

GOVERNMENT  
OF  
THE DISTRICT OF COLUMBIA

+ + + + +

ZONING COMMISSION

+ + + + +

PUBLIC HEARING

+ + + + +

-----:
   
IN THE MATTER OF: :
   
:
   
COVENANT BAPTIST UNITED :
   
CHURCH OF CHRIST : Case No.
   
: 12-21
   
:
   
-----:

Thursday,
   
October 17, 2013

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

The Public Hearing of Case No. 12-21
   
by the District of Columbia Zoning Commission
   
convened at 6:31 p.m. in the Jerrily 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

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN, Secretary

OFFICE OF PLANNING STAFF PRESENT:

JOEL LAWSON  
MAXINE BROWN-ROBERTS

DISTRICT DEPARTMENT OF TRANSPORTATION STAFF  
PRESENT:

JAMIE HENSON

The transcript constitutes the minutes  
from the Public Hearing held on October 17, 2013.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

T-A-B-L-E O-F C-O-N-T-E-N-T-S

Welcome and Introductions ..... 4

Preliminary Matters ..... 8

Applicant and Parties in Support ..... 13

Office of Planning ..... 118

DDOT ..... 124

ANC ..... 135

Recess ..... 143

Individuals in Support ..... 144

Parties in opposition ..... 161

Rebuttal ..... 190

Wrap-up ..... 214

Hearing Adjourned ..... 221

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

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

2 6:33 p.m.

3 CHAIRMAN HOOD: Okay. Good evening,  
4 everyone. I understand we have a line, I guess,  
5 to come into the hearing room. So, what we're  
6 going to do, we're going to do a few things out  
7 of order.

8 We're going to probably swear  
9 everyone in when everyone comes in. Let me just  
10 ask how many people have - this is your first time  
11 being in front of the Commission.

12 Okay. All right. Well, good  
13 evening, ladies and gentlemen. This is a public  
14 hearing of the Zoning Commission for the  
15 District of Columbia for Thursday, October 17th,  
16 2013.

17 My name is Anthony Hood. I'm a  
18 mayoral appointee. Joining me this evening are  
19 Vice Chair Marcie Cohen who is a mayoral  
20 appointee, Commissioner Robert Miller who is  
21 mayoral appointee, Commissioner May who  
22 represents the Park Service, and Mr. Turnbull

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 who represents the Architect of the Capitol.

2 We are also joined by the Office of  
3 Zoning staff, Ms. Sharon Schellin; Office of  
4 Planning, Mr. Lawson and Ms. Brown-Roberts; and  
5 District Department of Transportation, Mr.  
6 Henson.

7 This proceeding is being recorded by  
8 a court reporter and is also webcast live.  
9 Accordingly, we must ask you to refrain from any  
10 disruptive noises or actions in the hearing  
11 room.

12 The subject of this evening's  
13 hearing is Zoning Commission Case No. 12-21.  
14 This is a request by Covenant Baptist United  
15 Church for approval of a consolidated PUD and  
16 related map amendment for property located at  
17 Square 6129.

18 Notice of today's hearing was  
19 published in the D.C. Register on July the 19th,  
20 2013. And copies of that announcement are  
21 available to my left on the wall and near the  
22 door.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1           The hearing will be conducted in  
2 accordance with provisions of 11 DCMR 3022 as  
3 follows: Preliminary matters, applicant's case,  
4 report of the Office of Planning, report of other  
5 government agencies, if any, report of ANC 8B in  
6 this case - and we'll note that ANC 8C is within  
7 the 200-foot radius - organizations and persons  
8 in support, organizations and persons in  
9 opposition, rebuttal and closing by the  
10 Applicant.

11           The following time constraints will  
12 be maintained in this meeting. The Applicant  
13 has asked for 30 minutes - 30 to 45 minutes.  
14 Organizations, five minutes. Individuals,  
15 three minutes.

16           The Commission intends to adhere to  
17 the time limits as strictly as possible in order  
18 to hear the case in a reasonable period of time.

19           The Commission reserves the right to  
20 change the time limits for presentations, if  
21 necessary, so no times shall be exceeded.

22           All persons appearing before the

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 Commission are to fill out two witness cards.  
2 These cards are located to my left on the table  
3 near the door.

4           Upon coming forward to speak to the  
5 Commission, please give both cards to the  
6 reporter sitting to my right before taking a seat  
7 at the table.

8           When presenting information to the  
9 Commission, please turn on and speak into your  
10 microphone first stating your name and home  
11 address.

12           When you are finished speaking,  
13 please turn your microphone off so that your  
14 microphone is no longer picking up sound or  
15 background noise.

16           The decision of the Commission in  
17 this case must be based exclusively on the public  
18 record.

19           To avoid any appearance to the  
20 contrary, the Commission requests that persons  
21 present not engage to members of the Commission  
22 in conversation during any recess or at any time.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1           In addition, there should be no  
2 direct contact whatsoever with any commissioner  
3 concerning this matter be it written, electronic  
4 or by telephone.

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

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

11           At this time, the Commission will  
12 consider any preliminary matters. I would ask,  
13 Ms. Giordano, if you all could come forward.

14           First, does the staff have any  
15 preliminary matters?

16           MS. SCHELLIN: Yes, sir. The  
17 Applicant did file a request for a waiver from  
18 the 20-day filing rule.

19           They submitted their supplemental  
20 filing less than 20 days. And so, they've asked  
21 for a waiver from that.

22           And then we also received a request

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 for a waiver to allow for a late filing for the  
2 DDOT report.

3 The person who is working on this  
4 case at DDOT was caught up in the government  
5 furlough. And, therefore, you know, they  
6 weren't at work. They couldn't - the report got  
7 filed late.

8 Mr. Henson can speak to that, but my  
9 understanding is that was the situation. It was  
10 a contractor that was called in the government  
11 furlough layoff.

12 CHAIRMAN HOOD: No objections, I'm  
13 sure. Okay. So, we will accept that. And  
14 there was one other thing you mentioned first.

15 MS. SCHELLIN: The Applicant's  
16 waiver for the 20-day filing. From the 20-day  
17 filing, they filed the supplemental filing less  
18 than 20 days prior to the hearing.

19 CHAIRMAN HOOD: Commissioners, any  
20 objections?

21 (No response.)

22 CHAIRMAN HOOD: I'm not hearing

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 any. So, we will accept that.

2 MS. SCHELLIN: And then they have  
3 some proffered experts. They have removed Mr.  
4 Nix as a proffered expert and the other two have  
5 both been previously accepted.

6 CHAIRMAN HOOD: Okay, Ms. Giordano.  
7 We have already accepted the architect and the  
8 traffic expert as experts previously. So, we  
9 don't really need to go through that.

10 You only have two?

11 MS. GIORDANO: Thank you, yes.

12 CHAIRMAN HOOD: We actually had your  
13 architects - I don't want to mess - I tried to  
14 pronounce his name when I was reading this last  
15 night.

16 How do you pronounce your name?

17 MR. PICHON: Pichon.

18 CHAIRMAN HOOD: Pichon, okay. I was  
19 close. I actually practiced with that a few  
20 times. I do practice before I come up here.

21 Okay. Do you think we can swear  
22 everybody in now, or should we wait a little

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 longer?

2           Were a lot of people still  
3 downstairs waiting to get in? Okay. I guess  
4 not. So, okay.

5           We may have to do this again, but  
6 what we like to do for those who would like to  
7 testify tonight in front of us, if you can stand  
8 and we will administer an oath.

9           But let me just say this: For those  
10 who are members of the church and who are in  
11 support, I have another way of doing it. You  
12 don't all have to testify if you don't want to.  
13 If you're supportive, I'll just ask you at the  
14 appropriate time to raise your hand. So, don't  
15 feel compelled.

16           Not that we don't want to hear from  
17 you, but don't feel compelled that you have to  
18 testify. We definitely can see. We have a set  
19 of eyes. So, we definitely know you're here in  
20 support and I think I can make out the badge.  
21 So, we know you're here.

22           If you want to testify, you're more

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 than welcome to do so. But if not, we'll just  
2 see how many people by a show of hands at the  
3 appropriate time.

4 Ms. Schellin, would you please  
5 administer the oath?

6 MS. SCHELLIN: Please raise your  
7 right hand. Do you solemnly swear or affirm the  
8 testimony you will give this evening will be the  
9 truth, the whole truth and nothing but the truth?

10 GROUP RESPONSE: I do.

11 MS. SCHELLIN: Thank you.

12 CHAIRMAN HOOD: Okay. Anything  
13 else, Ms. Schellin?

14 MS. SCHELLIN: No.

15 CHAIRMAN HOOD: Okay, Ms. Giordano.  
16 We are ready.

17 MS. GIORDANO: Okay. We have a  
18 number of witnesses this evening. To my left  
19 are co-pastors Wiley from the Covenant Baptist  
20 Church. And they will speak first and talk  
21 about the genesis of the project.

22 Ray Nix is their development

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 consultant with Urban Matters and he will speak  
2 next.

3 And then Sean Pichon, the architect,  
4 will make a presentation. And Ms. White will be  
5 here to answer any questions if traffic issues  
6 come up.

7 So, we're going to go ahead and start  
8 with the pastors.

9 MR. WILEY: Good evening. My name is  
10 Reverend Dennis W. Wiley, and I along with my  
11 wife, Reverend Christine Y. Wiley, pastor the  
12 Covenant Baptist United Church of Christ.

13 On this coming Sunday, our church  
14 formerly known as Covenant Baptist Church, will  
15 celebrate 68 years of being a beacon of hope, a  
16 pillar of service and a voice of advocacy for  
17 Ward 8.

18 For 44 of those years, members of my  
19 family have provided pastoral leadership to our  
20 congregation and community beginning with my  
21 father, the late Reverend H. Wesley Wiley from  
22 1969 to 1984, and continuing with my wife and me

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 from 1985 to the present.

2 During that time, the church has  
3 stood as a model of stability in an ever-changing  
4 community that has experienced a series of  
5 racial, political, socioeconomic and  
6 intergenerational transitions over the last  
7 several decades.

8 In the 1970s, we opened an Early  
9 Childhood Learning and Development Center that  
10 lasted for over 35 years, housed the Constituent  
11 Services Office of the late council member  
12 Wilhelmina Rolark helping her to plan and  
13 organize the annual Martin Luther King Day  
14 parade, and welcomed outpatients from St.  
15 Elizabeth's Hospital into our church for a  
16 monthly program of social and recreational  
17 activity.

18 In the 1980s, we fought  
19 black-on-black crime and the infiltration of  
20 drugs in our community by partnering with  
21 organizations like the Church Association for  
22 Community Services and Bread for the City as we

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 offered before and after-school programs for  
2 children and youth, operated a family resource  
3 center and opened a food bank that today serves  
4 500 different families in our community every  
5 month.

6 In the 1990s, we offered extensive  
7 counseling services through our center for  
8 holistic ministry, hosted Alcoholics and  
9 Narcotics Anonymous, and continued to fight  
10 against HIV and AIDS by welcoming the Max  
11 Robinson Center to reside within and operate out  
12 of our church.

13 And in the first decade of the 21st  
14 century, we have continued our unwavering  
15 commitment to the community through  
16 partnerships with private charter schools and  
17 the Far Southeast Family Strengthening  
18 Collaborative by welcoming returning citizens  
19 to our community, to our affiliation with the  
20 court services, Offender Supervision Agency,  
21 and by establishing the Covenant Full Potential  
22 Development Center, a 501c(3) organization with

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 the purpose of helping the members of our  
2 community identify, develop and realize their  
3 full potential.

4 And so it is that under this  
5 nonprofit umbrella in this second decade of the  
6 21st century as a result of surveying,  
7 canvassing and assessing the needs of our  
8 community as expressed by community residents  
9 themselves, we came to the conclusion that  
10 senior affordable housing in a safe, secure,  
11 well-managed and efficiently-operated  
12 environment with supportive physical and mental  
13 health services offered through a comprehensive  
14 wellness center, would provide a welcome and  
15 much-needed asset to our community.

16 Not only would it increase the  
17 quality of life of senior citizens fortunate  
18 enough to reside in such a facility, but just  
19 like the other programs we have offered over the  
20 years, this center would also benefit the  
21 community at large.

22 Therefore, members of the

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 Commission, we ask respectfully that you would  
2 support this project today, because the need is  
3 great and because we have the vision, the  
4 commitment and perhaps most importantly, a  
5 proven track record of addressing the needs of  
6 our community with compassion, dedication,  
7 integrity and excellence. Thank you.

8 MS. WILEY: Good evening. My name is  
9 Reverend Christine Wiley and I have worked in the  
10 Ward 8 community as a mental health clinician for  
11 37 years. And have served the congregation and  
12 Bellevue community in pastoral ministry at  
13 Covenant Baptist United Church of Christ for 30  
14 of those years. The last 28 pastoring with my  
15 husband, Dr. Dennis W. Wiley.

16 Our church has a history of serving  
17 the community, which is stated in our vision and  
18 mission statement.

19 Our mission statement particularly  
20 indicates the commitment to those who have been  
21 marginalized and oppressed.

22 Over the past several years in our

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 counseling center, also our family resource  
2 center, our weekly food pantry ministry, our  
3 surveys during Thanksgiving and Christmas for  
4 the community, our monthly project outreach  
5 socialization program for the disabled and our  
6 reentry ministry serving those in Wards 7 and 8,  
7 housing continues to emerge as one of the top  
8 issues for those living in Ward 8.

9 In our partnership with the  
10 Washington Interfaith Network and the  
11 psychology classes at George Washington  
12 University and our own assessments, we learned  
13 that senior housing, counseling and programs for  
14 children, exercise programs, dental care,  
15 reentry support and physical health support were  
16 priorities for those that we queried in our  
17 Bellevue surrounding community and those that  
18 use the services of our church from the  
19 community.

20 As members of the general public  
21 reach the retirement age or begin to develop  
22 health problems, they require specific needs to

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 be met through care and assistance.

2 While some may need extra help with  
3 everyday tasks, others need attention for  
4 medical purposes. For these reasons, senior  
5 citizens often move into senior housing  
6 communities.

7 Covenant Church's desire is to  
8 provide wraparound services for seniors where  
9 they can be monitored for their needs while still  
10 enjoying independent living.

11 Generally speaking, people are  
12 supportive of housing for senior citizens. We  
13 are aware, however, that although initially  
14 supportive of our project, the 8D ANC Commission  
15 rescinded their support due to the zone change  
16 needed from R-2 to R-5.

17 And at their meeting, 8C voted  
18 initially to support the project, but we have not  
19 received a report from that commission.

20 Residents believe this will set a  
21 precedence for some apartments in the ward to be  
22 approved.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1           Our understanding, however, is that  
2           the zone change would only pertain to the senior  
3           housing project on our property.

4           What we know is that more affordable  
5           senior housing is needed in the city and in Ward  
6           8 in particular.

7           The addition of the Senior Living  
8           and Wellness Center will add to the beauty of the  
9           neighborhood and increase the quality of life  
10          for those living in the senior dwelling and for  
11          families receiving services in the wellness  
12          center.

13          We request that you approve the zone  
14          change from R-2 to R-5 so that we might build this  
15          facility to improve the neighborhood and provide  
16          services to the community. Thank you.

17          MR. NIX: Chairman Hood, members of  
18          the Zoning Commission, I am Raymond Nix,  
19          managing director of Urban Matters Development  
20          Partners and I'm here as a development  
21          consultant for Covenant Baptist United Church of  
22          Christ.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 Thank you for your consideration and  
2 the opportunity to appear before you this  
3 evening.

4 As the development consultant for  
5 Covenant, I've been working with the Applicant  
6 for more than three years to develop and refine  
7 their vision into a viable redevelopment  
8 solution that will not only reactivate a portion  
9 of their property, but achieve their mission and  
10 programming goals to provide quality affordable  
11 senior housing in the Bellevue neighborhood.

12 Urban Matters is a District-based  
13 CBE currently overseeing the planning and  
14 development of over 400 units of affordable  
15 housing.

16 All public-private partnerships  
17 through the District of Columbia including and  
18 most recently the adaptive reuse of the Margaret  
19 Murray Washington High School in Shaw,  
20 converting that space into 82 units of senior  
21 housing, in partnership with the Washington  
22 Interfaith Network, our mission is to develop

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 signature affordable housing communities.

2 Just as a background to add some  
3 context to what the pastors just went over, in  
4 2010 Covenant was awarded pre-development  
5 financing through the Deputy Mayor of Planning  
6 and Economic Developments Office, their  
7 neighborhood investment fund program, to  
8 conduct a development and feasibility analysis  
9 for this project.

10 Since that time, the Applicant has  
11 worked diligently and tirelessly with city  
12 agencies to refine their redevelopment plan and  
13 develop a concept that will not only add value  
14 to the community, but achieve the stated  
15 district goals for the Bellevue neighborhood;  
16 equitable alternatives for safe, quality  
17 housing to meet and exceed the existing and  
18 future needs of residents, long-term  
19 affordability, quality design and architecture  
20 that complements the neighborhood, job  
21 opportunities for district residents and  
22 certified business enterprises like myself.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1           Before I go and before I turn the mic  
2           over to Sean Pichon to walk through the detailed  
3           development plan, just a bit of a general  
4           description about the project before you.

5           The Covenant Center will be a  
6           30-unit affordable rental apartment project  
7           with approximately 5,000 square feet of  
8           programming space dedicated to health and  
9           wellness of the residents of the building and  
10          also the neighborhood.

11          The need for quality senior housing  
12          in the District is well-documented. Our market  
13          studies indicate that the project's primary  
14          market area is actually growing at a faster rate  
15          for the cohort between 55 and 61 than the rest  
16          of the District of Columbia.

17          The Covenant's project is an  
18          opportunity to introduce a planned affordable  
19          housing development that wraps physical  
20          revitalization with supportive services.

21          As a community stakeholder,  
22          Covenant has chosen to use their property to

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 expand their investment in this community  
2 through this development.

3 This project will provide a hundred  
4 percent affordability and a minimum of 30 years  
5 of affordability of housing for the District of  
6 Columbia.

7 Seniors 55 years and over will be  
8 eligible for occupancy with a rent structure  
9 allowing for a blend of household incomes  
10 between 30 percent and 60 percent of area median  
11 income.

12 The program includes 27  
13 one-bedrooms and three two-bedrooms. An onsite  
14 management office, a resident fitness computer  
15 center, health programming area as discussed  
16 earlier, exterior open space with outdoor  
17 seating, a landscaping plan and off-street  
18 parking for both the residents and the church.

19 Throughout our community canvassing  
20 and design charrette, community residents have  
21 made it very clear that the development in their  
22 neighborhood should be appropriate and

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 contextual to the architecture of the community.  
2 And most importantly, be of the highest quality  
3 possible.

4 This project meets both of these  
5 objectives while maximizing use of district  
6 resources to ensure the maximum number of  
7 affordable units that can be developed.

8 Our team has worked hard to develop  
9 an architectural concept that fits within the  
10 fabric of the neighborhood and complies with the  
11 green community standards as set by enterprise.

12 Residents will enjoy immediate  
13 access to transit via metro bus, as well as  
14 EnergyStar appliances throughout their  
15 accommodations.

16 From a financing perspective, the  
17 vision for the Covenant Center is a  
18 public-private partnership with the District  
19 government.

20 The Applicant will leverage the  
21 low-income housing tax credit program to secure  
22 private equity financing and apply for subsidy

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 from the District's Housing Department.

2 This mixed finance strategy will  
3 allow Covenant to provide seniors with a variety  
4 of affordable housing options.

5 The compliance component will be  
6 two-fold to ensure the project remains viable,  
7 operates safely, efficiently, and most  
8 importantly in accordance with the District and  
9 investor affordability covenants and  
10 requirements.

11 Covenant will engage a property  
12 manager experienced with tax credit compliance  
13 and with federal housing to manage the project's  
14 lease up and daily operations.

15 Lease up and outreach will be  
16 critical given the area's wait list and pent up  
17 demand for senior housing.

18 Our team is engaged with the  
19 residents and community stakeholders  
20 surrounding the property throughout the  
21 planning and pre-development process and will  
22 continue to do so as the project evolves.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1           Prior to the redistricting, we had  
2 several meetings, as pastors indicated, with  
3 both the ANC 8D, as well as the single-member  
4 district commissioner.

5           Now located within ANC, we've also  
6 met with the Commission, the Chair and the  
7 single-member district commissioner to present  
8 the development and discuss project impacts and  
9 neighborhood concerns.

10           And as a function of our ongoing  
11 outreach, we have secured a letter of support  
12 from the single-member district commissioner  
13 for this project's area.

14           Just as a follow-up to the report  
15 that was filed by OP, we do have an existing CBE  
16 agreement with the Office of Small and Local  
17 Business Development. It was executed in 2010  
18 with the award of a NIF grant. We understand  
19 that that needs to be updated and we plan on doing  
20 so.

21           As well, we have completed a first  
22 source agreement and we will plan on filing that

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 with the Department and employment services.

2 We're excited about the possibility  
3 of moving this project forward. And as a  
4 community stakeholder, Covenant believes that  
5 the District and the Bellevue neighborhood will  
6 benefit greatly from this revitalization.

7 I'll turn it over to Sean.

8 MR. PICHON: Good evening. Thank  
9 you, Commission. My name is Sean Pichon. I'm  
10 a principal at PGN Architects, a local  
11 architectural firm here in D.C.

12 We've been before the Commission  
13 several times within the past on projects in this  
14 neighborhood. Namely, Matthews Memorial  
15 Terrace and Sheridan Station, the two projects  
16 that we - our firm has worked on and went through  
17 a PUD process with this commission.

18 Our project today, the Covenant  
19 senior housing or living facility as well as the  
20 wellness center, is located in the southwest  
21 part of the District right off of South Capitol  
22 Street and Xenia Street.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1           The surrounding neighborhood is a  
2 mix of walk-up, three-story apartment  
3 buildings.

4           Across South Capitol Street and  
5 across Xenia Street from the existing church is  
6 a group of single-family detached houses that  
7 make up a couple of blocks of detached housing.  
8 And then to the west of the project is national  
9 parkland.

10           Zooming into the site, the existing  
11 buildings or conditions of the site, this site  
12 is a very hilly site.

