

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA
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ZONING COMMISSION

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PUBLIC HEARING

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IN THE MATTER OF: :

FOUR POINTS, LLC :

Case No.
08-07

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Monday,
July 1, 2013
Hearing Room 220 South
441 4th Street, N.W.

Washington, D.C.

The Public Hearing of Case No. 08-07 by the District of Columbia Zoning Commission convened at 6:30 p.m. in the Jerry R. Kress Memorial Hearing Room at 441 4th Street, N.W., Washington, D.C., 20001,

Anthony J. Hood, Chairman, presiding.

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairman

MARCIE COHEN, Vice Chair

MICHAEL G. TURNBULL, FAIA,
Commissioner (AOC)

PETER MAY, Commissioner (NPS)

ROBERT MILLER, Commissioner

OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN, Secretary

OFFICE OF PLANNING STAFF PRESENT:

**JENNIFER STEINGASSER, Deputy Director,
Development Review & Historic
Preservation**

MAXINE BROWN-ROBERTS

DISTRICT DEPARTMENT OF TRANSPORTATION STAFF

PRESENT:

FLEMING EL-AMIN

JAMIE HENSON

**The transcript constitutes the
minutes from the Public Hearing held on July
1, 2013.**

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6:32 p.m.

CHAIRMAN HOOD: Good evening, ladies and gentlemen. This is the Public Hearing of the Zoning Commission for the District of Columbia for Monday, July 1, 2013. My name is Anthony Hood. Joining me are Vice Chair Cohen and Commissioners Miller, May and Turnbull. We're also joined by the Office of Zoning staff, Ms. Sharon Schellin, Office of Planning staff, Ms. Steingasser, Ms. Brown-Roberts, District Department of Transportation, Mr. El-Amin. Did I get that right?

MR. EL-AMIN: Yes, sir.

CHAIRMAN HOOD: Good, I'm on my game tonight. And also Mr. Henson.

This proceeding is being recorded by a Court Reporter. It is also webcast live. Accordingly, I must ask you to refrain from any disruptive noises or actions in the hearing room.

1 The subject of this evening's
2 hearing is Zoning Commission Case 08-07, Four
3 Points, LLC, on behalf of Curtis Properties,
4 Inc., for approval of a first-stage PUD and
5 related map amendment for property located in
6 Square 5772, 5783, 5784 and 5785.

7 Notice of today's hearing was
8 published in the D.C. Register on May 17th,
9 2013, and copies of that announcement are
10 available to my left on the wall near the
11 door.

12 The hearing will be conducted in
13 accordance of provisions of 11 DCMR 3022 as
14 follows: Preliminary matters, Applicant's
15 case, Report of the Office of Planning, Report
16 of Other Government Agencies, Report of the
17 ANC in this case is ANC-8A, Organizations and
18 Persons in Support, Organizations and Persons
19 in Opposition, Rebuttal and Closing by the
20 Applicant.

21 The following time constraints
22 will be maintained in this meeting. The

1 Applicant 60 minutes, organizations five
2 minutes, individuals three minutes.

3 The Commission intends to adhere
4 to the time limits as strictly as possible in
5 order to hear the case in a reasonable period
6 of time.

7 All persons appearing before the
8 Commission are to fill out two witness cards.
9 These cards are located to my left on the
10 table near the door. Upon coming forward to
11 speak to the Commission please give both cards
12 to the Reporter sitting to my right before
13 taking a seat at the table.

14 When presenting information to the
15 Commission please turn on and speak into the
16 microphone, first stating your name and home
17 address. When you are finished speaking
18 please turn your microphone off so that your
19 microphone is no longer picking up sound or
20 background noise.

21 The decision of the Commission in
22 this case must be based exclusively on the

1 public record to avoid any appearance to the
2 contrary. The Commission requests that
3 persons present not engage members of the
4 Commission in conversation during any recess
5 or at anytime.

6 The staff will be available
7 throughout the hearing to discuss procedural
8 questions.

9 Please turn off all beepers and
10 cell phones at this time so not to disrupt
11 these proceedings.

12 Would all individuals wishing to
13 testify please rise to take the oath.

14 Ms. Schellin, would you please
15 administer the oath.

16 (WITNESSES SWORN.)

17 CHAIRMAN HOOD: Okay. I
18 understand before I go to any preliminary
19 matters, I do have a preliminary matter. I'm
20 going to ask Mr. Charles Lindsay from
21 Honorable Council Member, Mayor for Life's
22 Office to come up and give us a presentation.

1 Also, I'm not sure. Do we have
2 any other representatives from a council
3 members office tonight that want to present?
4 Okay. All right.

5 So, Mr. Lindsay, the floor is
6 yours.

7 MR. LINDSAY: Good afternoon,
8 Zoning Commission. My name is Charles Lindsay
9 and I'm a Ward 8 resident and a staff member
10 of Council Member Marion Barry. I'm here to
11 testify that Council Member Barry supports the
12 proposed PUD by Four Points and encourages
13 this body to approve it.

14 The proposed project will fill
15 Council Members Barry's vision of transforming
16 Martin Luther King, Jr., Avenue into a grand
17 boulevard.

18 But before I begin, let me start
19 by giving some depressing statistics about
20 Ward 8 and why this project is essential to
21 the future health and growth of Ward 8
22 residents. Ward 8 has the highest

1 unemployment rate in the region at more than
2 20 percent. The Ward has one grocery store
3 that serves more than 73,000 residents.

4 The Ward is a food desert because
5 residents have a very difficult time obtaining
6 fresh fruits, vegetables, meats and seafood.

7 We have no CVS Pharmacy. The
8 highest rate of returning residents in a
9 community. We have the highest crime rate and
10 our schools are at the bottom in testing and
11 graduation rates.

12 Further, we have the highest
13 diabetes rates, highest heart condition and
14 blood pressure rates and more chronic kidney
15 failure than any other ward in the city. More
16 than 75 percent of the children born in Ward
17 8 are to single mothers and our birth rate
18 remains the highest in the city.

19 We have the highest percentage of
20 residents on public assistance and other
21 government services.

22 All of this is to say that Ward 8

1 needs a change and we need it yesterday. The
2 Ward cannot survive with such dismal and
3 debilitating statistics. Studies have shown
4 that in order to reverse these horrible
5 statistics and trends we must give residents
6 opportunities. Opportunities such as descent,
7 safe, affordable housing. We must give
8 residents fair job opportunities that pay fair
9 wages that they can live off and raise a
10 family.

11 We must also give residents
12 shopping and retail opportunities. It is
13 unfair and unjust that residents of Ward 8
14 must go to other parts of the city and to
15 surrounding suburbs to shop, eat, entertain
16 and spend their money.

17 Finally, we must give the
18 residents something to be proud of and I
19 believe that the Four Points, LLC, proposed PUD
20 is the beginning of the transformation that
21 Ward 8 must undergo.

22 This project will give the Ward

1 the medicine it needs. This project
2 represents a true symbol of hope. This
3 project is the beginning towards making Ward
4 8 an economic power.

5 Curtis Company has been a
6 commercial business and a residential home
7 builder in the Washington, D.C. metro area
8 since 1926. The company has also operated an
9 ice and coal hauling business in its early
10 days.

11 In 1950 Curtis Company opened the
12 first Curtis Brothers furniture store in the
13 heart of Anacostia and provided jobs to
14 residents. This building is currently known
15 as the Anacostia Professional Building. This
16 successful furniture store grew into the
17 largest single furniture retailer in the
18 United States.

19 With the need for warehouse and
20 retail space, the company evolved into a real
21 estate business. Eventually, the company
22 transitioned entirely into its own real estate

1 interest. Today the company has many real
2 estate holdings and is a large land owner and
3 developer which shows that they can produce
4 this type of project.

5 Curtis Brothers project has been a
6 good friend and property owner to the Ward 8
7 community. And more specifically the MLK
8 corridor. The office building houses small
9 companies, nonprofits, several government
10 agencies. These entities serve the Ward 8
11 community very well and are well maintained
12 and secure. The vehicular and foot traffic
13 that stems from the property leases have been
14 and continue to be a staple flow for the other
15 businesses in the corridor.

16 In addition, the developer has
17 owned several undeveloped lots within MLK
18 corridor and have not put many unwanted
19 projects there. However, they listened to the
20 community and decided to wait to give the
21 community the project it needs and deserves,
22 their proposed project.

1 Four Points, LLC, is proposing a
2 mixed use development consisting of
3 residential, office and retail uses on MLK and
4 in the historic Anacostia neighborhood at the
5 site of the former Curtis Furniture Stores and
6 Warehouses amongst another piece of land.

7 The redevelopment will be a
8 benefit to the District, the Ward 8 community
9 and surrounding neighborhood as it would
10 further economic development, provide enhanced
11 retail and residential opportunities and
12 advance the overall revitalization that is
13 occurring in Ward 8.

14 This project is consistent with
15 Council Member Barry's economic development
16 goals and objectives for the Ward to provide
17 expanded home ownership opportunities in the
18 Ward and provide enhanced retail experience
19 and retail job opportunities for residents in
20 the Ward. In addition, the proposal would
21 increasingly expand the much needed office
22 space so that more people will come to work in

1 Ward 8 and so many residents in the Ward can
2 work closer to their homes.

3 The proposal compliments many
4 other current and planned projects in Ward 8
5 and will give residents an opportunity to
6 shop, eat and play where they live.

7 With the 11th Street Bridge near
8 completion which will enhance access to Ward
9 8, this proposal will create and generate the
10 drastically needed businesses in the area. In
11 addition, both Ward 8 metro stations will be
12 developed within the next five to ten years.
13 Housing will be redeveloped. Streetcars are
14 being considered and both east and west
15 campuses of St. Elizabeth are under
16 construction. This proposal fits perfectly
17 within the grand vision for Ward 8.

18 The proposal includes 945,000
19 square feet of office space, a 144,000 square
20 feet of retail and approximately 500 or more
21 housing units. Parking will be 1,471 spaces
22 for a total development cost that may exceed

1 well over \$500 million.

2 One of the things that the Council
3 Member does require is that the developer hire
4 a significant number of D.C. residents which
5 we believe the developer will, and in
6 particular Ward 8 residents. The developer
7 also, we'd like our developer to sign a
8 community benefits agreement which it will
9 give back because the Curtis Brothers have
10 been a really good friend of Ward 8.

11 Finally, Council Member Barry
12 encourages this body to support a tax
13 increment financing district for the Good Hope
14 MLK Corridor. This financial tool will have
15 a multiplier effect on the development of the
16 area. The proposed PUD will be included in
17 the TIF and will be an economic incentive for
18 other projects planned for the corridor.

19 Council Member Barry encourages
20 this body to approve this PUD. It will create
21 jobs, new business, retail opportunities and
22 increase taxes for the District and contribute

1 to the revitalization of the community.

2 Thank you.

3 CHAIRMAN HOOD: Okay. Thank you,
4 Mr. Lindsay.

5 Let me see. Any questions of the
6 Commissioners?

7 Vice Chair Cohen.

8 VICE CHAIR COHEN: Thank you, Mr.
9 Chairman, and thank you, Mr. Lindsay.

10 What is your definition of
11 affordable housing?

12 MR. LINDSAY: Well, mine a Federal
13 standard or because the Federal standard--

14 VICE CHAIR COHEN: What does the
15 neighborhood meeting need?

16 MR. LINDSAY: Well, the
17 neighborhood, we need home ownership. And
18 that's been Council Member's mantra in the
19 last couple of years. With all this
20 development coming, anyone with any kind of
21 economic sense that studies Economics 101 to
22 align and all the other entities will tell you

1 with this development coming the residents who
2 own will be able to stay.

3 When you look at our city, you
4 look at the major corridors that have been
5 developed, U Street, H Street, Shaw, the
6 homeowners were the ones that were able to
7 stay. Unfortunately, the renters were forced
8 out. And those are just market factors. When
9 a community gets hot, you know, so we need to
10 insure that the residents -- that we assist as
11 many residents as we can to stay to own. And
12 the ones that currently own we need to make
13 sure they can retain owning. Like I love how
14 the country is now, you know, really looking
15 out for -- fixing interest rates, mortgages
16 rates. None of these ARMs.

17 The other thing is we have a lot
18 of seniors and as these properties increase in
19 value, we got to insure that our seniors
20 property taxes have a small -- well, hopefully
21 none, but a very small increase because that's
22 how they get pushed out. And I know this

1 personally because I have family member who
2 live in some of these neighborhoods and they
3 weren't protected and they were, you know,
4 when the taxes began to rise, they were pushed
5 out. So, we got to first and foremost really
6 look at home ownership.

7 Now, I do know from my experience
8 at DHCD, it's a little difficult to provide
9 home ownership for folks at 0 to 30 percent of
10 -- 0 to 50 truly, not just 30 but 0 to 50.
11 So, what this government has to do is commit
12 to providing a deeper subsidy. We have to or
13 we have to figure out with the developers how
14 do we, you know, keep these properties
15 reasonable.

16 I know the Housing Authority has
17 several projects that they've been able to do
18 some soft seconds and thirds, really third and
19 fourth loans that were forgivable over time to
20 help residents from public housing move back
21 into Glencrest and some of the other public
22 housing that, you know, and that helps

1 transform these neighborhoods.

2 The original question is, what is
3 affordable? Again, it depends on the lens
4 that you look through because the HUD
5 definition of affordable housing, as you know,
6 is 0 to 30, 30 to 50, 50 to 80. And HUD uses
7 a regional approach. And that does hurt the
8 District in many ways because if I'm not
9 mistaken the regional average income is about
10 107 or something, whereas, the District's were
11 around 55, 60 or so. I don't remember the
12 exact numbers. But there's a drastic delta
13 there. So what happens is, when you put funds
14 into a project, because we have to use a
15 regional standard to meet affordable, often
16 time it doesn't seem like it's affordable
17 because of the people at 0 to 30, 0 to 50
18 often times is still difficult to meet that.
19 So, I think that we have to really look at,
20 can we apply using District funds, maybe a
21 District standard and with the Federal funds
22 because I'm not sure what we can do with the

1 Federal dollars because they are national
2 standards set by Congress. And, you know, so
3 for District-owned dollars like we have the
4 House Administration Trust Fund and you have
5 some unrestricted dollars with the Unified
6 Fund and some other areas, maybe we go to a
7 District sort of AMI base. But, you know,
8 that's above my pay grade.

9 I hope I answered your question.

10 VICE CHAIR COHEN: Thank you.

11 CHAIRMAN HOOD: Any other
12 questions up here? Okay.

13 We want to thank you and the
14 Council Member for your testimony. We
15 appreciate it.

16 MR. LINDSAY: Thank you, all. We
17 appreciate it. We look forward to this 1.5
18 million square feet. We need it. We look
19 forward to it. Thank you all.

20 CHAIRMAN HOOD: Tell Mr. Barry you
21 represented him very well.

22 Okay. Does the Applicant have any

1 cross?

2 MR. GLASGOW: No, sir.

3 CHAIRMAN HOOD: Okay. Is anyone
4 representing ANC-8A here? Okay. Not seeing
5 anyone at this time. Okay.

6 Let's go to the expert witnesses.

7 MR. GLASGOW: Yes, sir.

8 CHAIRMAN HOOD: I know we need to
9 do Mr. Mountjoy. I don't think he's ever
10 been --

11 MR. GLASGOW: Expert for -- we're
12 offering him as architect and master planning,
13 particularly master planning. The firm and
14 Alan have worked with the District of Columbia
15 government. Have represented the District of
16 Columbia government in master planning issues
17 and that's what we're offering him as a
18 witness today.

19 CHAIRMAN HOOD: Mr. Mountjoy is in
20 architecture or in planning, which one?

21 MR. GLASGOW: He's master
22 planning. That's what we're offering him as

1 an expert in. He is an architect, but he's
2 not licensed in the District of Columbia but
3 we're offering him as a master planner and
4 that's the type work that he has done for the
5 District government in the past.

6 CHAIRMAN HOOD: Okay. So, who
7 else are we proffering?

8 MR. GLASGOW: Mr. Schiesel.

9 CHAIRMAN HOOD: Okay. No problem
10 there. Anybody else? That's it?

11 MR. GLASGOW: That's it and you've
12 got Mr. Sher's report.

13 CHAIRMAN HOOD: Okay. All right.

14 Mr. Mountjoy is being proffered as
15 a master planner?

16 MR. GLASGOW: Yes, expert master
17 planner.

18 CHAIRMAN HOOD: Expert. Expert
19 master planner. Okay. Don't leave out
20 expert. Okay. So, no objection.

21 MR. GLASGOW: All right. Thank
22 you.

1 CHAIRMAN HOOD: He will be
2 proffered as an expert master planner. Okay.
3 That's it so anything else?

4 MR. GLASGOW: Nothing --

5 CHAIRMAN HOOD: You're ready to
6 start?

7 MR. GLASGOW: Yes, sir.

8 Good evening, Members of the
9 Commission. For record my name is Norman M.
10 Glasgow, Jr., of the law firm of Holland and
11 Knight on behalf of the Applicant Four Points,
12 LLC, for the first stage PUD approval for this
13 property along martin Luther King, Jr.,
14 Avenue. Here with me this evening is Mr. Stan
15 Voudrie who is a representative of Four
16 Points, Mr. Alan Mountjoy of Chan Krieger NBBJ
17 and Mr. Rob Schiesel of Gorove Slade
18 Associates.

