 MS. BROWN-ROBERTS: Good evening, Madam  
17 Chairman and Members of the Commission. I am Maxine  
18 Brown-Roberts, representing the Office of Planning.

19 As was outlined in our submittal to the  
20 Zoning Commission, the Office of Planning supports,  
21 fully supports, this application and recommends that  
22 approval be granted for the consolidated PUD and  
23 related map amendment.

24 And, I'd be happy to take any questions.

25 Thank you.

1 CHAIRPERSON MITTEN: Thank you.

2 Any questions for Ms. Brown-Roberts?

3 Mr. Smith, did you have any questions for  
4 Ms. Brown-Roberts on the OP report?

5 MR. SMITH: I do not have any questions for  
6 Ms. Brown-Roberts.

7 CHAIRPERSON MITTEN: Okay.

8 Thank you.

9 And, I noted earlier that we have a report  
10 from DDOT. Is there anyone here from DDOT? Okay,  
11 it's Exhibit No. 24 in the record.

12 Is there anyone here from ANC 7A? Okay,  
13 and I would just note that we do not have a letter in  
14 the record from the ANC, and I understand they had  
15 difficulty getting a quorum.

16 Is there anyone here who would like to  
17 testify in support of the application, who hasn't done  
18 so already?

19 Ms. French, would you like to come and --  
20 maybe you can make a few seats available for a couple  
21 folks to come down. I'll let you two decide who goes  
22 first.

23 Okay, would you turn your microphone on  
24 for us?

25 MS. JACKSON: My name is Inita Jackson, and

1 I am a -- well, I am the President of ERA. ERA is  
2 Eastgate Redevelopment Association. And, I'm also a  
3 resident of Fort Dupont. I was relocated there when  
4 they decided to give us Hope VI, okay?

5 So anyway, I'm here about the seniors. I  
6 have quite a bit of seniors in my community, and they  
7 are all in favor of the new building that's coming up,  
8 and they are waiting for it.

9 So, I just hope that that will be able to  
10 be done, so they can have their building.

11 CHAIRPERSON MITTEN: Thank you, and we have  
12 your letter of support in the record as well.

13 MS. JACKSON: Thank you.

14 CHAIRPERSON MITTEN: Ms. French, would you  
15 turn your microphone off, Ms. Jackson? There you go,  
16 great, thank you.

17 MS. FRENCH: Good evening, Members of the  
18 Zoning Commission.

19 My name is Lynn French, and I'm here  
20 representing Deputy Mayor Neil Albert, Deputy Mayor  
21 for Children, youth, Families and Elders, and we are  
22 here really only to just chime in and say that we are  
23 in full support of this project.

24 We are pleased to see this Eastgate Senior  
25 Residence on B Street, S.E. in Ward 7's Greenway

1 neighborhood. The 100 units are very much needed for  
2 some of the most vulnerable residents of our City. We  
3 feel that we owe our senior citizens every bit of  
4 support and affordability that we can offer them in  
5 this market.

6 And, in addition to that, we'd like to  
7 note that we just were looking at -- we are also  
8 associated with the shelter systems, we have a  
9 computerized data collection of people who are without  
10 places to live in the City, and we noted that in the  
11 past year we sheltered, not necessarily -- when a  
12 senior citizen presents himself we try to find a more  
13 discreet area to place them, but we noted that in the  
14 past year we sheltered 2,180 homeless senior citizens  
15 between the ages of 51 and older, 1,799 of them were  
16 between 51 and 61, and 381 of them were over 61. I  
17 believe that the Housing Authority will not house you  
18 until you are, what, 62, but we anticipate that at  
19 least a large number of those between 51 and 61 would  
20 reach that 62 age even by the time this building is  
21 built.

22 The Housing Authority is a partner with  
23 our office in the formulation of the City's ten year  
24 plan to end homelessness, Homeless No More. They've  
25 been an important partner of ours, and we are pleased

1 to see this project and hope that over the next ten  
2 years, not only will we see more projects like this,  
3 but that we'll be able to encourage people to develop  
4 HUD 202s for senior citizens, so that we can address  
5 the housing needs of our elderly.

6 Thank you.

7 CHAIRPERSON MITTEN: Thank you.

8 Any questions for this panel? Any  
9 questions?

10 Mr. Smith, any questions? Where did he  
11 go? Do you have any questions?

12 MR. SMITH: No.

13 CHAIRPERSON MITTEN: Okay. Thank you both.

14 Is there anyone who would like to testify  
15 in opposition? Anyone who would like to testify in  
16 opposition? Okay.