13           There is approximately 14 to 15 feet  
14 of grade change directly in the rear of the  
15 project.

16           The existing church sits today with  
17 an attached educational building that was an  
18 addition to the church in the past. That  
19 building through this plan, will be demolished  
20 along with the parking - the existing surface  
21 parking lot and a new building proposed in its  
22 place.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1           As you can see from these diagrams  
2           or these photographs, it shows the drastic  
3           nature of the site elevation to the rear of the  
4           property and the housing that's sitting on top  
5           of that hillside.

6           From the street, from the sidewalk,  
7           the grade change is approximately eight to 10  
8           feet. There is a three to four-foot retaining  
9           wall at the sidewalk with a grade change or berm  
10          up to the existing building.

11          This is a view looking at the rear  
12          of the lot towards the parking lot entrance at  
13          the top of Xenia Street and the end of the  
14          existing educational building.

15          What our project is proposing is, as  
16          I mentioned before, is to raise the existing  
17          addition to the church, which is a three-story  
18          - currently a three-story educational building,  
19          and propose in its place a three-story  
20          residential building with ground floor program  
21          space dedicated to the Wellness Center, as well  
22          as an underground parking garage to replace not

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 only the surface parking, but to add the  
2 additional parking that would be required under  
3 zoning for the senior housing units that are  
4 planned for.

5 We are providing a courtyard to the  
6 rear of the new building and to the rear of the  
7 church that will be interconnected through a  
8 series of landscaped areas terraced at various  
9 elevations leading up to a rear retaining wall  
10 that will be also terraced to limit the impact  
11 of the height change from the courtyard level  
12 elevation up to the existing hillside to the rear  
13 of the property.

14 We've also provided a detailed  
15 landscaping plan that details the proposed  
16 trees, shrubbery and ground covers that will be  
17 placed around the building, around the site as  
18 it relates to the courtyard and to the front of  
19 the property above the existing retaining wall.

20 Our design looks to pull cues from  
21 the existing church. We're looking to - the  
22 existing church has a masonry facade with

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 regular window spacing and detail of that  
2 fenestration.

3 We're looking to pull a concept from  
4 the church, existing building, by pulling a  
5 brick color that's similar to the church that  
6 will complement the church's brick facade, as  
7 well as introducing new materials that are used  
8 in more affordable housing projects for senior  
9 living to add a little bit more flavor to the  
10 design of the project.

11 So, we're introducing some  
12 panelized systems that will sit on top of the  
13 brick for a certain portion and intersect at the  
14 entryway of the senior housing project.

15 Now, the senior housing entry will  
16 be midway up the block of Xenia Street. The  
17 parking, as you can see as parking entrance  
18 taking advantage of the slope of the street  
19 grade, will be down towards the church side so  
20 that we're able to pull in under the new three  
21 stories of housing without any need for ramps or  
22 anything like that, that would reduce the

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 ability to provide the maximum amount of  
2 parking.

3 So, the orientation of the entrance  
4 of the residential building and the parking  
5 entrance were planned to take as much advantage  
6 of the grade change that exists on the site  
7 today.

8 This image shows the terracing of  
9 the rear retaining wall and as it grows to meet  
10 the existing grades of the rear of the property.

11 And it steps back away from the  
12 usable space of the courtyard maintaining lower  
13 levels of retaining walls to three to five feet  
14 where any one person will be standing next to  
15 that retaining wall, and the higher levels of it  
16 would step back ten to 15 feet back off of that  
17 walking surface.

18 This is an image showing what that  
19 courtyard would potentially look like with the  
20 paving, the seating areas, the activity spaces  
21 and how it interacts with the various levels of  
22 the courtyard that's dedicated towards the

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 church use.

2           There's no real separation here.  
3 It's just an implied - certain areas are directly  
4 off of the church exits, and other areas are  
5 directly off of the residential exits, but there  
6 is a free flow to anyone that's occupying that  
7 space however it being on various levels of  
8 elevations.

9           As I mentioned before, our garage  
10 entry is located directly behind the existing  
11 church.

12           We've worked with DDOT to fine tune  
13 the exact location and exact size of that entry  
14 into the garage to maximize the pedestrian's  
15 safety along there.

16           We've included an island to break up  
17 the distance that any one pedestrian would have  
18 to traverse across the car traffic, vehicular  
19 traffic pulling in and out of the garage.

20           The garage will be provided with 23  
21 parking spaces. 18 of which are grandfathered  
22 through the existing spaces that were provided

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 for the church, and an additional five spaces for  
2 the 30 senior housing units.

3 The main level of the residential  
4 building will have a handicap ramp directly off  
5 of the sidewalk and a grand stair leading up to  
6 an entryway that will be shared from the  
7 exterior, one door entering directly into the  
8 residential portion of the building, and another  
9 entering directly into the educational wellness  
10 area program space of the building.

11 There will be ability for residents  
12 of the residential building to traverse back and  
13 forth into the wellness center without having to  
14 go outside.

15 There is access both from the  
16 wellness center and the residential to the  
17 courtyard in the rear of the building.

18 I will also add that the entryway to  
19 the residential building will be managed - the  
20 manager's office will be there.

21 There's ability for sight and visual  
22 control of that entryway into the senior

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 building, as well as the entry into the wellness  
2 center.

3 This is a typical floor where we're  
4 providing a mix of mainly one-bedrooms with a few  
5 - three two-bedrooms with this being mainly  
6 senior population.

7 The roof plan. The roof will be  
8 mainly a mechanical service area where we'll be  
9 housing all of our mechanical equipment. One  
10 stair coming up. So, there is one penthouse  
11 with the elevator overrun set back sufficiently  
12 from the front and facades of the building.

13 As you can see here, we're taking an  
14 average grade of the Xenia Street grade and  
15 measuring up from there.

16 So, our building is measuring at a  
17 40-foot maximum height to the top of the main  
18 parapet of the building. And then an additional  
19 11 feet for the penthouse on average.

20 The rear of the building will  
21 maintain the brick base with the panelized  
22 material on the second and third floors.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1           The side of the building will - the  
2 brick - three stories of brick will wrap around,  
3 transition to a one-story brick and the  
4 panelized system meeting on the side of the  
5 building.

6           This is an elevation that shows or  
7 depicts the way - the retaining wall at the rear  
8 of the property facing the courtyard, how we  
9 anticipate that to work and how the stepping of  
10 the wall works with the planning material in  
11 between each step to help reduce the impact of  
12 that wall on the residents and the, you know,  
13 people using the courtyard.

14           And, again, as the wall turns and  
15 comes back out to the street, it steps down to  
16 a - slightly below a three-foot retaining wall  
17 at the sidewalk.

18           We also have details on the brick and  
19 the fenestrations of the bays that we're  
20 providing in our design.

21           We're doing a banding within the  
22 brick of a recess band that mimics the coursing

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 of the existing church.

2 The all-brick facade is something  
3 that we're looking to maintain a monolithic kind  
4 of appearance of the brick continuing through  
5 without interruptions of different materials in  
6 the brick.

7 The windows will be a high-quality  
8 vinyl with a dark color to complement the brick  
9 and be able to go in both the brick and a  
10 panelized system.

11 The top part of the building will be  
12 decorated with cornices, some more decorative  
13 than others, to highlight the bays and the  
14 entryway into the building.

15 The sight walls on the front of the  
16 building are depicted. We will have, as I  
17 mentioned, approximately a three-foot retaining  
18 wall against the sidewalk.

19 And as those cuts go back into the  
20 building, towards the building, we have  
21 approximately about 10 feet of private property  
22 that we're recessing the building back to a line

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 with the existing church.

2           Along those edges there will be  
3 additional retaining walls at the parking  
4 entrance. And this depicts the use of  
5 materials.

6           We're planning on a modular masonry  
7 unit there that will vary in colors. We have a  
8 material board. Once the lights come on, I can  
9 walk you through some of the various materials  
10 and exact colors that we're planning to provide.

11           The rear of the building, again,  
12 this is a blow-up of the residential over top of  
13 the wellness center and the ability of the  
14 wellness center to have a multipurpose use and  
15 plenty of light entering into the ground floor  
16 of the wellness center.

17           This is a section of the various  
18 grades and how the building relates to the  
19 existing church.

20           On the top section, you get a sense  
21 of how the parking relates to the existing levels  
22 of the church and the various floors of the

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 residential building.

2 The parking garage level will be  
3 connected to the church, as well as the first  
4 floor.

5 The second and third floors of the  
6 residential building will not have a physical  
7 connection through to the church.

8 We also did some potential layouts  
9 for some of the typical units to show what the  
10 units could potentially look like and work as,  
11 as particular layouts can work.

12 And you can see that the  
13 three-dimensional drawing shows one option, and  
14 the two-dimensional drawing shows another  
15 option.

16 So, there are various options that  
17 we can go with in terms of laying out the units  
18 within the allotted spaces that we figured for  
19 the 30 units.

20 We've also presented potential  
21 configurations for the wellness center. The  
22 focus here on the wellness center is to have a

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 variety of spaces, obviously, and have the  
2 ability to configure those spaces in various  
3 different configurations.

4 We're going to provide movable wall  
5 systems that can break the spaces up into larger  
6 and smaller spaces.

7 The center of the wellness center  
8 will be set offices that will not be - or have  
9 the ability to change spaces, but the edges  
10 looking out to Xenia Street and out to the  
11 courtyard will have the ability to combine  
12 spaces and make for bigger or smaller spaces.

13 And, again, this is an image of the  
14 material board showing the selection of brick  
15 which will be our main facade material, the  
16 window system that we're proposing.

17 Right directly below it, the cornice  
18 material and then the fiber cement panels that  
19 are going to be - that are depicted as the lighter  
20 color material above the brick.

21 We're also showing brick pavers for  
22 the rear courtyard using lighter colors and a

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 mixture of two colors to add an interest in the  
2 patterning back there, as well as the retaining  
3 wall itself will be the lighter color CMU  
4 depicted in Number 3.

5 On the front side of the building we  
6 have an alternating light and darker color of  
7 that similar CMU material for the front walls.

8 And I can answer any questions.  
9 That's my presentation.

10 MS. GIORDANO: I think we should  
11 probably turn the light on. And is the material  
12 board on the -

13 (Pause in the proceedings.)

14 MS. GIORDANO: That concludes our  
15 direct presentation.

16 CHAIRMAN HOOD: oh, okay. Thank  
17 you, Ms. Giordano. Let me ask, did you rehearse  
18 this?

19 MS. GIORDANO: No.

20 CHAIRMAN HOOD: Y'all didn't  
21 rehearse?

22 MS. GIORDANO: I mean, we had a

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 meeting, but we didn't actually do a rehearsal.

2 CHAIRMAN HOOD: You messed up my  
3 question. I always ask is it the same time when  
4 you rehearsed it?

5 A lot of people rehearse it and try  
6 to keep within the same time. Since you all  
7 didn't rehearse it, you all didn't -

8 MS. GIORDANO: We're all pros.

9 CHAIRMAN HOOD: Oh, okay.

10 MS. GIORDANO: So, we didn't feel  
11 like we needed to do that.

12 CHAIRMAN HOOD: All right. Well,  
13 good. Okay. All right. As you see, my  
14 colleagues and I, we all are fascinated. We  
15 like to touch and hit on it and see how it really  
16 works.

17 Who would like to start off asking  
18 questions - thank you all for your presentation,  
19 first, and we'll open up for questions.

20 Who would like to start us off?

21 (Discussion off the record.)

22 CHAIRMAN HOOD: Who would like to

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 start us off first? Mr. Turnbull, or do we not  
2 have - we don't have any questions?

3 COMMISSIONER TURNBULL: I always  
4 have questions. I'll yield to whoever else if  
5 the vice chair wants to start.

6 Okay. well, thank you for your  
7 presentation. You're obviously an integral  
8 part of the community and I think your work is to  
9 be commended. And I want to thank you for coming  
10 here tonight and giving us a presentation.

11 I do have some questions  
12 architecturally. I would hope in the future -  
13 these drawings are kind of small.

14 We normally get ledger size. At  
15 least 11-by-17. So, it's difficult to read.  
16 Especially the landscape plan. I think you're  
17 going to have to submit some of these drawings  
18 on a bigger scale for us.

19 Yeah, we really don't have - we  
20 normally do get ledger size. It's easier to  
21 read the drawings. It's easier to get a better  
22 idea of some of the items that you've talked

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 about. The landscape plan is very difficult to  
2 read.

3 And the retaining walls, it's hard  
4 to understand concept-wise what you're really  
5 trying to do and how you're trying to effect  
6 that.

7 So, I'm not really - and maybe  
8 Commissioner May can get into some more of that,  
9 but it's really hard to see how that's working,  
10 the materials and how you're stepping down,  
11 because these are a very small scale.

12 The panelized system, you didn't  
13 really - you didn't mention it. Although it's  
14 cement fiber you mentioned, if you look at the  
15 drawings you'll see they're Hardiplank or  
16 equivalent.

17 So, it's a cement fiber with open  
18 joints, or how is that going to be handled?

19 MR. PICHON: Yeah, there's a - the  
20 Hardipanel is one option that we can go with that  
21 has a - I actually have a sample of that, but did  
22 not bring it with me, but there are reveals that

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 are integral into it. But you can either have  
2 those be exposed as a metallic color, or they can  
3 be painted to match the actual panel.

4 We're looking at more of a  
5 monolithic look to this. So, you'll have the  
6 reveals in terms of a half-inch shadow line and  
7 the score lines in the material, but it will all  
8 be one color.

9 COMMISSIONER TURNBULL: Okay. And  
10 the penthouse material is?

11 MR. PICHON: The penthouse material  
12 will probably be a siding material up there in  
13 the same fiber.

14 COMMISSIONER TURNBULL: Cement  
15 fiber?

16 MR. PICHON: Yes.

17 COMMISSIONER TURNBULL: Panelized,  
18 or striding? It just shows a blank. It's hard  
19 to tell what's really happening up there.

20 MR. PICHON: Yeah, it will probably  
21 be the same material that we're using on the rest  
22 of the building. The same - we would not change

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 material to go up to the penthouse.

2 COMMISSIONER TURNBULL: Right.

3 MR. PICHON: So, yes.

4 COMMISSIONER TURNBULL: But a  
5 panelized system also up there.

6 MR. PICHON: Yes.

7 COMMISSIONER TURNBULL: Okay. I  
8 like the garage island. I think that's  
9 commendable. Because with everybody walking  
10 across, they need that break with cars coming in  
11 and out.

12 So, I think that was a - there was  
13 something on the first-floor plan at the one end.  
14 Is there a transformer location by that sloped  
15 area?

16 MR. PICHON: Yes. There - in our  
17 early-on discussions with the civil, we had  
18 planned for a transformer to be placed.

19 We haven't confirmed whether or not  
20 we need it, but we located the possibility of a  
21 transformer being placed in the hillside and  
22 surround it by landscaping.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1                   COMMISSIONER TURNBULL: So, the idea  
2 is it's going to be screened by some type of  
3 evergreen or year-round planting that will kind  
4 of screen it?

5                   MR. PICHON: Yes, it will be at least  
6 buffered by three-foot landscaping.

7                   COMMISSIONER TURNBULL: Okay.

8                   MR. PICHON: Shrubbery around the  
9 transformer.

10                  COMMISSIONER        TURNBULL:        You  
11 mentioned the brick banding that you're trying  
12 to introduce. And it looks - when I look at the  
13 rendering of the existing church, it looks like  
14 there is some banding there now.

15                  But when I see photos of it, and I  
16 remember going by it, I don't remember any  
17 banding. It's just kind of a plain - it's a  
18 nice-looking brick, but it's not banded.

19                  MR. PICHON: Yeah, the banding is  
20 actually subtle in the existing church.

21                  COMMISSIONER        TURNBULL:        It is  
22 subtle. I was going to say I really haven't

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 noticed that.

2 MR. PICHON: Yeah, but what we were  
3 trying to do is actually take that idea and turn  
4 it into more of an emphasized banding.

5 COMMISSIONER TURNBULL: Okay.

6 MR. PICHON: But the banding in the  
7 existing church is just your header course -

8 COMMISSIONER TURNBULL: Okay.

9 MR. PICHON: - of a typical -

10 COMMISSIONER TURNBULL: You're not  
11 going back to try to redo some of that then.

12 MR. PICHON: NO, no.

13 COMMISSIONER TURNBULL: Okay.

14 MR. PICHON: Right. No.

15 COMMISSIONER TURNBULL: The cornice,  
16 I wasn't sure. You didn't mention what the  
17 cornice material is, but I see from the material  
18 board it actually looks like a pre-finished  
19 aluminum or -

20 MR. PICHON: Yes, it will be a formed  
21 aluminum cornice.

22 COMMISSIONER TURNBULL: The only

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 thing that I really - over the parking garage  
2 there's a big sign that says "Parking."

3 Do you really need that? It's a  
4 residential area. I mean, I think people are  
5 going to know it's a garage.

6 MR. PICHON: That's well-noted.  
7 It's probably overkill in terms of signage.

8 COMMISSIONER TURNBULL: I would  
9 think so. I think in the neighborhood you want  
10 to blend in a little bit more. I mean, you can  
11 have an appropriate, small, wooden sign or  
12 something at grade or if you even need that.

13 I mean, I think everyone -

14 MR. PICHON: I'm sure the door itself  
15 would -

16 COMMISSIONER TURNBULL: Would signal  
17 it.

18 MR. PICHON: - trigger -

19 COMMISSIONER TURNBULL: Yeah. Let  
20 me - now, the existing parking on the street  
21 that's on the church side there, how many cars  
22 were there?

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 Do you know what the number of cars

2 -

3 MS. WHITE: The potential for cars?

4 COMMISSIONER TURNBULL: Yeah, I  
5 mean, do we know, I mean, there's parking on that  
6 side now.

7 MS. WHITE: 14 potential spaces.  
8 They're not marked spaces, of course.

9 COMMISSIONER TURNBULL: Right.

10 MS. WHITE: So, this is, you know, the  
11 best estimate. 14 spaces on the north side, and  
12 12 spaces on the south side.

13 COMMISSIONER TURNBULL: And none of  
14 those are going to be affected, the ones on -

15 MS. WHITE: There's no impact to  
16 that.

17 COMMISSIONER TURNBULL: There's no  
18 impact at all.

19 MS. WHITE: There is a No Parking area  
20 there today. So, where that site driveway is  
21 proposed.

22 COMMISSIONER TURNBULL: Okay.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 Okay. Now, as far as with the landscaping, are  
2 you doing any bioretention or any LEED-type  
3 aspect of water on the area on the grounds  
4 proper?

5 MR. PICHON: There was - there is no  
6 plan for bioretention right now. We would -  
7 from the landscaping plan, it's - we're  
8 committed to doing native planting and  
9 low-impact in terms of the irrigation need for  
10 the planting. So, plant materials that can  
11 survive.

12 COMMISSIONER TURNBULL: Okay. All  
13 right. Mr. Chair, I will yield right now.

14 CHAIRMAN HOOD: Okay. Vice chair,  
15 would you like to go next? Thank you, Mr.  
16 Turnbull.

17 VICE CHAIR COHEN: Thank you, Mr.  
18 Chairman. First, I want to say that there is a  
19 tremendous need for senior housing throughout  
20 the city. And so, I'm pleased to see that it's  
21 targeted to seniors between 30 percent and 60  
22 percent of median income.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1           So, especially since all of us are  
2 going to be a senior at some time, we all need  
3 affordable housing.

4           I have a couple of questions with  
5 regard to the actual development itself. You  
6 are actually demolishing an adjacent building to  
7 rebuild a building, and the building itself  
8 doesn't look like it's deteriorated.

9           So, can you tell me was it possible  
10 to do any type of adaptive reuse?

11           MR. PICHON: Yeah, actually that was  
12 the initial thought process here. We went  
13 through a feasibility study with the development  
14 team and the church.

15           And from that study, we realized  
16 that the ability to convert the existing  
17 educational use into a residential use and  
18 provide the parking that was required, was going  
19 to drive the cost to a point where a new building  
20 would be more cost effective than trying to rehab  
21 and provide parking underneath an existing  
22 building.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1                   VICE CHAIR COHEN: Now, you're  
2 co-locating a number of uses, you know, some  
3 church uses with the housing. And you're also  
4 going after, you know, a lot of tax credits and  
5 subsidies.

6                   Will you have two separate entities  
7 as a developer of this so that you - I mean, I  
8 know the basis will be affected, because you have  
9 to deduct it.

10                  MR. NIX: The basis will be affected.  
11 Yes, there will be two separate entities.

12                  The Covenant Baptist United Church  
13 of Christ will have the area that's church  
14 proper.

15                  Part of the redevelopment and the  
16 new development will go under a limited  
17 partnership that will eventually involve a  
18 general partner of which the Covenant CDC,  
19 Covenant Full Potential Development will be a  
20 member.

21                  There will be a managing general  
22 partner, and there will also be an equity

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 partner.

2 So, the hope is, is that because the  
3 rationale behind the health and wellness  
4 community space will be a direct benefit to the  
5 residents, we're going to try to squeeze that  
6 5,000 square feet of space into the basis.

7 VICE CHAIR COHEN: Why didn't you  
8 consider putting a green roof on this building?

9 MR. NIX: I'll let Sean address that,  
10 because I think we touched on that during the  
11 feasibility analysis.

12 MR. PICHON: Yeah, it's one of those  
13 things where you have wood structure and  
14 retaining water on top of the wood structures is  
15 not always the best thing to do in that  
16 situation, but we are providing a cool roof  
17 system that's highly reflective.

18 That's usually an alternative that  
19 we propose to doing a full green roof in these  
20 situations.

21 VICE CHAIR COHEN: I noticed - I think  
22 I read that you were attempting to use the church

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 and the vertical windows as a model for the  
2 housing. Yet, the drawing that shows the  
3 typical unit designs, those aren't vertical  
4 windows.

5 Is that just something you decided  
6 to change, or is that part of the final design?

7 MR. PICHON: Are you referring to the  
8 axonometric unit layouts?

9 VICE CHAIR COHEN: The typical unit  
10 designs. And the windows look awfully  
11 horizontal, not vertical. So, I was just  
12 wondering -

13 MR. PICHON: Yeah, that -

14 VICE CHAIR COHEN: - which way are  
15 you going?

16 MR. PICHON: We're providing the  
17 windows that are in our elevation. That's -  
18 they're more vertical in elevation. Sorry  
19 about that. I didn't even pick up on that.

