

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission

Public Hearing

Case No. 15-16 [MRP 600 RI, LLC., and B & R
Associates First Stage PUD and Consolidated Planned
Unit Developments at Square 3629, Lots 7, 813, and
814 ("Property").]

6:36 p.m. to 10:36 p.m.
Thursday, May 19, 2016

Jerrily R. Kress Memorial Hearing Room
441 4th Street, N.W., Suite 220 South
Washington, D.C. 20001

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1 Board Members:

2 ANTHONY HOOD, Chairman

3 MARCIE COHEN, Vice Chair

4 PETER MAY, Commissioner

5 ROBERT MILLER, Commissioner

6

7 Office of Zoning:

8 SHARON SCHELLIN, Secretary

9

10 Office of Planning:

11 JOEL LAWSON

12 KAREN THOMAS

13

14 DDOT:

15 RYAN WESTROM

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P R O C E E D I N G S

CHAIRPERSON HOOD: Okay. Good evening, ladies and gentlemen. This is the public hearing of the Zoning Commission for the District of Columbia. Today's date is May 19th, 2016. My name is Anthony Hood. Joining me are Vice Chair Cohen, Commissioner Miller, Commissioner May.

We're also joined by the Office of Zoning staff, Ms. Sharon Schellin, Office of Planning, Mr. Lawson, Ms. Thomas, District Department of Transportation, Mr. Westrom.

This proceeding is being recorded by a court reporter. It's also webcast live. Accordingly, we must ask you to refrain from any disruptive noises or actions in the hearing room, including the display of any signs or objects. Notice of today's hearing was published in the D.C. Register and copies of that announcement are available to my left on the wall near the door. Again, we are located in the Jerrily R. Kress Memorial Hearing Room.

The hearing will be conducted in accordance with 11-DCMR-3022 as follows, preliminary matters, applicant's case, report of the Office of Planning, report of other government agencies, report of the ANC. In this case it's 5E. Organizations and

1 persons in support, organizations and persons in
2 opposition, rebuttal and closing by the applicant.

3 The following time constraints will be
4 maintained in this meeting. The applicant has up to
5 60 minutes, organizations five minutes, individuals
6 three minutes.

7 The Commission intends to adhere to the time
8 limits as strictly as possible in order to hear the
9 case in a reasonable period of time. The Commission
10 reserves the right to change the time limits for
11 presentations if necessary, and notes that no time
12 shall be exceeded. All persons appearing before the
13 Commission are to fill out two witness cards. We ask
14 that you do that in advance before coming up. These
15 cards are located to my left on the table near the
16 door. Upon coming forward to speak to the Commission
17 please give both cards to the reporter sitting to my
18 right before taking a seat at the table.

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

25 The decision of the Commission in this case

1 must be based exclusively on the public record. To
2 avoid any appearance to the contrary the Commission
3 requests that persons present not engage the members
4 of the Commission in conversation during a recess or
5 at any time.

6 The staff will be available throughout the
7 hearing to discuss procedural questions. Please turn
8 off any and all electronic devices, put them on
9 vibrate at this time so as not to disrupt these
10 proceedings.

11 Would all individuals wishing to testify
12 please rise to take the oath? Ms. Schellin, would
13 you please administer the oath?

14 MS. SCHELLIN: Yes. Please raise your right
15 hand.

16 [Oath administered to the participants.]

17 MS. SCHELLIN: Thank you.

18 CHAIRPERSON HOOD: Okay. At this time the
19 Commission will consider any preliminary matters.
20 Does the staff have any preliminary matters?

21 MS. SCHELLIN: Yes, sir. The first
22 preliminary matter we have is we have a party status
23 request in opposition from the Edgewood West Group.
24 It's represented by Alicia Dickerson.

25 CHAIRPERSON HOOD: Okay. Any other

1 preliminary matters?

2 MS. SCHELLIN: Do you want to do that one
3 first?

4 CHAIRPERSON HOOD: No, let's just call them
5 all because I want to do that one.

6 MS. SCHELLIN: Okay. And then we have some,
7 the applicant has proffered some expert witnesses.
8 There's two that the -- I'm sorry, three that the
9 Commission has previously approved, and there's one,
10 originally they had Federico Olivera-Sala. But
11 instead of proffering him as an expert they want to
12 proffer Dennis Connors. In his place, Mr. Connors
13 will not be testifying but he'll be available for
14 questions. Mr. Sala will be the one who will be
15 testifying.