19 This project as you've heard just
20 previously presents an opportunity to move
21 forward with the most extensive and largest
22 private sector development that we are aware

1 of east of the Anacostia and involves an area
2 for potential development of approximately
3 eight acres of land for a PUD for 3-C-A land
4 fronting on Martin Luther King Avenue. So,
5 there's a 3-C-A strip already along Martin
6 Luther King Avenue and a rezoning from C-2-A
7 and C-M-1 for other areas, 2-C-3-A, all
8 consistent with the future land use map
9 designation of the site as medium density
10 commercial, medium density residential with
11 the portion of the cite fronting Shannon Place
12 being designated medium density residential,
13 moderate density commercial. And then there's
14 a little industrial piece on the northern side
15 fronting on Shannon.

16 Consistent with the Commission's
17 earlier instruction on this case we have gone
18 back and developed a first stage PUD
19 application for the entire site for the
20 Commission's review. We have a program for
21 how the site is to be organized and developed
22 in phases. The use of those phases, the

1 heights and densities as shown in the
2 architect's plans and how this project will
3 allow for a significant improvement in the
4 immediate area and community at large by
5 virtue of this proposed redevelopment. And we
6 have an aerial photograph that is showing the
7 existing conditions.

8 Going from south to north we have
9 large surface parking lot along Martin Luther
10 King. Then we have an office building to the
11 west.

12 Go to the one where we got the BZA
13 approval. Correct. Then there are two
14 building, Buildings 6 and 7 which are going to
15 be redeveloped. Those are existing leased
16 buildings. And then we have the place where
17 the Anacostia Play House has presently been
18 relocated in that area on Shannon Place.

19 We are pleased to report that the
20 Office of Planning is in support of the
21 application and we will discuss the five
22 percent increase in the nonresidential

1 development and we've discussed these issues
2 with Office of Planning representative before
3 the hearing.

4 Why we believe Building 1 should
5 remain all residential, the phasing of the
6 project and the Green Building initiatives for
7 the development.

8 We are also pleased that DDOT has
9 stated that in concept they are not opposed to
10 the project given the potential transportation
11 impacts and all anticipated infrastructure
12 needs are to be addressed in Stage Two as they
13 are submitted.

14 We note in this regard that there
15 are approximately 24 curb cuts on the site at
16 this point in time and the proposed
17 development will have about 10 curb cuts. And
18 all the curb cuts on Martin Luther King Avenue
19 will be eliminated.

20 As will be discussed by the
21 Applicant and as noted by Council Member
22 Barry's representative, there is already some

1 development that the Applicant has undertaken
2 in close proximity to the PUD to improve the
3 area and assist with respect to phasing of the
4 project.

5 The phasing plan is shown on sheet
6 10 of the architect's drawings with the
7 project being in three phases. Phase One
8 includes a residential building, the
9 rehabilitation of the presently existing
10 office building, Building 3 which we noted
11 earlier at the south ends of the site which
12 was approved in BZA application 18224. That
13 project is going to start in a few months.
14 And retail and residential buildings on
15 Building 8 which in Phase One which brackets
16 the north and south ends of the project along
17 Martin Luther King, Jr., Avenue.

18 Phase Two is the redevelopment of
19 the large parking lot along Martin Luther King
20 Avenue with retail and office and retail and
21 residential along W Street in Building 5.

22 Phase Three is the redevelopment

1 of two existing office buildings. Those
2 Buildings 6 and 7 which Alan showed a little
3 bit earlier.

4 The heights and overall FAR within
5 the C-3-A guidelines and as previously noted
6 a substantial portion of the property is
7 already zoned C-3-A.

8 Mr. Voudrie in his testimony will
9 discuss the request for a slight increase to
10 nonresidential FAR and the flexibility that it
11 allows to the project.

12 If there are no preliminary
13 questions from the Commission I'd like to
14 proceed with the testimony of the witnesses.

15 Okay. Mr. Voudrie, please
16 identify yourself for the record and proceed
17 with your testimony.

18 MR. VOUDRIE: My name is Stan
19 Voudrie and I'm a principal with Four Points,
20 LLC. We're the development partner of Curtis
21 Properties and will be developing the project
22 that's before you.

1 As you all are aware, I'm sure
2 that you realize and remember that this
3 project came before the Commission some time
4 ago for a setdown hearing and we have been
5 busy during that time. We did deal with the
6 financial crisis which set us back a bit and
7 really caused us -- it gave us an opportunity
8 to as developers to pull back from a project
9 of this scale and to look at projects that
10 could be accomplished in a shorter term
11 without having to go to the capital markets to
12 achieve the level of financing that was
13 necessary to do that.

14 We in partnership with the Curtis
15 Brothers and Curtis Properties own a
16 significant number of existing properties.
17 And so we focused on going to community
18 meetings engaging with community stakeholders
19 and in really developing smaller historic
20 buildings that exist along the corridor.

21 As you will see, there are a
22 number of historic building that we controlled

1 across the street from the site, as well as a
2 small holding of historic properties in the
3 2000 block of Martin Luther King between U and
4 V Street. So, beginning in 2008 and 2009 we
5 acquired and redeveloped the 2122 Martin
6 Luther King as Big Chair Cafe. Big Chair Cafe
7 is the building shown there which was a former
8 plumbing supply store. We also redeveloped
9 the old probation office which is 2200 at the
10 corner of Martin Luther King and W Street
11 bringing that back to its historic design. It
12 had all been bricked over on the front. Both
13 of these two buildings were redeveloped and we
14 had heard a lot from community groups and
15 neighborhood stakeholders that what was really
16 needed was a place for dining, to be able to
17 sit down and have a meal and so both of those
18 properties are restaurants and bars serving
19 good for lunch and dinner. And both of them
20 have been given greatly reduced rent in
21 addition to the renovations to be able to make
22 those business viable over the last few years.

1 Additionally, we were able to
2 redevelop Building 2027 Martin Luther King
3 which had been a dental office and a State
4 Farm Agency up and down. That has been
5 redeveloped as you see is The Hive which was
6 done in joint venture with the Department of
7 Housing and Community Development and Arch
8 Development Corporation. That is a small
9 business incubator and shared office space.

10 And then 2204 which is a former
11 church and then tool rental facility has been
12 redeveloped as Martha's Outfitters which is a
13 clothing and home goods retailer that sells
14 all of the items for less than \$10. So, it's
15 a charitable business also located in the U
16 Street Corridor Northwest in D.C.

17 In addition we've got one other
18 that is under development right now that we
19 don't have a picture of, 2216 Martin Luther
20 King which is being redeveloped as The Elbo
21 Market which is a food and convenience store
22 and ice cream shop.

1 And the non-historic buildings
2 we've been working and taking some of the
3 warehouse spaces along Shannon Place and this
4 is a rendering of 2020 Shannon Place which is
5 being redeveloped right now as an existing
6 warehouse being redeveloped as the Anacostia
7 Playhouse which is the relocation of a former
8 H Street playhouse that lost its lease on H
9 Street. We have another warehouse that's
10 being developed as a Dollar Store so it's a
11 low-cost home goods provider. And then we
12 2235 which is a large redevelopment which has
13 been mentioned. This is an existing warehouse
14 building that was the BZA case that we're
15 leasing that up right now as an 87,000 square
16 foot that's being converted from warehouse use
17 to office use. You can see the old brick
18 walls will come off and the glass curtain wall
19 will come on. That building is slated to
20 begin shortly.

21 In addition to taking those --
22 focusing on some of the smaller redevelopment

1 opportunities with or without the PUD
2 boundaries, we've also been working on a
3 number of arts and culture activities, again,
4 in direct response to some of the requests
5 that we've heard from our neighbors of things
6 that needed to be brought on line in the
7 neighborhood, services that could be added
8 that could be done without taking on extensive
9 cost or having to go out to the capital
10 market. So, we partnered with the National
11 Cherry Blossom Festival and have hosted two
12 years of an event called the Cherry Blast
13 which is an art and music festival targeting
14 young people. And last year we had the second
15 of the two Cherry Blasts. This year they were
16 able to move to a location in Northern
17 Virginia. But last year we had over 5,000
18 people attend that event which was in
19 warehouse space and on the parking lot at the
20 site.

21 Luminate is an event that is an
22 annual event. The second annual was just last

1 weekend. That's an arts festival that goes on
2 for a month but we kicked off the event with
3 music and festivities last week. That's co-
4 sponsored by D.C. Office of Planning and Arch
5 Development Corporation.

6 We had the Anacostia Book Fair
7 which was at the beginning of June which an
8 annual event also that is sponsored by Council
9 Member Barry's office and we host that every
10 year.

11 We Feed Our People which is annual
12 day of service on Martin Luther King Day.
13 Again, an event that we host and invite people
14 in for meals as well as it serves as a
15 launching off point for the various Day of
16 Service events that happen on Martin Luther
17 King Day.

18 And then we've started this spring
19 an Anacostia Farmer's Market which is
20 happening on the parking lot which we call
21 Parking Lot 3 which will become Building 2 in
22 our site. And that's a Saturday event that

1 used to be hosted at the St. Elizabeth's but
2 with the construction activities for the
3 pavilion at St. E's. they lost that space.
4 So, we brought it down to the historic
5 neighborhood.

6 And as Charles was indicating
7 we've worked with the Councilman's office to
8 kick off some economic development
9 initiatives. One sponsored by Four Points,
10 Curtis Brothers. The Councilman's office and
11 DHCD which is a program called Eat Shop Live
12 Anacostia which really helped us. We went
13 around and identified the retailers in the
14 corridor, helped them get websites up, finding
15 some promotional links and various other sort
16 of collective activities. That led to the
17 Councilman suggesting that we form a business
18 improvement district so beginning about a year
19 and a half ago we started -- we identified an
20 area from 17th and Good Hope approximately
21 where the Anacostia Library is going down Good
22 Hope Road to the Department of Housing and

1 Community Development and then continuing to
2 the Metro Station, just beyond the Metro
3 Station where St. Elizabeth's northern most
4 gate is.

5 We filed the petition with the
6 Councilman's office and Anacostia Economic
7 Development Corporation to form a business
8 improvement district. And as of the just
9 passed last tax cycle the business improvement
10 district is now operational. And the tax, the
11 BID tax for the properties that we control is
12 \$68,000 currently. So, it's about a third of
13 the BID's budget comes from tax on our
14 properties and I serve as the chair of the BID
15 board and as I just said we're just kicking
16 off activities, the Clean Team and other
17 activities this summer as we get the funding
18 in.

19 But that's all sort of work that
20 has been ongoing and what we've been doing
21 while we've been away. And we look forward to
22 as Charles indicated working with the

1 Councilman, working with Charles Wilson who is
2 sitting over my right shoulder who is an ANC
3 Commissioner and community organizer that has
4 a number of community groups that we meet with
5 on a regular basis and we try to engage them
6 to make sure that the product that we're
7 providing here is development that is
8 neighborhood serving and neighborhood
9 sensitive in response to what -- not just what
10 we think the neighborhood wants but what the
11 neighborhood tells us that they actually want
12 and need.

13 And to answer the one question
14 that I'm going to answer before I hand it off
15 to Alan which is there was a question about
16 why do we need five percent more commercial
17 space, sort of additional relief above and
18 beyond what the code calls for. And I think
19 that the answer to that is that we want to
20 provide and we've heard from community
21 stakeholders and neighborhood groups that
22 there is an incredible demand and Charles

1 alluded to it in his testimony, Charles
2 Lindsay a little bit in his testimony that
3 this is a food desert. There is only one
4 grocery store in the Ward today. So, we've
5 committed to providing a space for another
6 grocery store which is 50,000 square feet of
7 that 144,000 feet of retail. And there is
8 just a dearth of retail opportunity in this
9 neighborhood. So, to provide space that can
10 serve a CVS or a Walgreens, that needs to be
11 deeper space with loading access. And we need
12 to provide more than sort of small scale
13 street fronting retail. We need retail space
14 which Alan will go through the retail layouts.
15 But we need retail space that is larger
16 footprint to be able to have a grocery store,
17 large chain drug store and that type of
18 amenity. And in order to do that, it did push
19 our total commercial square footage up above
20 what is recommended by code which is the five
21 percent of additional relief that we're asking
22 for.

1 But with that, I'll pass it to
2 Alan to go through in more detail the overall
3 plan.

4 MR. GLASGOW: And, Stan, before
5 you leave that would you put up there the
6 diagram that shows the ground floor space so
7 that you can show the depths both from Martin
8 Luther King Avenue. The retail is in pink.

9 MR. VOUDRIE: Yes, so it shows
10 that this space in particular is where we're
11 proposing a grocery and you can that that's a
12 very large retail footprint. It's a 50,000
13 square foot space, you know. In a more
14 typical development with ground floor -- with
15 just smaller ground floor retail and maybe
16 apartments above or office above a lot of that
17 space would be allocated to other uses and
18 then we have again a large retail footprint
19 along W where we're lining both sides with
20 retail as well a large retail front there
21 which is the space again fronting on Martin
22 Luther King. So, the goal was to be able to

1 really provide a good mix of retail as well as
2 some larger format retailers that are really
3 lacking in this particular neighborhood and
4 the broader Ward 8 community.

5 MR. GLASGOW: And, Mr. Voudrie, if
6 you were just going to go from a market
7 standpoint would you have just provided retail
8 to about a 60 or 80 foot depth along Martin
9 Luther King Avenue?

10 MR. VOUDRIE: That's correct. So,
11 a typical urban retail space in a mixed use
12 environment would probably be more in the 60
13 foot maximum depth as opposed to running the
14 full depth of the block which is what we're
15 doing to be able to accommodate the grocery
16 and larger format retailers.

17 MR. GLASGOW: Alan, would you
18 please identify -- Mr. Mountjoy, please
19 identify yourself for the record and proceed
20 with your testimony.

21 MR. MOUNTJOY: Yes. My name is
22 Alan Mountjoy. I'm a principal with Chan

1 Krieger NBBJ from Boston. Our prior
2 experience in the D.C. area has to do with we
3 were the primary authors of the framework plan
4 for the Anacostia Waterfront Initiative
5 several years ago. Hence, our familiarity
6 with the site and working with Stan and his
7 group on trying to actualize some of the goals
8 of the Anacostia Waterfront plan to, in fact,
9 revitalize neighborhoods such as historic
10 Anacostia.

11 As you can see from the plan here,
12 this site plays a pivotal role in the
13 revitalization of the historic district of
14 Anacostia. It represents one entire side of
15 the street. It, in fact, includes several
16 historic buildings. It also plays a very
17 important role in the cross street of W street
18 which is a very important street in that it
19 terminates at the -- or it goes up to the
20 Frederick Douglass House. It has a potential
21 connection to Poplar Point at some point. And
22 as the District develops infrastructure around

1 it such as the 11th Street Bridge connection
2 which was part of the Anacostia Waterfront
3 plans and the South Capitol Street gets
4 developed this will, in fact, continue to
5 become and even better accessed location and
6 can be revitalized and this project is a very
7 important part of it.

8 I might note the proximity of the
9 Metro Station as well. And we're cognizant of
10 the future alignments of the streetcar
11 extension because they will, in fact, help to
12 animate this location and make it even better
13 transit served for a variety of mixed uses
14 including retail, office and residential. S,
15 we view this as a very sustainable extension
16 and expansion of the neighborhood with the mix
17 of uses as well.

18 Let me point out some of the
19 existing uses on the site which have led us to
20 our phasing strategy. I know the phasing
21 strategy is of great interest to this group.

22 Our intention is to develop

1 primarily the undeveloped portions of the site
2 which are primarily parking lots right now in
3 the initial stages of the project and then
4 slowly work on some of the under-utilized
5 parcels and only at the very end demolish the
6 existing fairly substantial buildings that
7 represented the original furniture factory so
8 as not to displace tenants too early. In other
9 words, we don't want to displace existing
10 tenants and create new development. We want
11 to create the new development and then slowly
12 replace or at a later date replace existing
13 buildings which are quite serviceable as they
14 are today.

15 In addition, we plan on preserving
16 the four historically scaled retail buildings
17 that are directly along MLK at that location
18 there, although they will be slightly modified
19 at the rear of the building in order to
20 accommodate some of the needs for a grocery
21 store, including realigning of the alley
22 that's behind them.

1 This is the phasing diagram for
2 those of you I can walk you through it.

3 Phase One includes what's labeled
4 as Building 1 which is an entirely residential
5 building along MLK. It has about 65 units of
6 housing in it. As Stan already mentioned,
7 Building Number 3 which is 2235 Shannon Place
8 which will be converted into office space from
9 a warehouse space. Phase One also includes a
10 residential mixed use building on the far
11 north side of the site at the corner of U
12 Street which includes -- is behind the four
13 historic buildings. That will be primarily a
14 residential building with some ground-level
15 retail.

16 The purpose of this phasing is
17 partially to help build a residential base for
18 the neighborhood that will support the retail.
19 The idea is to, in fact, build the rooftops
20 before the retail is build so that we can
21 strengthen existing businesses without
22 providing too much retail at the early phases

1 of the project.