20 VICE CHAIR COHEN: I think the coping  
21 that you're going to be using, it doesn't really  
22 appear that it will be sustainable over time.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 So, is there any other material that you think  
2 will last longer?

3 I just don't feel comfortable.  
4 Maybe it's the sample that you provided, but it  
5 feels and looks inexpensive.

6 MR. PICHON: Well, what we're  
7 planning to put there is an aluminum-formed  
8 coping.

9 The sample that we provided,  
10 obviously, is not an exact metal that we're  
11 putting there, but it's - it was meant to be  
12 representative of the color and the material  
13 type. But there are - obviously there are  
14 various thicknesses that you can get to that  
15 material to make it more of a hardy, sustainable  
16 material.

17 And, unfortunately, getting that  
18 sample is not easy to do. So, we have to kind  
19 of be creative in a metal that we put on the  
20 actual board.

21 VICE CHAIR COHEN: All right. So,  
22 you are going to, though, seek out a sustainable

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 30-year material.

2 MR. PICHON: Yes. Yes. We are - the  
3 materials that we are going to present or  
4 proposed for the building itself will be of a  
5 thickness that can sustain itself.

6 I mean, we're talking an aluminum  
7 metal similar to some of the metal panels that  
8 you would see on the facades of the building to  
9 form that coping.

10 VICE CHAIR COHEN: Uh-huh. The  
11 provision of the housing is very important. Are  
12 there any other public benefits? Is it the  
13 wellness center you're counting as a public  
14 benefit as well?

15 Anything beyond that?

16 MS. GIORDANO: The housing is the  
17 primary benefit.

18 VICE CHAIR COHEN: And, I don't know,  
19 maybe this is necessary for the church, but  
20 aren't 22 bicycle parking spaces a bit overkill  
21 for this site?

22 Not that I don't think seniors ride

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 bikes, but I just thought it was overkill.

2 Now, it may be a very modest  
3 financial contribution to the project, but I  
4 just question that and I will question DDOT as  
5 well. There may be room for it. So, I mean -

6 MR. PICHON: Yeah, it was space  
7 within the garage that was outside of the parking  
8 space and we were able to accommodate that number  
9 of bike parking.

10 VICE CHAIR COHEN: And because you  
11 did get city subsidies for pre-development, what  
12 is your timing for submitting an application for  
13 all the subsidies and does the Housing Trust  
14 Fund, is it in a position to fund this project  
15 amongst many others?

16 MR. NIX: Well, I'll go backwards.  
17 Hopefully, part of the hundred million which I  
18 believe is being allocated in increments of 10  
19 million over 10 years, will make its way to this  
20 project.

21 We plan on taking advantage of  
22 DHCD's new process of having the annual NOFA.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 The Super NOFA, they call it.

2 It is scheduled, based on our  
3 meeting with Director Kelly last Friday, to come  
4 out April 2014.

5 Our plan is to go after the NOFA to  
6 the nine percent credits, as well as gap  
7 financing.

8 And it can be home, it can be housing  
9 production trust funds, it can be CDBG  
10 financing. I'll let them determine what type  
11 works best for us.

12 Typically it takes - it will take  
13 them until now as with the 2013 NOFA to decide  
14 who the award winners are. So, we, you know, if  
15 successful, we plan on being awarded in  
16 September 2014.

17 In a position to file for building  
18 permits, probably December 2014 or January 2015.

19 And then with permanent financing,  
20 construction financing and any type of grant  
21 foundations through the Washington Interfaith  
22 Network or the church's affiliations through

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 foundations, be in a position to start  
2 construction around August or September of 2015.

3 VICE CHAIR COHEN: Thank you. Mr.  
4 Chairman, those are my questions.

5 CHAIRMAN HOOD: Okay. Commissioner  
6 May.

7 COMMISSIONER MAY: Thank you. I do  
8 have a few questions.

9 What are the buildings that are  
10 immediately next door to the north and to the  
11 west?

12 MR. PICHON: There is a - there is a  
13 plot of land that's empty that's vegetated. And  
14 then there is a church to the west.

15 COMMISSIONER MAY: Okay.

16 MR. PICHON: To the north there is a  
17 - on top of the hillside there is a residential,  
18 single-family house that sits approximately 15  
19 to 20 feet above our site.

20 COMMISSIONER MAY: Okay. All right.  
21 I was mostly curious about the one to the west,  
22 but it's also, I mean, it's a pretty big

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 footprint for a house, I thought.

2 VICE CHAIR COHEN: If I can  
3 interrupt, we have a Letter of Support from that  
4 church also.

5 COMMISSIONER MAY: Okay. That's  
6 fine. That's fine. I'm just curious about  
7 what it was, because it's not really clear from  
8 the information I have.

9 So, I'd like to talk about the  
10 retaining walls for a minute. I mean, there's  
11 a lot of retaining wall in this project and I'm  
12 wondering whether it's really all necessary.

13 I mean, I do appreciate the fact that  
14 you have stepped back, you know, and layered the  
15 retaining walls facing the courtyard so it's a  
16 bit more pleasant, but the property line  
17 actually goes quite a bit farther up, right? It  
18 goes up to where that other building is there.

19 Did you actually look at doing just  
20 a grading solution there?

21 MR. PICHON: In order to get light and  
22 air down into the first level of the building -

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 the grade change is very significant. I mean,  
2 it's at least 14 feet and it goes up very steeply.  
3 And the -

4 COMMISSIONER MAY: What I'm asking is  
5 instead of doing a retaining wall that steps up  
6 like that and then has a flat part, did you look  
7 at a grading solution that's more gradual? It's  
8 just a yes or no question.

9 MR. PICHON: Oh, sorry. We did look  
10 at that. But because of the grade change,  
11 there's not enough distance to do anything  
12 gradual.

13 COMMISSIONER MAY: It was basically  
14 too steep to work.

15 MR. PICHON: Yes.

16 COMMISSIONER MAY: Okay. I mean,  
17 because it seems to me even if you did, you could  
18 with a low retaining wall like a four-foot  
19 retaining wall or something like that, you might  
20 be able to slope it up.

21 I don't know what the tree loss would  
22 be, whether that would be more impact or not, but

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 it also might be less expensive in the long run.  
2 And it's very clear that you're trying to, you  
3 know, do this for the most affordable price.

4 And I'm not sure that you wind up  
5 really with the best result there, because it is  
6 such a steep grade that you might actually have  
7 a more comfortable space if you could step back  
8 more gradually.

9 I'm particularly concerned about  
10 the retaining wall along the west side and the,  
11 I mean, there's a big trash area there.

12 Why is that necessary? It's  
13 unusual for us to see a large, outdoor trash room  
14 or trash - I don't know - pen, for lack of a better  
15 word, on a project like this.

16 It's usually interior to the  
17 building or if something gets built out from the  
18 interior of the building.

19 Why do we have to have a separate  
20 driveway and a separate trash facility out  
21 there?

22 MR. PICHON: We're actually handling

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 the trash from both the church and the new  
2 residential building.

3 And currently, the church uses about  
4 a five-yard dumpster in the rear on the parking  
5 lot.

6 And with the additional units and as  
7 well as the wellness center, the trash is going  
8 to be a lot more than - the combined trash will  
9 be a lot more.

10 We do have trash compactors and  
11 things inside the building. But once that  
12 process is done, it's taken out to a dumpster  
13 outside.

14 And it's mainly to maintain the  
15 church's ability to dispose of trash outside of  
16 the new building, because their existing  
17 building has an outside dumpster.

18 So, we were trying to basically  
19 enclose that as a part of -

20 COMMISSIONER MAY: So, I mean, a  
21 dumpster like that will be too large to contain  
22 within the garage and then roll it out from the

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 garage to get picked up from the driveway or  
2 something like that?

3 MR. PICHON: Without losing parking  
4 spaces, it would be - it will be difficult to have  
5 any space within the garage that was not already  
6 taken for a parking space.

7 COMMISSIONER MAY: Uh-huh. Okay.  
8 I mean, it really seems like a large area, and  
9 then you also have a very, I mean, I don't know  
10 if that's the only thing that's driving it, but  
11 you have a very large retaining wall that's far  
12 away from the building.

13 Again, is there - did you look at,  
14 you know, stepping the retaining wall there at  
15 all or incorporating more of a grading solution  
16 there? Because it just - it seems awfully  
17 extreme at that west end to just have, you know,  
18 sliced into the hill to a depth of 17 feet at the  
19 worst in order to get that flat space  
20 particularly even behind the trash area.

21 I mean, I'm not even sure why it's  
22 - why you had to cut out so much earth to do that.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 Why couldn't you leave some more of that earth  
2 in place and step it up or slope it?

3 MR. PICHON: To answer your question,  
4 there probably is a solution that can combine the  
5 two to where you're not cutting as much earth out  
6 and maybe doing a smaller retaining wall.

7 The issues - well, part of the issue  
8 is, is that the grade is sloping from the street  
9 back.

10 COMMISSIONER MAY: Right.

11 MR. PICHON: So, in order for us to  
12 get the building and the exiting circulation  
13 around the building out, we're cutting back into  
14 the hillside to get that circulation to work.

15 COMMISSIONER MAY: Right.

16 MR. PICHON: So, at some point there  
17 would be a retaining wall required, but I do  
18 think -

19 COMMISSIONER MAY: It just seems like  
20 you're just cutting more than you need to. And  
21 I understand the need to have the egress.

22 So, if you could take another look

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 at that and see if there's some other way to solve  
2 that and maybe you could make the trash enclosure  
3 a little smaller along the way, I mean, it just  
4 feels like you're using up a lot of space for  
5 something that's very utilitarian and that you  
6 wouldn't - and it's very consumptive of space and  
7 it's something that we wouldn't see in a more  
8 constrained site. So, why would you want to do  
9 it here?

10 And it's going to wind up with a  
11 better project if you have, you know, less  
12 asphalt to look at, less driveway, less  
13 retaining wall.

14 And you might even save money if  
15 there's less height of retaining wall.

16 MR. PICHON: Agreed. We will take a  
17 closer look at that with our civil engineer.

18 COMMISSIONER MAY: Okay. Great.  
19 So, on the front end of the building there's also  
20 a lot of retaining wall.

21 Did you look at using brick instead  
22 of the CMU for all that retaining wall, the

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 stairs and going to the garage entrance and for  
2 the ramp and so on?

3 Because it just - it feels, I mean,  
4 you know, CMU does not feel like a very luxurious  
5 material. And brick just feels, I mean, I know  
6 it's more expensive, but it just feels a lot  
7 better and maybe it feels more appropriate given  
8 the essentially brick architecture of the  
9 church.

10 MR. PICHON: Yeah, we were looking at  
11 that. Obviously, the material selection can go  
12 either way -

13 COMMISSIONER MAY: Right.

14 MR. PICHON: - from a design  
15 perspective, but what we were trying to achieve  
16 was a distinction between the site walls and the  
17 building walls.

18 COMMISSIONER MAY: Right.

19 MR. PICHON: And so, not wanting to  
20 continue that same material, but choosing a  
21 material that was complementary -

22 COMMISSIONER MAY: Okay.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 MR. PICHON: - which is why we went  
2 the CMU route.

3 COMMISSIONER MAY: Right. Okay.  
4 So, you know, what I would suggest is that there  
5 are some products that you might look at that are  
6 a little bit different from CMU.

7 I mean, I don't want to sound like  
8 I'm picking on you. I make this comment a lot  
9 in a lot of projects where we see a lot of CMU.

10 I mean, CMU really just reminds me  
11 and many people of, you know, cinder blocks.  
12 And it's the cheapest kind of construction we  
13 have for masonry.

14 And yet, there are some alternatives  
15 that are maybe a little bit more expensive or  
16 maybe just a slightly different module and they  
17 don't evoke the same image.

18 And, you know, you can get some  
19 larger units, a one-by-two-foot masonry unit,  
20 that isn't always that much more expensive. I  
21 mean, there may be some options there.

22 And I understand the desire to kind

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 of set it off and do it a little differently.  
2 But doing it with CMU, I think, kind of cheapens  
3 the project.

4 And you want to give it a more  
5 substantial feel and less sort of an inexpensive  
6 feel at that very entrance moment.

7 The point where you really encounter  
8 the project and walk in the door, you don't  
9 really want to be walking in between CMUs. So,  
10 it's just something to look at.

11 I understand the constraints of cost  
12 and that there may not be an alternative, but  
13 it's something to look at.

14 So, why does the ramp switch back the  
15 way it does? Because it seems like it's  
16 essentially level with the sidewalk as it goes  
17 up and then reverses.

18 And I'm not even sure why you have  
19 that first segment of ramp from the sidewalk up  
20 to the landing, or am I misinterpreting that?

21 Yeah, that image - well, you can go  
22 back to the image that showed it in the plan.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1           MR. PICHON: That's something we can  
2 look at a little bit more closely, but the  
3 original design concept because of the change of  
4 grades required a certain length of ramp, but  
5 that's something that we'll look at a little bit  
6 more closely to see if the existing grades we can  
7 get to come in and shorten a portion of the ramp.

8           Obviously, we don't want to build  
9 more ramp than we need.

10           COMMISSIONER MAY: Right. Well,  
11 and, I mean, I can understand you always want to  
12 have your takeoff point for your stairs and ramp  
13 to be at the same location so that people don't  
14 feel like they're being - people who need the  
15 ramp don't feel like they're being sent off to  
16 the side door or something like that.

17           But this is - it's so close and you  
18 already have the advantage of that ramp of the  
19 sidewalk that if, you know, even if it just, I  
20 mean, you could have a single-run ramp if it just  
21 took off - if it started -

22           MR. PICHON: Further up the hill.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1                   COMMISSIONER MAY: - further up the  
2                   hill.

3                   MR. PICHON: Yes.

4                   COMMISSIONER MAY: And it doesn't  
5                   look like it needs to have to start very far up  
6                   the hill. And you save a little bit of pavement,  
7                   little bit of, you know, railing and so on. So,  
8                   it's just something to look at.

9                   At the very least, I mean, it almost  
10                  looks like that landing is level with the  
11                  sidewalk. It's almost worth it to just, you  
12                  know, at least have a gap there in the rail so  
13                  you can walk straight onto the landing.

14                  I would agree with the vice chair's  
15                  comments about the aluminum cornice. I'm a  
16                  little bit concerned about that.

17                  Again, I assume that you looked at  
18                  some alternatives like even Fypon or something  
19                  like that. I mean, I guess Fypon you can get  
20                  pretty expensive, but you can have relatively  
21                  simple shapes and it's durable. And from a  
22                  distance, it looks like it's precast.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1                   Did you look at that as an  
2 alternative?

3                   MR. PICHON: Yeah, Fypon is one of our  
4 go-tos for cornice lines. The challenge with  
5 Fypon is that the costs get out of budget when  
6 you get to the more pronounced and distinguished  
7 profiles.

8                   COMMISSIONER MAY: Right.

9                   MR. PICHON: The ones that make the  
10 most sense don't give a lot of architectural -

11                   COMMISSIONER MAY: Yeah.

12                   MR. PICHON: - prominence.

13                   COMMISSIONER MAY: Right. Right.

14                   MR. PICHON: So, with the cornice  
15 line being so exaggerated and detailed on this  
16 one, we thought it would be better to do it out  
17 of a formed metal material as opposed to Fypon  
18 in that case.

19                   COMMISSIONER MAY: All right. So, I  
20 just have one question on that. I mean, the idea  
21 of using metal for cornice work, I mean, that  
22 goes back centuries - well, maybe not centuries.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 At least a century. So, it's a tried and true  
2 material in a certain sense.

3 But the way aluminum is made versus  
4 the way they used to do it with sheet metal, you  
5 know, a hundred years ago, it was a little  
6 different.

7 So, how do they actually make the  
8 corners? I mean, are these welded corners, or  
9 is it a lapped joint somewhere on that, you know,  
10 a factory-made corner that laps the straight  
11 expanse?

12 MR. PICHON: Yeah, the - there are  
13 various ways to actually construct that. But to  
14 have it done in the factory to have pre-finished  
15 corners and turns -

16 COMMISSIONER MAY: So, it comes in as  
17 a unit?

18 MR. PICHON: It comes in - you'll get  
19 corner pieces so that you don't see the splice  
20 lines -

21 COMMISSIONER MAY: Right.

22 MR. PICHON: - at the corners, but

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 then in the middle of the run you would have sort  
2 of overlaps there. So, you would get a line  
3 along the vertical, but you wouldn't get it at  
4 the corner where you're trying to bring various  
5 profiles together.

6 COMMISSIONER MAY: Okay. So, I'm  
7 concerned about the bay fronts which are going  
8 to be fairly prominent.

9 Are we going to see vertical lines  
10 within the bay front area, or is that going to  
11 be a single, long piece with two corners on it?

12 MR. PICHON: The bays are  
13 approximately 10 feet. There is a potential for  
14 that to happen and then to have it turn as one  
15 piece and then have the lines on the side.

16 COMMISSIONER MAY: Oh, okay. So,  
17 that will be much, much better -

18 MR. PICHON: Yes.

19 COMMISSIONER MAY: - if you can  
20 actually form it that way.

21 MR. PICHON: At the worst, we would  
22 align it with the window lines on the front of

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 the building.

2 COMMISSIONER MAY: I mean, it would  
3 be better not to see anything at all on the front  
4 of the building, but maybe at that distance you  
5 won't see it as much.

6 It's hard to tell though because  
7 you're using a pretty light material. And so,  
8 those lines are going to show up more because  
9 they're going to catch shadow. If it were a  
10 darker material, the shadow would be - would  
11 disappear more.

12 All right. So, I'm going to move on  
13 to the next one. I'm looking at the rear  
14 elevation here which seems to have, I mean, it  
15 seems to be very, very flat.

16 Is that just the rendering, or is  
17 there actually some projection to the cornice  
18 there that I'm not seeing in this image?

19 MR. PICHON: On the rear facade, no,  
20 it was meant to be a very vertical -

21 COMMISSIONER MAY: So, it's just a  
22 line. It's not a projecting cornice.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 MR. PICHON: No. The projecting  
2 cornices are on the front of the building.

3 COMMISSIONER MAY: I'm not sure if I  
4 agree with that, but that's a design thing. I  
5 don't know if it's a huge issue.

6 I would like to thank you for pushing  
7 the stairway in from the edge of the building.

8 So often we wind up with apartment  
9 buildings where the architect insists that the  
10 stairway has to be all the way at the end in order  
11 to access the units at the very end.

12 But you've turned yours the other  
13 way and have put it into the, you know, right out,  
14 you know, made it parallel to the corridor,  
15 which, you know, I can't tell you how many times  
16 I've tried to convince architects to do that when  
17 they come in to do these projects.

18 Instead, they put them at the end of  
19 the building and then they want to have relief  
20 from the setback. So, I really appreciate your  
21 doing that and actually trying to comply with the  
22 regulations, because a lot of people don't.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1           One question about the drive to the  
2 parking area. And that has to do with the - you  
3 made the comment that you work very closely with  
4 DDOT on trying to get that design exactly right.  
5 That image is fine. Any one of those images is  
6 fine.

7           And I'm curious was it DDOT's  
8 requirement that you have such a very large curve  
9 radius there? Because that's a really rounded  
10 curve.

11           It's much more rounded than what you  
12 have even at your trash enclosure. Was that  
13 their requirement?

14           MS. WHITE: No, that wasn't a DDOT  
15 requirement in terms of the turning radius.

16           COMMISSIONER MAY: So, was that, I  
17 mean, was that somebody's else advice? Because  
18 it seems, I mean, you know what happens with -

19           MS. WHITE: Yeah, that -

20           COMMISSIONER MAY: - the round or  
21 curve radiuses, you wind up with people driving  
22 faster.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 MS. WHITE: Yeah, I would imagine  
2 that could be adjusted as part of the -

3 COMMISSIONER MAY: Yeah, I mean, I  
4 would look at that carefully. I don't know what  
5 the standard is, but it just seems like it's  
6 really broad and encourages people to drive in  
7 at 15 miles an hour or something like that, which  
8 is, you know, not going to be safe.

9 So, and then the last question I  
10 have, and this is probably the most substantive,  
11 I mean, the rest of the stuff has all been my own  
12 architectural obsessions, but I'm curious about  
13 the parking requirement.

14 Everything in here says that 18 or  
15 19 parking spaces is the current situation and  
16 that it's grandfathered, and I have a question  
17 about that.

18 One is, how is that grandfathered?  
19 And secondly, I count 25 spaces on the existing  
20 parking lot.

21 So, somebody want to answer how, I  
22 mean, it seems to me that the requirement for the

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 church would be much larger than the 18 or 19 or  
2 even 25, but we don't know what the number of  
3 seats are. We didn't get that calculation.

4 MR. PICHON: Right. The parking  
5 calculation is based off of the legal parking  
6 spaces that you can actually fit on the physical  
7 -

8 COMMISSIONER MAY: So, the 25 is  
9 reduced by a certain amount to get to what you  
10 could actually legally have there.

11 MR. PICHON: Right. There is 18  
12 space - there is space for 18 spaces on the  
13 parking lot currently.

14 COMMISSIONER MAY: 18 code-compliant  
15 spaces.

16 MR. PICHON: Yeah.

17 COMMISSIONER MAY: Okay.

18 MR. PICHON: And so, based on that,  
19 that's our existing condition. And then the  
20 additional parking spaces that are added based  
21 on the new construction are the additional five  
22 that we're providing.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1           COMMISSIONER MAY: So, I mean, how  
2 does that get grandfathered? I mean, I would  
3 think that once you start tearing up the whole  
4 site, you have to look again at what the  
5 requirements are for the parking.

6           MS. GIORDANO: Well, in a PUD  
7 context, you know, we don't necessarily have to  
8 do that, but I think "grandfathered" was loosely  
9 used, that word here.

10           Basically, what they're saying is  
11 that there are 18 spaces there now for the church  
12 -

13           COMMISSIONER MAY: Existing, right.

14           MS. GIORDANO: - and they're not  
15 increasing that. They're just leaving that as  
16 is. And then the housing, it's one space per six  
17 units for assisted -

18           COMMISSIONER MAY: I got that  
19 calculation. I got that. So, I mean, I'm not  
20 sure I agree that one can simply say 18 spaces  
21 fit now and that's what we need to go by as the  
22 base.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 I mean, I understand that's what  
2 exists there and you're adding another use and  
3 you have to calculate for that.