16 CHAIRPERSON HOOD: Okay. Let's take up those
17 two. Let's do the party in opposition, colleagues.
18 See if this comes up. What exhibit is that again,
19 Ms. Schellin. Anybody know right off?

20 UNIDENTIFIED SPEAKER: Thirty-three.

21 CHAIRPERSON HOOD: Thirty-three. Thank you.

22 Okay. This is a request and Ms. Alicia
23 Dickerson is the -- with Edgewood West. If we look
24 at number 5, the following additional items that
25 demonstrate how Edgewood West would likely be

1 affected, air and light, traffic and transportation,
2 quality of life. To me that's more like the general
3 public, but they also represent some of the
4 neighbors. So I would be inclined, Edgewood West
5 members are within 400 feet of the development, which
6 I guess is West of 4th Street. So I think they are
7 uniquely affected since they are collectively doing
8 it as a collective group. So, but let me open it up
9 for discussion and see what the discussion is.

10 MS. COHEN: Mr. Chairman.

11 CHAIRPERSON HOOD: Yes.

12 MS. COHEN: I would concur with your decision
13 to allow them to be a party in opposition. A number
14 of the members are also within 200 feet of the
15 development. It kind of surprises me that the
16 applicant did not, because these are such general air
17 and light, traffic, transportation, quality of life.
18 These are items that should minimally be covered when
19 they meet with these groups so I'm kind of surprised
20 that it's an outstanding issue. But I concur with
21 your decision to grant them party status.

22 CHAIRPERSON HOOD: Okay. Anybody else?
23 Commissioner May?

24 MR. MAY: No, I think that's perfectly fine.
25 I do have a question. I mean, are all of the

1 residents west of 4th Street?

2 [No audible response.]

3 MR. MAY: Okay. I saw nods yes.

4 CHAIRPERSON HOOD: Are they all west of 4th
5 Street?

6 MR. MAY: Yeah.

7 CHAIRPERSON HOOD: I mean, I saw it in here.
8 I wasn't sure all of them were west of 4th Street.

9 MR. MAY: Well, that's what I was asking
10 because I have -- because --

11 CHAIRPERSON HOOD: Well, if you saw a nod.

12 MR. MAY: I saw nods in the audience, so --

13 CHAIRPERSON HOOD: Okay.

14 MR. MAY: -- I'm going to assume that.

15 CHAIRPERSON HOOD: So the nods will confirm
16 they're all west of 4th Street. So they remember the
17 Maverick Room. But anyway, what else? Anybody else?

18 Okay. So we all concur. I don't think we
19 need a motion it. Well, I'll move that we give
20 Edgewood West, represented by Ms. Alicia Dickerson
21 party status in opposition in this case and ask for a
22 second.

23 MS. COHEN: Second.

24 CHAIRPERSON HOOD: It's been moved and
25 properly seconded. Any further discussion.

1 [Vote taken.]

2 CHAIRPERSON HOOD: Ms. Schellin, would you
3 record the vote?

4 MS. SCHELLIN: Yes, sir. Staff records the
5 vote four to zero to one to give Edgewood West party
6 status and in opposition, Commissioner Hood moving,
7 Commissioner Cohen seconding, Commissioners May and
8 Miller in support, Commissioner Turnbull not present,
9 not voting.

10 CHAIRPERSON HOOD: Okay. I'm going to ask
11 Ms. Roddy if she would come to the table because I
12 want to talk about the next issue that we have, Mr.
13 Connors. And we're not going to be long-winded with
14 any of this. I think we can start getting into the
15 case.

16 Good evening, Ms. Roddy.

17 MS. RODDY: Good evening.

18 CHAIRPERSON HOOD: Mr. Connors, you're
19 substituting your other architect, the other
20 gentleman for Mr. Connors who is going to be doing
21 the presentation.

22 MS. RODDY: Mr. Olivera-Sala will be doing
23 the presentation. Mr. Connors helped and assisted in
24 the preparation of the plans and he oversaw the
25 preparation of the plans and he's a registered D.C.