2 Phase Two involves primarily
3 filling in the very large parking lot at
4 Martin Luther King at W Street and building
5 back to Railroad Avenue with additional office
6 space. That as you can see there has a
7 significant amount of ground level retail.
8 Building 2 has 40,000 square feet of retail
9 and Building 4 has 8,000. It also has a
10 significant amount of office space above it.

11 Building 5 will be a residential
12 building with some retail below it as well.
13 Building 5 is this building here and that will
14 also be in Phase Two. So, Phase Two actually
15 is a mixed use project as well, although it's
16 primarily -- mostly office but some
17 residential and a significant amount of
18 retail.

19 As I mentioned before Phase Three
20 has to do with demolishing the existing
21 buildings that already currently have tenants
22 in them so that they can be relocated to other

1 spaces. There are still leases on many of
2 those office users and that will be the last
3 and final phase of the project which is
4 Building 6 which includes the grocery store,
5 ground level retail and then above Building 6
6 is office space. And above Building Number 7
7 which is here is additional residential uses.
8 So, each phase has a mix of office,
9 residential and commercial ending with the
10 grocery store at the end when we built out a
11 shopping district that will be a destination
12 and hopefully that will correspond with the
13 streetcar construction and alignment which
14 would truly make this a mixed use transit
15 oriented hub in the Southeast.

16 Briefly, let me describe some of
17 the improvements to the streetscape. As
18 you've noted, W Street has been widened in
19 order to provide on-street parking, two lanes
20 of traffic in either -- one lane of traffic in
21 either direction and widened sidewalks to make
22 it a pleasant street. We're trying to bring

1 retail activity down W Street. We're trying
2 to do the same thing with V Street by
3 providing additional sidewalk area. And then
4 we're widening the sidewalks on MLK an
5 additional five feet above what -- beyond the
6 property line in order to accommodate should
7 transit beyond MLK that would assist in making
8 it a more generous street for pedestrians and
9 to, in fact, facilitate street life such as
10 outdoor dining and such.

11 We've created a place for the
12 Chair, the Historic Chair that will now be
13 located rather than at D Street will be
14 located at W Street visible when looking down
15 the hill. And as was mentioned before, we've
16 removed all of the curb cuts from MLK, W and
17 V Street. All of those functions are now
18 located on Shannon or Railroad.

19 We might mention that we've tried
20 our best to be sensitive to the historic
21 district by lowering all the heights of the
22 buildings along MLK back to about 65 feet away

1 from the street down to four floors with the
2 exception of Building 1. This will we think
3 be respectful of the scale and the character
4 of the historic fabric of MLK and provide for
5 better light and environment of the street.
6 So, we think that's worthy of noting that.
7 That has pushed the taller building elements
8 back away from the street and this diagram
9 gives you a sense of the scale of the taller
10 elements and the openings in between those
11 taller elements as they are deployed across
12 the site.

13 Again, this is a diagram of the
14 areas of retail that was mentioned before.
15 Again, some of the deeper retail uses are much
16 more useful for CVS type store who can't sort
17 of accommodate themselves in a 60 foot sort of
18 edge condition and there are plenty of
19 opportunities in this plan for a variety of
20 neighborhood serving retailers that could, in
21 fact, create a cluster of retail here that
22 would be above and beyond just simple strip

1 retail.

2 The upper levels as you can see
3 here, the offices are primarily in the middle
4 of the site along W Street with the
5 residential uses towards the north and the
6 south, particularly along the south where it
7 abuts an existing residential neighborhood.
8 To the north these sites would have good views
9 out and back to the Capitol.

10 And with that I can turn it over
11 to Rob to discuss the traffic and
12 transportation.

13 MR. SCHIESEL: Good evening,
14 Commissioners. My name is Robert Schiesel.
15 I'm a project manager at Gorove/Slade
16 Associates.

17 Tonight I'll be discussing the
18 transportation elements of the plan and
19 addressing some of the comments from DDOT's
20 staff report. And the first thing I'd like to
21 say as Chip said earlier, we're pleased to say
22 that DDOT wrote in their staff report they're

1 not opposed to this project in concept, given
2 that some things can be ironed out during
3 Stage 2. We've been working on this project
4 for several years now, completing a traffic
5 study dated March 27, 2008, that's in the
6 record.

7 As you can probably guess, the
8 study is a few years old, it's a little out of
9 date. We met with DDOT, talked with them and
10 then supplemented that study with a memo
11 that's dated June 14th, 2013, and I'll be
12 discussing some of the major points that we
13 included in there.

14 Most of the information in the
15 memo focuses on elements that are relevant to
16 master planning, a Stage 1 review. And as we
17 mentioned, we acknowledge that additional
18 details will come at the Stage 2 process.

19 Since this is a relatively large
20 project spanning, you know, some buildings and
21 blocks, we were able to take advantage of that
22 and we were able to plan the transportation

1 elements of this like a master plan. Usually,
2 we're in front of you talking about things
3 more on a building to building basis.

4 What I mean by how we were able to
5 advantage of this we could establish an
6 overall vision of how we wanted the internal
7 roadways to feel, where we want to put
8 loading. Where we want to put cards. Where
9 we want to put light and sidewalks so that the
10 buildings and streets could kind of work in
11 conjunction with each other. So, some of the
12 things we done, you know, we kind of
13 established W Street to Rhode Island Avenue,
14 V Street to Shannon Place as pedestrian-
15 oriented streets like Alan said. There's no
16 curb cuts of vehicular access points on those
17 streets.

18 And in the back abutting the
19 railroad on places like Railroad Avenue we've
20 kind of designated those as more vehicular
21 places where it is more appropriate to have
22 the loading docks and the parking. And in

1 between on Shannon place, it's kind of more
2 balanced. Somewhere in between the two we
3 were looking at some vehicular access and
4 pedestrian improvements and where there
5 vehicular access looking for it to be shared
6 or minimized as much as possible.

7 We also want to point out that,
8 you know, DDOT did mention in their staff
9 report there's future streetcar lines coming
10 here. There's different alternatives that use
11 all different roads. The hierarchy we have,
12 the whole plan fits with each of the
13 alternatives. There may need to be minor
14 tweaks based on which road the alignment
15 finally goes down but each of them can be
16 accommodated with this plan.

17 The access plan follows hierarchy.
18 As described in our report the Belmont site
19 will remove a significant number of curb cuts
20 and we configured to replace them with a
21 minimum amount of access for the site taking
22 advantage of shared access where possible.

1 This is Figure 4 from my memo that
2 shows all the removed curb cuts in red. The
3 existing curb cuts total 740 linear feet out
4 of all these buildings. The ten curb cuts
5 proposed to exist at the end of the master
6 plan total 255 feet. It's a 65.5 percent
7 reduction. So, it's a huge benefit to the
8 pedestrian space.

9 Not only has there been pedestrian
10 space but two other curb cuts along MLK
11 currently occur in the middle of
12 intersections. One at the intersection of MLK
13 with Mapleview and Pleasant and one at V
14 Street. So, this will also not only the
15 removal of the pedestrian environment along
16 MLK will help the vehicular environment by
17 simplifying those intersections.

18 The amount of loading docks in the
19 plan is appropriate to handle the anticipated
20 demand. And, in fact, the amount of loading
21 was based on projected deliveries by size per
22 the plan per building. The docks will be

1 supplemented with proposed loading and
2 unloading zones in front of building lobbies
3 to handle deliveries like FedEx and UPS trucks
4 and taxis. And we also checks trucks can
5 safety move over to and from all the loading
6 docks using the internal street network using
7 only DDOT designated truck routes to reach the
8 site. The report has details of how all the
9 truck moving works to and from the loading
10 docks.

11 In this report, DDOT did express
12 concern about the back in maneuvers shown
13 particularly at Building 6 and 7 and more
14 particularly at the grocery store since it has
15 the highest amount of loading projected at the
16 site.

17 We acknowledge this although we
18 really did base the loading plan on the
19 hierarchy I told you about earlier. It really
20 is supposed to fit into this overall plan.
21 And we acknowledge DDOT's concerns. And the
22 Applicant is willing to revisit this at the

1 Stage 2. You know, we have things like the
2 streetcar coming and the alignment here and
3 some of the things that may happen down the
4 road and those buildings are in Phase 3, could
5 really change what's going on in the ground
6 and maybe when we get into the detailed bits
7 of the architecture to look to see if
8 different alternatives are available. I mean,
9 if the streetcar goes down Shannon Place I
10 don't think the Applicant would want, you
11 know, trucks backing off over the streetcar
12 tracks and even shifting the access point to
13 V Street is something we would be looking at
14 at that point.

15 The amount of parking proposed is
16 adequate to accommodate all site generated
17 demand without oversupplying parking in a way
18 that encourages driving as a mode. DDOT did
19 note in their staff report the ratio of
20 parking for the grocery store may be on the
21 high side. We acknowledge that and we
22 actually -- all the parking proposed applied

1 is very much based on estimated demand with
2 the exception of the grocery store. It's
3 based on the estimated demands of a grocery
4 store operator, based on the realities of what
5 it takes to get a grocery store operator to
6 come.

7 We thing that by the time Phase 3
8 rolls around the Applicant would love to build
9 less parking but we don't want to present
10 something right now that doesn't acknowledge
11 about how grocery stores operate when they ask
12 for a higher ratio. So, once again, at Stage
13 2 we're willing to revisit this and see if in
14 the future grocery stores don't have these
15 types of demands.

16 We did a count of on-street
17 parking surrounding the site location which
18 actually showed that in other areas of the
19 District the demand for on-street parking is
20 fairly low, but although this is the case, we
21 do see that there's a lot of unrestricted
22 parking, a lot of RPP parking mixed with

1 unrestricted and there is some chance that
2 there could be some over spill parking
3 especially as other sites develop. So, the
4 information provided in the report, we
5 actually discussed that DDOT and the local
6 community may want to consider changes as this
7 all develops. But since we think the site can
8 accommodate all of its parking within its
9 parking garages, the Applicant is fine with
10 whatever DDOT and the community decide to go
11 forward with parking restrictions such as RPP
12 and/or meters.

13 The pedestrian experience with the
14 site boundaries will be greatly enhanced. I
15 touched upon this earlier with the curb cut
16 removals. Alan talked about it earlier with
17 the proposed right-of-way extension of W
18 Street. It's expanded so we can accommodate
19 one travel lane in each direction, on-street
20 parking and sidewalks with like 10 feet of
21 effective width that go all the way toward
22 towards the railroad and even a future

1 potential connection across to Poplar Point.
2 And where possible where the historical
3 structure allow as we discussed, MLK is also
4 getting enhanced sidewalks.

5 Bicycle parking is going to be
6 provided throughout the project. The details
7 on bicycle parking building by building will
8 become at the Stage 2 point, but at the master
9 plan level we have identified on the street
10 outside the buildings where there's 17
11 locations for external bike racks. So, as
12 things get developed there are already in the
13 plans where we want to have those designated
14 for bicyclists to park. Of course as this
15 bicycling infrastructure changes, this is
16 flexible so that we can make sure we have the
17 racks closer to where the eventual facilities
18 exist.

19 Speaking of things that we will be
20 looking at at Stage 2, DDOT did request
21 several items at that time in their staff
22 report including revised impact study meeting

1 the current guidelines and updated curbside
2 management loading plan reflecting the final
3 streetcar alignment. I'll be revisiting
4 access to several loading docks like I talked
5 about especially the grocery store and bike
6 parking and TDM measures, looking into an
7 agreement about the proposed extended right of
8 way at W Street and identifying operational
9 changes to nearby traffic signals so when the
10 place opens, the operational changes needed to
11 process vehicular traffic are there.

12 And the Applicant does not object
13 to any of these items or concerns and looks
14 forward to working with DDOT to resolve any
15 issues moving forward.

16 I want to thank you for your time
17 and I'll be happy to answer any questions you
18 have.

19 MR. GLASGOW: This concludes the
20 Applicant's direct presentation.

21 CHAIRMAN HOOD: Okay. I want to
22 thank you all for your presentation and we

1 appreciate it being so quick succinct. Is
2 that the way you practiced it when --

3 MR. GLASGOW: We were longer. We
4 cut it down.

5 CHAIRMAN HOOD: Okay. Well, thank
6 you all for doing the practice and greatly
7 appreciate it.

8 Okay. Let's open it up.

9 Commissioners, who would like to
10 ask questions. We have no questions. Now, I
11 can't believe -- the Vice Chair will go first.

12 VICE CHAIR COHEN: This is like a
13 ladies first thing that goes on up here.

14 I have a question. Since the
15 grocery store is so key to the neighborhood,
16 why is it being pushed into a later phase?
17 Why isn't it in Phase 1 and maybe Building 2
18 since it appears that you can go the full
19 length of the street?

20 MR. VOUDRIE: We have been talking
21 to grocery store operators, Safety, Giant,
22 Harris Teeter, Whole Foods, all the retailers

1 that current operate in this market. And the
2 unanimous response, I mean, ICSC as well as
3 talking to regional operators and those that
4 run the real estate groups regionally, the
5 unanimous response has been that there needs
6 to be the rooftops first. And so we have, you
7 know, we have a fairly vibrant commercial
8 district today. There's about 350,000 square
9 feet of office use in the District or, you
10 know, in this bid district or the area
11 surrounding the site. And there's certainly
12 grocery demand that generated by office use.
13 But the answer was unanimous that they wanted
14 to see more residential development happen
15 first and then they would come in. And going
16 so far as Safeway telling us that they would
17 love to be here in the last building. And so
18 I pitched this -- I've pitched this to grocery
19 operators and it's unanimous. They all want
20 to see the increased rooftops first,
21 particularly because this is not a dense
22 residential community surrounding this

1 location. It is -- the residential
2 development in the ward is more to the south
3 and so we would pull people from that
4 location, certainly we would draw them. But
5 the existing grocery store in Ward 8 is over
6 at Alabama Avenue more in that. So, we've got
7 to create some more walkable residential
8 community first.

9 VICE CHAIR COHEN: So, how many
10 residential units are going into Phase 1 other
11 than I see you said the one building was 51
12 units?

13 MR. VOUDRIE: There's 65 units
14 approximately in Building 1 and about 140 to
15 150 units in Building 8 which are the two sort
16 of bookends too the site.

17 VICE CHAIR COHEN: Right.

18 MR. VOUDRIE: So, it makes a
19 little over 200, 210 units that are built and
20 then the building that the grocery store
21 occupies is a residential building. So,
22 there's a residential building in Phase 2, two

1 in Phase 1 and one in Phase 2 which will add
2 another 130, 135 maybe 140 depending on the
3 layout of the units. And then finally we have
4 135 to 140 units above the grocery store.

5 VICE CHAIR COHEN: Okay. Thank
6 you.

7 Can you tell me Building 1 is
8 facing north -- will be facing northeast, is
9 that correct?

10 MR. VOUDRIE: No, orient yourself
11 to north is -- there's the north arrow. So,
12 that actually faces -- it faces southeast.

13 VICE CHAIR COHEN: Southeast.
14 What is that parcel above it? It's a diamond-
15 shaped parcel. What is that now?

16 MR. VOUDRIE: Those are
17 residential rowhouses.

18 VICE CHAIR COHEN: Okay.

19 MR. VOUDRIE: Those are not part
20 of our site.

21 VICE CHAIR COHEN: Right, I
22 understand that but it's --

1 MR. VOUDRIE: These are homes.

2 VICE CHAIR COHEN: And are they
3 single-family or --

4 MR. VOUDRIE: Single-family
5 residential rowhouses.

6 VICE CHAIR COHEN: Okay. And the
7 parcel that you don't own that abut Martin
8 Luther King -- well, not Martin Luther King.

9 MR. VOUDRIE: This is Martin
10 Luther King right here.

11 VICE CHAIR COHEN: Yes. What is
12 that?

13 MR. VOUDRIE: This site here?

14 VICE CHAIR COHEN: Yes.

15 MR. VOUDRIE: That is Mr. Woldu
16 who is here. That is his office.

17 VICE CHAIR COHEN: Okay.

18 MR. VOUDRIE: And then there's a
19 parking lot and office building and there's a
20 small office building there and there and then
21 a parking lot and Mr. Woldu owns that.

22 VICE CHAIR COHEN: Okay. Since I

1 don't own a car I get around public
2 transportation. 295, where is the exit into
3 this area?

4 MR. VOUDRIE: There's an exit at
5 South Capitol Street if we can go to the
6 larger site map. There's an exist at South
7 Capitol Street which is the, you know, Howard
8 Road. I should say Howard Road -- this is the
9 Metro. This is the South Capitol Street
10 Bridge so there's an exit off of Howard Road
11 right here off of the -- this is the ramps
12 coming off of the highway and then there's an
13 exit to get onto the 11th Street Bridge.
14 There's a local span on the 11th Street Bridge
15 now that connects to the Navy Yard and so
16 there is a ramp at 11th Street that some back
17 down to ML King.

18 VICE CHAIR COHEN: Okay. I don't
19 recall from this W -- even though it was an
20 old study, what were the traffic -- any
21 traffick issues in there?