4 I would, I mean, I'm interested in  
5 hearing what the Office of Planning has to say  
6 about grandfathering in the existing number,  
7 because I think maybe you need to explicitly  
8 request relief for the parking requirement based  
9 on the full parking requirement of the church.  
10 Again, I'm going to - I'll ask OP that question.

11 The last question I have is, is  
12 there, I mean, is there an issue now with parking  
13 in the neighborhood when the church is in session  
14 or when services are going on?

15 I'm not interested in what people  
16 have to say in the audience. So, somebody needs  
17 to speak up and tell me.

18 I mean, we'll eventually hear from  
19 anybody in the audience who wants to talk to  
20 that.

21 MS. WHITE: Sure. I can speak to  
22 that. So, we went out and did a parking survey

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 on this past Sunday to take a look at conditions  
2 during church service. And Xenia and South  
3 Capitol Street adjacent to the church were all  
4 at capacity.

5 And First Street and Second Street  
6 closest to the church, the northern half of the  
7 block were also pretty well parked, but there was  
8 parking available further to the south.

9 COMMISSIONER MAY: So, how far away  
10 to the south?

11 MS. WHITE: About mid-block.

12 COMMISSIONER MAY: Mid-block.

13 MS. WHITE: If you look at the entire  
14 First Street and Second Street there, it was 70  
15 percent occupied down to Atlantic.

16 COMMISSIONER MAY: I see. Are there  
17 issues with people double parking or anything  
18 like that which commonly occurs in other places  
19 in the city?

20 MS. WHITE: There were some  
21 occurrences of illegally parked cars.

22 COMMISSIONER MAY: Okay. That's my

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 questions. Thanks.

2 CHAIRMAN HOOD: Thank you.

3 Commissioner Miller.

4 COMMISSIONER MILLER: Thank you, Mr.  
5 Chairman. I want to commend the Covenant Church  
6 for your 68 years in the community and the  
7 co-pastors for your 44 years. Is that what you  
8 said?

9 MR. WILEY: 28 years.

10 COMMISSIONER MILLER: Oh, your  
11 family was maybe 44 years. So, and for all that  
12 you - for all the programs that you have done over  
13 the years in the community and food bank that you  
14 still do currently, 500 families a month or  
15 something.

16 MR. WILEY: Yes. Yes.

17 COMMISSIONER MILLER: How -

18 MR. WILEY: And let me just clarify  
19 one thing just to make sure. We have pastored  
20 together for 28 years. Nine years officially as  
21 co-pastors. I just want to make that  
22 clarification for you.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1                   COMMISSIONER MILLER: Okay. Thank  
2 you. And I would also share the vice chair's  
3 view that affordable housing throughout the city  
4 and particularly affordable housing for seniors  
5 is a critical need.

6                   You obviously see it as part of your  
7 mission, but it's also part of - it's one of the  
8 highest priorities in the city's comprehensive  
9 plan and I commend you for trying to fulfill that  
10 need in this community.

11                   What is the - it's designed to be for  
12 seniors. Is that - I heard you say 55 to 61 is  
13 the fastest growing - somebody said that was the  
14 fastest growing demographic in the city, or that  
15 community, or what is the age -

16                   MR. NIX: Well, 55 - I'm sorry.

17                   COMMISSIONER MILLER: What will be  
18 the age restriction for these units?

19                   MR. NIX: You have to be at least 55  
20 years of age. And that - it used to be 62 with  
21 low-income housing tax credit projects, but the  
22 IRS has changed that rule to 55.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1           Which is a good thing, because that  
2 expands the pool of opportunity, obviously.

3           The 55 to 61 reference was a cohort  
4 that you typically find in a demographic  
5 analysis.

6           COMMISSIONER MILLER: Thank you.  
7 Let me just ask a question about the facade of  
8 the apartment building.

9           Is it going to be flush with what the  
10 church facade currently is? That perspective  
11 makes it look like it comes out. I saw other  
12 perspectives that seems to me that it's set back  
13 from the property line the same as the church.

14           Can you just provide information on  
15 that?

16           MR. PICHON: Yeah, the main plane of  
17 the facade will be in line with the existing  
18 church main facade. Then, there are bays that  
19 poke out further than that.

20           COMMISSIONER MILLER: Right. And  
21 so, that main facade then is set back how far from  
22 the property line?

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 MR. PICHON: I believe it's  
2 approximately 10 feet off of the property line.

3 COMMISSIONER MILLER: And the height  
4 of the building and the number of stories is the  
5 same for the new building as what the existing  
6 building is there now?

7 Obviously, it's a bigger footprint,  
8 but -

9 MR. PICHON: Yeah.

10 COMMISSIONER MILLER: - the height  
11 is the same minus the penthouse, maybe?

12 MR. PICHON: I would have to get back  
13 to you on that. I don't know the exact elevation  
14 of the existing building, but it's close. It's  
15 close.

16 COMMISSIONER MILLER: Well, I would  
17 be interested in having that information.

18 What is the capacity of the - or what  
19 is the typical number of people who come to the  
20 church on a Sunday for Sunday service? And,  
21 then, can you anticipate what the capacity would  
22 be for use of the wellness center and other - the

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 new wellness center outside of the residents in  
2 the building itself?

3 MR. WILEY: The capacity on a normal  
4 basis - our service is at 10:00 a.m. now and the  
5 capacity is around 200. Sometimes 225, 250 for  
6 Sunday for worship, but probably average more  
7 around 200.

8 Now, your other question was about  
9 the wellness center?

10 COMMISSIONER MILLER: Yeah, how many  
11 people do you expect - maybe you haven't - maybe  
12 you don't have - maybe you haven't calculated  
13 this, but how many can it hold and how many - or  
14 how many people would you expect would be using  
15 it outside of the residents - the immediate  
16 residents in the new apartment building?

17 MS. WILEY: Currently, the programs  
18 that we have, they are going to be the same  
19 programs that will be in the wellness center.

20 We currently have a boot camp  
21 program. We currently have persons who are  
22 coming in for food. We currently have support

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 groups that are going on. And so, it depends  
2 upon the day of the week.

3 Certainly there are times when we  
4 have special programming where there are more  
5 people that are coming to the church, but - so,  
6 the church is open from eight o'clock in the  
7 morning until 10 o'clock at night.

8 And so, people are there pretty much  
9 from nine o'clock in the morning until nine  
10 o'clock at night when the program is going on.

11 But in terms of the numbers of people  
12 there at any one time during the week, during the  
13 day and evening, maybe 75, but it depends upon  
14 which day of the week that you're coming and what  
15 we have going on.

16 COMMISSIONER MILLER: And how many  
17 employees does the church have, or is it mostly  
18 volunteers?

19 MS. WILEY: It's mostly volunteers.  
20 In terms of - in terms of employees, there's one,  
21 two, three, four, five, six. Maybe six  
22 full-time employees, which includes our

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1       custodial staff.

2                   COMMISSIONER MILLER: And is the  
3 existing parking that is there, is that used  
4 mostly by the employees or -

5                   MS. WILEY It's used by employees and  
6 also during the week. The current educational  
7 building we are renting out space. So, that  
8 staff also uses the parking.

9                   During the week for the most part and  
10 in the evenings, we're able to use the parking  
11 spaces. And then there's enough in the evenings  
12 when we have additional people coming in,  
13 off-street parking also on that Xenia Street  
14 side.

15                   MS. WHITE: Can I just follow up on  
16 the parking for clarification, if you don't  
17 mind?

18                   They weren't - when I say "illegally  
19 parked," they were parked in an area that says  
20 "No Parking." They weren't the double-parked  
21 spaces. And that was on a Sunday.

22                   On a weekday, there's more than

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1       adequate parking that 's available in the street.

2                   COMMISSIONER MILLER: Thank you all.

3       Thank you, Mr. Chairman.

4                   CHAIRMAN HOOD: Okay.     Let me go  
5       right into that, Ms. White, since you mentioned  
6       that.

7                   We do have a letter from Ms. Neal and  
8       I'm going to ask, Ms. Giordano, if you all can  
9       respond.

10                  And I - let me hold off on that  
11       request, but Ms. Neal talks about around the  
12       church, the double parking.   Exactly what you  
13       just said.   I'm not going to say you didn't say  
14       it happened, but she said that this is actually  
15       going on.

16                  But at the end of this, depending  
17       upon where we are, you might want to have a little  
18       more information in response to this letter.

19                  This person is not able to be here.  
20       I'm sure the letter is in the file and I do  
21       probably want a response.   I just want to see  
22       first.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 First, let me ask, Pastor, do I refer  
2 to you as Pastor and co-Pastor, or you both are  
3 co-pastors?

4 MR. WILEY: We're both pastors.

5 CHAIRMAN HOOD: You're both pastors.  
6 I understand that, but, you know, sometimes you  
7 have a pastor and a co-pastor.

8 So, we don't do that, right? We  
9 just both are pastors. So, you all won't say  
10 "co." Gotcha.

11 I'm just asking, because I want to  
12 make sure, because I have some questions for you.

13 MR. WILEY: We don't generally use  
14 the co.

15 CHAIRMAN HOOD: Well, I'm not going  
16 to use it.

17 MR. WILEY: Right. Okay. Thank  
18 you.

19 CHAIRMAN HOOD: So, when I say - no,  
20 I'm not going there. Okay. Let me just ask  
21 this, Pastor, either one of the Pastor Wileys,  
22 let me just ask this question: What is your

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 relationship with the surrounding neighborhood?

2 MR. WILEY: We have a very good  
3 relationship with the surrounding neighborhood,  
4 but we must keep in mind that our surrounding  
5 neighborhood is very diverse.

6 So, when we talk about the  
7 surrounding neighborhood, we're talking about a  
8 diversity of socioeconomic status.

9 And so, perhaps First Street and  
10 Second Street there's a certain class of  
11 persons. And then when you go across South  
12 Capitol Street, then there's another type of  
13 person. So, our community is very, very mixed  
14 when it comes to socioeconomic diversity.

15 And that's why when we talk about  
16 serving the community, we are primarily focused  
17 on the least of these, those who are struggling,  
18 are not employed, those who are experiencing  
19 certain degrees of poverty, etcetera, but  
20 certainly many of our members have traditionally  
21 come from all of the parts of this surrounding  
22 community.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1           And so, I would say that over the  
2 years our church has been known as not only a  
3 friend of the community, but rooted in the  
4 community.

5           In fact, it has an interesting  
6 history. It was originally an all-white  
7 southern Baptist church.

8           And in the 1960s a few years after  
9 the Supreme Court passed the school  
10 desegregation law, the community had a racial  
11 transition.

12           And it was at that time that toward  
13 the end of 1960 when there was some white flight  
14 to the suburbs and then more African-Americans  
15 were moving into that community, that was the  
16 time when the church called my father as an  
17 African-American pastor, in what was then a  
18 predominantly white church.

19           And then as we moved into the `70s,  
20 more and more blacks moved into the community.

21           And then eventually as we moved into  
22 the `80s, some of those persons also moved out

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 to the suburbs. So, you had a more sort of class  
2 kind of transition that took place at that time.

3 So, it's a very diverse community  
4 and it's pretty stable. Although, there's some  
5 transients as well and - but I would say that we  
6 have a very excellent relationship and  
7 reputation with the community of that church.

8 CHAIRMAN HOOD: What is most of your  
9 membership? Are they right locally, or do they  
10 commute in? I'm just curious.

11 MR. WILEY: Both. Both, yeah.

12 CHAIRMAN HOOD: What would you say  
13 the majority is? Do they commute in, or do they  
14 live in the neighborhood?

15 MS. WILEY: I would say as we looked  
16 at - oh, I'm sorry. As we looked at our  
17 membership list, about two-thirds of our  
18 congregation live in the District and another  
19 third live in Maryland -

20 CHAIRMAN HOOD: Some of them may walk  
21 to church.

22 MS. WILEY: - and Virginia.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 CHAIRMAN HOOD: Okay. Mr. Pichon,  
2 let's talk about Matthews Memorial. You  
3 mentioned that.

4 Were you the architect on Matthews  
5 Memorial, Bishop Hudson?

6 MR. PICHON: Yes.

7 CHAIRMAN HOOD: Okay. Did we put  
8 bicycle racks in this? I'm just asking this  
9 question. Do you remember?

10 MR. PICHON: I don't think so.

11 CHAIRMAN HOOD: And let me preface it  
12 and I'll tell you way. I've been, you know, I'm  
13 not against bicycles. I think the city needs to  
14 balance, and my colleagues know they're going to  
15 hear this next week or so when we deal with that,  
16 but a lot of seniors have come to me - I made a  
17 statement from this dais one time about  
18 bicycles, that we need to balance it.

19 And I do have some bicycle riders up  
20 here. So, hopefully I don't get hit or kicked.

21 But anyway, a lot of 70-year-olds in  
22 the city have told me, Anthony Hood, you must

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 have lost your mind if you think I'm going to ride  
2 a bicycle.

3 So, I'm going to go back to what the  
4 vice chair said and I'm trying to balance it. I  
5 think it's good. It's good exercise for  
6 seniors.

7 Do we really anticipate - first of  
8 all, we didn't do bicycle racks at Matthews  
9 Memorial.

10 MR. PICHON: Correct.

11 CHAIRMAN HOOD: And I'm almost  
12 nervous to say it's been a mistake, because I  
13 need to know for other issues.

14 Do we have a lot of seniors who ride  
15 bicycles?

16 (Pause in the proceedings.)

17 CHAIRMAN HOOD: Ms. Giordano, have  
18 you seen a lot of seniors - I'm just asking the  
19 question. Because I know what I was -

20 MS. GIORDANO: I don't ride a bicycle  
21 either.

22 CHAIRMAN HOOD: I was told this down

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 the street.

2 MS. GIORDANO: I think it's not just  
3 for the seniors though.

4 MS. WHITE: Yeah, I can just chime in.  
5 First, this is 55 years and older, not 70 years  
6 and older. So, I would hope -

7 CHAIRMAN HOOD: I just used that  
8 number. I just used that number.

9 MS. WHITE: - at age 55 that, you  
10 know, there are people that would still have an  
11 interest in riding bikes.

12 And then the second thing is, I mean,  
13 this - the bicycle racks could be used for the  
14 church members as well. It doesn't have to be  
15 just for the senior living.

16 And then I think lastly I would say  
17 if it, you know, if the Commission wished, then  
18 I'm sure that the client wouldn't mind removing  
19 some bicycle -

20 CHAIRMAN HOOD: No, I'm not  
21 advocating for that.

22 MS. WHITE: Okay.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 CHAIRMAN HOOD: I'm actually just  
2 asking the question -

3 MS. WHITE: Okay, okay.

4 CHAIRMAN HOOD: - so I can be  
5 informed when we deal with those issues that I  
6 hear about bicycles. And I just used 70.

7 I've had some younger than that tell  
8 me, Anthony Hood, you lost your mind if you think  
9 I'm going to ride a bicycle.

10 MS. WHITE: We looked at some -

11 CHAIRMAN HOOD: So, I'm trying to  
12 balance it.

13 MS. WHITE: Yeah, no. We looked at  
14 some census data. It wasn't, I don't think,  
15 age-specific, but it was specific to this area.  
16 And I think it was like two percent of the people  
17 in this area are a bicycle rider.

18 CHAIRMAN HOOD: Okay.

19 MS. WHITE: So, it's not a very high  
20 percentage.

21 CHAIRMAN HOOD: And by no means am I  
22 advocating to take that out, because I think it's

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 actually good, but I just wanted to associate  
2 myself somewhat with the vice chair. I want to  
3 make sure that what we're doing is balanced.

4 MS. WILEY: Another thing, also, is  
5 one of the places that we are focused on is  
6 wellness. And so, we are partnered with a new  
7 medical center that is being built in the area,  
8 the Community of Hope Medical Center.

9 We're also partnered with George  
10 Washington Hospital Center making sure that we  
11 have activities for people in the community of  
12 all ages.

13 And so, one of the things we're doing  
14 now is we have exercise programs going with a  
15 boot camp. We have walking programs going.  
16 So, that would be one of the things that we would  
17 want to look at, you know.

18 So, it's not just for the seniors,  
19 but for the community.

20 CHAIRMAN HOOD: Thank you, Pastor.  
21 You answered my next question which was - when  
22 you said boot camp, I was thinking about the boot

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 camp that I used to do.

2 So, obviously you all have a boot  
3 camp which is exercise and I wanted to know some  
4 of the programmatic, but you've already  
5 answered that question.

6 MS. WILEY: Okay.

7 CHAIRMAN HOOD: The CBE Agreement.  
8 We're going to enter into a CBE Agreement at some  
9 point.

10 I think you referenced that when you  
11 were speaking of a CBE Agreement and it's going  
12 to be signed by both sides, right? Correct?

13 MR. NIX: When you say both sides -

14 CHAIRMAN HOOD: The city, as well as  
15 the developer.

16 MR. NIX: Absolutely. The SLBD and  
17 the development team.

18 CHAIRMAN HOOD: So, we're going to  
19 have - I think that's also something that the -  
20 also Planning asked for.

21 MR. NIX: It was.

22 CHAIRMAN HOOD: The issue is, though

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 - and they say final. But if we get there, I  
2 would like for it to be signed by both sides if  
3 that's - that's what I - again, I'm not just  
4 picking on you. That's one of the things that  
5 we look for.

6 MR. NIX: No, we have no problem with  
7 CBE utilization.

8 CHAIRMAN HOOD: Okay. Great. Ms.  
9 Giordano, are you aware that this commission on  
10 three occasions, I happened to be here for all  
11 three occasions in Ward 8, were petitioned by a  
12 number of ANCs before the redistricting?

13 I don't think we dealt with it after  
14 the redistricting. And I'll tell you how far it  
15 goes back.

16 When John Moore was working with the  
17 Office of Planning, we made some changes  
18 wholeheartedly to Ward 8, Ward 8-wide pretty  
19 much, of the issue that we received here tonight  
20 about going - we changed a lot of zoning from R-5A  
21 to R-2 and 3 in certain lots and areas in Ward  
22 8.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 Are you aware that we did that?

2 MS. GIORDANO: Yes.

3 CHAIRMAN HOOD: Okay. And I'm just  
4 reading one of the letters from 8C and we went  
5 back and forth on that.

6 We changed it and we were  
7 petitioned, I think, by all the ANCs in Ward 8  
8 if I'm not mistaken.

9 Are you aware that that was done?

10 MS. GIORDANO: Yes, and we're aware  
11 of the concern about the rezoning. And we've  
12 tried to explain that this rezoning is - in the  
13 context of the PUD, is tied to this specific  
14 project.

15 If this project isn't built, the  
16 rezoning disappears. It is completely  
17 contingent upon the construction of this  
18 project. So, it really doesn't serve as an  
19 opportunity for another type of multifamily  
20 housing to occur here.

21 And I think the Commission has been  
22 clear, too, that a rezoning in the context of the

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 PUD isn't a precedent for additional rezonings.

2 CHAIRMAN HOOD: Okay. I don't need  
3 to expound on that. I appreciate you having  
4 that dialog with me, because I actually did that  
5 for a point so others could hear exactly what  
6 we've done.

7 We've done it on three different  
8 occasions and I can understand the concern, but  
9 I'll deal with that when the ANC and everyone  
10 comes up to have that discussion.

11 What does it for me for the most part  
12 or even looking at this is some of the benefits  
13 to the neighborhood senior housing and what's  
14 needed in this city.

15 Okay. Now, that doesn't mean that  
16 I'm going to vote in favor, but I'm just saying  
17 I'm just putting that out there like that.

18 Let me see. Oh, Pastor, the 68th  
19 anniversary, who is preaching?

20 MR. WILEY: We have Dr. Sherman  
21 Tribble from Durham, North Carolina.

22 CHAIRMAN HOOD: Well, all of them are

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 good, but he can preach, right?

2 MR. WILEY: He can preach, yes, sir.

3 CHAIRMAN HOOD: Okay. Good.

4 MR. WILEY: Yes.

5 CHAIRMAN HOOD: All right. Any  
6 other questions, vice chair?

7 VICE CHAIR COHEN: Thank you, Mr.  
8 Chair. Just a couple of questions and I want to  
9 go back to the issue of materials.

10 There are two wise people that  
11 always said - it's Ben Franklin and my mother -  
12 don't be penny-wise and tomfoolish.

13 In other words, it really is  
14 important to take the cost up front and deal with  
15 it as opposed to later on in the maintenance.  
16 You know that maintenance costs escalate much  
17 more than rents do.

18 And if there's one thing I learned  
19 from my years sitting on the Housing Authority  
20 Commission is that issue and there's never  
21 enough money for maintenance.

22 And the Enterprise Foundation, as

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 you probably know, gives out some funding  
2 low-interest loans for sustainable. And so, I  
3 urge you to revisit all of your materials.

4 In addition, I didn't ask this  
5 question with regard to the windows: Are you  
6 going to allow the windows to be open, or will  
7 they always be closed?

8 MR. PICHON: The windows will be  
9 operable.

10 VICE CHAIR COHEN: Good. All right.  
11 Thank you.

12 CHAIRMAN HOOD: Any other questions  
13 up here?

14 COMMISSIONER TURNBULL: Yeah, Mr.  
15 Chair. I just have one. I believe it was Mr.  
16 Nix that was talking and I just want to clarify.

17 When you talk about the  
18 affordability, you said 30 years. Am I correct  
19 with that?

20 MR. NIX: That's correct. The  
21 minimum will be 30 years.

22 COMMISSIONER TURNBULL: Minimum will

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 be 30 years.

2 MR. NIX: Correct.

3 COMMISSIONER TURNBULL: And then  
4 after that it -

5 MR. NIX: Then after - well, I'm 45.  
6 Then after the - I would imagine that the owner  
7 of the building at that point will probably be  
8 turned over to the CDC or elect to extend it.

9 COMMISSIONER TURNBULL: Okay. All  
10 right. Thank you.

11 CHAIRMAN HOOD: Any other questions?

12 (No response.)

13 CHAIRMAN HOOD: Okay. Do we have the  
14 chairperson from ANC 8D present? Any cross from  
15 ANC 8D?

16 MR. JOHNSON: Mr. Chair, I'm here  
17 from ANC 8D,

18 CHAIRMAN HOOD: 8D, are you the  
19 chairman?

20 (Discussion off the record.)