1 architect. And so we are proffering him as being
2 part of the plan preparation as the expert in this
3 case.

4 CHAIRPERSON HOOD: Is he going to be
5 providing testimony?

6 MS. RODDY: He'll be available for answers.

7 CHAIRPERSON HOOD: Okay. Thank you.

8 Commissioners, I am not inclined to give him
9 party status with somebody else doing the
10 presentation. Even though I know they were --

11 MR. MAY: Expert status. Not party status.

12 CHAIRPERSON HOOD: What did I say? Party
13 status? Well, it's all the same thing to me. Okay.
14 It's running together. Okay. Expert status.

15 But let me open it up. I don't want to --

16 MR. MAY: Well, I mean, I think it certainly
17 makes sense to me that we would defer on that unless,
18 you know, we have questions that he has to field. I
19 mean, if he's going to -- it seems to me that if he's
20 going to be offering testimony, that's one thing.
21 But if he's just available for questions, I mean
22 typically we don't even take those up. So I wouldn't
23 take it up, you know, unless for some reason we feel
24 that we need to have his testimony, in which case we
25 can reconsider the question.

1 CHAIRPERSON HOOD: Okay. I would concur and
2 let's move in that direction. Any objections to that
3 format? Okay.

4 MS. RODDY: May I ask the Commission if they
5 would consider accepting Mr. Olivera-Sala as the
6 expert architect? And his resume was submitted in
7 our April 29th submission.

8 MR. MAY: So I think he does have substantial
9 experience, but I think that one of the things that
10 we've tried to -- a standard we've tried to hold in
11 the last few years has been that if somebody is going
12 to be testifying as an expert in a given field we
13 would expect to see that they are registered as a
14 professional in that field. And I mean, it's a --
15 we're just trying to be consistent about that.

16 CHAIRPERSON HOOD: Okay. All right. Again,
17 we'll listen to his testimony and we know how to
18 weigh.

19 Okay. The only other thing that I have --
20 any more preliminary matters?

21 MS. SCHELLIN: No, sir.

22 CHAIRPERSON HOOD: Okay. Ms. Roddy, you can
23 bring your team up. Only other thing, I think we're
24 going to rearrange the schedule. I understand we
25 have some deadlines, some people need to make some

1 other appointments. So what I'd like to do is do the
2 applicant's case and then cross-examination by the
3 ANC and the party in opposition, and then after that,
4 before I go to the Office of Planning and DDOT, we
5 will hear from the Chair of ANC 5E, and then we'll
6 come back to Office of Planning and DDOT, in that
7 order because I think the Chair has some other
8 obligations this evening.

9 MR. MAY: When do we ask --

10 CHAIRPERSON HOOD: I'm sorry? Oh, yeah,
11 well, we're going to do that, the same thing. But
12 then I'll bring the chair up before we go to Office
13 of Planning. We'll ask our questions right after the
14 application, presentation.

15 Okay, Ms. Roddy. You all may begin.

16 MS. RODDY: Thank you. Good evening. My
17 name is Christine Roddy and I am land use counsel
18 with MRP, the applicant in this planned unit
19 development application. And we are here this
20 evening seeking approval of a planned unit
21 development on 13 acres of land at the Rhode Island
22 Avenue Metro Center, Metro station.

23 The property is currently used as a strip
24 shopping center with surface parking. The center,
25 located in the northeast corner of the intersection

1 of 4th Street and Rhode Island Avenue, is separated
2 from Rhode Island Avenue by a significant grade
3 change. It is set back from the avenue and it's
4 really not readily visible from the avenue because of
5 the setback and grade change and there's also a large
6 retaining wall.

7 The proposed development furthers many
8 District objectives, such as integrating the site
9 better with the existing community, extending the
10 urban street scape, providing public open spaces,
11 providing density at transit nodes, and providing
12 neighborhood serving retail.

13 The project includes nine buildings, and they
14 will stretch from 4th Street on the west, to the
15 Metropolitan Branch Trail on the east. Three of
16 these buildings, Buildings 1A, 1B, and 5B, have been
17 submitted for a consolidated PUD approval. The
18 remaining buildings have been submitted for approval
19 of a first stage PUD.