22 MR. SCHIESEL: From what I can

1 remember along MLK Avenue the problems, what
2 we identified were intersections at the
3 bookends of our study area, you know, closer
4 to the regional -- where the regional access
5 point overlaps the local. And to be honest
6 the design that we looks at for the 11th
7 Street Bridge over at the intersections where
8 the ramps come down are obsolete. And some of
9 the changes at the intersections we have at
10 the other side of our study are obsolete
11 because the South Capitol EIS has actually
12 changed the alternatives since 2007, 2008.

13 I would suspect that we would find
14 similar results when we revise our study that
15 the bookends of the site close to those areas
16 would have at times have intersections
17 approaching capacity, depending on which way
18 the flows end up, you know, in the peak times.

19 VICE CHAIR COHEN: Can we skip to
20 Building 8 now? Is that going to be -- I'm
21 kind of confused. It looks like it's one
22 building on some of the plans and on others it

1 looks like it's separate? And is it going to
2 be connected and how?

3 MR. MOUNTJOY: Yes, Building 8 is
4 unusual because the existing public alley runs
5 beneath it. We slightly relocated the
6 existing alley in order to insure that the
7 parcel in which the grocery store sit could,
8 in fact, not be interrupted by an alley. We
9 managed to make sure that that alley continued
10 to serve the inholding, but we shortened it so
11 that it's a drive-through alley that connects
12 from U Street to Shannon Place. It passes
13 underneath the building so this is the ground
14 floor. You can see it's the ground floor.
15 You see the alley running through it. And if
16 you look at the upper level, the building
17 continues above the alley at the upper levels.
18 So, it's contiguous above street level, but it
19 has openings at street level in order to
20 provide the continuity of the alley.

21 VICE CHAIR COHEN: And obviously
22 we'll se more detail later on.

1 The width of W Street and V
2 Street. How wide are they and, again, are
3 they two-way streets?

4 MR. VOUDRIE: They are currently
5 two-way streets, yes, but they're being
6 widened. Rob can give the exact dimension but
7 they're being widened to be able to
8 accommodate parking on each side as well as
9 continued two-way movement of vehicles and
10 then the sidewalks are being widened as
11 there's narrow sidewalks - four-foot wide
12 sidewalks today. So, be able t widen those to
13 a more generous ten-foot urban sidewalk.

14 VICE CHAIR COHEN: And then the
15 hope is to also have maybe outdoor --

16 MR. VOUDRIE: To be able to have
17 outdoor space amenities of coffee shops and
18 things where possible and where it's not an
19 impediment to traffic.

20 VICE CHAIR COHEN: Okay.

21 MR. SCHIESEL: Yes, W Street, the
22 proposed curb to curb width would be 40 feet.

1 VICE CHAIR COHEN: Okay.

2 MR. SCHIESEL: So, the right way
3 70 feet allows for 15 fee on either side. So,
4 when we see a 10 foot sidewalk we're really
5 meaning 10 foot clear. We're not counting the
6 tree boxes, you know, and those things. So,
7 and even if there's cafe seating between tree
8 boxes that wouldn't be in the way of the --
9 it's a pretty flexible amount of space to
10 accommodate the needs, you know.

11 Other streets actually it's a very
12 common two-way configuration around the
13 District, around 30 feet. Our report actually
14 looks at that and does suggest some changes to
15 the curb side management to accommodate some
16 of that parking access and loading access
17 because some of the streets are narrow. But
18 W is being widened to avoid any of those types
19 of changes to keep parking on both sides.

20 VICE CHAIR COHEN: Okay. Thank
21 you.

22 Mr. Chairman, I think that's it

1 for now for me.

2 CHAIRMAN HOOD: Thank you.

3 Commissioner May, you have any
4 questions?

5 COMMISSIONER MAY: Yes. Sorry if
6 I sound tired by -- so, I have two basic large
7 issues at this moment. One is that I really
8 don't understand how this project is in three
9 dimensions and that means you're really in
10 trouble because I'm an architect. And I think
11 in three dimensions all the time. It's very
12 hard to picture this and I'm really quite
13 surprised that there is not a three-
14 dimensional representation of this that shows
15 the massing in any form in what we have in the
16 current submissions. So, I mean, is that
17 something that you have?

18 MR. GLASGOW: Alan?

19 MR. MOUNTJOY: Yes, we do have
20 that but --

21 COMMISSIONER MAY: Is there a
22 reason why you chose not to submit it or is it

1 just trying to save paper? e were trying to
2 avoid showing too much architectural
3 embellishment and the renderings that we had
4 were, you know, sort of --

5 COMMISSIONER MAY: I'm not looking
6 for renderings. I'm just looking for massing
7 and, you know, for Stage 1 it's common, it's
8 expected I think to see.

9 MR. GLASGOW: We can submit that
10 for the record.

11 COMMISSIONER MAY: Well, it's very
12 unfortunate we don't have that tonight because
13 I'd like to ask you questions about it. Do
14 you actually have it here tonight or do you
15 have it in your computer or something?

16 MR. MOUNTJOY: We actually only
17 did it when we did a consolidated, we had it.
18 But we've subsequently taken it out of --

19 COMMISSIONER MAY: Right. That's
20 the only thing I noticed. I was not keen on
21 the original application because it was not
22 enough information for it to be considered

1 consolidated and we urged a Stage 1. And now
2 that we've gotten the Stage 1 it's a lot less
3 information. I mean, that level of
4 information was barely adequate for Stage 1
5 first time around and now it's hard to kind of
6 understand this.

7 So, I'm frankly, really, really
8 struggling with that.

9 The second thing is that and this
10 is the big issue. I'll get into some of the
11 smaller issues. The other big issue is that
12 I don't understand the benefits and amenities
13 of this project at all. And there seems to be
14 quite a deliberate avoidance of giving any
15 kind of representations with regard to things
16 like affordable housing in any specific detail
17 or anything -- even aspirational statements
18 about what the project is going to bring to
19 the neighborhood other than the obvious
20 things. I mean, it's obviously that you're
21 redeveloping vacant land and you're building
22 up housing and you're bringing in a grocery

1 store, all really great things. But even at
2 a Stage 1, I would expect to see a much more
3 detailed description of the benefits and
4 amenities of the project overall. And, in
5 fact, it's not uncommon for us to do a Stage
6 1 where all the benefits and amenities are
7 flushed out. And so that what we are talking
8 about when we get to Stage 2 is just design
9 and specific traffic impacts and things like
10 that. So, I'm really having a hard time with
11 this.

12 Office of Planning's report hits
13 on some of that and you addressed that in your
14 statement saying that basically, you know, for
15 Stage 1 we don't think that level of
16 information is necessary. I disagree. I'm
17 not saying that we need absolutely everything
18 but we need more than we've got because I
19 don't know what to do with this.

20 MR. VOUDRIE: Well, one, if I can
21 speak to affordable housing quickly and I
22 think Mr. Lindsay's testimony alluded to it.

1 I mean, one of the issues is if you attend --
 2 if you attend community meeting sin the ward
 3 now one thing that you'll hear is that there's
 4 a strong push in the community for home
 5 ownership.

6 COMMISSIONER MAY: Right. We've
 7 seen other PUDs and that's come up.

8 MR. VOUDRIE: And, specifically in
 9 opposition to an increased number of
 10 affordable housing units as there are a number
 11 of subsidized tax credit and all affordable
 12 projects underway right now. And so our
 13 concern in a multi-phased project of this
 14 nature in making broad sweeping affordable
 15 housing declarations at the beginning is that
 16 there's frankly a lot of affordable housing in
 17 the pipeline and depending on how that is
 18 developed very foreign. The BK site which you
 19 all are seeing or have seen recently, Sheridan
 20 Station, etcetera, you know, we are trying to
 21 work with the community and work with the
 22 stakeholders, councilman's office, the ANC

1 commission, the various community groups to
2 make sure that we are being responsive to what
3 is necessary and what is needed in this
4 neighborhood. And so rather than declaring an
5 affordable breakdown or an affordability
6 alignment today, we are trying to be able to
7 be responsive as we develop this to be able to
8 both deliver in a timely fashion but also to
9 deliver what is necessary and needed rather
10 than what's predicated by a PUD that may be
11 several years old by the time that some of
12 these buildings deliver.

13 COMMISSIONER MAY: Well, I guess I
14 can understand the predicament but it doesn't
15 make it very easy for us to try to evaluate
16 this. And, you know, some clearer statement
17 about what the minimum expectation is would
18 be --

19 MR. VOUDRIE: A minimum
20 expectation would be an inclusionary
21 zoning --

22 COMMISSIONER MAY: Just meeting IZ

1 period?

2 MR. VOUDRIE: Yes, sir.

3 COMMISSIONER MAY: All right. So,
4 and what are the other, I mean, you know, even
5 if it's what you are trying to do is to
6 provide market rate housing, I mean, housing
7 in itself if -- can qualify as benefit.

8 MR. VOUDRIE: You would think so.

9 COMMISSIONER MAY: But even that
10 isn't well stated in the most recent
11 application.

12 MR. VOUDRIE: We believe that the
13 project is a benefit and an amenity.

14 COMMISSIONER MAY: Obviously.

15 MR. VOUDRIE: And, I mean, we
16 don't want to put, you know, break our arms
17 patting ourselves on the back because we are
18 in this--

19 COMMISSIONER MAY: You're not
20 doing that, believe me.

21 MR. VOUDRIE: Well, but we are in
22 this community and I think that -- and our,

1 particularly in the business improvement
2 district which is the Anacostia Improvement
3 District which covers all the neighborhood
4 that's described as Anacostia if you were to
5 look at a map. We are 30 percent of the
6 Anacostia Business Improvement District today.
7 We are -- our office is located in the
8 Anacostia Business Improvement District and
9 particularly across the street from the
10 project site. We are a Ward 8 based business.
11 We are an Anacostia based business. Our
12 owners have been in Anacostia since 1926. We
13 are completely and totally invested and sort
14 of ingrained into this neighborhood and into
15 this community. So, it's not -- it's not that
16 we can't put together a list and to suggest
17 that, oh, we'll continue to run the Anacostia
18 Farmer's Market and we'll continue to sponsor
19 Luminate and we'll continue to sponsor The
20 Hive and we'll continue building Hive 2.0 and
21 we'll have Haan Floor Gallery and we'll have
22 the Vivid Solutions Gallery and the Anacostia

1 Arts Center and the Anacostia Playhouse. And
2 I could list these things. I could sit here
3 and here and take up our 60 minutes listing
4 these things.

5 COMMISSIONER MAY: No, no, no.
6 No, what we need is a statement, a document
7 that says this is what is coming with the
8 project. This is part and parcel of the
9 project.

10 MR. GLASGOW: We will do that as
11 part of that and also we probably did not
12 totally state how much this retail amenity,
13 this huge risk on the retail because it's tens
14 of thousands of square feet over market.

15 COMMISSIONER MAY: I believe that.
16 I mean, it's clear looking at what the project
17 is, especially to what's there right now that
18 there is extraordinary benefit associated with
19 it. But what we don't have is we don't have
20 the typical delineation of benefits and
21 statements about all that's coming with the
22 project. And that's what's lacking.

1 And, you know, to get the
2 response, well, this is just a Stage 1
3 doesn't, you know, makes it very difficult to
4 evaluate it because we can't put everything
5 off until Phase 2. We might as well just do
6 this as multiple consecutive consolidateds if
7 that's really the way it's going to come
8 across.

9 You know, I'm just very, very
10 nervous about doing a very vague, unspecified
11 Stage 1 to be followed by multiple Stage 2's.
12 Our recent experience with those sorts of
13 things are that the changes that occur between
14 Stage 1 and Stage 2 are so extraordinary it's
15 like hearing a whole new case every time. And
16 we wind up having to go back and revise Stage
17 1's, you know. It's not good for anybody to
18 go through that.

19 CHAIRMAN HOOD: Here's what I'm
20 going to suggest so you won't have to try to
21 answer that. And as we go through the hearing
22 I think we can kind of move on.

1 As we move through this we're
2 going to find a way that not necessarily that
3 we have to have another hearing but at one of
4 our meetings when we take this up we want to
5 break away from our normal way of doing
6 procedures. If we have questions at that time
7 after you make your submissions to kind of
8 deal with Commissioner May's issues, at least
9 so far, if we have questions we want to bring
10 you up at the meeting so we won't have to have
11 a Phase 2 or a second hearing. I think we can
12 do that and make yourselves available and we
13 can do that at that hearing. I think that's
14 the way to kind of go.

15 MR. GLASGOW: We would be happy to
16 do that along with the post-hearing
17 submissions and more specifically quantify
18 what we see as some hugely I'll call it risky
19 propositions to --

20 CHAIRMAN HOOD: Okay. That's
21 fine. Not that we're going to turn that
22 meeting into a hearing.

1 MR. GLASGOW: I understand.

2 CHAIRMAN HOOD: Not that we're
3 going to do that. I'm not saying we're going
4 to do that all the time but I think in this
5 case I think this is worthwhile to do that
6 unless my colleagues disagree.

7 COMMISSIONER MAY: I appreciate
8 the Chairman being willing to be flexible in
9 that regard because I think it would be
10 helpful when the information is submitted to
11 be able to ask a few questions if needed. If
12 we had parties in opposition that would be a
13 difficult thing to try to do but I think in
14 this circumstance it would probably make
15 sense.

16 CHAIRMAN HOOD: Let me just ask
17 that question.

18 COMMISSIONER MAY: Okay. I meant
19 specifically parties --

20 CHAIRMAN HOOD: Parties. I just
21 was curious was anyone here in opposition.
22 Obviously there are some concerns. Anyway, we

1 still want to deal with that in that fashion.
2 We'll get to you. We're still going to deal
3 with it in that fashion.

4 MR. VOUDRIE: Okay.

5 COMMISSIONER MAY: I have a few
6 more questions.

7 How much of the -- it is
8 understood we have two levels of parking,
9 right, pretty much across every building?

10 MR. VOUDRIE: Generally, yes.

11 COMMISSIONER MAY: More or less.
12 Okay.

13 So, what's not clear to me from
14 the drawings that we have is where the ramping
15 occurs and things like that. And I'm also --
16 and so it makes it hard to understand exactly
17 how far below grade anything is. So, is some
18 portion of that parking actually at grade on
19 certain facades?

20 MR. MOUNTJOY: Well, I --

21 COMMISSIONER MAY: Go ahead.

22 MR. MOUNTJOY: I can briefly

1 answer.

2 Because the site slopes from MLK
3 down to Railroad, each of the buildings are
4 serviced from the lower elevation. So, what
5 we need to have then would be at grade retail
6 on MLK which would mean that all of the
7 parking garages would have to be located below
8 that level.

9 COMMISSIONER MAY: Right.

10 MR. MOUNTJOY: There's probably a
11 set of half ramps that would get you down to
12 that level --

13 COMMISSIONER MAY: Right. --

14 MR. MOUNTJOY: -- from Shannon
15 would be about a half level below.

16 COMMISSIONER MAY: Right.

17 MR. MOUNTJOY: And so that's the
18 same with Railroad Avenue and Shannon Place.
19 So, almost all the buildings have the same
20 relationship.

21 COMMISSIONER MAY: So, you go down
22 a half level to get to that first --

1 MR. MOUNTJOY: Pretty much.

2 COMMISSIONER MAY: -- lower level
3 of parking? So, that means that you have a
4 half level of garage along Shannon Place which
5 for instance in Building 2, that would be --
6 the open space would, in fact, mediate between
7 that half level so that that terrace would
8 terrace down to the street so you could walk
9 up steps into that open space.

10 The building frontages, of course,
11 would have things like garage entrances and in
12 some cases trucks or they would have walls
13 where there is no open space garden. Railroad
14 Avenue would be a slightly different case
15 where there would probably be more visibility
16 of the parking.

17 COMMISSIONER MAY: Okay. So,
18 those are the sort of things that are a big
19 concern for me is the extent to which we're
20 going to have large blank walls or
21 inaccessible walls or, you know, walls
22 covering up parking as opposed to having, you

1 know, even the ability to look through glass
2 and see even office space or the lobby for the
3 residents or something like that. I mean, I
4 have a feeling that one side of the street on
5 Shannon Place could really be quite
6 unpleasant.

7 MR. MOUNTJOY: On Shannon?

8 COMMISSIONER MAY: Yes.

9 MR. MOUNTJOY: Shannon would have
10 active street front here and here. This
11 building, in fact --

12 COMMISSIONER MAY: That side, yes.

13 MR. MOUNTJOY: -- along here.
14 This would all be active along this side.

15 COMMISSIONER MAY: Right, and
16 that's a grade. Across the street --

17 MR. MOUNTJOY: Across the street
18 there would be occasion for a garage entrance
19 because that's the only place we could
20 actually--

21 COMMISSIONER MAY: And I can
22 understand the garage entrance. But it looks

1 like it's garage entrance plus, I mean, I
2 guess you have some ability to look into
3 retail because there's a lower level retail
4 there?