21 CHAIRMAN HOOD: Okay. Ms. Cuthbert,  
22 I know you are here and you're the chairperson,

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 correct? Do you have any questions? Come  
2 forward if you have any questions.

3 Mr. Jordan, I can't see you back  
4 there. I want to be able to see you, because I'm  
5 going to be calling on you some more. Even  
6 though we don't have anything in writing, you can  
7 just sit up so I can see you so I won't forget.

8 MS. CUTHBERT: Good evening, Mr.  
9 Chairman and members of the Board. My name is  
10 Mary Cuthbert and I am the ANC chair for 8C.

11 8C, Covenant Baptist Church is on  
12 the borderline of 8C and 8D. My question is -  
13 she explained the zoning, PUD zoning tonight,  
14 but my question is, is that slope.

15 One commissioner had a concern about  
16 the slope. So, when I went there to walk the  
17 slope and started thinking if the weather was  
18 inclement, it's going to be a little hard. So,  
19 that's my thing about the slope and that would  
20 be with the architect.

21 CHAIRMAN HOOD: Mr. Pichon, do you  
22 have a response to Ms. Cuthbert about the slope?

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1                   MR. PICHON: The slope of the  
2 existing street is there. We have no control  
3 over that. That's DDOT's provision, but I do  
4 know that there is - the church is using that  
5 slope currently and there's not been any issues  
6 brought to our attention from that.

7                   MR. WILEY: Yeah, we also have a  
8 handicap entrance. The alternative to the  
9 slope is steep steps at the front of the church.

10                   And so, we have persons who have been  
11 very pleased by - when we did a renovation about  
12 - in 2001 about nine years ago - well, really now  
13 about 12 years ago, I guess. We constructed a  
14 handicap entrance there right before you - about  
15 halfway up before you get to First Street. And  
16 of course people can walk in there for the church  
17 at this point where they can access an elevator.

18                   So, we haven't had any - we really  
19 haven't had any complaints. We've had, you  
20 know, pretty much people who have been very  
21 pleased with that.

22                   So, the slope has not, to our

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 knowledge, presented a problem at this point.

2 MS. CUTHBERT: It's not about the  
3 church. It's about the housing where the slope  
4 starts up and comes down.

5 It's not about the church, Pastor.  
6 It's the housing. And my concern is if this is  
7 senior citizen housing, and I am a senior  
8 citizen, and I am handicapped, I'm an amputee,  
9 I'm concerned about is there any way that you can  
10 make it before, you know, the slope that's high  
11 up as we get near First - is that First Street  
12 - Second Street. When it gets near Second  
13 Street, the slope is pretty high.

14 And when you are a senior, the first  
15 thing to go out is our legs. And when you are  
16 handicapped and you have packages - because most  
17 seniors don't drive. That's my concern.

18 Is there any way that you can create  
19 a way where the seniors can get on a little lower  
20 level than walking higher up on that slope?  
21 That's the concern that I have.

22 MR. WILEY: I think that's a good

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 concern and I would turn that over to the  
2 architect to try to see if he can come up with  
3 something creative to deal with that.

4 MR. PICHON: Well, we do have an  
5 entrance that is not at the main entrance, but  
6 it can also be used for entry in through the  
7 garage, which that is closer down to the area  
8 that you're talking about.

9 It's an entry here that's at grade.  
10 And the entrance that the pastor was talking  
11 about is approximately another 30, 40 feet down  
12 here.

13 So, there is a way if that is a  
14 concern, that you can allow entry in through the  
15 garage and into the elevator lobby.

16 MS. CUTHBERT: And it will take you  
17 upstairs.

18 MR. PICHON: For residents, yes.

19 MS. CUTHBERT: For residents, okay.  
20 Well, as you read the letter, members of the ANC  
21 8C, we supported the housing. But when it came  
22 to the zoning part, that was Mary Cuthbert's

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 concern when they wanted to change it from an  
2 R-2.

3 CHAIRMAN HOOD: Ms. Cuthbert, you and  
4 I have known each other a long time.

5 MS. CUTHBERT: Yes.

6 CHAIRMAN HOOD: And you know I don't  
7 want you to testify, because I don't want to get  
8 in trouble.

9 So, right now you just cross-examine  
10 and when you come up, you can tell me what -

11 MS. CUTHBERT: Yes.

12 CHAIRMAN HOOD: Because I do want you  
13 to explain the letter. But when you come up to  
14 testify, you can do that.

15 MS. CUTHBERT: Okay.

16 CHAIRMAN HOOD: Do you have any other  
17 cross-examine questions?

18 MS. CUTHBERT: No, that's the only  
19 concern.

20 CHAIRMAN HOOD: Okay. Thank you  
21 very much. Was your question answered?

22 MS. CUTHBERT: Yes, it was.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 CHAIRMAN HOOD: Okay. Great.  
2 Okay. We'll hear the rest of it when you come  
3 back.

4 MS. CUTHBERT: When I come back.

5 CHAIRMAN HOOD: Okay. All right.  
6 Let's go to the - any other questions?

7 Okay. Let's go to the Office of  
8 Planning. We're going to go to Ms.  
9 Brown-Roberts, and then Mr. Henson from DDOT,  
10 and then we'll ask our questions in that order.

11 Ms. Brown-Roberts.

12 MS. BROWN-ROBERTS: Good evening,  
13 Mr. Chairman and members of the Commission.  
14 Maxine Brown-Roberts for the record.

15 The Covenant Baptist United Church  
16 of Christ and the Covenant Full Potential  
17 Development Center requests a consolidated PUD  
18 and related map amendment from the R-2 to the R-5  
19 rezone and the Zoning Commission special  
20 exception review on their Section 353 for  
21 multifamily development in the R-5A district.

22 I want to note again, Mr. Chairman,

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 that this is not a rezoning case. The proposed  
2 project would retain and renovate the church  
3 building with an addition of an education and a  
4 wellness center in a three-story, 30-unit  
5 apartment building for seniors.

6 The education and wellness center  
7 would have facilities and programs to serve the  
8 residents, the church congregation, as well as  
9 the wider community.

10 A feature of the development is a  
11 garden area to the rear of the building, which  
12 incorporates active and passive recreational  
13 areas with a green terraced area. Overall, the  
14 development would have a FAR of 1.05.

15 Our five districts are designed to  
16 permit flexibility with all types of urban  
17 residential development, as well as  
18 institutional and semipublic buildings  
19 compatible with adjoining residential uses.

20 In addition to the map amendment,  
21 the Applicant requests a minimum lot area waiver  
22 and a five percent increase in FAR.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1           Although the lot area does not meet  
2           the minimum requirement in this zone, the  
3           Applicant has been able to achieve a proposal  
4           that does not overdevelop the site, retain open  
5           spaces around the building and maintain a  
6           building height that is similar to other  
7           developments in the area.

8           The five percent increase in FAR  
9           would allow the project to be financeable with  
10          30 units, it's accessory spaces, as well as  
11          adequate space to house the many social programs  
12          conducted by the church.

13          The small increment of an additional  
14          0.5 FAR would not result in any discernible  
15          increase in height or bulk of the building or  
16          make it out of character with the community.

17          The proposal meets the PUD  
18          evaluation standards to justify the change in  
19          zoning and the main public benefit of the  
20          development is a provision of 30 senior housing  
21          units, a part of that up to 60 percent of AMI.

22                 Secondly, the Applicant proposes to

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 provide social and health programs to the  
2 residents, as well as to the community. And,  
3 third, would include a number of green design  
4 features.

5 The Applicant has also stated that  
6 they will provide signed agreements to implement  
7 CBE and first source programs.

8 The comprehensive plan recommends  
9 low-density residential and the need to  
10 carefully manage the development of vacant land  
11 adjacent to single-family neighborhoods in  
12 order to protect the low-density character,  
13 preserve open space and maintain neighborhood  
14 scale.

15 The proposal is not inconsistent  
16 with these standards and many of the elements of  
17 the comprehensive plan. And the far  
18 southeast/southwest area element encourages  
19 mixed income and a mix of residential types and  
20 an opportunity for residents to find housing  
21 within their community.

22 Regarding the special exception on

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 the Section 353, the proposal meets the  
2 standards and the development would be  
3 compatible in scale and uses to the surrounding  
4 area.

5 Affordable housing for seniors is at  
6 a deficit in the District. And, therefore, OP  
7 is very supportive of the provision of  
8 affordable housing and senior housing in this  
9 development.

10 And, therefore, recommends approval  
11 of the application with the recommendation that  
12 the Applicant provide the updated and signed  
13 first source and CBE agreements prior to final  
14 action.

15 Regarding the - the present letters  
16 ask about the parking spaces. We will talk with  
17 the zone administrator regarding the parking,  
18 because there have been instances where for all  
19 the buildings that he has interpreted that there  
20 is some grandfathering clause. So, that is  
21 something that we will look at and speak to the  
22 zone administrator and get back to you.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 Thank you, Mr. Chairman.

2 MR. PICHON: When you're looking at  
3 that, I'm just going to follow up on that  
4 question, there is also no calculation for the  
5 wellness center in terms of any parking  
6 requirement related to that. Only the housing.

7 So, if there is - if we need an  
8 opinion on that -

9 MS. BROWN-ROBERTS: Okay.

10 MR. PICHON: Thank you.

11 CHAIRMAN HOOD: And let me just  
12 before we go to Mr. Henson, Commissioner May, I  
13 want to just say this before I forget: What I  
14 really meant was the first source agreement.

15 I know there are some other  
16 challenges to CBE, but I wanted to make sure both  
17 sides sign the first source so that when  
18 everybody forgets, DOES will have a copy of that  
19 first source agreement.

20 Okay. All right. Mr. Henson.

21 MR. HENSON: Thank you. Jamie  
22 Henson with the District's Department of

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 Transportation.

2 DDOT has no real concerns with the  
3 zoning action. I do want to attempt to  
4 proactively address a few things that have come  
5 up tonight.

6 One, bike parking. DDOT's  
7 understanding of, if I remember the bill  
8 correctly, the 2008 Bicycle Commuter Bill  
9 requires one space per three residential units,  
10 which would equate to 10 spaces.

11 Our understanding that it's 10  
12 spaces that would be required for this location.  
13 It's not 22.

14 That being said, our understanding  
15 is that the Applicant has a variety of uses on  
16 site, including a school.

17 So, I don't pretend to know - or, I'm  
18 sorry, some sort of child care or educational  
19 facilities at least at some point and they will  
20 be useful for those type uses.

21 So, I would agree I don't see a lot  
22 of seniors riding bicycles around especially in

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 relatively hilly parts of the city.

2 So, we wouldn't disagree with you on  
3 that point, but there are other folks that might  
4 be using those facilities potentially, but our  
5 understanding is that 10 are required.

6 And a couple other permitting-type  
7 issues that will be addressed in the public space  
8 permitting process are things like the ramp to  
9 the entrance of the building.

10 I'm not sure that that would pass  
11 muster with the Public Space Committee with a  
12 switchback.

13 That's not my area of expertise.  
14 That would go through our ADA compliance folks  
15 and they would look at that much more closely.

16 So, while I can't really comment on  
17 the details of that, I can assure you that it will  
18 be addressed appropriately at the appropriate  
19 time.

20 The curb radii that were mentioned  
21 on the driveway, exact same. I can't remember.  
22 I think that we asked for a five-foot radius.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 That clearly looked much larger than a five-foot  
2 radius. So, that will also be addressed.

3 And then the curb ramp for the trash,  
4 our understanding is that the trash will be  
5 rolled out.

6 I don't know of a specific reason of  
7 why that curb cut would need to be, I think, 20  
8 to 24 feet. We would address that at the  
9 appropriate time, too.

10 But I think the message from us is  
11 that those items that are involved with the PUD  
12 process, which are where is the impact  
13 mitigation and the location of the curb cut, DDOT  
14 has no concerns with that. And with that, I'll  
15 take any questions.

16 CHAIRMAN HOOD: Okay. Thank you  
17 both, Ms. Browns-Roberts and Mr. Henson.

18 Commissioners, any questions of the  
19 Office of Planning or DDOT? Mr. Turnbull.

20 COMMISSIONER TURNBULL: Yes, Mr.  
21 Chair. I have - for Ms. Brown-Roberts,  
22 typically right now in an R-2 matter of right,

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 and I think your DOP report reflects this, if the  
2 Applicant wanted to change, I mean, they could  
3 go to 40 feet as a matter of right or under the  
4 existing zoning for that area.

5 Under an R-5A PUD, they could  
6 actually go a lot higher or - but actually the  
7 Applicant is being very restrained and going no  
8 higher than 40 feet.

9 MS. BROWN-ROBERTS: That's correct.

10 COMMISSIONER TURNBULL: Okay. And  
11 it looks like the existing building, and again  
12 I guess we have to get into height, but it's  
13 somewhere between 20 to 30 feet to the hip roof  
14 top or something like that, but that's my guess.

15 So, we're looking at a very nominal  
16 increase over the existing structure that's  
17 there.

18 So, the impact in one way can be  
19 looked at as very - as minimal from what's there  
20 already.

21 MS. BROWN-ROBERTS: Yes, that's  
22 correct. And I think the reason for the zoning

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 change actually was to accommodate the  
2 multifamily -

3 COMMISSIONER TURNBULL: Absolutely.

4 MS. BROWN-ROBERTS: - unit. And  
5 then, also, there was an issue of the FAR also.

6 COMMISSIONER TURNBULL: Right.

7 MS. BROWN-ROBERTS: But as you said,  
8 they were able to meet many of the requirements  
9 that would be under the other zone category.

10 COMMISSIONER TURNBULL: Okay.  
11 Thank you.

12 CHAIRMAN HOOD: Any other questions?  
13 Commissioner Miller.

14 COMMISSIONER MILLER: Yes, for Ms.  
15 Brown-Roberts. I remember that the council  
16 adopted a small area plan for Bellevue, but I  
17 don't remember whether the site was identified  
18 or - it probably wasn't, because it was several  
19 years ago and this is probably a more recent -

20 MS. BROWNS-ROBERTS: No, it wasn't  
21 identified for a change.

22 COMMISSIONER MILLER: Okay. Thank

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 you.

2 CHAIRMAN HOOD: Vice chair.

3 VICE CHAIR COHEN: Thank you, Mr.  
4 Chair. Mr. Henson, DDOT had several concerns  
5 which I believe you'll take up in the public  
6 space review, and that has to do with the site  
7 access.

8 And there's a drainage outlet and  
9 utility pole that you expressed in your review,  
10 expressed concerns about.

11 MR. HENSON: My understanding is the  
12 Applicant has expressed a willingness to address  
13 those. And those are still items that would be  
14 addressed in public space.

15 VICE CHAIR COHEN: Okay. Thank you.

16 MR. HENSON: But they have - my  
17 understanding is they have expressed a  
18 willingness to address it.

19 CHAIRMAN HOOD: Any other questions?  
20 Commissioner May.

21 COMMISSIONER MAY: Yeah, I just want  
22 to comment, you know, some of the questions that

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 I had raised about the curb radius and the cut  
2 width and the handicap ramp, I mean, those are  
3 things that we do want the Applicant to address  
4 in this circumstance.

5 I mean, there isn't another layer of  
6 review that occurs with the Public Space  
7 Committee and with DDOT's reviews, but our  
8 concerns are less about code compliance than,  
9 you know, what does it look like, what does it  
10 feel like, how is the building - how does it  
11 contribute to a superior project overall,  
12 because that's what PUDs are all about.

13 So, I just want to make sure that the  
14 Applicant is not confused that, you know, you  
15 don't get to put that stuff off until the public  
16 space review. We want to see some stuff on that.

17 CHAIRMAN HOOD: Okay. Any other  
18 questions?

19 Ms. Brown-Roberts, and I probably  
20 should have asked the Applicant, but I want to  
21 see if you know. If not, I'll ask when they're  
22 back in.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1           In your report you have, and this  
2 might have been mentioned, I just missed it,  
3 trash receptacles would be rolled out to the curb  
4 and picked up along the curbside.

5           How is that going to work? This may  
6 have been mentioned. I just missed it.

7           MS. BROWN-ROBERTS: I don't know the  
8 details.

9           CHAIRMAN HOOD: Okay. I will ask -  
10 if the Applicant could remind me - I've made  
11 myself a note and I just - I forgot to ask. Okay.  
12 Any other questions? Thanks.

13           ANC, Mr. Jordan, what I'm going to  
14 ask is depending upon how we move, is that if  
15 you're going to ask the Chair to give you a Letter  
16 of Authorization at a later time then that way  
17 we can go ahead and you can go ahead and  
18 participate and I just need that for the file.

19           Do you have any cross-examination  
20 either of the Office of Planning or DDOT?

21           MR. JORDAN: No, sir.

22           CHAIRMAN HOOD: Okay. Ms.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 Cuthbert, do you have any cross-examination of  
2 either the Office of Planning or DDOT?

3 MS. CUTHBERT: I only have a comment.

4 CHAIRMAN HOOD: Oh, you have a  
5 comment. Okay. It will be when you come up if  
6 you could remember, it will be your testimony.

7 Okay. Other government reports.  
8 We do have something from DC Water, as well as  
9 DDOT.

10 But DC Water particularly, a final  
11 determination in the existing public system's  
12 ability to support the proposed project cannot  
13 be made until detailed plans are submitted to DC  
14 Water for review.

15 And that has not been done yet,  
16 right? It has been done?

17 MS. GIORDANO: That has not been  
18 done.

19 CHAIRMAN HOOD: Okay. All right.  
20 So, that's basically what they're saying. They  
21 are holding their recommendation until that  
22 point and that's at another phase.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1           Okay. Let's go to ANC. Let me ask  
2 ANC 8B if they can come forward for testimony and  
3 Mr. Jordan is going to get the letter for us  
4 giving him authorization. And, Ms. Cuthbert,  
5 if you can come forward.

6           You all don't mind coming together.  
7 You all been working together for years, right?  
8 Okay.

9           (Pause in the proceedings.)

10          CHAIRMAN HOOD: And, Ms. Cuthbert, if  
11 you don't mind, normally it's ladies first. But  
12 in this case, Mr. Jordan is - ANC 8D is the - in  
13 fact, they are right in the area and I know you  
14 all are across. So, I'm going to let Mr. Jordan  
15 make that decision.

16          I'm going to let him go first and -  
17 okay. All right. Thank you, Mr. Jordan. He's  
18 yielded to you, Ms. Cuthbert.

19          Now, let me ask who are the -

20          MS. CUTHBERT: These are my -

21          CHAIRMAN HOOD: The rest of your  
22 panel?

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 MS. CUTHBERT: They're from -

2 CHAIRMAN HOOD: They're from 8C?

3 MS. CUTHBERT: Their first time from  
4 8C.

5 CHAIRMAN HOOD: From 8C.

6 MS. CUTHBERT: Right.

7 CHAIRMAN HOOD: Okay. Are there new  
8 commissioners?

9 MS. CUTHBERT: Yes, two of them are  
10 new commissioners.

11 CHAIRMAN HOOD: Okay. Well,  
12 welcome. You got a good person to show you the  
13 ropes - you got two good folks there to show you  
14 ropes. Okay.

15 MS. CUTHBERT: Good evening.

16 CHAIRMAN HOOD: Okay. You may  
17 begin.

18 MS. CUTHBERT: Mr. Chairman and  
19 members of the Board, I'm Mary Cuthbert. I  
20 reside at 3325 Martin Luther King Avenue, S.E.  
21 I'm the chair for Advisory Neighborhood  
22 Commission 8C.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1           According to 3012.5 guidelines,  
2           Advisory Neighborhood Commission 8C held a  
3           meeting with Pastors - Pastor Wiley on October  
4           2nd at an Advisory Neighborhood Commission 8C  
5           monthly meeting.

6           Notification of distribution was by  
7           a court service and supervisor agency client  
8           door-to-door distribution.

9           There are seven commissioners, and  
10          four constitute a quorum. The four who attended  
11          the meeting were Mary Cuthbert, Teresa Stith,  
12          Pho Palmer, Derrick Colbert, Jeffrey McCoy.

13          I met with Pastor and Ms. Wiley  
14          initially at the church to discuss the plans to  
15          build a 30-unit senior citizen housing on the  
16          existing annex building.

17          They were informed that they must  
18          attend the next ANC meeting on October 2nd, 2013,  
19          to discuss the plan - their plans with the  
20          community and ANC 8C.

21          The zoning change from R-2 to R-5 was  
22          not discussed. And that sort of bothered me,

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 because I felt that that was very important for  
2 the new commissioners and myself to know that  
3 there was a zoning change.

4 He did show the plans, explained  
5 what they wanted to build, and quite naturally  
6 all of us know that we need senior citizen  
7 housing.

8 Everyone agreed. Did you have the  
9 architect on the phone? Who was it? The  
10 development consultant on the phone.

11 And when I realized that they never  
12 mentioned zoning change, it truly disturbed me.

13 I have worked hard, and Ab has been  
14 with me, in trying to get R-2 zoning in Ward 8  
15 and that's very limited.

16 Bellevue area which is across the  
17 street from the church, is basically a mini -  
18 that large area, Bellevue, is zoned R-2. My  
19 concern is trying to maintain R-2 rather than  
20 give it away for R-5.

21 The majority of Ward 8 is R-5. We  
22 did that back in 1985 with John Moore. Am I

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 correct, Ab? We didn't know any better.

2 We're learning zoning now. That's  
3 why I encourage Commissioner McCoy and  
4 Commissioner Colbert to come.

5 The single-member district for  
6 8C05, we have not seen that individual since  
7 March 12, '13, but he is here tonight. But when  
8 we held the meeting, he was not in attendance for  
9 to address any of the issues.

10 He was contacted to attend this  
11 meeting. So, I want to let the Board know that  
12 we didn't leave the single-member district  
13 commissioner out. He has not attended a meeting  
14 over the year - over the past year or so.

15 But now you have explained what the  
16 PUD change is. I will accept it, but I want to  
17 say something to the Office of Planning.

18 I have zoned three senior citizen  
19 housing in Ward 8 and two of them are on a hill.

20 My concern to this board, when you  
21 build senior citizen housing, please make sure  
22 it's on flat land.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1           The first thing to go out is our  
2 legs. Soon as you turn 65, you start falling  
3 apart.