17 Mr. Smith, back to you.

18 MR. SMITH: I had a rather elaborate  
19 conclusion that I was going to put together to sum up  
20 everybody's testimony, having just -- having an  
21 opportunity for you to just get answers to your  
22 questions I think was probably sufficient.

23 As I think I erroneously started to say at  
24 the very beginning, we'd like to rest on the record,  
25 you know, based on what's been submitted, but I

1 understand that given the comments and questions that  
2 have occurred today there's language that we will  
3 provide regarding the flexibility necessary to add  
4 paths and gazebos, flexibility for the brick banding,  
5 material samples that you've requested, and the  
6 elevations that you've requested, and I'm sure  
7 whatever else the Commission requires.

8 CHAIRPERSON MITTEN: Okay.

9 And, I think just to flesh out with a  
10 little bit more particularity, you know, Mr. Hood was  
11 asking about the LSDBE and first source agreements,  
12 and if they -- you know, if they are being proffered  
13 then that should be specifically articulated as well,  
14 and anything else that you want to -- you know, that  
15 the applicant wants to proffer.

16 COMMISSIONER JEFFRIES: And again, I'd also  
17 like to, this building at the University of Maryland,  
18 if we can get photographs of that. Thank you.

19 CHAIRPERSON MITTEN: Anyone have anything  
20 else that we missed?

21 MS. SCHELLIN: The driveway plan.

22 CHAIRPERSON MITTEN: Thank you.

23 MS. SCHELLIN: The revised driveway plan.

24 CHAIRPERSON MITTEN: Right, the driveway  
25 plan.

1 MS. SCHELLIN: And, the exterior material  
2 sample, and I believe that's it, other than the photos  
3 of the applicant-influenced design that Mr. Jeffries  
4 just stated, elevations, plans, and that's all I've  
5 got.

6 CHAIRPERSON MITTEN: Okay.

7 COMMISSIONER HILDEBRAND: And, if the  
8 applicant would like to submit a revised plan of the  
9 park to make any improvements, that would be  
10 encouraged.

11 MR. SMITH: I think, just to reiterate what  
12 was stated earlier, given the opportunity to develop  
13 some consensus as to what might specifically go there,  
14 we will at the very least submit flexibility --  
15 language that includes flexibility to provide the  
16 types of things that were discussed previously.

17 CHAIRPERSON MITTEN: Just don't make it  
18 open ended, we don't like that. We want it narrow,  
19 narrow flexibility.

20 MR. SMITH: Absolutely.

21 CHAIRPERSON MITTEN: Okay.

22 If we wanted to put this on our agenda for  
23 our June meeting, when would the submissions be  
24 necessary?

25 MS. SCHELLIN: I've talked with the

1 applicant, it doesn't appear that they will be able to  
2 have everything in time for June.

3 CHAIRPERSON MITTEN: Okay.

4 MS. SCHELLIN: So, I've gotten dates --

5 CHAIRPERSON MITTEN: Okay, great.

6 MS. SCHELLIN: -- to go forward with the  
7 July meeting.

8 CHAIRPERSON MITTEN: Okay.

9 MS. SCHELLIN: Would you like for me to  
10 give those to you now?

11 CHAIRPERSON MITTEN: That would be great.

12 MS. SCHELLIN: Okay.

13 If the applicant could provide these  
14 additional filings by June 20<sup>th</sup>, and then parties,  
15 which at this point is just the ANC, would have until  
16 July 5<sup>th</sup> to respond, and the applicant would also have  
17 until July 5<sup>th</sup> to file findings of facts and  
18 conclusions of law, all filings due by 3:00 p.m.

19 CHAIRPERSON MITTEN: Okay, and then in  
20 addition to having the record open for additional  
21 submissions, if the ANC were to come to some -- if  
22 they were to get a quorum and take a vote, we could  
23 leave the record open until the 20<sup>th</sup> for that as well.  
24 So, we would receive that from the ANC if they took  
25 that up.

1                   So, have you got all the dates down there,  
2 Mr. Smith, that Ms. Schellin gave, because I didn't  
3 write them down so I'm not going to repeat them.

4                   MR. SMITH: I do.

5                   CHAIRPERSON MITTEN: So, it looks like if  
6 all the submissions come in on schedule that we'll  
7 make our decision at our July meeting. What's the  
8 date of our July meeting? July 11<sup>th</sup>. And, that  
9 meeting will be at 6:30 in this room, and all of you  
10 are more than welcome to attend that.

11                   And, if you have any questions about the  
12 case, or are interested in following the decision-  
13 making further, you can contact Ms. Schellin in the  
14 Office of Zoning.

15                   And, I thank you all for your  
16 participation tonight. We are adjourned.

17                   (Whereupon, the above-entitled matter was  
18 concluded at 7:21 p.m.)

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