5 MR. MOUNTJOY: Along W Street
6 there's retail along W and along the --

7 COMMISSIONER MAY: And it's double
8 height.

9 MR. MOUNTJOY: Well, you could
10 step down potentially.

11 COMMISSIONER MAY: It's either two
12 floors or it's double height, something like
13 that, right?

14 MR. MOUNTJOY: Well, again, it's
15 conceptual at this point. It would have to
16 follow the grade of the street in order to be
17 accessible. It would require some warping of
18 the garage --

19 COMMISSIONER MAY: Anything that
20 you can submit in the way of drawings that
21 shows something about how that might be would
22 be very helpful. Again, I'm not looking for

1 architectural embellishment or any kind of
2 statements about what the architecture will be
3 but I do want to understand what the street
4 fronts are going to be like.

5 MR. GLASGOW: So, that would be
6 east side of Shannon.

7 COMMISSIONER MAY: Well, all sides
8 of all buildings would be helpful. But the
9 ones I'm most concerned about are the east
10 side of -- I guess down is east, yes. East
11 side of Shannon. Railroad theoretically you'd
12 have the same kind of an issue because it's
13 also sloping down to a railroad. But I'm not
14 as concerned about that because it's facing
15 the railroad, right? So, you still don't want
16 it to be an awful unpleasant place either.
17 So, it would be worth knowing what that looks
18 like.

19 What is the expected foot path
20 from the Metro? Are people going to, I mean,
21 I don't remember exactly where the easy
22 crossing is from Metro.

1 MR. GLASGOW: You're going to walk
2 down Shannon Place.

3 MR. VOUDRIE: The Metro station
4 would be approximately where the fire alarm is
5 right off --

6 COMMISSIONER MAY: Right.

7 MR. VOUDRIE: -- so Shannon Place
8 actually dead ends at Howard Road which is
9 where the Metro station entrance is located.

10 COMMISSIONER MAY: Right.

11 MR. VOUDRIE: Or someone could
12 just as easily walk down Martin Luther King
13 and then the Metro station is, you know, about
14 a half a block off of King.

15 COMMISSIONER MAY: And Shannon
16 Place there is just regular R-4 so it's
17 rowhouses.

18 MR. VOUDRIE: Those are rowhouses
19 and then as you approach the Metro station
20 there's an elementary school and a charter
21 school and a church.

22 COMMISSIONER MAY: Right. I'm

1 familiar with generally what's there. And
2 there is sort of a mid-block crossing at
3 Shannon Place to the Metro?

4 MR. VOUDRIE: At Shannon Place to
5 the Metro there are two crosswalks, one on
6 each side. I mean there's actually two
7 crosswalks there that creates a fairly --

8 COMMISSIONER MAY: Okay. All
9 right. So, all the more reason why people
10 approaching this project from the Metro, you
11 know, they may wind up continuing on Shannon
12 Place and it sort of adds to the importance of
13 Shannon Place --

14 MR. VOUDRIE: Right.

15 COMMISSIONER MAY: -- as a point
16 of entry to the project. So, --

17 MR. VOUDRIE: That's part of the
18 reason for Building 3 being in the first phase
19 so that building will be turned from a blank
20 brick warehouse to a glass --

21 COMMISSIONER MAY: And Building 3,
22 I think, makes a lot of sense and looks good.

1 It's the other side of the street that is more
2 of a concern.

3 Actually it would be helpful in
4 addition to get a plan that shows the context
5 or an area or something like that that shows
6 a little bit more of the context. Because,
7 you know, this is the one that shows the most
8 which is not very much. Seeing it out as far
9 as the Metro goes would be --

10 MR. VOUDRIE: We've got that one.
11 That one -- I don't remember the page number
12 offhand but that one there?

13 COMMISSIONER MAY: No, I need a
14 little more information than is shown there.
15 I'm interested in the scale and size of
16 buildings. So, an aerial photo would be more
17 helpful.

18 MR. VOUDRIE: Okay.

19 COMMISSIONER MAY: Did we actually
20 receive the traffic memo that you referred to
21 in response to your old report, Mr. Schiesel?
22 Was that submitted?

1 MR. GLASGOW: Yes, that was
2 supposed to have been filed.

3 COMMISSIONER MAY: Anybody else
4 see it? I don't recall seeing it. So, we
5 need that if you have it today I'd love it
6 today but if you don't --

7 So, I know that you've been
8 working very closely with the ANC and we have
9 at least one ANC representative here. But we
10 don't actually have a report from the ANC
11 stating their support for the project. Has it
12 been put before them for a vote for support of
13 the Stage 1?

14 MR. VOUDRIE: The project was put
15 before the ANC for a vote prior to the setdown
16 hearing which was several years ago and then
17 it was -- it was submitted to the ANC before
18 their last meeting prior to this hearing. And
19 they chose not to put it onto the agenda for
20 a vote at that time and asked that we would
21 come back to update them on the Stage 2
22 applications as they were prepared. So, we

1 presented the project to the ANC over the
 2 course of the years we've been to, I don't
 3 know, countless ANC meetings, River East,
 4 Emerging Leaders, you know, Anacostia, our
 5 Historic Block Association. I mean, I can
 6 list the groups that we go and present to on
 7 a regular basis but they did not choose to
 8 vote one way or the other on the project.

9 COMMISSIONER MAY: For any
 10 particular reason other than just well, we
 11 voted for it once before and we don't see a
 12 change? Maybe --

13 MR. VOUDRIE: I'm not aware of a
 14 particular reason why not, no.

15 COMMISSIONER MAY: All right. I
 16 will have some questions for the Office of
 17 Planning and DDOT.

18 That's it for me.

19 CHAIRMAN HOOD: Okay. Mr.
 20 Turnbull, we seem to have an order here.
 21 Every hearing we go the same way.

22 CHAIRMAN HOOD: Okay. We're going

1 to have to switch it. I think I'm going with
2 this next week.

3 COMMISSIONER TURNBULL: We're
4 consistent -- we're either consistent or in a
5 rut, I guess, I don't know.

6 Well, thank you for coming here.
7 I sat on this Commission five years ago so I
8 think we were excited when that came down and
9 we're excited about it. We're looking forward
10 to this thing going forward. But there are
11 some questions.

12 I think Commissioner May had a
13 good point about the massing. We often do
14 have sort of an aerial axonometric view that
15 sort of shows a massing of it and I'd like to
16 see that -- I'd like to repeat the request to
17 get that either along MLK, either looking from
18 the east or the west or maybe both and
19 actually showing some of the buildings across
20 the street, showing a little context as to
21 what the neighborhood -- because you've talked
22 about stepping down. I think it would be good

1 to have in the record that context showing how
2 your buildings are in relationship to the
3 street. I think it would be good for everyone
4 to see that in the record. So, if we could
5 have the massing with maybe a couple of views
6 east and west at least looking at how this
7 project is going to relate to surroundings and
8 to itself.

9 The other thing which hasn't been
10 talked about I don't think yet is the green
11 aspects. OP touched upon it. You didn't
12 really touch anything about it in your
13 presentation. You have one drawing which
14 shows kind of -- I think it's a misnomer. It
15 says extensive green roofs and there's just a
16 little bit and then you've got the Albedo
17 White Roofs. I would like to see a lot more
18 information on what you're doing green. Are
19 you going to go for like LEED Silver overall
20 on certain buildings or what are you actually
21 going to do. I'd like to see -- whether you
22 go for the certification or not, but what are

1 your goals. LEED Silver, Gold? I'd like to
2 know that.

3 Now, there's two buildings that
4 are part of the PUD but that the Zoning
5 Commission is not going to see. And if I am -
6 - I think it's Building 3. And there's
7 something over here where -- where's the other
8 one?

9 MR. VOUDRIE: There are some other
10 historic buildings that are located right
11 there.

12 COMMISSIONER TURNBULL: Right
13 there. What did you do green-wise on Building
14 3?

15 MR. VOUDRIE: Building 3 is LEED
16 Gold.

17 COMMISSIONER TURNBULL: Could you
18 submit that for the record? I mean, you've
19 already gone through the BZAs, but in one way
20 this is also, I mean, it's still part of the
21 PUD.

22 MR. VOUDRIE: Yes. Yes, it is.

1 COMMISSIONER TURNBULL: So, I
2 think it would be good to have that for the
3 record what you did green-wise because LEED
4 Gold, you know, is commendable. And down here
5 it's the restoration.

6 MR. VOUDRIE: Thos are small like
7 2,000 square foot individual, 1,500 and 2,000
8 square foot and those are historic buildings.
9 So, they were, you know, they've been
10 generally restored.

11 COMMISSIONER TURNBULL: Right.

12 MR. VOUDRIE: But it's wood frame
13 windows and things, you know --

14 COMMISSIONER TURNBULL: You didn't
15 have to go before HPRB did you or anything?

16 MR. VOUDRIE: We did for the ones
17 that have been -- that are in the Historic
18 District.

19 COMMISSIONER TURNBULL: Okay.

20 MR. VOUDRIE: Yes.

21 COMMISSIONER TURNBULL: But, yes,
22 if you could -- I guess just for very -- I

1 mean, OP just doesn't -- there's nothing in
2 the report that really nails down the green.
3 I think as an amenity benefit or what you're--
4 I'd like to see a lot more information on that
5 and maybe some more overall goals as to where
6 you see yourself going. I mean, again, I
7 commend you that Building 3 was Gold. That's
8 a significant venture and I'd like to know --
9 I mean, just seeing that little green roof and
10 that Albedro White Roof doesn't really, I
11 mean, is there any --

12 MR. VOUDRIE: It was just
13 indicative. It wasn't intended to be a --

14 COMMISSIONER TURNBULL: Yes, but
15 again it's one of those minimal things that
16 just doesn't tell us much what you're going to
17 be doing in the community.

18 I think some type of a White Paper
19 or a report on this that would show exactly
20 what your goals are, what you're trying to do.
21 Any, you know, any groundwater. I mean, are
22 you going to be reusing any water? What are

1 you going to be doing on the site? I think if
2 you're going to be reclaiming or any kind of,
3 you know, anything to do with green, I think
4 we need more information on it.

5 I guess the other thing that I
6 wanted to talk about I'm assuming you'll
7 develop some type of a construction management
8 plan with the adjacent neighbors once you --

9 MR. VOUDRIE: Yes.

10 COMMISSIONER TURNBULL: In the
11 separate phases. I mean, do you --

12 MR. VOUDRIE: As well as existing
13 buildings --

14 COMMISSIONER TURNBULL: Buildings.

15 MR. VOUDRIE: -- that are already
16 on the site, yes.

17 COMMISSIONER TURNBULL: So, you
18 intent to develop that. I mean, it's not
19 something that we can put in our order but
20 it's going to be something we can reference
21 and say that you've entered into agreements
22 with neighbors for damage or whatever to their

1 property?

2 MR. VOUDRIE: Yes, absolutely.

3 COMMISSIONER TURNBULL: In the
4 Transportation Demand Management Plan which
5 the Department of Transportation talked about,
6 you're going to be flushing that out more?

7 MR. VOUDRIE: And submitting - and
8 submitting updated reports as, you know, by
9 stage or by phase I should say as we go into
10 Stage 2.

11 COMMISSIONER TURNBULL: Okay. And
12 I guess I would also Commissioner May on at
13 least you've talked about a lot of things that
14 you're doing in the community, amenity
15 benefits of your programs. I think you need
16 to state that. I think that would be good to
17 have in the record as an official document.
18 I think it supports your case as far as the
19 PUD and it would be good just to have that on
20 the record.

21 MR. VOUDRIE: Okay.

22 COMMISSIONER TURNBULL: And other

1 than that, Mr. Chair, I will relinquish my
2 time.

3 CHAIRMAN HOOD: Okay. Thank you.
4 Commissioner Miller.

5 COMMISSIONER MILLER: Thank you,
6 Mr. Chairman.

7 I just have a couple of questions
8 but I'd like to commend the Applicant for all
9 that you've done and plan to do to revitalize
10 this Anacostia community. And I think this
11 project bringing 481 residential units and
12 4,000 square feet of retail, the 945,000
13 square feet of office space will do an
14 incredible amount to revitalize this
15 neighborhood.

16 So, in addition to the additional
17 details and information that have been
18 requested by my colleagues, I would like to
19 see in writing, if possible, some kind of
20 estimated timetable on when you expect or when
21 you hope the second stage PUDs would happen
22 and when the actual construction would happen.

1 I mean, I realize this is a huge project and
2 you have it in three phases but I just don't
3 have a sense of when this is going to be real.
4 And maybe the community knows that but I don't
5 know. And I don't know if you want to say
6 anything on the record right now but --

7 MR. VOUDRIE: Okay. I mean we
8 would intend for Phase 1 to be, second stage
9 going to permitting in the next couple of
10 years and then, you know building -- getting
11 a building approved, build the building, go to
12 the next building and work our way through.
13 We can submit a detailed schedule with best
14 estimates as part of the supplemental
15 materials.

16 COMMISSIONER MILLER: That would
17 be great.

18 And what is the timing and the
19 status of the alley closing application and
20 the TIF legislation, the Tax Increment
21 Financing legislation, before the Council, not
22 this body?

1 MR. GLASGOW: We were going to
2 complete this hearing and then file the
3 closing applications that we have because we
4 have partial street closing and the alley
5 closing application.

6 COMMISSIONER MILLER: And has
7 there been an application filed yet for the
8 Tax Increment Financing or is there --

9 MR. VOUDRIE: The Councilman made
10 us aware of his recommendation this evening
11 and so we have not yet done anything on that.

12 COMMISSIONER MILLER: Okay. All
13 right. Thank you.

14 I have nothing else, Mr. Chairman.

15 CHAIRMAN HOOD: Okay. All right.

16 Let's talk about the circulation
17 plan. I think it's rendering 12 or page 12.
18 I'm not sure where it is on the PowerPoint.
19 This is an older version. The circulation
20 plan. I don't know if we missed it, have to
21 put it up.

22 Mr. Schiesel and Mr. Glasgow, if

1 we approve this first stage PUD and I was
 2 asked a question when the second stage, am I
 3 going to hear that you already approved the
 4 circulation plan? So, in other words asking
 5 questions about the circulation plan should be
 6 off limits because you approved that in the
 7 first stage. I'm just asking, am I going to
 8 hear that?

9 MR. GLASGOW: You will not hear
 10 that in this situation particularly because we
 11 don't know exactly where the rail is going to
 12 be going because one the alternatives is to go
 13 down Shannon Place. And if it goes down
 14 Shannon Place then that's going to change how
 15 we're dealing with the circulation and how
 16 we're going to ingress and egress a number of
 17 the buildings.

18 CHAIRMAN HOOD: So, circulation
 19 patters questions for second stage whether I'm
 20 here or not on this Commission is totally
 21 appropriate?

22 MR. GLASGOW: Yes, sir, because

1 you're going to have a -- we should know by
2 then what the preferred alignment is for the
3 rail.

4 CHAIRMAN HOOD: Okay. And it also
5 goes back to once things started as was
6 mentioned. One things start taking effect how
7 things are going to work and intertwine.
8 Right now this is a first stage and we don't
9 really know what's going to go where. We have
10 some projections but how deep, the width and
11 some of the density factors, some of that
12 stuff is still outstanding for us. So, that's
13 why I kind of agree with Commissioner May that
14 we get some of that.

15 And also I think it's appropriate
16 at the second stage. And I just wanted to put
17 that on notice that it's appropriate with the
18 second stage for us to ask those kind of
19 questions.

20 Let me also ask. You're the
21 developer and your business is in Ward 8,
22 correct?

1 MR. VOUDRIE: Yes, sir. 2216
2 Martin Luther King.

3 CHAIRMAN HOOD: Which gives me a
4 more comfort level because I learned in this
5 city. If you have a developer that lives
6 where the development is going if you don't do
7 what's right you relocate.

8 MR. VOUDRIE: And that's our
9 office locations, not my --

10 CHAIRMAN HOOD: I want you to get
11 my point. If you don't do us right, you will
12 be relocating.

13 MR. VOUDRIE: That's been made
14 very clear to me by others.

15 CHAIRMAN HOOD: I didn't have to
16 tell you, okay. And I think that gives me a
17 comfort level, I will tell you, that you were
18 part of the community. You develop in the
19 community. You're right there because I can
20 tell you, if you don't do it right, you're
21 going to hear it every day. If you survive
22 every day. You might have to come over to

1 Ward 5 but, anyway, enough said on that.

2 One of the things that this
3 Commission has done out here is home
4 ownership. We have done a major rezoning in
5 Ward 8 through the Office of Planning's
6 initiatives, not once but I think we've done
7 it twice to institute exactly what Ward 8 has
8 asked for. So, I didn't want that to go
9 unnoticed because this Commission has also
10 done it's due diligence in taking care of what
11 Ward 8 citizens and residents of Ward 8 wanted
12 as far as home ownership.

13 I don't have a whole lot of
14 questions. I think this is a great project.
15 I thought it was fine in 2008 and I think it's
16 great now. Just a few missing links that we
17 have to put together and I think the community
18 for the most part, I know there may be some
19 concerns and some little tweaks we may have to
20 do but we'll work through that and hopefully
21 move this forward.