4           Most of us don't drive. We drive  
5 the BMW; bus, metro and walk. And that's all I'm  
6 asking from this board to would you consider  
7 whenever there is a senior citizen housing, make  
8 sure it's on flat land. That's all I ask.  
9 Thank you.

10           CHAIRMAN HOOD: Thank you, Ms.  
11 Cuthbert. We will make note of it and do the  
12 best we can, believe me.

13           Okay, Mr. Jordan. Commissioner  
14 Jordan.

15           MR. JORDAN: Yes, Mr. Chairman. My  
16 name is Absalom Jordan. I live at 4335 Fourth  
17 Street, S.E., Apartment Number 3.

18           I'm here tonight representing our  
19 chairperson, Teresa Jones, and she has asked me  
20 to make a presentation for her in two respects.

21           First, is as Commissioner Jones is  
22 the representative from 8D07, she wanted me to

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 inform the Commission from her single-member  
2 district perspective that she no longer supports  
3 the zoning change for that particular site.

4 On the other hand as chairman of ANC  
5 8D, she wanted me to reiterate to the Commission  
6 and ask that you take administrative notice of  
7 the fact that our commission has already  
8 submitted as part of the record a resolution that  
9 was passed by ANC 8D.

10 That resolution provides - it meets  
11 all the requirements of the zoning commission.  
12 That is, notice was given to the community, there  
13 was a quorum, and a vote was taken on the project  
14 and our commission supported it by resolution.

15 So, those are the two things I have  
16 to say. One is Commissioner Jones is saying  
17 that she no longer - even though she has sent a  
18 letter, as I understand it, supporting the  
19 project - oh, well, that's good then.

20 CHAIRMAN HOOD: We need to get that,  
21 because we didn't get -

22 MR. JORDAN: No, no, no. If she

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 didn't send it, I'll tell her, you know, but I'm  
2 just saying -

3 MS. SCHELLIN: She was going to bring  
4 it this evening. I talked to her and she said  
5 -

6 MR. JORDAN: You talked to her again?

7 MS. SCHELLIN: - she was going to  
8 bring it.

9 MR. JORDAN: Ah, okay. Well, then,  
10 you know, I know she said that - I can only relate  
11 what she said to me.

12 But I'm saying as chair of ANC 8D,  
13 then she - her position has to be - comports with  
14 what the Commission has previously done through  
15 its resolution.

16 Our resolution is in support of the  
17 project.

18 CHAIRMAN HOOD: Well, thank you very  
19 much, Mr. Jordan, and also for giving her wishes  
20 to us.

21 But you're right. What was done, an  
22 official action - and I see you have a copy. You

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 may want to provide it so we can make copies.  
2 But, anyway, we appreciate your testimony, you  
3 and Ms. Cuthbert.

4 Let's see. Commissioners, any  
5 questions of the ANC? Either one? 8C or 8D?  
6 No questions? I don't have any.

7 MS. SCHELLIN: If he gives me the  
8 copy, I'll make copies so we can go ahead and get  
9 it in the record this evening.

10 CHAIRMAN HOOD: Mr. Jordan, if you  
11 can give Ms. Schellin a copy or somebody give her  
12 the copy, we can - that way we can put it in the  
13 file.

14 Okay. I want to thank you both and  
15 thank you all, actually, for coming down and  
16 providing testimony. Keep up the good work.  
17 Thank you.

18 Okay. I have a list, a sign-in  
19 sheet. Okay. I think we're going to take a  
20 two-minute break.

21 Can we take a two-minute break? All  
22 right. We're just going to take a two-minute

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 break.

2 (Whereupon, the proceedings went  
3 off the record at 8:39 p.m. for a brief recess  
4 and went back on the record at 8:42 a.m.)

5 CHAIRMAN HOOD: Okay. We're going  
6 to go ahead and get back on the record.

7 (Pause in the proceedings.)

8 CHAIRMAN HOOD: Okay. I see we have  
9 Ms. Ellen Lee. Ms. Lee, a proponent, if you can  
10 come forward to testify - is Ms. Lee here, or is  
11 she still on break?

12 (Discussion off the record.)

13 CHAIRMAN HOOD: Okay. And I don't  
14 see Gary Drew. I saw him leave earlier. Is Mr.  
15 Drew - he didn't mark whether he was a proponent  
16 or opponent, but Gary L. Drew.

17 Okay. Anybody else who would like  
18 to testify in support of this project - oh, I'm  
19 sorry. Richard - I can't read your last name.  
20 Richard -

21 MR. CLARK: Clark. Clark.

22 CHAIRMAN HOOD: Richard Clark, okay.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 You can come forward. And anyone else who would  
2 like to testify in support, if you can come  
3 forward at this time?

4 Last call for anyone who would like  
5 to testify in support. You all have three  
6 minutes. We're going to start from my right and  
7 your left and come down, okay, towards my left.

8 We'll start with the young lady.

9 MS. McSHANE: Thank you. I have  
10 copies as well. So, my name is Kelly Sweeney  
11 McShane and I am the executive director at  
12 Community of Hope. And I'm here in support of  
13 Covenant Baptist United Church of Christ and the  
14 proposed senior living facility.

15 Community of Hope has been committed  
16 to serving low-income and homeless families in  
17 the District of Columbia since 1980 and we're  
18 providing services in three of the four  
19 quadrants of the city.

20 We currently provide housing with  
21 supportive services at two locations in Ward 8,  
22 as well as about a hundred families in various

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 apartments throughout Ward 8, and provide  
2 healthcare at locations in northwest and  
3 northeast D.C.

4 We are completing construction of a  
5 new 50,000 square foot health and resource  
6 center just about two blocks down from Covenant  
7 Church. It's due to be completed in January and  
8 provide medical, dental and behavioral health  
9 services, as well as educational support in that  
10 building at 4 Atlantic Street, S.W.

11 We've been pleased to partner with  
12 Covenant Church many times over the last few  
13 years.

14 We hosted a health fair with them in  
15 2011. And in 2012, placed a nurse practitioner  
16 in the health suite of the church to provide  
17 healthcare to the community while we were  
18 completing construction of our new building.

19 We currently offer a job training  
20 program at the church in customer service skills  
21 for people wishing to work in the healthcare  
22 arena.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1           We've talked a lot tonight about the  
2           need for affordable housing. And as someone  
3           who's worked in the area of affordable housing  
4           and homelessness in the District for many years,  
5           we know that the city is challenged with the  
6           shortage of affordable housing.

7           The D.C. Fiscal Policy Institute  
8           reports that the number of low-cost rental units  
9           in the District has fallen by half since 2000.

10          They also report that the elderly  
11          represent about 30 percent of severely burdened  
12          homeowners.

13          I also know that there's been  
14          reports of senior citizens who have resorted to  
15          living in shelters, which I think is really very  
16          sad and a travesty in the city.

17          The creation of affordable housing  
18          should be a priority for the city especially for  
19          the most horrible.

20          We also know firsthand that  
21          providing wraparound supportive services can  
22          also help people to overcome any financial or

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 social difficulties they might have and help  
2 them be good neighbors.

3 As we complete construction and open  
4 the doors of our new health and resource center,  
5 we plan to partner with Covenant Church to  
6 provide medical care, as well as dental services  
7 to the residents of their proposed housing  
8 program, as well as members of the church.

9 We have found the staff and members  
10 at Covenant to be committed to serving the  
11 community with the highest quality of care.

12 They're open and welcoming and have  
13 been very professional in all that they do and  
14 we look forward to continuing to partner with  
15 them and support this proposal. Thank you.

16 CHAIRMAN HOOD: Thank you. Next.

17 MR. LOGAN: Good evening,  
18 Commissioner - Chairman Anthony Hood. My name  
19 is - first of all, let me introduce myself. My  
20 name is Lloyd T. Logan. I reside at 3630  
21 Brothers Place, S.E., Apartment T-2.

22 At this moment, I am the ANC

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 commissioner for ANC 8C05, which happens to be  
2 where Covenant Baptist Church resides at.

3 I am here today to voice my support  
4 for the Covenant Baptist Church of Christ change  
5 in zoning from R-2 to R-5.

6 Covenant Baptist Church has been  
7 very active in the Ward 8 community. This  
8 zoning change will allow the church to provide  
9 a senior citizen living facility plan by the  
10 Covenant Full Potential Development Center at  
11 3845 South Capitol Street, S.W.

12 Of course I'm sure most of us are  
13 aware that in Ward 8 you have two components of  
14 our population that are expanding. That's the  
15 infants, and the senior citizens.

16 So, you know, we - I'm really asking  
17 that this board vote to approve this zoning  
18 change. Thank you very much.

19 CHAIRMAN HOOD: Thank you. Next.

20 MR. CLARK: Good evening, ladies and  
21 gentlemen, Mr. Chairman. I'd like to first  
22 thank you for allowing me the opportunity to

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 testify before you tonight.

2 My name is Richard T. Clark. I live  
3 at 3906 First Street, S.W. in the Bellevue  
4 community.

5 I have lived in the city for the past  
6 63 years and in the Bellevue community for the  
7 last 23 years.

8 And my home is just across the street  
9 from the Covenant Baptist Church, United Church  
10 of Christ, and I've been there for 13 years.

11 I have been well-aware of the  
12 congregation and its efforts to try to aid and  
13 help the community.

14 I'm going to first say that I am the  
15 founder and the former chairman of the Congress  
16 Heights Weed and Seed site, which is a part of  
17 the Covenant area.

18 As you know, the Justice Department  
19 needs statistics to justify, of course,  
20 providing site funding. And a part of that was  
21 indeed crime statistics, as well as the need for  
22 affordable housing.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 I am also a member of the Southeast  
2 Southwest CDC in which a project is being  
3 proposed and being built just down the street  
4 from where Covenant is presently going to at  
5 least make the attempt of bringing in some  
6 affordable housing.

7 At present, I am a case manager for  
8 the Far Southeast Family Strengthening  
9 Collaborative and I work in the Barry Farm  
10 community.

11 And as I'm sure that you already  
12 know, providing - part of my job is to provide  
13 housing for some of the seniors that actually  
14 have been living there for 40 and 50 years.

15 Extremely very difficult, because  
16 given the fact that most seniors' income is based  
17 on Social Security or SSDI and hardly matches  
18 some of the requirements that our landlords, our  
19 private landlords are doing. So, I have to  
20 commend my church, which I'm a part of, in trying  
21 to provide affordable housing.

22 Allen AME, Matthews Memorial, it is

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 really great to know where government has failed  
2 in providing housing for seniors, that there is  
3 now a partnership between housing, government  
4 and private to bring in and, of course, to  
5 accommodate for senior citizen housing.

6 There have been many surveys that  
7 have been done over the past few years by the  
8 church in the community, as well as the Family  
9 Resource Center, which I was a case manager as  
10 well.

11 There is also a reentry center  
12 that's a part of the Covenant community, and  
13 many, many activities that I know that the  
14 community has embraced.

15 One of them is our food pantry. The  
16 food pantry serves over 500 people. There is  
17 affiliations with AARP. My colleague that's  
18 sitting to the right of me can testify that a part  
19 of his whole area is to indeed promote affordable  
20 housing for seniors.

21 So, I am saying, yes, I am a former  
22 ANC commissioner that represented that

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 particular area. When the zoning changed, I got  
2 kind of zoned out of my seat and went to, of  
3 course, the 8C.

4 But as the many years that I have  
5 been in the community and helping to of course  
6 do some of the things that I've said I've worked  
7 with, the Weed and Seed, I must say that I am  
8 extremely ecstatic about Covenant building  
9 affordable senior citizen housing.

10 CHAIRMAN HOOD: Okay. Thank you  
11 very much. Mr. Pannell.

12 MR. PANNELL: Is it on?

13 CHAIRMAN HOOD: When it lights up.

14 MR. PANNELL: Good evening, Mr.  
15 Chairman and commissioners. My name is Philip  
16 Pannell and I reside at 3415 Fifth Street, S.E.

17 With full and proud disclosure, I am  
18 a member of Covenant Baptist United Church of  
19 Christ. And in addition to that, I am the  
20 executive director of the Anacostia  
21 Coordinating Council, a 30-year-old nonprofit  
22 in Ward 8.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 I'm the treasurer of the Friends of  
2 Friends of the Parkland, Turner Public Library.  
3 I'm a member of the Ballou High School Community  
4 Council.

5 I'm the vice chair of the Board of  
6 the Community College Preparatory Academy  
7 public charter school. And I am the president  
8 of the Anacostia/Bellevue/Congress Heights AARP  
9 Chapter Number 4870, which is one of the 13 local  
10 affiliates of the AARP, which meets monthly at  
11 my church.

12 I am deeply grateful, and so are the  
13 members of the Ward 8 AARP chapter, that Covenant  
14 Baptist United Church of Christ has stepped  
15 forward to provide public - excuse me - senior  
16 citizen housing.

17 When we talk about Ward 8 as being  
18 one of the areas not only in the city, but in the  
19 country, with one of the highest percentages of  
20 urban poverty, part of that is the  
21 African-American senior citizens.

22 Our senior citizens in Ward 8 are not

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 the senior citizens with IRAs or certificates of  
2 deposit or 401(k)s. They are senior citizens  
3 who basically depend on their Social Security,  
4 which really limits their options in so many  
5 areas.

6 So, it's truly a blessing to see some  
7 of the faith community in Ward 8 coming forth to  
8 help and, as Richard mentioned, Matthews  
9 Memorial Baptist Church, Allen Chapel AME, and  
10 now my own church.

11 So, I would hope that whatever needs  
12 to be done to bring this project forth, be done  
13 with all, with all haste, because there is such  
14 a need, such a need in Ward 8.

15 And we in my AARP chapter struggle  
16 with this all the time, and it is really  
17 heartbreaking when you actually see people in  
18 their 60s in Ward 8 who have to go into shelters  
19 simply because there is not sufficient and  
20 adequate housing for senior citizens in our  
21 ward. Thank you.

22 CHAIRMAN HOOD: Thank you very much.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 Hold tight to see if we have any questions.

2 Commissioners, any questions of  
3 this panel?

4 VICE CHAIR COHEN: Yes.

5 CHAIRMAN HOOD: Vice Chair.

6 VICE CHAIR COHEN: Seniors that are  
7 -

8 CHAIRMAN HOOD: Your time is up, but  
9 I'm going to give you a few - give us your closing  
10 thoughts.

11 (Laughter.)

12 VICE CHAIR COHEN: Shut that off.  
13 Thank you. The seniors who are on Social  
14 Security probably will not be eligible for this  
15 particular property, because they don't make  
16 enough to qualify.

17 So, are you aware of that?

18 MR. PANNELL: No, I wasn't. That's  
19 unfortunate, isn't it?

20 VICE CHAIR COHEN: It is. But,  
21 again, it's - the subsidies that are needed -

22 MR. PANNELL: Right.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1                   VICE CHAIR COHEN: - to reach the  
2                   senior citizens, you know, that's why there's  
3                   public housing, because then you just pay 30  
4                   percent of your income -

5                   MR. PANNELL: Right.

6                   VICE CHAIR COHEN: - or, you know,  
7                   usually maybe just \$50. But for this, it's 30  
8                   to 60 percent. So, I just, you know.

9                   MR. PANNELL: Well, you know, like I  
10                  would hope that -

11                  VICE CHAIR COHEN: They have  
12                  vouchers, too.

13                  MR. PANNELL: Yeah. Well, I would  
14                  hope that maybe there could be some adjustments  
15                  made in the future.

16                  These type of formulas are basically  
17                  made up by human beings and they could actually  
18                  be adjusted to actually meet needs, I would hope.

19                  Maybe, you know, maybe I'm being  
20                  overly optimistic, but at least 30 more units of  
21                  senior citizen housing in Ward 8 would be good.

22                  It is better to have them and not

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 need them, than to need them and not have them.  
2 So - but thank you for bringing that to my  
3 attention.

4 I'm going to bring that up to my AARP  
5 chapter, because we then need to sit down and  
6 talk with groups that in the future are planning  
7 senior citizen housing in Ward 8.

8 VICE CHAIR COHEN: Well, again, you  
9 know, your group can be an advocate for more  
10 affordable housing in the city and in the  
11 country.

12 MR. PANNELL: Thank you.

13 CHAIRMAN HOOD: Any other questions  
14 from up here? Commissioner Miller?

15 COMMISSIONER MILLER: No, I don't  
16 have any questions. I just wanted to thank each  
17 of you for your testimony tonight and for all of  
18 your important service to the community.

19 CHAIRMAN HOOD: Okay. Thank you  
20 very much. We appreciate all your testimony.  
21 I don't see either one of the ANC  
22 representatives. I think they've left. So,

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 they don't have, obviously, any questions for  
2 you. So, thank you all very much for coming  
3 down. We appreciate it.

4 Note we did get the letter from  
5 Chairperson Jones. We do have a letter from  
6 council member of Ward 8, Council member Barry.

7 Also, we have a letter from College  
8 Tribe, Peter Clare, executive director. Okay.  
9 And I had a chance to read all of them.

10 We also have one from Community of  
11 Hope, Sasha Bruce. And unless my colleagues are  
12 speed reading, it looks like everyone is in  
13 support of the letters we have here in front of  
14 us.

15 Okay. All right. Let's go to  
16 those in opposition. I have Carolyn Brisbane.  
17 You can come forward. Ronnie Rouse. Okay.  
18 Shawanda Rouse, you can come forward. And  
19 Barbara Clark. Barbara Clark.

20 Okay. Is there anyone else? Is  
21 Barbara Clark present?

22 (Discussion off the record.)

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1                   CHAIRMAN HOOD: Come on. I'm going  
2 to call for everybody. Anyone else who is in  
3 opposition, please come forward.

4                   Any time you come in, there's a  
5 little table where you sign in. And we usually  
6 collect it like midway through the - no, that's  
7 okay. You don't need to sign. We're going to  
8 have your name now on the record. When you give  
9 us your name, we'll have it on the record.

10                  Is there anyone else who is here who  
11 would like to testify in opposition of this  
12 application?

13                  Okay. This will be our final panel  
14 for the night. Ms. Giordano, you can get ready  
15 for rebuttal and closing - oh, you know what, Ms.  
16 Giordano? Did you have any cross-examination?  
17 Okay. I forgot. I'm sorry.

18                  We're going to start to my left, your  
19 right, and you may begin. Identify yourself.  
20 You can wait after you finish your testimony.  
21 All the witness cards, you want to make sure the  
22 court reporter gets them.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 Identify yourself, your address and  
2 you may begin.

3 MR. ROUSE: Okay. My name is Mrs.  
4 Shawanda Rouse. My address is 3946 Second  
5 Street, S.W.

6 I am opposed to the rezoning and  
7 location of Covenant apartment building on Xenia  
8 Street.

9 The diagrams that have been shown  
10 give the impression that the area is spacious,  
11 and it is not spacious. It is a narrow street  
12 and there is limited parking.

13 And if people park on both sides of  
14 the street, only a single car can come down the  
15 street if the street is not blocked.

16 And most of the time the street is  
17 blocked by Covenant Baptist church members or  
18 the other church that is adjacent to Covenant  
19 Baptist Church.

20 Because of the two churches side by  
21 side whenever church service is in service, it  
22 is congested. The apartment will make it worse.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1           The church parking is not - there's  
2 not enough parking on that church parking for at  
3 least half of their congregants. It's less than  
4 half.

5           Most of their congregants park on  
6 the street. And when they park on the street,  
7 that impacts the residents of First Street and  
8 Second Street.

9           They are rude. They will park in  
10 front of your house. They do not speak to you  
11 when they get out of their cars. They are very  
12 - they are reclusive and they keep to themselves  
13 when they go in there and when they come out.

14           As far as the good rapport that was  
15 spoken of, I am not aware of it. I have been a  
16 resident for 28 years before the second church  
17 came in.

18           And when the second church was up for  
19 sale, Covenant could have bought that church and  
20 caused some of that congestion to cease by buying  
21 that property and tearing that down and building  
22 a parking lot so they would have more room for

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 their congregants to park, but they didn't.

2 And there is also an apartment  
3 building across the street from Covenant that is  
4 vacant.

5 They could build their senior  
6 citizen building across the street. It's on  
7 flat land. It is gutted. And that would be a  
8 better place to build this building instead of  
9 on this narrow street near single-family homes.

10 The residents on my street, we were  
11 not aware that they were doing this until we saw  
12 the zoning notice out on the front of their  
13 church.

14 And the people on Second Street, I  
15 went down the street, they were not aware that  
16 this was going to happen.

17 There were no surveys taken on our  
18 street. They did not notify us that this is what  
19 they wanted to do. So, as far as helping us on  
20 this side on the southwest side, we were not  
21 aware of being helped or that they were going to  
22 do this.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 I am not opposed to senior citizen  
2 housing. That is something that needs to be  
3 done. But in that particular location, that  
4 small, narrow location, that is not a good place  
5 to put that. It is already congested.

6 When they had the school there,  
7 people blocked the street up. You would ask  
8 people, please do not block the street so we can  
9 get to our houses. They would cuss you out.

10 They had no control over those  
11 parents coming in and out. The parents was  
12 flying up and down Second Street not concerned  
13 about the speed limit.

14 We have older people living on that  
15 street. We have special needs people living on  
16 that street. We have children living on that  
17 street. The church didn't do anything about  
18 that. People complained to the church.

19 CHAIRMAN HOOD: Okay. Give us your  
20 closing thought.

21 MS. ROUSE: Okay. My closing  
22 thought is that I am not opposed to senior

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 citizen apartment dwellings. That's a good  
2 idea. But in that location, it is a bad idea as  
3 an owner, a 28-year owner of a single home on  
4 Second Street. Thank you.

5 CHAIRMAN HOOD: Thank you. Next.

6 MS. BRISBANE: My name is Carolyn  
7 Brisbane and I live at 3909 First Street, S.W.  
8 And I am a member of Covenant Baptist Church.

9 At this time, I do oppose the  
10 building of the senior citizen apartment. I  
11 have lived at my home for 23 years this December.  
12 And as everyone has spoke about the parking,  
13 during the time that there are events at both  
14 churches, there is not enough parking for  
15 everyone.

16 I know that they said they will have  
17 parking spaces available for the people in the  
18 apartments, as well as people in the church, but  
19 I feel that those spaces will not accommodate any  
20 events that happen outside of the church.