22 MR. VOUDRIE: Yes, sir.

1 CHAIRMAN HOOD: And I appreciate
2 the concurrence of the council member in Ward
3 8 because I know he works very hard.

4 I'm just curious. 8A, is that the
5 Commission where Ms. Cuthberth is?

6 MR. VOUDRIE: That's not her
7 single-member district, no.

8 CHAIRMAN HOOD: No, but is that
9 her commission?

10 MR. VOUDRIE: If not, she's not,
11 she's --

12 CHAIRMAN HOOD: It must be C, 8C.

13 MR. VOUDRIE: That would be right.
14 Yes, Congress heights.

15 CHAIRMAN HOOD: Okay. This is the
16 commission where Anthony Muhammad used to be,
17 right.

18 MR. VOUDRIE: That's right.

19 CHAIRMAN HOOD: Okay.

20 MR. VOUDRIE: Charles, yes.

21 CHAIRMAN HOOD: Okay. All right.

22 Any other questions up here? I'm

1 finished.

2 Let me see if we have -- Mr.
3 Wilson, are you representing 8A? Do you have
4 any cross-examination? I know you have
5 testimony. Do you have any cross of what you
6 heard today?

7 MR. WILSON: Good evening,
8 everybody. My name is Charles Wilson,
9 Commissioner for ANC 8A05. I'm not speaking
10 on behalf of the ANC tonight because the ANC
11 has not developed a position just yet. But I
12 wear several different hats in the community.

13 I moved to historic Anacostia
14 about -- it will be seven years ago in August.
15 Within the first three months of moving there
16 I helped co-found our neighborhood association
17 called the Historic Anacostia Block
18 Association. And the goal of that
19 organization is to keep our neighbors who live
20 in historic Anacostia and even around the area
21 informed and involved with what's going on.

22 And since I've been a part of the

1 organization, I've gotten to know Stan a lot
2 better. He has been open to attending
3 community meetings. I remember I believe 2008
4 it was the first time that he presented this
5 plan to us. And anytime, all I have to do is
6 send him an email and he's willing to come out
7 to the community meeting.

8 With that said, I am excited about
9 the overall idea of this project. I see the
10 potential of my neighborhood. I think -- I've
11 always said when I sit on panels that historic
12 Anacostia will be the best neighborhood in the
13 city. I believe that with my hearts of
14 hearts.

15 I will say that this is my first
16 Zoning Commission hearing that I've been at.
17 I've excited that you guys are asking the
18 right questions because I still, even though
19 I support Stan, I support Four Points. I have
20 questions about this project because I want it
21 to be the best that it can be. And my
22 questions are to help it be the best it can

1 be. Because as you guys know, this cite sits
2 directly opposite of the Historic District.
3 So, my concern is and concern for the larger
4 community is that the newer buildings built
5 outside of the Historic District aren't built
6 to complement what's already there. They're
7 kind of build out of scale, out of dimension,
8 even out of character from the rest of the
9 neighborhood.

10 A great example of that is at the
11 corner of the site is a new building called
12 the Salvation Army building. And

13 CHAIRMAN HOOD: Okay. Let me ask.
14 Do you like that building?

15 MR. WILSON: I hate that building.

16 CHAIRMAN HOOD: Okay. Well, how
17 many of us were up here and voted on that?
18 Anyway, go ahead. And we actually did a lot
19 of work on that, you know, so I can tell you
20 this, we did a lot of work on that building.
21 But anyway go ahead.

22 MR. WILSON: So no one in the

1 community is against new construction at all.
2 I can tell you that. No one is against it but
3 we are concerned about the design of it.

4 I've had conversations with Stan
5 that I am concerned about the massing of these
6 buildings and the architectural detail of what
7 this all is going to look like because it
8 sounds great, you know, to have retail and
9 office space and new residents and new condos
10 and all that. We need that. We need this in
11 our neighborhood. But I'm concerned about how
12 this is going to change the character of the
13 community.

14 And when I say the character, I
15 mean the look and the feel of it. How does
16 that change it because another building like
17 a Salvation Army building is in my opinion not
18 good for the neighborhood.

19 Now, again, a new building is
20 fine, but the way it's built is an issue for
21 me. So, you know, whether you guys do a
22 public hearing or a meeting, I think it's

1 important to ask the questions. And I think
2 Mr. May was right on point with those
3 questions because in our community we're
4 starving for development and I don't think
5 residents truly understand it until it's
6 built. So no one is going to argue against
7 new development, but to ask those detail-type
8 questions about how is this truly going to
9 impact the character of the community is a
10 question and it's a concern. And I hope --

11 CHAIRMAN HOOD: Is that the
12 question you want to ask them now? Or is it
13 something, I mean, right now, this is like
14 cross-examination.

15 MR. WILSON: Okay.

16 CHAIRMAN HOOD: Okay. And what
17 happens in the cross-examination is time for
18 you to come up and I know you don't come down
19 here often, that's why I'm doing this.

20 MR. WILSON: Correct.

21 CHAIRMAN HOOD: Come up and ask
22 questions of what you heard just like we ask

1 some questions. This is your time to ask some
2 questions.

3 Now, after we get through that,
4 we'll bring you back up and you give us your
5 testimony.

6 MR. WILSON: Okay. Well, the
7 first question I had was regarding the grocery
8 store. I think you said it was 70,000 square
9 feet?

10 MR. VOUDRIE: It's about 50,000.

11 MR. WILSON: Okay, 50,000. Can
12 you give me a comparable example of what
13 50,000 square feet looks like for a grocery
14 store?

15 MR. VOUDRIE: It's about like the
16 size of the grocery store at Southwest
17 Waterfront Metro Station under -- where DCRA
18 is.

19 MR. WILSON: Okay, the Safeway.

20 MR. VOUDRIE: Yes, the Safeway
21 there.

22 MR. WILSON: Okay.

1 MR. VOUDRIE: About that size.

2 MR. WILSON: All right. Great.

3 And Building 1, I believe that's
4 going to be condos, correct?

5 MR. VOUDRIE: It is a multi-family
6 building, yes. That's fine right there. Yes,
7 this building is about 65 units of multi-
8 family. It's all residential with underground
9 parking.

10 MR. WILSON: Okay. I don't know
11 lingo so multi-family, does that --

12 MR. VOUDRIE: Multi-family would
13 be a part or condominiums, yes.

14 MR. WILSON: Okay.

15 MR. VOUDRIE: It's not -- the
16 ownership hasn't been determined yet other
17 than that it will be apartment style.

18 MR. WILSON: Okay. Got you.

19 And then Building 2, is that one
20 large mass or is it like --

21 MR. GLASGOW: Can you show the --

22 MR. VOUDRIE: This will look like

1 two towers with a constant. So, the green
2 area here is a lower height and so you'll be
3 able to see between the two. And then the
4 gray will be sort of towers, if you will, to
5 taller office buildings. And you'll see sort
6 of elevators in the mill. So, you'll have a
7 consistent street front that will be several
8 stories high to give you the street -- to hold
9 the street and to give you the street presence
10 with the ground floor retail. And then it
11 will create a view shed between allowing light
12 into the building as well as through the
13 building.

14 And you have a similar condition
15 with Building 3 that is an existing where the
16 taller portion of the police warehouse
17 building is today and then that one-story
18 portion that surrounds it will all come down
19 and you'll get what effectively becomes two
20 towers with a view sort of with light and air
21 passing through at a lower level here and then
22 a plaza that surrounds Building 3.

1 CHAIRMAN HOOD: Commissioner
2 Wilson, do you have many more questions and
3 I'll tell you why. Technically, I am not
4 supposed to allow, because we didn't get
5 anything from the ANC saying -- and I let you
6 do it because I thought you only had a few
7 questions.

8 This is your first time. We don't
9 want to run you away from down here.

10 MR. WILSON: All right.

11 CHAIRMAN HOOD: So, what we can do
12 is, maybe you all can meet at some later time.
13 You all obviously have a good relationship and
14 a coot rapport. But you'll be able to give us
15 some of your concerns when you come up. You
16 can come back and testify.

17 MR. WILSON: Okay.

18 CHAIRMAN HOOD: But when you come
19 back make sure you all take a vote. Make sure
20 it's noted and if you have any questions you
21 can ask Ms. Schellin so we can make sure we
22 give you the great weight that you all

1 deserve.

2 And if you're going to be the
3 spokesperson, make sure they put that in the
4 letter that you are the spokesperson.

5 Do you agree with that, Mr.
6 Glasgow? Okay. We don't have no problems
7 with that, right?

8 MR. GLASGOW: No, sir.

9 CHAIRMAN HOOD: Okay.

10 COMMISSIONER MAY: May I also
11 point out, you know, even if the ANC as a
12 whole doesn't take a position, they can still
13 authorize you to speak for them and do the
14 cross-examination.

15 MR. WILSON: Got you. And so my
16 last question. So, this is not like a done
17 deal. This is -- there is still time for
18 input?

19 CHAIRMAN HOOD: Obviously, some
20 work needs to be continued. No, it's not a
21 done deal.

22 MR. WILSON: Okay.

1 CHAIRMAN HOOD: You know, people
2 say that but nothing is a done deal.

3 MR. WILSON: Okay.

4 CHAIRMAN HOOD: At least not down
5 here.

6 MR. WILSON: Okay.

7 CHAIRMAN HOOD: It might get
8 tweaked, turned around and maybe a different
9 project but, you know, we get finished with
10 it, but, you know.

11 MR. WILSON: Okay. Like I said, I
12 look forward to this project. I just want it
13 to be the best it can be, that's all.

14 CHAIRMAN HOOD: Make sure you get
15 your ANC and you all do those things and if
16 you have any questions, Ms Schellin, we have
17 a great office down here which you already
18 know and they will help you make sure that you
19 are accorded great weight. And as
20 Commissioner May said, it's important. If no
21 one else wants to come and you want to be the
22 spokesperson, make sure that's in that letter

1 too.

2 But we're going to bring you back
3 up for your testimony shortly.

4 MR. WILSON: Okay. I really
5 didn't have a testimony -- prepared testimony.
6 I just wanted to speak.

7 CHAIRMAN HOOD: Okay.

8 MR. WILSON: Thank you.

9 CHAIRMAN HOOD: Okay. Good.
10 Thank you.

11 COMMISSIONER TURNBULL: Mr. Chair,
12 I wonder if you could just piggy-back on
13 something that Mr. Charles Wilson brought up.

14 CHAIRMAN HOOD: Sure.

15 COMMISSIONER TURNBULL: And just
16 on the housing and maybe Building 1 and maybe
17 you're not there yet. We won't get to it
18 until you actually come back with the
19 building.

20 But as far as a mix of units have
21 you talked to the community as to -- are we
22 looking at one bedrooms, two bedrooms? How is

1 that flowing right now?

2 MR. VOUDRIE: We are not into the
3 point of designing interiors or unit mix, unit
4 counts. Sort of a conceptual unit count but
5 we don't have, you know, 10 percent one
6 bedrooms or 15 percent --

7 COMMISSIONER TURNBULL: But have
8 you had meetings with the neighborhood to get
9 enough feeling for where they --

10 MR. VOUDRIE: We have on other
11 projects but not on this project. So, we have
12 on projects that aren't included in this PUD
13 that are in the ward certainly but this
14 project we don't have a level of design or
15 detail yet to know, you know, in other words,
16 just trying to figure how much square feet we
17 have to deal with.

18 COMMISSIONER TURNBULL: Thank you.

19 CHAIRMAN HOOD: Let me just say
20 this, Mr. Wilson, before you leave. About the
21 Salvation Army, I'm not trying to justify what
22 this Commission did. We listened to the

1 neighborhood and even though we tweaked it and
2 we made some changes, there were some other
3 things that came along with that project in
4 which that neighborhood really pushed for.
5 And, again, this Commission does listen to
6 neighbors. I just want you to know. I would
7 just say go back and if you have some spare
8 time look at the record. I think you can in
9 and stream it, video demand and see how that
10 hearing actually went and how we got to that
11 because I think what you see there is much
12 more improved even though you may not like
13 what is there. It's much more improved than
14 what was proposed.

15 Okay.

16 VICE CHAIR COHEN: And, Mr.
17 Wilson, excuse me, before you leave again. I
18 would just like to add that all the
19 information about process and ANC involvement
20 is all on line. Okay. So, just go on our
21 website and you'll find everything. Okay?

22 MR. WILSON: Great, thank you.

1 VICE CHAIR COHEN: Thank you.

2 CHAIRMAN HOOD: Thank you.

3 Appreciate you coming down.

4 Now, there was someone else who
5 raised their hand in opposition or in support.
6 If you have not signed the witness list if you
7 could come over and see Ms. Schellin and give
8 her your name and we'll be getting to you very
9 shortly.

10 Ms. Schellin to my left. Come and
11 sign the witness list so when we get to that
12 point. We should be getting there shortly so
13 we can call you up. If you could just talk to
14 Ms. Schellin and put your name on the list.

15 Okay. Let's go to the Office of
16 Planning. Office of Planning and DDOT at the
17 same time.

18 Ms. Brown-Roberts and then I guess
19 Mr. El-Amin or -- I know Mr. El-Amin's name
20 now so, Ms. Brown-Roberts.

21 MS. BROWN-ROBERTS: Good evening,
22 Mr. Chairman and Members of the Commission.

1 For the record, I'm Maxine Brown-Roberts from
2 the Office of Planning.

3 Mr. Chairman, I think that both
4 the Commissioners and the Applicant has
5 addressed the issues that we had in our report
6 and so we're going to stand on the record and
7 take your questions.

8 CHAIRMAN HOOD: Okay. Great.
9 Okay.

10 Mr. Henson, you want to start us
11 off of Mr. El-Amin.

12 MR. HENSON: Mr. El-Amin can
13 handle it.

14 CHAIRMAN HOOD: Okay.

15 MR. EL-AMIN: Thank you, Mr.
16 Chairman and fellow Commissioners. Again, my
17 name is Fleming El-Amin with DDOT.

18 Also, the Applicant adequately
19 stated our position regarding the proposed
20 Stage 1 PUD. I did want to mention that we
21 had studied this area extensively and he also
22 mentioned a number of project that are either

1 underway or in planning stage such as the 11th
2 Street Bridge. We also have several planning
3 projects such as the South Capitol Corridor
4 improvements, St. Elizabeth's both east and
5 west campus as well as the Anacostia streetcar
6 align.

7 I did want to mention about our
8 existing draft environmental assessment which
9 is currently being reviewed by FTA and FHWA.
10 Our process is such that they'll review it.
11 We also have a public comment period which is
12 established for mid-July. And as such after
13 that time period, both FHWA and FTA have a
14 chance to make comment as well as the public.
15 We tentatively plan to actually have a locally
16 preferred alternative by late summer, early
17 fall. And so this alignment -- so basically
18 for those that are not aware, this alignment
19 will exist between 11th Street Bridge and the
20 Anacostia Metro Station and there are
21 proposals -- one proposal has it running down
22 MLK and Shannon Place. Another one has it

1 actually N Street on Railroad Avenue and
 2 another one has it running within the CSX
 3 corridor -- right-of-way corridor. And those
 4 decisions are being vetted now and we do plan
 5 on actually having a decision on the locally
 6 preferred alternative within in, you know, the
 7 next couple of months or so.

8 So, I just wanted to make that
 9 known and as we actually move forward with
 10 that, I think that will inform some fo the
 11 things related to access points and we'll work
 12 with the Applicant on that process as we find
 13 out more information.

14 Thank you.

15 CHAIRMAN HOOD: Okay. Thank you,
 16 both, Ms. Brown-Roberts and Mr. El-Amin.

17 Commissioners, any questions of
 18 either the Office of Planning or DDOT?

19 Commissioner May.

20 COMMISSIONER MAY: Okay. Mr. El-
 21 Amin, while we're on the subject of streetcar,
 22 it seems to me that that's a really big issue

1 that could be affecting the project and could
2 affect some of the things that we actually
3 would decide at Stage 1. So, I mean, all the
4 alternatives that are under consideration are
5 the three you mentioned in this area, Shannon
6 Place, the existing CSX right-of-way and then
7 MLK Avenue on the street?

8 MR. EL-AMIN: Correct.

9 COMMISSIONER MAY: Okay.

10 MR. EL-AMIN: Actually, there's
11 one more. There's a piece that touches
12 Railroad Avenue as well.

13 COMMISSIONER MAY: I see there are
14 two kind of like the CSX.

15 MR. EL-AMIN: Right. So, CSX
16 alignment is independent. There are one-way
17 pairs for the other two and if I remember
18 correctly, the outbound are toward the
19 Anacostia Station is on Martin Luther King and
20 the other two options one goes up and over
21 around on Shannon Place and the other goes up
22 onto Railroad and then back around and then

1 down Shannon Place. It's a circuitous
2 alignment.

3 COMMISSIONER MAY: All right. So,
4 could you possibly submit those alignments,
5 just the diagrams of the alignments for the
6 record?

7 MR. EL-AMIN: Sure, glad to.

8 COMMISSIONER MAY: Okay. I
9 appreciate that.

10 And at this point I know that
11 there hasn't been a firm decision on a locally
12 preferred alternative, but are these all
13 alternatives that are equally viable at this
14 moment or are any of them tending to drop off
15 the list? I know how sometimes these things
16 go.

17 MR. EL-AMIN: So, we start with I
18 believe 10 and so the list was whittled down
19 to three and so my understanding is that we'll
20 pick an LPA, the Locally Preferred
21 Alternative, in August, but at this point
22 they're all still equally viable.

1 COMMISSIONER MAY: Okay. And
2 Locally Preferred Alternative, some cases
3 that's what's adopted and in some cases it is
4 not. Who ultimately gets to make the
5 decision?

6 MR. EL-AMIN: My understanding is
7 that the agency that's going to build it makes
8 the decision.

9 COMMISSIONER MAY: So, is that
10 you?

11 MR. EL-AMIN: Yes.

12 COMMISSIONER MAY: Oh, okay. I'm
13 just checking because, you know it sounded
14 like you were being a little vague. Anyway.

15 MR. EL-AMIN: No.

16 COMMISSIONER MAY: All right. So,
17 in effect, our Locally Preferred Alternative
18 is going to be the preferred alternative?

19 MR. EL-AMIN: Correct.

20 CHAIRMAN HOOD: All right. Can
21 you speak more to some of the other issues
22 that were raised in your report having to do

1 with the back-in access for trucks,
2 particularly, with the grocery store and then
3 also the potential land swap for a portion of
4 railroad right-of-way in exchange for widened
5 W Street?

6 MR. EL-AMIN: I'll talk to the
7 land swap for sure so that's one of the more
8 complicated issues. Because on the land
9 that's proposed to swap is where we have a
10 potential streetcar alignment so we can't do
11 anything at this point that we're precluded an
12 alignment. That doesn't mean that that
13 alignment will be chosen and at the point that
14 we've chosen an alignment, then we can begin
15 what I would assume negotiations on an
16 exchange for property. But not until that
17 point so I would assume that it's going to be
18 at least -- we're looking at a decision-making
19 process that's late summer, early fall before
20 we can even begin to have that conversation in
21 earnest on the swap. Now, that doesn't
22 necessarily mean that we would have a problem

1 with the project. It might mean that the
2 massing could potentially shift around, but I
3 don't --

4 COMMISSIONER MAY: Right.

5 MR. EL-AMIN: Our position doesn't
6 necessarily change. And as for the back-in
7 maneuvers, I think what you're hearing from us
8 is what our aspirations are. We'd like to not
9 see back-in maneuvers from trucks and we'd
10 like to continue to work with the Applicant as
11 we refine our plans for the area to figure out
12 how to accentuate streetcar plans and move
13 truck facilities away. So, for example, it
14 may be that we ask the Applicant to work with
15 us to locate more of the loading on Shannon if
16 the CSX alignment is chosen. if the Shannon
17 alignment is chosen, maybe we talk more about
18 what you've seen today and that the access
19 works fairly well as proposed today. But I
20 think it's going to depend on what alternative
21 is being chosen because I think the Applicant
22 -- I don't want to speak for the Applicant but

1 my guess is they will probably see that they
2 have a vested interest in complimenting where
3 the streetcar is rather than just going with
4 a plan that they've shown.

5 COMMISSIONER MAY: So, if I
6 understand the alignments correctly, it's MLK
7 and Shannon Place are one-way pairs?

8 MR. EL-AMIN: Correct.

9 COMMISSIONER MAY: Okay. So, one
10 way or another we're going to have streetcar
11 either on Shannon Place or on Railroad/CSX?

12 MR. EL-AMIN: No, no. So, there's
13 actually three different alignments. So, this
14 is where it gets a little confusion because --

15 COMMISSIONER MAY: Right.

16 MR. EL-AMIN: -- there's one
17 alignment that's in the CSX right-of-way.

18 COMMISSIONER MAY: Entirely? Both
19 ways?

20 MR. EL-AMIN: Entirely both ways.

21 COMMISSIONER MAY: Got it.

22 MR. EL-AMIN: And so there's what

1 amounts to a third alignment which uses Martin
2 Luther King and Railroad Avenue which is on
3 the rear of their property.

4 COMMISSIONER MAY: Got it. So,
5 what I'm trying to get at is that no matter
6 what, there's going to be a primary transit
7 location at the lower side of the site, right?
8 It's not all going to be fronting --

9 MR. EL-AMIN: Not necessarily.
10 So, there will be either a transit alignment,
11 assuming that the decision is to build which
12 that's an assumption, either on the rear at
13 CSX--

14 COMMISSIONER MAY: Right.

15 MR. EL-AMIN: -- either at the
16 rear on Railroad --

17 COMMISSIONER MAY: Right.

18 MR. EL-AMIN: -- or either in the
19 middle at Shannon.

20 COMMISSIONER MAY: Right. Okay.

21 So, I guess when I was saying
22 lower I was thinking something other than MLK?

1 MR. EL-AMIN: Yes.

2 COMMISSIONER MAY: Right. Okay.

3 So, this is a very important planning
4 consideration from my perspective because it
5 emphasizes the importance of how these
6 buildings are -- what their presence is on
7 Shannon Place and from Railroad Avenue. So,
8 again, all the more reason why I'd like to see
9 these things in a three-dimensional
10 representation but also just to understand,
11 you know, what you're going to be seeing when
12 you're walking up from the transit line,
13 whether it's on Shannon Place or on Railroad.
14 I mean, if it's on Railroad Avenue or CSX we
15 don't want to be walking past well blank
16 facades or a road that's more like an alley
17 that Shannon Place might be if it's not fully
18 activated on both sides of the street. If it
19 winds up being a lot of blank facades and
20 loading docks and things like that it's going
21 to be potentially, you know, a scary way to
22 walk. So, I appreciate receiving more

1 information about that and look forward to
2 seeing the diagrams.

3 And I guess what I'd like to
4 understand from the Applicant based on what we
5 heard about the swap, W Street for Railroad
6 Place is the -- what the possible outcomes are
7 for that. And if you can't answer it right
8 now, you can, you know, do it in rebuttal, do
9 it in a submission, something like that just
10 so we know if it doesn't work out, what's
11 going to happen to the widened W Place,
12 because right now it's in the plan.

13 MR. GLASGOW: Right. Well, yes,
14 with respect to the widened W Place, we will
15 submit something for the record. We are going
16 to look at options between establishing
17 building restriction line or dedications so
18 there may or may not be a property swap.

19 COMMISSIONER MAY: Okay.

20 MR. GLASGOW: Because we believe
21 that the widened W Street is significant.

22 COMMISSIONER MAY: Oh, and I do

1 too and so it's -- The widened W Street will
2 be part of the project regardless of the
3 alignment?

4 COMMISSIONER MAY: No matter what.
5 Okay.

6 MR. VOUDRIE: Yes. We need to
7 connect whether it's back -- if you want to
8 call back the river side, the highway side of
9 the -- or if it's middle or if it's the front
10 along MLK, regardless it's critical to our
11 plan and to our process and project that W
12 Street be, you know, that W Street be more --
13 be enhanced and be widened. We're doing
14 retail all along both sides of W. So, we're
15 attempting to be a connection to that new
16 transit node regardless of where it's at along
17 W Street.

18 MR. GLASGOW: And we will discuss
19 that also in terms of our amenities that you
20 want us to --

21 COMMISSIONER MAY: Yes.

22 MR. GLASGOW: -- better articulate

1 because that also along with the retail is a
2 major amenity as we view this project.

3 COMMISSIONER MAY: Okay.

4 For the Office of Planning, I
5 recall back when this was setdown that one of
6 the questions was the potential interface
7 between this project and the future
8 development of Poplar Point and at that point
9 there were actual proposals that I think were
10 still on the table, right? Including bridging
11 over the highway and those sorts of things.

12 It's been a little while since
13 I've heard anything about specific planning
14 for Poplar Point, although I know it's going
15 to be ramping up. But as far as you now, the
16 idea of doing any kind of a connection over
17 the highway at this point is not under
18 consideration?

19 MS. BROWN-ROBERTS: No, as far as
20 I know, there is no consideration for that.

21 COMMISSIONER MAY: Okay. And the
22 last thing is, I guess, I'm wondering if the

1 Office of Planning has an opinion on the
2 evaluation of the benefits and amenities of
3 this project given the relative lack of detail
4 that we see in this Stage 1. I mean, how
5 comfortable are you based on what you've seen?
6 Do you need to see the same sort of
7 information that I'm asking for and don't we
8 typically see more information?

9 MS. BROWN-ROBERTS: Yes. Yes,
10 sir, and I think it was one of the things that
11 we had discussed with the Applicant and even
12 mentioned in our report that, you know, we
13 needed additional information. I think the
14 response was that it will be provided at the
15 second stage.

16 COMMISSIONER MAY: You know, we're
17 wrestling this and other projects which I know
18 you're familiar with. So, I mean maybe does
19 it make more sense to be less specific in
20 Stage 1 and be kind of more diagrammatic about
21 everything so that it gets flushed out in
22 Phase 2 and we don't have to redo the Stage

1 1's?

2 MS. BROWN-ROBERTS: No, I mean, I
3 think and this is one of the things that I
4 also spoke to the Applicant about is I think
5 there are certain things that we're expecting
6 because the cover of the whole --

7 COMMISSIONER MAY: Right.

8 MS. BROWN-ROBERTS: -- development
9 and we're sort of expecting to have those set
10 and then when we come to the second stage it
11 would be just looking at the building itself,
12 you know, and see how they have provided for
13 those things that we mentioned here. And I
14 think, you know, even in my report and there
15 were some things that we had asked for --

16 COMMISSIONER MAY: Right.

17 MS. BROWN-ROBERTS: -- and even
18 went on to specify some things that we really
19 wanted to see at Stage 2.

20 COMMISSIONER MAY: Right. Okay.

21 MS. STEINGASSER: Can I just add
22 to that?

1 COMMISSIONER MAY: Yes, please.

2 MS. STEINGASSER: We would
3 recommend that the Commission specify clearly
4 that the amenities are going to continue to be
5 up for negotiation as each second stage comes
6 through because we have seen many cases in the
7 past where indeed they hone in on the first
8 stage --

9 COMMISSIONER MAY: Right.

10 MS. STEINGASSER: -- and then --

11 COMMISSIONER MAY: Completely
12 nailed down --

13 MS. STEINGASSER: Right.

14 COMMISSIONER MAY: -- and then
15 there was no further discussion to be had.

16 MS. STEINGASSER: So, as we move
17 forward with a case like this, we recognize
18 there's a lot of moving parts here as you
19 discussed tonight especially about circulation
20 and movement. So, if we're going to go in
21 that direction that would be our
22 recommendation.

1 COMMISSIONER MAY: Okay. I
2 appreciate that the I understand the need for
3 greater flexibility in this case and, I mean,
4 I'm personally kind of torn. The more you
5 nail down in advance the more risk you have
6 that you're going to wind up going to go back
7 and tweak some of those things and tweaking it
8 can, you know, cause other complications so
9 it's having the right amount.

10 Also, this is for the Applicant
11 and maybe you can just deal with this in your
12 rebuttal, but I'd like you to speak to the
13 additional ground floor retail in Building 1
14 issue that was raised in the Office of
15 Planning report. I don't think I need to hear
16 more from them on that but it would be helpful
17 to hear from you.

18 CHAIRMAN HOOD: Okay. Vice Chair,
19 did you have a question?

20 VICE CHAIR COHEN: No,
21 Commissioner May was pretty thorough so thank
22 you, Commissioner May.

1 CHAIRMAN HOOD: Any other
2 questions?

3 COMMISSIONER TURNBULL: No, I feel
4 Commissioner May covered everything.

5 CHAIRMAN HOOD: Do not encourage
6 him. He may cover some more. Okay.

7 Any other government reports? Did
8 I miss any? Okay.

9 We didn't have a report from ANC-
10 8A. The Applicant will be going back out to
11 ANC-8A.

12 Do we have any organizations or
13 persons who are here in support? Seeing none.
14 I have one person -- oh.

15 Do we have any cross-examination?

16 MR. GLASGOW: No, sir.

17 CHAIRMAN HOOD: Okay. Mr. May
18 crossed them too, didn't he? Okay. Okay.

19 I have one person on the list, a
20 person in opposition. Do we have any other
21 organizations or persons here in opposition?
22 I'm going to ask Mr. Woldu if you could come

1 forward. I think I pronounced that correctly.

2 Good evening, Mr. Woldu, if you
3 could identify yourself and turn your mic on
4 and you may begin.

5 MR. WOLDU: I have been part of
6 the community since --

7 CHAIRMAN HOOD: Could you identify
8 yourself, your name and address.

9 MR. WOLDU: Abel Woldu. I'm an
10 owner and a property owner of National Service
11 Contractors since 1994. I've been part of the
12 community and supporting the community
13 initiatives and providing apprenticeship, on-
14 the-job training. In fact, last summer we had
15 about 60 to 80 community initiative effort
16 returning students that we hired and trained
17 in the community. And I'm just here concerned
18 about how my livelihood and this is my first
19 time hearing about this development.

20 And I know Stan but, you know,
21 never had a chance to discuss or to, you know,
22 understand what the concept. I don't have no

1 objection about the development. We need to
2 develop in the community but how I'm going to
3 be affected, you know, and how is it going to
4 affect my business. That's the key.

5 I have tenants in the building.
6 All that is a concern to me. So, I'm just
7 asking Curtis Properties or Four Points very
8 much how that's going to affect us and how
9 come they never came to us and never
10 discussed. We are neighbors and never heard
11 of this development.

12 CHAIRMAN HOOD: What I would
13 suggest is that there is obviously will be
14 some discussions. You all can set that up on
15 your own and you might want to attend the ANC
16 meeting when they go out and discuss the
17 project so you can make sure you're involved
18 and engaged in what's going on. But this
19 office did send out correspondence because you
20 were within 200 feet letting you know when it
21 got to us, but obviously you weren't involved.
22 You're so close, I just find that kind of hard

1 to believe. But I'm not doubting you but I'm
2 just saying that there is plenty of time for
3 you to have the discussion with the Applicant.
4 Okay.

5 MR. WOLDU: Absolutely, and the
6 other thing is how, you know, the small long-
7 term business around the area is going to be
8 part of this development or are just going to
9 be out of the air and just, you know, be
10 relocated.

11 CHAIRMAN HOOD: This is very early
12 still for this process and it's good to have
13 a conversation with the Applicant. That can
14 still be had so that's up to you. Make sure
15 you get engaged. Go the ANC meeting. Talk to
16 the Applicant. You said you've been knowing
17 him. I'm surprised this never came up, but
18 since you all been knowing each other I'm sure
19 that won't be hard for you all to have a
20 meeting. Okay.

21 MR. WOLDU: I like that and --

22 CHAIRMAN HOOD: Good. I'm sure

1 that will be worked out. Okay.

2 Now, hold on a second. Do we have
3 any questions? Okay.

4 Does the Applicant have any cross?
5 Okay. Thank you very much.

6 MR. WOLDU: Okay. Thank you.

7 CHAIRMAN HOOD: And I'm sure we'll
8 follow up if you'll work with those concerns,
9 the ANC and this gentlemen here.

10 MR. GLASGOW: Yes.

11 CHAIRMAN HOOD: Okay. Do we have
12 any rebuttal or any closing?

13 MR. GLASGOW: I think there was
14 one question for rebuttal on the ground floor
15 retail.

16 MR. VOUDRIE: Yes, so the Building
17 1 does not have ground floor retail. As you
18 can see from the site plan it's not a lot of
19 depth between the existing alley way and
20 Martin Luther King. And in talking to the
21 neighbors who own the single-family rowhouses
22 -- the depth from Martin Luther King to the

1 alley way is --

2 MR. GLASGOW: In the rowhouses.
3 In those rowhouses.

4 MR. VOUDRIE: And then we've got
5 single-family row homes all along here.

6 The alley way is in their back or
7 side yards and several of the residents
8 expressed concern that we try to minimize
9 traffic in and through that alley and
10 particularly service entrances that would have
11 to exist. If we were going to have ground
12 floor retail, we would attempt to load and
13 have, you know, a lot more access in that
14 alley way and so as an accommodation we tried
15 to minimize that, you know, load in and move
16 out of a residence is significantly less than
17 loading and requirements for a retail.

18 MR. GLASGOW: And if you had the
19 mixed use building you'd have both. You'd
20 have all those?

21 MR. VOUDRIE: That's correct.
22 That's correct.

1 COMMISSIONER MAY: Can I ask you a
2 question about this. Did you consider any
3 kind of different housing type there at least
4 on the ground floor like artist studios or
5 something like that which could be a benefit
6 to the project overall and would maybe give
7 you some good street frontage, you know,
8 something attractive on the street level?

9 MR. VOUDRIE: We did. We do
10 develop those types of properties and we have
11 considered, you know, we've worked with a
12 number of arts organizations as indicated in
13 my testimony. And have developed artist
14 housing. And so we certainly considered that.
15 It's not something that -- we're in the
16 concept phase so we don't even know how large
17 the building can be yet. So, we haven't
18 considered unit mix or whether it will be
19 live-work or two-story units or anything like
20 that at this point. Just conceptually that it
21 will be an all residential building.

22 COMMISSIONER MAY: Okay. Well, I

1 don't know, it sounds like there might be some
 2 room to do something a little more interesting
 3 there. I think part of the issue is wanting
 4 to have that active street front on Martin
 5 Luther King Boulevard. So anything that could
 6 enliven it would make sense. Maybe the Office
 7 of Planning has more to suggest along those
 8 lines.