21 And church is held on Saturdays at  
22 the church next door to Covenant. So, a lot of

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 times Covenant has things going on, and this  
2 church is holding its service, and there is still  
3 not enough parking. And those on First Street  
4 and Second Street, as well as Xenia - Xenia has  
5 a lot of "No Parking" signs posted. So, then  
6 that limited the space for people coming into the  
7 churches.

8 I do agree with affordable housing  
9 for seniors, but I'd rather not it be there in  
10 the neighborhood. And that's all I have to say.

11 CHAIRMAN HOOD: Okay. Thank you.  
12 Next.

13 MR. MORGAN: Yes, my name is - my name  
14 is Ralph Morgan. I'm a Washingtonian. Born  
15 and raised here. Went to elementary school,  
16 junior high school and high school. Went to  
17 college here and, plus, went abroad to college.

18 (Discussion off the record.)

19 MR. MORGAN: It's on now. I hope  
20 that you heard me.

21 CHAIRMAN HOOD: Can you start all  
22 over?

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 MR. MORGAN: My name is Ralph A.  
2 Morgan. I live at 3948 First Street, S.W. My  
3 wife and I resides there. We been married for  
4 19 years.

5 My wife has been there for over 37  
6 years. I've been there for over 27 years, but  
7 I am not against the housing that's there, what  
8 they want to put there.

9 I'm against it - on the other side  
10 of it is that it's going to impact my  
11 neighborhood. When I say "impact it," parking,  
12 trash, whatever else is going to go on over  
13 there.

14 Also, myself and a few others on this  
15 particular panel, we actually have went out and  
16 went to all our neighbors and we had petitions.

17 There are quite a few people that's  
18 on our petitions and we'd like to put that in the  
19 record today, but we are totally - I know I'm  
20 totally against it, because - where they came up  
21 with the 25 cars at, I don't even know. That's  
22 in dreamland.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1           12 on the upper side, that's in  
2 dreamland, because on one part of the Xenia  
3 Street, there's actually a zone parking. And  
4 what I'm afraid of is, is that if you put this  
5 building there, my taxes are going to go up,  
6 because they're going to do zone parking. I got  
7 to pay extra money.

8           My tax already cost me \$170. You  
9 put another 25, that's \$200. That's for one  
10 vehicle. That's all I have to say.

11           CHAIRMAN HOOD: Thank you. Next.

12           MR. ROUSE: Hello. My name is Ronnie  
13 Rouse and I live at 3946 Second Street, S.W.  
14 I've been there for approximately 28 years and  
15 I believe that Covenant is actually tugging at  
16 your heartstrings by presenting a project that  
17 is well-needed.

18           Seniors obviously need someplace to  
19 stay. They need affordable housing. My  
20 concern is simply this: They're trying to stick  
21 a square peg in a round hole and it just doesn't  
22 fit.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1                   This is not the appropriate location  
2 for such a facility. That's all I have to say.

3                   CHAIRMAN HOOD: Okay. Thank you.  
4 Next.

5                   MS. JANIFER: Patricia Janifer. I  
6 reside at 3953 First Street, S.E. I've been  
7 there for approximately 10 years.

8                   I've also had the opportunity as a  
9 Metropolitan Police Lieutenant, to be the PSA  
10 manager for that area which was 706. It's now  
11 708.

12                   My experience with the church -  
13 actually, I am opposed to this. My main - one  
14 of the main reasons is the zoning and how that  
15 would affect our neighborhood, but also with the  
16 traffic.

17                   When they had the school there, it  
18 was a terrible traffic jam. A mess every day.  
19 It was not safe for the children that attended  
20 the school. It was not safe for the residents  
21 that live there.

22                   There were times when the ambulance

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 couldn't get back and forth because the street  
2 was so congested.

3           It is a very small street. And when  
4 there's parking on both sides, there's only one  
5 basic lane to go through. It will be a hazard,  
6 a serious hazard for all residents and for the  
7 seniors.

8           And with the parking issue, seniors  
9 do drive. I have conducted plenty of traffic  
10 stops on seniors. So, there will be more cars  
11 than the five spaces that they are allowing.

12           And then I didn't hear them speak  
13 about parking for the guests, because we all  
14 visit our senior family members and there will  
15 need to be parking for guests.

16           So, the other thing is where the  
17 building will actually be located, crossing for  
18 metro. There is no controlled crossing -  
19 crosswalk and that became a problem for the  
20 children. So, it will be a problem with the  
21 seniors also.

22           I mean, there were times when there

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 were almost accidents. We had to have officers  
2 there every day. But, you know, the officers  
3 couldn't stand in the middle of the street,  
4 because there is no control there.

5 So, that would be a hazard for them  
6 also. And that's all I have to say.

7 CHAIRMAN HOOD: Okay. Thank you.  
8 Next.

9 MR. ROBERTS: Can you hear me? Okay.  
10 Sorry. My name is Sherman Roberts. I'm a  
11 resident in Bellevue. My address is 3901 First  
12 Street, S.W. I live directly across the street  
13 where this project is supposedly being built.

14 I just want to say that I am opposed  
15 to this project. And I think that a lot of the  
16 facts about the traffic and the parking is wrong  
17 that a lot of those people who is representing  
18 the church testified to.

19 One of the ones I heard was about the  
20 14 spaces right now on the street. That's  
21 wrong. I don't know where she gets that from.

22 I am a Metropolitan Police Officer,

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 by the way. And I'm a residential officer that  
2 lives there and my police car is there. And the  
3 neighbors do come to me to complain. And I, of  
4 course, have to write infractions and  
5 violations, because the street is so big. It's  
6 not that it's small. It's incredibly small.

7 We've had problems in the past with  
8 people parking and blocking the fire hydrant. I  
9 even had a person park in my driveway right  
10 across the street from the church. And I'm  
11 talking about when they rented it out to the  
12 child - the charter school.

13 I had people put their cars right in  
14 the middle of the street, because they couldn't  
15 find any parking to run inside and get their  
16 children. They didn't want to park down the  
17 block, because there was no parking.

18 Another thing that I have is that I  
19 think they went about this wrong. They should  
20 have consulted with the homeowners.

21 We are taxpayers and taxpaying  
22 stakeholders in the community. I am probably

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 the youngest person and stakeholder to purchase  
2 a home in that community.

3 And I remember when they had a little  
4 makeshift meeting to ask what did we think about  
5 it and I was told to shut up, at the meeting and  
6 - because I was the only one that was opposed to  
7 it.

8 Of course Pastor Wiley, Christine  
9 Wiley, she approached me and wanted to apologize  
10 for one of the ANC's response to me. However,  
11 I didn't like it, and I was never given an  
12 opportunity to finish my opposition to this  
13 proposed building. However, I'm finishing it  
14 now.

15 So, as far as the traffic, it's not  
16 that big. When she said about 70 percent on  
17 First and Second Street, let's make that 125  
18 percent filled, period.

19 That's not including the weddings,  
20 the funerals, the other church having their  
21 function, regular people coming into the food  
22 bank.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1           There is no parking. I don't know  
2 where this parking is coming from. It is  
3 overloaded, period. There is no space.

4           And how I'm affected is because of  
5 the trash. I issued numerous violations in  
6 reference to parking and illegal dumping.

7           They dump trash right in the street.  
8 They dump their bottles, their McDonald's bags.  
9 They bring trash to the area, the noise. It's  
10 just ridiculous.

11           I moved in the area because it was  
12 a single-family home area. This is what I  
13 expected.

14           If I would have known that they was  
15 going to build an apartment building, yes, for  
16 seniors, that's fine, I understand, but if I  
17 would have known that, I would have never  
18 purchased in that area.

19           And I ask that the Board, I mean this  
20 commission here and chairperson to let it remain  
21 to be R-2 residential and not the R-5A zoning  
22 that they're asking for, for that reason.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 CHAIRMAN HOOD: Okay. Thank you,  
2 Officer.

3 MR. ROBERTS: And also - I'm sorry.  
4 Could I give you the -

5 CHAIRMAN HOOD: Give me your -

6 MR. ROBERTS: - petitions and the  
7 cards?

8 CHAIRMAN HOOD: You can pass them in.

9 MR. ROBERTS: Okay.

10 CHAIRMAN HOOD: Give the card to the  
11 court reporter, but you can pass the petitions  
12 in to Ms. Schellin. You can do that after we get  
13 finished here.

14 Okay. I want to thank you all for  
15 your testimony. Hold your seats.  
16 Commissioners, any questions?

17 Vice chair.

18 VICE CHAIR COHEN: Yes. Thank you,  
19 Mr. Chair. First of all, sir, I would never tell  
20 you to shut up. You're too big.

21 Also, you mentioned the word "they."  
22 They dump things. They throw things. Who are

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 "they" precisely?

2 MR. ROBERTS: The visitors to the  
3 school. You know, when they come to - when they,  
4 as the parents, come to pick up their children,  
5 they dump stuff out the window.

6 I should have taken pictures of this  
7 to show you the garbage, the bottles. They  
8 don't care when - because they don't live there.

9 And half of that church congregation  
10 don't live there. I don't know where they're  
11 talking about two-thirds of the church, but most  
12 of those cars that are parked in that area during  
13 church time has Maryland and Virginia tags.

14 How do I know? Because I ticketed  
15 them, you know, when they're in violation. Now,  
16 the strange part is it seems like people are in  
17 favor of telling people how to beat the tickets  
18 instead of how to solve the problem.

19 I'm doing that in reaction to my  
20 other neighbors here that comes to me, because  
21 I am a residential police officer and they're  
22 coming to me complaining about this.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1           They can't - the fire hydrant is  
2 blocked. If we have a fire in one of our homes,  
3 how are they going to - how the fire truck is  
4 going to get into -

5           VICE CHAIR COHEN: Well, let me just  
6 ask you then -

7           MR. ROBERTS: I'm sorry.

8           VICE CHAIR COHEN: - a follow-up  
9 question. There's not going to be a school  
10 there. There's going to be 30 senior citizens  
11 living there.

12           So, won't that eliminate the problem  
13 of garbage and dumping?

14           MR. ROBERTS: No. Because, one, the  
15 - what I'm worried about with the - it's like I  
16 said. I'm not opposed to senior living, because  
17 we definitely need that in the city and I can be  
18 on - I can wear one of those support signs. It's  
19 just the visitors.

20           Not only the visitors of the  
21 seniors, but also the visitors to that wellness  
22 center, where they're going to park.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1                   And then from what I read in the  
2 zoning report for the spaces that's underground,  
3 are they accommodating the visitors and all of  
4 the 30 residents that's going to be there?

5                   From what I understand, no. I want  
6 to know where these people are going to park and  
7 how I'm going to be affected, because I'm going  
8 to have to deal with those people.

9                   When these people leave to -

10                  VICE CHAIR COHEN: Sir.

11                  MR. ROBERTS: - go to Maryland -

12                  VICE CHAIR COHEN: That was -

13                  MR. ROBERTS: I'm sorry.

14                  VICE CHAIR COHEN: - your  
15 testimony.

16                  MR. ROBERTS: I'm sorry.

17                  VICE CHAIR COHEN: But I'm not going  
18 to tell you to shut up. I can say "thank you."

19                  (Laughter.)

20                  MR. ROBERTS: I'm sorry.

21                  CHAIRMAN HOOD: Okay. Any other  
22 questions up here?

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1                   COMMISSIONER TURNBULL: Yes. Is the  
2 parking on First and Second, is that open or is  
3 it RPP? It's not RPP, is it?

4                   MR. ROBERTS: No, it's open right  
5 now. It's not zoned. Anything, anybody can  
6 park there and mostly those are resident cars.

7                   We have more than one car -

8                   COMMISSIONER TURNBULL: Sure.

9                   MR. ROBERTS: - but the streets are  
10 very, very, very short, small. We cannot even  
11 hold during the congregation when they come -  
12 it's a nightmare. It's - and they don't care.

13                   They park anywhere. They park  
14 everywhere. The violations are crazy. Of  
15 course I don't ticket on Sunday, because, you  
16 know, that's church days.

17                   But all the other days when they have  
18 the food bank and people are coming to pick up  
19 the food, those people don't live in those  
20 immediate areas, First and Second Street.

21                   We live on First and Second Street  
22 and nobody has brought this to us, the

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 homeowners, the tax base homeowners, the  
2 stakeholders. Nobody has told us that.

3 Now, of course the ANC, I got after  
4 Teresa, you know. She should have met with me.  
5 She should have met with the other community to  
6 ask them what did they feel about this, but they  
7 did not.

8 I don't know if this is political,  
9 but I think they should have spoke with the First  
10 and Second Street residents and then got at least  
11 the input from them, and they did not.

12 CHAIRMAN HOOD: Okay. Thank you  
13 very much. Any other questions? Commissioner  
14 Miller.

15 COMMISSIONER MILLER: No, I don't  
16 have any questions. I just wanted to thank each  
17 of you for your testimony. I'm looking forward  
18 to the Applicant responding when they come back,  
19 to all of your concerns that you have raised.

20 I would just say that on the - is it  
21 Ms. Janifer?

22 MS. JANIFER: Janifer, yes.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1                   COMMISSIONER MILLER: Yes. On the  
2 issue of the crosswalks, this project does  
3 involve, as I understand it, and the Applicant  
4 can address it as part of their response to your  
5 concerns, but I understand that they will be  
6 introducing three new marked crosswalks  
7 including - looking at the deed out report, the  
8 project will also include three new marked  
9 crosswalks.

10                   One along the proposed driveway  
11 entrance, and two along Xenia Street to  
12 facilitate pedestrian crossing to First Street.

13                   The Applicant also will propose to  
14 construct ADA-compatible ramps to complete the  
15 missing connections along those three proposed  
16 crosswalks.

17                   I just wanted you to be aware of that  
18 if you weren't already.

19                   MS. JANIFER: Okay. And I was  
20 actually speaking of South Capitol Street where  
21 there is tremendous traffic in the bus stop  
22 that's located that would actually take you to

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 the downtown area.

2 CHAIRMAN HOOD: Okay. You know, and  
3 I'll make this personal, my church, too, is in  
4 Ward 1. I go to a Baptist Church, but I will say  
5 that we have the same issue.

6 Councilman Graham contacted me. I  
7 had tightened up the members of my church to do  
8 some things right and be respectful of the  
9 neighborhood.

10 And I will tell you all that what I'm  
11 going to do when the Applicant comes forward, I'm  
12 not saying who did what or who didn't do this,  
13 I think it's very important that Pastor Wiley,  
14 both Pastor Wiley and Pastor Wiley and the  
15 congregation, first of all, be respectful  
16 because you all live there.

17 I know they have bible study and they  
18 come in your neighborhoods and - but you have to  
19 be respectful.

20 And also - and I'm not saying they're  
21 not, but I think it would be good if the church  
22 and the community, you all be involved in that

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 meeting.

2 I don't know if you were at the ANC  
3 meeting. I know you were there and they told you  
4 to - I would like to say be quiet. I don't like  
5 to use the word "shut up."

6 MR. ROBERTS: Well, I'm just telling  
7 you what they said, you know, and she put her hand  
8 in my face.

9 CHAIRMAN HOOD: And one of the things  
10 that actually I heard also when I was going  
11 through the experience of representing my church  
12 and trying to balance things out was that the  
13 church members were using - well, I was told the  
14 church members, but I think you all are talking  
15 about the school, right? You're not talking  
16 about the church members.

17 You're talking about the church  
18 members?

19 GROUP RESPONSE: Yes.

20 CHAIRMAN HOOD: Oh. But anyway, one  
21 of the things is we need to balance that and we  
22 need to be respectful of the neighborhood.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1           And I'm going to tell you, Ms.  
2           Giordano, one of the things that I'm going to  
3           look at is I would like for you all, the pastor  
4           and whoever the officers are, to meet with this  
5           group here.

6           You all can pull it together however  
7           you need to do it and try to balance it. Because  
8           if it's not balanced, we'll balance it. At  
9           least I will.

10           I'm not sure where my colleagues  
11           stand with that. I think at least I know one of  
12           them stands with me.

13           I think it's very important that the  
14           congregations in this city, to make sure that  
15           they are respectful.

16           I'm not saying you're not. I'm not  
17           taking a side. What I'm just saying - and I  
18           basically told you what my experience was.

19           I go to a Baptist church, too, but  
20           mine is in Ward 1. And we worked out some things  
21           and we still - and I touch base with some of the  
22           community leaders constantly to make sure that

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 we're not coming in and infringing on their  
2 benefits, because I live in Ward 5.

3 I got to church in Ward 1. So, we  
4 have to balance that. We really have to balance  
5 that.

6 I'm not sure how my colleagues feel  
7 moving forward, but I think a meeting is in  
8 order.

9 I don't know if you all have had -  
10 have you all had a meeting?

11 MS. JANIFER: No.

12 MR. MORGAN: As long as I have lived  
13 there, I have known a couple of meetings. But  
14 here lately and the way this is going down about  
15 how the - we found this out really by a piece of  
16 paper laying the street, literally.

17 CHAIRMAN HOOD: Well, but you know  
18 what? That shows that the system is working.  
19 That came from this office, because that -

20 MR. MORGAN: No, it didn't come from  
21 this office. It was a letter that was written  
22 -

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1                   CHAIRMAN HOOD: You didn't see a  
2 placard or anything posted or --

3                   MR. MORGAN: I saw that three weeks  
4 ago.

5                   CHAIRMAN HOOD: So, that works. It  
6 worked.

7                   MR. MORGAN: We saw it at the post  
8 office. We didn't know that it was being - the  
9 area was being rezoned. We thought that they  
10 was going to work for the church.

11                   CHAIRMAN HOOD: Just for this PUD.  
12 The underlying zoning stays the same.

13                   MR. MORGAN: Right.

14                   CHAIRMAN HOOD: So, the underlying  
15 zoning stays the same just for this PUD to  
16 encompass the senior housing.

17                   But back to my initial point, and I'm  
18 looking at both the pastors and I'm sure they're  
19 going to give me their word, I'm not going to ask  
20 them to raise their hand, they're pastors, but  
21 I'm sure that they will work something out.

22                   Ms. Giordano, if you could take the

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 lead on that, at least I would and I'm sure my  
2 colleagues will probably join me. I'd like to  
3 see how we're going to mitigate some of those  
4 things if we go forward.

5 Okay. It will be a time to come up  
6 and have rebuttal and go back and forth. But I  
7 think at the end of the day as the gentleman here  
8 said - what's your name again?

9 MR. ROBERTS: I'm Officer Roberts.

10 CHAIRMAN HOOD: Officer Roberts. As  
11 Officer Roberts said, people go home and you all  
12 have to still endure. I understand that. I  
13 understand, believe me. I've been on both sides  
14 of the coin. I understand.

15 So, any other questions or comments?  
16 Ms. Giordano, you have any cross-examination?

17 Okay. I want to thank you all very  
18 much. And did you all provide the petition - oh,  
19 you're going to do that. Okay.

20 MR. ROBERTS: I think there's two  
21 different ones. And these are all the immediate  
22 First and Second Street that they didn't - where

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 do I -

2 CHAIRMAN HOOD: Let me just say this,  
3 Officer Roberts and others, be open to have a  
4 discussion. That's all I'm asking. Because  
5 I'd like for you all to come in and I'm not saying  
6 hold hands, but at least have something in place.  
7 Because at the end of the day, you all are going  
8 to be the ones that have to endure.

9 And the pastors already told me that  
10 they had the Good Neighbor Policy. That's what  
11 I heard.

12 So, I'm going to be expecting the  
13 Good Neighbor Policy when they come back. And  
14 I'm not saying they exactly said that, but I  
15 think they got the hint.

16 MR. ROUSE: They insinuated it for  
17 sure.

18 CHAIRMAN HOOD: Okay. All right.  
19 Thank you all very much. We appreciate it.

20 Ms. Giordano, do you have any  
21 rebuttal and closing? Witness cards to the  
22 court reporter.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 (Pause in the proceedings.)

2 CHAIRMAN HOOD: Ms. Giordano, do you  
3 have any rebuttal?

4 MS. GIORDANO: Yes, I think the  
5 pastors would like to have the opportunity to  
6 respond to some of the issues that were raised.

7 And to be clear, there was a school  
8 at this location before in the existing  
9 building, but it's been gone for some time. And  
10 what I heard was that a lot of the problems seem  
11 to relate to the school.

12 And I know I've had kids that parents  
13 don't, you know, are not going to park around the  
14 corner, you know, to pick up a child. And I'm  
15 sure that had a lot to do with double parking and  
16 that kind of thing, but I'm going to -

17 CHAIRMAN HOOD: Ms. Giordano, let's  
18 make no mistake about it. I specifically asked  
19 was it the church members.

20 I heard it over here in Ward 8 and  
21 I also heard it in Ward 1. And Ward 1 has nothing  
22 to do with it, but I specifically heard church

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 members.

2 MS. GIORDANO: Okay.

3 CHAIRMAN HOOD: Okay.

4 MS. GIORDANO: All right.

5 MS. WILEY: Okay. I appreciate the  
6 persons who came forward to share. And some of  
7 the things particularly that the officer  
8 mentioned, certainly I'm understanding what  
9 he's talking about.

10 Talking about the school during our  
11 summertime, we had some persons in our building  
12 for a summer program and they were throwing trash  
13 out the window. We had to put them out of the  
14 building within a two-week period of time. So,  
15 that certainly did happen.

16 We did also have two charter schools  
17 in that building and we realized that it did not  
18 work.

19 One of the things I think that could  
20 very well be helpful, we have been very much  
21 focused on serving the community.

22 And as I mentioned in my opening

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 statement, that our mission was very much to  
2 those who were marginalized and very much to  
3 those who were in need and we have focused on  
4 that.

5 We probably have not focused on the  
6 homeowners. Even though several of the  
7 homeowners are members of our congregation, we  
8 haven't so much focused on servicing those  
9 homeowners or perhaps even making sure that  
10 we're in good conversation with those  
11 homeowners.

12 What we have done with our  
13 membership is to be able to say to them that they  
14 need to be good neighbors and they need to make  
15 sure that they're respectful. And perhaps this  
16 is a way for us to have another open  
17 conversation, because it definitely is needed if  
18 indeed there are things going on where church  
19 members are being disrespectful to homeowners in  
20 the community.

21 I would not say that I'm aware of  
22 that. I am aware of some of the issues regarding

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 when the schools were there and when we had a  
2 summer program there, but our intention is  
3 hopefully to if we do get approval, to have an  
4 advisory council from the community so that they  
5 can help us particularly with the wellness  
6 center.