9 I understand the neighbors'
 10 concerns immediately behind that. There are
 11 lots of other things that could come with
 12 retail that would be highly undesirable for
 13 them. But I think that we also need to be
 14 concerned about what happens on Martin Luther
 15 King Avenue so thanks.

16 CHAIRMAN HOOD: Okay. Questions
 17 on rebuttal? Okay.

18 Do you have a closing?

19 MR. GLASGOW: Just very briefly.

20 I think we are in the closing
 21 because we are going to be doing some other
 22 things on this project with the Commission.

1 I'd like to take a minute if we can and make
2 sure that we know exactly what it is and have
3 some what if we can clarification and make
4 sure that we know exactly what the
5 Commission's expectations are for what it is
6 that we need to be submitting for the record.

7 CHAIRMAN HOOD: I'm sorry, I was
8 talking to Ms. Schellin.

9 MR. GLASGOW: With respect to how
10 it is that we would like to proceed at this
11 point in time, we'd like to make absolutely
12 sure that we have the best understanding that
13 we can of what the Commission's expectations
14 are as to what we should be submitting for the
15 record in the case and what the time frame
16 is --

17 CHAIRMAN HOOD: Okay.

18 MR. GLASGOW: -- for that.

19 CHAIRMAN HOOD: Okay. Okay.

20 Let's do that.

21 MR. GLASGOW: And if we can have
22 an opportunity to possibly ask some questions

1 on some of that if we are concerned that we're
2 not hearing everything accurately.

3 CHAIRMAN HOOD: Okay. Ms.
4 Schellin, do you want to start? Okay.

5 MS. SCHELLIN: I'll start.

6 And I'm sure Commissioner May will
7 let me know if I don't capture --

8 COMMISSIONER MAY: As will others,
9 I'm sure. There are other people who asked.

10 MS. SCHELLIN: My list mainly
11 consists of your stuff. So, we'll start with
12 Commissioner May.

13 Actually, this is a combination of
14 Commissioner May and Commissioner Turnbull.

15 They were looking for a three-
16 dimensional massing that was missing and
17 Commissioner Turnbull added maybe along MLK
18 showing buildings across the street, a couple
19 of different views. Are you both good with
20 that? Okay.

21 Then Commissioner May brought up
22 the benefits and amenities overall that he'd

1 like to see a list that's also quantified.

2 Not only the list but to quantify that.

3 COMMISSIONER MAY: I mean quantify
4 implies that there might dollar value. Dollar
5 value is just sort of enumerating what it is.

6 MS. SCHELLIN: Right. If there
7 is.

8 He is concerned about the blank
9 walls so -- a lot of blank walls so he'd like
10 to have some drawings submitted showing the
11 street fronts of the east side of Shannon and
12 even the railroad side. Is that correct?

13 COMMISSIONER MAY: Yes.

14 MS. SCHELLIN: Okay. Commissioner
15 May again. An aerial view out as far as the
16 Metro. Okay.

17 Commissioner Turnbull, more
18 information on your green goals, what they
19 are. LEED Silver? LEED Gold? I believe
20 there was one building that was LEED Gold.

21 Commissioner Miller, a timetable
22 for the second stage PUDs.

1 Commission May again, possible
2 outcomes of the widened W Street.

3 And I missed some of the ANC back
4 and forth but I assume based on what I heard
5 that we were going to leave the record open
6 for an ANC report, but I didn't catch when
7 they were meeting or not. I'm seeing no heads
8 shaking.

9 CHAIRMAN HOOD: But we did ask for
10 their report of their meeting. Do we know
11 when their meeting is? Is it going to be
12 before we hear this?

13 MS. SCHELLIN: Probably not.

14 CHAIRMAN HOOD: Well, I think it
15 will be before final action.

16 MR. GLASGOW: Okay. I think from
17 what I understand from Mr. Voudrie they may
18 not be having --

19 CHAIRMAN HOOD: Break for the
20 summer, yes. So, hopefully we'll let them
21 know we need something from them before the
22 final action.

1 MS. SCHELLIN: Final action would
2 be September 9th.

3 CHAIRMAN HOOD: So, they can work
4 on that. They'll be doing something in July.

5 MR. GLASGOW: Can I take a look?

6 CHAIRMAN HOOD: Sure.

7 MS. SCHELLIN: That's if they
8 choose to do a report. They may not. I mean
9 if they don't submit one, they don't submit
10 one.

11 MR. GLASGOW: The question and the
12 issue is that the ANC has been involved for a
13 significant period of time and Mr. Voudrie was
14 at their last meeting and they come back and
15 report as to what the Zoning Commission did.
16 And so they don't meet again until September.
17 And we do want to get the project started. We
18 have a piece of it that's moving forward now.

19 CHAIRMAN HOOD: I thought you all
20 were going back out there?

21 MR. VOUDRIE: We will meet with
22 the ANC Commissioners as they make themselves

1 available but they don't have an official ANC
2 meeting in August.

3 CHAIRMAN HOOD: I know they don't
4 have one in August.

5 MR. VOUDRIE: So, that would be
6 September.

7 CHAIRMAN HOOD: I was under the
8 assumption that you all might have been going
9 in the next couple of weeks so this month.
10 That's what I was under the assumption of.

11 MR. VOUDRIE: I mean, they've
12 already had their -- their July meeting --

13 CHAIRMAN HOOD: Oh, so they had it
14 tonight?

15 MR. VOUDRIE: The July meeting is
16 the 2nd, so I think it's Tuesday. So, it's
17 tomorrow. And they've not invited me to
18 attend that meeting and you need to, as you
19 know, be on the agenda for a meeting.

20 I submitted information to be at
21 the June meeting which I attended.

22 CHAIRMAN HOOD: Some ANC meetings

1 -- I'm a regular attendee of ANC meetings and
2 sometime I just show up.

3 MR. VOUDRIE: I do regularly show
4 up and they will allow me to speak during the
5 community announcements phase. They won't
6 take action on anything unless it's an agenda
7 item and so we won't be on the agenda for this
8 meeting which means that they don't have a
9 meeting in August which means that we would
10 have to be on the agenda for the September
11 meeting. If they don't take action in
12 September, I'm asking whether or not we are
13 going to postpone action by the Zoning
14 Commission until such time as they do take
15 action which they may or they may not.

16 CHAIRMAN HOOD: Well, let me just
17 say this. The option is out there for them.
18 They may be watching this tonight and I'm sure
19 if you happen to stop by there tomorrow you
20 can let them know the option is out there but
21 we will, I guess, decide that at the point
22 when we get ready to move forward.

1 They've been engaged. I've heard
2 a few questions. It would be nice to have
3 their -- I would actually want their approval.

4 MR. VOUDRIE: As would I.

5 CHAIRMAN HOOD: Yes. So, the
6 option is there and I know some ANCs in this
7 city hold special public meetings even though
8 we're not asking they do it in August, they
9 can probably do something in July to
10 accommodate your schedule. It's just about
11 asking.

12 MS. SCHELLIN: If they meeting the
13 first Tuesday of the month the way it sounds
14 like, then that means they would meet Tuesday,
15 September 3rd. And our meeting is September
16 9.

17 CHAIRMAN HOOD: So, there we go.

18 MR. VOUDRIE: Yes, I am just
19 confirming that we are making the opportunity
20 available to --

21 MS. SCHELLIN: We're just saying
22 the record would be open. They may or may not

1 submit a report. It doesn't stop the
2 Commission from going forward.

3 CHAIRMAN HOOD: We want to give
4 them --

5 MR. VOUDRIE: Understood.

6 CHAIRMAN HOOD: Afford them an
7 opportunity.

8 MS. SCHELLIN: We just need to
9 give them that opportunity.

10 MR. VOUDRIE: Understood. Thank
11 you.

12 COMMISSIONER MAY: You can tell
13 them we'd really like to hear what they have
14 to say at this moment. They wanted to say,
15 you know, tell us what the Zoning Commission
16 says. The Zoning Commission says we'd like to
17 hear from you.

18 MR. VOUDRIE: Understood. I'll
19 give them a box to check. Thanks.

20 MS. SCHELLIN: Mr. Glasgow, did
21 you have anything else you wanted to add? Or
22 the Commissioners, did you guys have anything

1 else you wanted to add?

2 COMMISSIONER MAY: Yes.

3 MS. SCHELLIN: Okay.

4 COMMISSIONER MAY: Well, things
5 that were missed.

6 You were engaged in conversation,
7 but we did ask DDOT to submit alignments for
8 the -- alignment diagrams for the streetcar.

9 And the Applicant was going to
10 submit the traffic memo that was missing.

11 MS. SCHELLIN: Oh, I'm sorry. I
12 have it on the copier. It's just on the color
13 copier. It takes a long time to copy. They
14 were --

15 COMMISSIONER MAY: All right. So,
16 we'll pick that up on the way out.

17 MS. SCHELLIN: Yes, so I need to
18 get it. Sorry.

19 COMMISSIONER MAY: Thanks.

20 MR. GLASGOW: And I apologize. I
21 don't know why that wasn't here.

22 COMMISSIONER MAY: No problem.

1 And I was to ask for one other
2 thing or make a suggestion on one other thing
3 which is that since we're going to be
4 receiving a substantial amount of kind of
5 basic information on this, I think it would be
6 useful to give the Office of Planning an
7 opportunity to react to what's submitted. I
8 wouldn't say that I would absolutely have to
9 have a report from the Office of Planning but
10 I think if there's enough information there
11 that you want to comment on it, the record
12 should be open to receive that.

13 Mr. Chairman, do you agree?

14 CHAIRMAN HOOD: Yes, I agree. And
15 what about DDOT? Do we have anything from
16 DDOT?

17 MS. SCHELLIN: Yes.

18 COMMISSIONER MAY: Leaving it open
19 for them to submit something further might be
20 helpful but I don't know that we're
21 necessarily going to see much more on those --
22 on DDOT's --

1 CHAIRMAN HOOD: But just in case.

2 COMMISSIONER MAY: Just in case.

3 CHAIRMAN HOOD: I think we need
4 both DDOT and OP.

5 COMMISSIONER MAY: And I would
6 encourage the Applicant to talk to DDOT
7 further about the backing in issue.

8 VICE CHAIR COHEN: And I believe
9 DDOT said that they were going to have a
10 decision at the end of August hopefully.

11 CHAIRMAN HOOD: And the other
12 thing which is not on the list. As long as
13 it's clear, the second stage we can ask
14 circulation questions because I don't want to
15 hear that I've already voted on it. You
16 didn't do that, Mr. Glasgow, somebody else.

17 So, anyway, and I think Ms.
18 Steingasser worded it well. This is moving
19 pieces and some of this as it evolves those
20 questions may come up. And I'm sure you, Mr.
21 Glasgow, will not say you all have already
22 voted on that in the first stage. Right?

1 MR. GLASGOW: Mr. Chairman, we
2 know that the circulation is probably going to
3 change in some fashion because we don't know
4 the alignment.

5 CHAIRMAN HOOD: Okay.

6 MR. GLASGOW: And that was part of
7 the issue that we had with had we designed the
8 rears of the building and everything else
9 because we don't know where the tracks are
10 going.

11 CHAIRMAN HOOD: Okay. All right.
12 Thank you.

13 And I'm not picking on you, Mr.
14 Glasgow. I have to do that because I started
15 asking a question in another case and the
16 counsel told me I had already voted on it.
17 And it was very critical. So, anyway.

18 MR. GLASGOW: That was not me.

19 CHAIRMAN HOOD: No, it wasn't you.
20 It's not just you. I'm going to start putting
21 that out there on all cases. Okay.

22 Do we have anything else?

1 MS. SCHELLIN: Okay. So,
2 Commissioners, when do you want to decide this
3 case?

4 MR. GLASGOW: Excuse me. We have
5 one more question. Stan?

6 MR. VOUDRIE: Yes, for
7 Commissioner May if we could a clarifying
8 question so we understand what we're
9 providing.

10 When you say you'd like to see the
11 building faces, an image depicting the
12 building faces on all sides along Shannon what
13 would you like that to be? A rendering or
14 something that --

15 COMMISSIONER MAY: I mean, not a
16 sophisticated rendering or anything like that.
17 Just something that shows, you know, I mean it
18 could be just simple elevation drawings that
19 show, you know, what the floor heights will be
20 relative to the level of the street. It could
21 actually be sections taken through at certain
22 points. Just something that indicates, you

1 know, what the relationship is between the
2 sidewalk of Shannon Place and the interior
3 spaces of those buildings along that there.
4 Just so we know what to expect, whether we're
5 expecting a wall --

6 MR. VOUDRIE: Blank walls or --

7 COMMISSIONER MAY: -- or a window
8 or looking in at cars? Or are we looking at,
9 you know, where the loading docks are and
10 things like that.

11 MR. VOUDRIE: Give you enough,
12 Alan?

13 MR. MOUNTJOY: Sure, it is always
14 difficult to know where to stop, right? We
15 don't want to go into sort of architectural--

16 COMMISSIONER MAY: Right.

17 MR. MOUNTJOY: -- expression
18 because then you'll want to review that.

19 COMMISSIONER MAY: I'm really not
20 looking for any kind of architectural
21 expression, just something that gives the
22 sense. And it may be that multiple sections

1 through the street sections would be the way
2 to do it, I don't know. Just something that
3 communicates what -- it may also be something
4 that you can capture in, you know, if you do
5 a 3D, you know, axon sketch up model thing.
6 If you just take a view from the other side
7 you might be able to see it well enough.

8 MR. GLASGOW: I'm going to suggest
9 something on Alan's stand. It may be if
10 depending upon what the time frames are, if we
11 have something preliminarily and I know this
12 Commission doesn't do it often but it is done
13 regularly with HPRB. We'll get something down
14 there. Staff will send it to commission
15 members. We may or may not get any feedback
16 but that may -- it may help us with respect to
17 the direction that we're going.

18 COMMISSIONER MAY: Well, we are
19 going to have two votes on this anyway, right?

20 CHAIRMAN HOOD: We first vote in
21 July.

22 COMMISSIONER MAY: Right. So, if

1 we can see some version of this in July and if
2 it needs further tweaking we can see --

3 CHAIRMAN HOOD: Is that doable?
4 The first vote I think is the 29th is our last
5 meeting. Do you think you all can have
6 everything in?

7 COMMISSIONER MAY: What was the
8 date? What was the date?

9 COMMISSIONER MAY: The 29th.

10 COMMISSIONER MAY: No, that's the
11 date of the meeting but that's -- what are the
12 submission dates?

13 COMMISSIONER MAY: I just been
14 working with the 29th back. I'm not sure.

15 MS. SCHELLIN: It's going to be
16 7/15 would be when they would have to have
17 everything in by if we're doing the -- we're
18 going to be here all night, by the way just so
19 you guys know.

20 CHAIRMAN HOOD: 7/15?

21 MS. SCHELLIN: The 29th.

22 CHAIRMAN HOOD: Oh, that's all

1 right.

2 COMMISSIONER MAY: You said the
3 agenda was light that night.

4 MS. SCHELLIN: No, I didn't.

5 CHAIRMAN HOOD: The 29th is fine.
6 Let's stay all night.

7 MS. SCHELLIN: So, are you guys
8 going to be able to work with that date?
9 7/15?

10 MR. GLASGOW: Yes, we are going to
11 get the preliminaries in on 7/15.

12 MS. SCHELLIN: And Office of
13 Planning if they choose to do a supplemental
14 report. Well, actually, you guys are going to
15 have to wait until you see what they submit.
16 So, we'll wait on OP.

17 So, OP, DDOT, if you choose to do
18 a supplemental report after their submissions
19 and any responses if the ANC decides to make
20 one would be due 7/22. All submissions by
21 3:00 p.m.

22 But the DDOT alignment regarding

1 the streetcar tracks that's due on the 15th.
2 Okay. It's just the supplemental report if
3 you decide to respond to anything else that
4 the Applicant submits, if you decide to do
5 that, that's 7/22.

6 Draft findings of facts and
7 conclusions of law by 7/22, 3:00 p.m. And
8 then we'll do the 7/29 agenda.

9 CHAIRMAN HOOD: Okay. Thank you.
10 Can everybody meet that schedule?
11 I know it's tight, but --

12 MR. GLASGOW: Yes.

13 CHAIRMAN HOOD: My colleagues
14 sometimes we forget the month of August and if
15 we got everything. So, while we still have it
16 hot on our plate, it would be good for us to
17 try to deal with this this month. Okay.

18 If that okay with the Office of
19 Planning and DDOT? Okay. Good.

20 Ms. Schellin, are we all right?

21 MS. SCHELLIN: Yes.

22 CHAIRMAN HOOD: Okay. Is there

1 anything else?

2 MS. SCHELLIN: No.

3 CHAIRMAN HOOD: Okay. I want to
4 thank -- Mr. Glasgow, you have something?

5 Okay. I want to thank everyone
6 for this participation tonight and this
7 hearing is adjourned.

8 (Whereupon, the above matter was
9 concluded at 9:00 p.m.)

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Before: DCZC

Date: 07-01-13

Place: Washington, DC

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