7 And of course also with the senior  
8 center if there's any recommendations that can  
9 come forward. So, we're certainly open and  
10 willing to work with them.

11 What I know is that there is merit  
12 on both sides. If you own a home and you have  
13 some concerns about what's going on around you,  
14 I have some empathy for that and I have some  
15 concerns about that myself.

16 So, I would want to see if we could  
17 meet each other right where we are to look at  
18 these issues.

19 Pastor Wiley, do you have something  
20 to say?

21 MR. WILEY: Well, I concur with that.  
22 We teach at our church that everyone is special

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 and that everyone is to be valued.

2 And we teach respect and treating  
3 each other as we would want to be treated. So,  
4 I must admit I'm a little bit surprised at some  
5 of what I've heard tonight, because I haven't -  
6 I haven't - I wish some of those persons if this  
7 was happening to them, that they would have come  
8 and spoken to me about it.

9 I've never - I haven't heard it. I  
10 haven't heard - some of those people I'm just  
11 seeing, you know, for the first time.

12 And of course I know that a lot, as  
13 you have said, a lot of that responsibility falls  
14 on us and I think this is an eye-opener for us.  
15 Perhaps there are some things happening that  
16 we're not aware of, but there's so much that goes  
17 on at that church.

18 And as I said in my opening  
19 statement, the church has been there for 68  
20 years. My family has played an integral role  
21 for 44 years. I've been pastor for 28 years  
22 along with my wife working together. We've been

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 co-pastors for nine years.

2 That's a lot of years. That's a lot  
3 of activities. That's a lot of people that we  
4 are serving based on what you've heard tonight.

5 And I would think that if all of this  
6 was going on at the level that we heard just now,  
7 that we - it should have come to our attention.

8 Not to say that there has not been  
9 some instances. I think my wife is correct.  
10 The school that we had first that my father  
11 organized, as I said, existed for 35 plus years.  
12 And that was a school that was run by us.

13 And mostly what I heard was how  
14 wonderful people felt it was that we were paying  
15 attention to the education of our children. And  
16 people from the community were bringing their  
17 children to the schools.

18 Now, as I mentioned also, the  
19 community changes over the years and some of  
20 these persons, you know, don't have as long a  
21 record in the community as some of the others.

22 But the community does change and so

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 it's incumbent upon us, I agree, to look at this.  
2 We don't want any ill feelings from any of our  
3 neighbors.

4 And I think my wife is correct that  
5 our focus on helping the least of these perhaps  
6 has not paid enough attention as perhaps we  
7 should. Although, many of those persons either  
8 are members of our church and have been members  
9 of our church.

10 But I think that as times go on and  
11 things change and the community gradually  
12 changes, that we need to renew those  
13 relationships and also begin anew with some of  
14 these people to build those relationships that  
15 haven't been there quite as long. So, that's  
16 one thing.

17 The other thing - so, the first thing  
18 I want to say is that I'm happy that we heard that  
19 tonight and I'm fully willing, along with my  
20 wife, to do what we can to heal whatever those  
21 feelings are, because that's not who we are.

22 We are not people who feel that

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 anybody should be mistreated or disrespected.  
2 And that's what we teach. And that's what we try  
3 to model. And that's what we try to practice.

4           Secondly, the issue about the  
5 parking, I will say that, yes, over the years -  
6 and I guess, you know, zoning has changed over  
7 the years.

8           When that church was built, it seems  
9 to me that at that time there should have been  
10 a requirement to have more parking than what we  
11 have. But ever since we've been there, that's  
12 the way it's been.

13           And so, the parking lot of the church  
14 can only accommodate a small percentage of the  
15 cars that sometimes are there. And so, we have  
16 to park in the community.

17           On Sunday, South Capitol Street,  
18 which is a main thoroughfare, is open for  
19 parking. And then Second Street where you have  
20 - one side of Second Street you have houses on.  
21 The other side is a park.

22           And so, there is a lot of parking

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 space on that other side that goes a long way down  
2 that street.

3 Usually when we have big events,  
4 somewhere in that community people can find  
5 parking.

6 And is it ideal? No, it's not, but  
7 we don't know how to deal with that in a way other  
8 than trying to work with the space that we have  
9 and to, again, try to be as respectful as we can  
10 of the neighbors.

11 Now, I've heard some reports of  
12 maybe a car parking, blocking a driveway. And  
13 sometimes when I'm in the pulpit on Sunday  
14 morning, I'll get a note. And sometimes it will  
15 say the license plate and somebody needs to move  
16 their car, etcetera.

17 And usually those people get right  
18 up and move, but recently I haven't heard too  
19 much about that recently.

20 So, when we had charter schools  
21 there, we had a little less control over the  
22 selection of the students and who was a part of

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 the program and monitoring that and regulating  
2 that, but those schools are no longer there.

3 So, what we're talking about now is  
4 as someone mentioned earlier, senior housing  
5 where we don't - we do not anticipate the number  
6 of vehicles that we used to have when we had the  
7 school.

8 But at the same time, we will  
9 continue to run the wellness program regardless  
10 of what happens tonight or as a result of our  
11 being here tonight. And we certainly are  
12 hopeful that the senior housing project will go  
13 forward, but we're still going to be - the  
14 problems that they're talking about are not  
15 really directly related, as I see it, to what we  
16 are here for, because the senior citizen housing  
17 seems to me to be a project that would alleviate  
18 some of what they're talking about.

19 It seems to me that what they're  
20 talking about are the fact that we are a church  
21 that is committed to serving the least, the last,  
22 the lost and the left out. And we will continue

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 to be committed to that.

2 But as we do that, we also realize  
3 that we must be more sensitive to how what we do  
4 impacts our neighbors.

5 CHAIRMAN HOOD: Ms. Giordano, let's  
6 see if there are any questions of the pastors.  
7 Any questions?

8 VICE CHAIR COHEN: Just a comment.  
9 Maybe we need to keep 22 bicycles.

10 (Laughter.)

11 CHAIRMAN HOOD: Let me just say this,  
12 Pastors. I can tell you that I know it can be  
13 worked out. Like I said, I've known both sides.  
14 I've helped work it out. So, I know it can be  
15 done. It's just a matter - and I know both of  
16 you are committed to at least having that  
17 discussion.

18 And one of the things I did want to  
19 comment on, what I found in my personal  
20 experience at my church is that years ago people  
21 in my area, they used to walk to church. They  
22 didn't ride the bicycles, but they used to walk

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 to church.

2 And things have changed now that  
3 people have moved out in the suburbs. So, now  
4 they drive. So, to me, that was a difference  
5 that we had to work out.

6 But we worked some things out and I  
7 can tell you that if we were able to work it out  
8 over in Ward 1, you all definitely can work it  
9 out over here. It should definitely be able to  
10 work out.

11 Okay, Ms. Giordano -

12 COMMISSIONER TURNBULL: Mr. Chair, I  
13 just have, I mean, sort of a comment also after  
14 what we just heard.

15 I think a lot of the things that we  
16 heard from the last panel didn't really come out  
17 previously in the early part of the hearing.  
18 And I don't know whether the traffic analysis is  
19 flawed or the investigation hasn't been done to  
20 meet with the neighbors to realize the impact of  
21 what the existing conditions are whether it's  
22 the wellness center or any of the other programs,

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 but it sounds like you've got people on First and  
2 Second Street that are really impacted by what's  
3 happening now.

4 And if the programs are going to  
5 continue and even attract more people and try to  
6 reach more people, there needs to be a parking  
7 management solution.

8 Someone has got to sit down and  
9 analyze this. Someone has really got to put,  
10 you know, put their foot on the pedal here and  
11 step up the pace and meet with these people and  
12 really analyze what's going on in the  
13 neighborhood.

14 And I think the impacts are  
15 significant. I mean, you've got an officer here  
16 who sounds like he's very tolerant. And I think  
17 he has done his best to try to point some things  
18 out and he's given out tickets and - but I think  
19 we have to really look at this.

20 I mean, this whole traffic  
21 management, the parking management, the  
22 analysis of the streets, the width of the streets

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 and what's going to happen, emergency vehicles,  
2 those are significant life safety elements that  
3 if somebody can't get down the street to help  
4 somebody who is in a house who is sick or injured,  
5 we have an issue.

6 And I think as the Chair had said,  
7 you're going to need a meeting with everyone and  
8 really look at this and try to work something  
9 out.

10 MR. WILEY: If I could just say one  
11 other thing also, and I appreciate that, it was  
12 said by one of the opponents that we should have  
13 built across the street.

14 We tried to build across the street.  
15 We tried to - we tried to acquire that property.  
16 We were unsuccessful.

17 And then it was said that we should  
18 - the church that's there now, that we should  
19 have bought that church.

20 We tried to buy that church and we  
21 were - we were unsuccessful. I won't go into the  
22 details of why.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1           The person who owns the vacant  
2 property that sits between our church and the  
3 other church, we tried to see if we could acquire  
4 that property, but we were unable to. So, it's  
5 not that we just have our eyes closed to what's  
6 going on around us.

7           And we wanted to be helpful to senior  
8 citizens. And so, as a last resort, we said,  
9 okay, since we can't - we are not able to be  
10 successful finding property elsewhere, then we  
11 will use our own property to construct the senior  
12 housing. And that's what we tried to do.

13           So, I don't want people to think that  
14 we have just allowed these other properties to  
15 go, but we have earnestly tried to increase the  
16 area that we can control, have sight control over  
17 so that we could do a better job of managing some  
18 of these problems that we're talking about.

19           COMMISSIONER TURNBULL: Well, thank  
20 you, Pastor Wiley, for those comments.

21           MS. GIORDANO: In conclusion, I think  
22 notwithstanding what the pastors have said, this

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 is an appropriate location for the senior  
2 housing.

3 Office of Planning has found that to  
4 be the case. The Department of Transportation  
5 has found that to be the case. And the issues  
6 that surround the church activities and impact  
7 with parking and the wellness center is, as the  
8 pastors have indicated, that's the status quo  
9 and that's going to continue in the future.

10 The primary issue here is what the  
11 negligible impact will be with the senior  
12 housing, but it's a PUD. The PUD includes the  
13 church and it's relevant what the impact of the  
14 church and their current activities are.

15 So, I think pastors have indicated  
16 that they are more than willing to sit down with  
17 the neighborhood. We're happy to do that and  
18 report back to you as to whether there is  
19 something that we can bring out of that meeting  
20 that would alleviate some of the current  
21 impacts.

22 And I don't know exactly how you want

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 to proceed with that. Obviously, we need to  
2 leave the record open, I guess, to do that.

3 How much time do you think -

4 CHAIRMAN HOOD: Are you - is that your  
5 -

6 MS. GIORDANO: I think that's it.

7 CHAIRMAN HOOD: Any other follow-up  
8 questions? Let me just say this: I'm glad to  
9 hear you say that was relevant, because it is.

10 We look at impacts. That's key to  
11 how we look at land use, anyway, the impacts of  
12 a project.

13 Again, I'm going to stress this: I  
14 know it can be worked out. I know it.

15 COMMISSIONER MAY: I do have a couple  
16 of follow-up questions. What's the actual  
17 seating capacity of the church?

18 I know you talked about how many you  
19 typically have in there, but what's the actual  
20 -

21 MR. WILEY: It's about - the total  
22 capacity is about 440.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 COMMISSIONER MAY: 440.

2 MR. WILEY: Uh-huh.

3 COMMISSIONER MAY: Okay.

4 MS. GIORDANO: I believe the pastor  
5 said it was 200 to -

6 COMMISSIONER MAY: I understand what  
7 he said about who normally come, but there's an  
8 actual seating capacity, right?

9 I mean, the fire marshals come in and  
10 said this is how many people fit here, right?  
11 And that's 440.

12 Because that's, I think, the number  
13 that's relevant if, in fact, you have to provide  
14 parking for all of that or if you need relief from  
15 parking requirements, it would be that number.

16 The second thing is we didn't talk  
17 about this, but have you given thought to how you  
18 will manage the parking? I mean, I know it's  
19 five spaces for housing and 18 for the  
20 churchgoers.

21 So, how are you going to - are you  
22 going to only put up five spaces for tenants and

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 then anybody else is going to be out of luck?

2 MS. WILEY: We have given thought to  
3 that.

4 COMMISSIONER MAY: Okay. So, how is  
5 that going to be managed?

6 MS. WHITE: So, the five spaces would  
7 be available, I guess, on a first come first  
8 serve basis to the, you know, allocated to  
9 certain residents who live there.

10 Any others would not be able to park  
11 there, because the other spaces -

12 COMMISSIONER MAY: Are going to be  
13 reserved for churchgoers.

14 MS. WHITE: Yes.

15 COMMISSIONER MAY: Okay.

16 MS. WHITE: And so, and that would be  
17 managed, the spaces for the church, during  
18 church activities by having someone outside.

19 COMMISSIONER MAY: Okay. And  
20 currently how many staff people actually park in  
21 the parking lot on a regular basis or on a Sunday?

22 MR. WILEY: Well, we have four - we

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 only have four spaces that are reserved for  
2 staff. And that's the two pastors and our  
3 trustee and deacon chair. And also, we have a  
4 handicap space as well.

5 So, we don't have a large staff.  
6 And sometimes -

7 COMMISSIONER MAY: But you don't have  
8 a lot of parking either. I'm just trying to  
9 figure out how the numbers worked out. That's  
10 fine. You answered my question.

11 So, the last question I have was  
12 about following up on what someone mentioned  
13 before about the rollout of the trash for pickup.

14 So, the plan is that the dumpsters  
15 will get rolled out from that parking bin,  
16 parking pen or whatever.

17 MS. GIORDANO: Yes.

18 COMMISSIONER MAY: And get picked up,  
19 more or less, at the street.

20 MS. GIORDANO: Yes.

21 COMMISSIONER MAY: Okay. So, that  
22 really, really makes me want to know why that

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 can't be done within the building and rolled out  
2 from the garage particularly when you think  
3 about the distance that the trash has to travel  
4 from the building, from the church, because  
5 you're talking about it being what serves the  
6 church.

7           And it's got to come out, it's got  
8 to go down an elevator and out the garage door  
9 and up a slope, or it's got to go out the back  
10 door through the corridor and all the way around  
11 to the bin.

12           I mean, it's a circuitous path for  
13 the trash to get to where it's going to sit until  
14 it gets picked up whereas if it were in one of  
15 those storage areas in the garage, it would be  
16 close to where everybody could get to it easily.

17           And it may be a little bit harder to  
18 get it picked up, but it just - it's such a - I  
19 think it's consumptive of space, but it also is  
20 going to ruin the experience for people who are  
21 in the courtyard. It's going to ruin the  
22 experience for neighbors and it's going to

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 increase the likelihood you're going to wind up  
2 with trash in the neighborhood from just getting  
3 your trash to the place where your trash gets  
4 held for pickup.

5 MS. WHITE: Can I just say that I  
6 think that it can be rethought? Initially when  
7 we were planning this, we were trying to  
8 accommodate trash offsite. Because of some  
9 earlier coordination with DDOT, they suggested  
10 that it go offsite.

11 And so, then, as we continued to  
12 coordinate, we decided we didn't want to reverse  
13 maneuvers back.

14 And so, I think that this can be  
15 rethought a little bit now that we're not backing  
16 into that area.

17 CHAIRMAN HOOD: Any other questions?

18 Okay. Ms. Schellin, have you come  
19 up with some dates - well, first of all, I guess  
20 we -

21 MS. SCHELLIN: Should we go over the  
22 list?

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 CHAIRMAN HOOD: What we need first,  
2 okay.

3 MS. SCHELLIN: Okay.

4 CHAIRMAN HOOD: You guys are trying  
5 to push me out here to the football game. I know  
6 what's going on.

7 (Laughter.)

8 MS. SCHELLIN: I believe Mr. Turnbull  
9 would like for them to submit an 11-by-17 set of  
10 plans.

11 Commissioner May asked them to look  
12 at the trash enclosure area with regard to the  
13 retaining wall to see if there's something that  
14 they can do about that area as far as the slope.

15 COMMISSIONER MAY: Well, I think they  
16 need to look at the retaining wall and they have  
17 to look at how they handle trash generally.

18 MS. SCHELLIN: And do you want them  
19 to still look at using brick for the retaining  
20 wall in the front instead of the CMU?

21 COMMISSIONER MAY: Other materials.  
22 Some discussion or exploration about materials.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 MS. SCHELLIN: Yeah, I think later on  
2 Commissioner Cohen asked them to look at all of  
3 the material. So, that may cover that.

4 You asked them to look at shortening  
5 the ramp.

6 COMMISSIONER MAY: Yes.

7 MS. SCHELLIN: Both Commissioner May  
8 and Cohen were concerned about the aluminum  
9 cornice.

10 The curb radius seems too wide.  
11 Take a look at that, Commissioner May.

12 COMMISSIONER MAY: Yeah, uh-huh.

13 MS. SCHELLIN: Commissioner Miller  
14 asked what the existing height versus the future  
15 height of the building is.

16 Commissioner Hood asked for signed  
17 CBE and first source agreements by final action.

18 Commissioner Cohen asked if they  
19 would revisit all of the materials. So, I think  
20 that covers everything as far as materials so  
21 that they use the best possible materials.

22 OP is going to check with the zoning

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 administrator to find out whether the church is  
2 grandfathered in with regard to parking and  
3 whether the wellness center has any parking  
4 requirement, because it seems that there's none  
5 being provided for that.

6 ANC 8D will provide a letter  
7 authorizing Mr. Jordan speaking this evening.  
8 And Commissioner Hood asked that the Applicant  
9 meet with the community to try to address the  
10 issues in opposition that were brought up this  
11 evening.

12 COMMISSIONER MAY: Mr. Chairman, can  
13 I add?

14 CHAIRMAN HOOD: Sure.

15 COMMISSIONER MAY: I've looked at the  
16 letter that we actually received from 8D and I  
17 don't believe that it has the necessary  
18 information to be given great weight.

19 CHAIRMAN HOOD: 8D?

20 COMMISSIONER MAY: Yeah.

21 CHAIRMAN HOOD: Okay.

22 COMMISSIONER MAY: So, I mean, maybe

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 somebody else wants to look at that and confirm  
2 that, but I'm concerned that if they're going to  
3 go through the trouble to get us a letter, it  
4 ought to be a letter that is demonstrative of all  
5 of the requirements for consideration of great  
6 weight.

7 MS. SCHELLIN: Okay.

8 CHAIRMAN HOOD: Okay. Thank you,  
9 Commissioner May.

10 COMMISSIONER MAY: Sure.

11 CHAIRMAN HOOD: Any other points?  
12 Again, I can't stress the meeting. That's very  
13 important. I'm probably going to look at that  
14 first.

15 Okay. Any other comments?

16 MS. SCHELLIN: I think Commissioner  
17 Turnbull has something.

18 CHAIRMAN HOOD: Commissioner  
19 Turnbull.

20 COMMISSIONER TURNBULL: Well, I  
21 think - I'm really concerned about the traffic  
22 analysis and the parking.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 I think you may need to revisit and  
2 get a really accurate picture, because it sounds  
3 like car counts and parking in this neighborhood  
4 has been totally undervalued and we have some  
5 serious issues and I don't think it's been  
6 accurately presented.

7 And I really want a study done that  
8 really analyzes where people - especially on  
9 Sundays, you know.

10 On Sundays, where do people park,  
11 you know, and what 's happening on these streets?

12 Are alleys, I mean, are driveways  
13 being blocked? You know, how much is the  
14 neighborhood being impacted? I want to know.

15 And the only other thing is that I  
16 think you said you'd get rid of the parking sign  
17 over the garage entrance. Thank you.

18 CHAIRMAN HOOD: Okay. Anything  
19 else?

20 MS. SCHELLIN: As far as - did you  
21 have something else, Commissioner May?

22 CHAIRMAN HOOD: Anybody else? Do

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 you have anything?

2 COMMISSIONER MAY: No.

3 MS. SCHELLIN: Okay. As far as  
4 dates, it sounds like we may be looking at the  
5 December meeting in order to meet with the  
6 community.

7 So, shooting for the - going from the  
8 December meeting to allow enough time to meet  
9 with the community and everything, our December  
10 meeting is December 9th. So, working back from  
11 that to allow enough time for everything to be  
12 done.

13 If we could have those documents  
14 submitted by November 18th and responses from  
15 the ANCs - and, Commissioner Hood, I wanted to  
16 ask if the last group that was up here, if you  
17 wanted to pick someone to respond back about the  
18 community meeting, maybe Mr. Roberts, I believe  
19 Office Roberts, if he wanted, because the  
20 Applicant obviously is going to provide a report  
21 on their community meeting.

22 Usually we allow somebody even

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1       though they're not a party -

2                   CHAIRMAN HOOD: Let me do this: Let  
3 me ask, Officer Roberts, you and somebody else  
4 if you all could work on something in the  
5 response after you all have that meeting, that  
6 would be very helpful. So, you'll take the  
7 lead. So, that will be open to us and he will  
8 be speaking for the -

9                   MS. SCHELLIN: He will be the only  
10 one, yes. Okay. So, I'll expect him to - so,  
11 he'll have the opportunity to respond just like  
12 the ANC to the response back on that issue only.

13                   So, that would be due November 25th.  
14 All filings are due by three o'clock p.m. to be  
15 submitted online through ISIS. And then draft  
16 findings, facts, conclusions of law would also  
17 be due by November 25th, three o'clock p.m. And  
18 once again we'll take this up at the December 9th  
19 meeting.

20                   CHAIRMAN HOOD: Are we all on the same  
21 page?

22                   VICE CHAIR COHEN: Yeah, I just

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 wanted to concur with Commissioner May that the  
2 ANC 8D letter needs to be expanded.

3 CHAIRMAN HOOD: Okay. Anything  
4 else? Ms. Schellin, do we have anything else?

5 MS. SCHELLIN: No, sir.

6 CHAIRMAN HOOD: Ms. Giordano, are we  
7 all on the same page?

8 MS. GIORDANO: Yes.

9 CHAIRMAN HOOD: Okay. So, I want to  
10 thank everyone for your participation tonight  
11 and this hearing is adjourned.

12 (Whereupon, at 9:50 o'clock p.m.,  
13 the hearing in the above-entitled matter was  
14 adjourned.)

15

16

17

18

19

20

21

22

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)