20 The property is located in the C-3-A Zone
21 district and we are not seeking a map amendment with
22 this application. In fact, the density that's being
23 proposed is significantly less than what would be
24 permitted as a matter of right in a C-3-A Zone
25 district.

1 The proposal is consistent with the
2 property's medium density residential designation on
3 the future land use map of the Comprehensive Plan.
4 It is also consistent with ULI's reenvisioning Rhode
5 Island Avenue analysis from 2014, as well as the
6 Diamond in the District Small Area Plan. In fact,
7 the Small Area Plan actually calls this sub area out
8 as appropriate for medium to high density
9 development, making the 90-foot heights and the 3.6
10 FAR entirely appropriate.

11 We are here this evening with the support of
12 both the Office of Planning and the District
13 Department of Transportation, and I did just want to
14 run through a few things. We are providing -- we are
15 complying with all the requests that DDOT had in
16 their report. And that includes the traffic signal
17 at 3rd and Rhode Island Avenue, as well as the
18 electric car charging stations.

19 And the other thing I'll note is that the
20 loading for Block 5B, which we'll discuss, will be
21 provided from an internal alley once Block 5 is fully
22 built out. And again, that response to a comment in
23 both the OP and DDOT reports.

24 Finally, I will mention that we submitted a
25 construction management plan this afternoon. And

1 that construction management plan is identical to the
2 one we submitted on April 29th, with one exception.
3 And that's on page 5 with respect to pedestrian
4 circulation. And we added language to that section
5 to confirm that through access on the trail, the
6 Metropolitan Branch Trail, will be maintained
7 throughout construction.

8 We have received a lot of positive feedback
9 and support from the community on this project and I
10 think that that's evidenced from the records, the
11 letters in the record. And these letters are from
12 individuals invested in the community as well as the
13 Metropolitan Branch Trail.

14 We have worked closely with the abutting
15 property owner to the north to resolve many of their
16 comments, and they have submitted a letter of
17 conditional support in the record and they're here
18 this evening to testify.

19 Unfortunately, as you know, we are not here
20 this evening with the support of the ANC. We
21 negotiated the benefits and the amenities package
22 with Commissioner Williams, and she has dedicated a
23 lot of time on this, but unfortunately we are not
24 able to reach a resolution.

25 Nevertheless, MRP is willing to honor the

1 proffer that they proposed to Commissioner Williams,
2 so the benefits and amenities package that they are
3 proposing this evening includes all of the benefits
4 and amenities that were negotiated with Commissioner
5 Williams.

6 This package is an updated package from the
7 one that we submitted in the April 29th submission.
8 And we'll discuss it this evening but I want to bring
9 the Commission's attention to one significant item,
10 and that's the affordable housing component. The
11 applicant has agreed to increase or decrease the
12 level of affordability for the required units so that
13 50 percent of the required units will be available to
14 families with an annual income of 50 percent AMI.
15 The remaining 50 percent will remain at 80 percent
16 AMI.

17 This project has made a lot of progress since
18 it was set down last November. And that is the
19 result of a lot of collaboration with DDOT, OP,
20 Commissioner Williams, and we appreciate everyone's
21 time on it. We are excited to present to the
22 Commission this evening and we have four witnesses.
23 We have Michael Skena, who will testify on behalf of
24 MRP. We have Don Hoover, is an expert in landscape
25 architecture. We have our architect, project

1 architect, Federico Olivera-Sala, and we also have
2 Erwin Andres. We also have Scott Delgado, who is the
3 civil engineer who is available for questions. And
4 with that I will turn to Mr. Skena.

5 CHAIRPERSON HOOD: Can you stop the clock for
6 a moment, Ms. Schellin?

7 Ms. Roddy, I just have a quick question and
8 maybe in their presentation they can elaborate on
9 this. Is Marlboro Street near the site?

10 MS. RODDY: No. No.

11 CHAIRPERSON HOOD: Okay. What about Kenyon
12 Street?

13 MS. RODDY: No.

14 CHAIRPERSON HOOD: Okay. I see a lot of
15 letters in here which concerned me last night, from
16 outside the area. And they're form letters. And
17 they're mostly letters of support. Now, I do know we
18 have a letter from Mr. Todd and others, but that I
19 can tell you right now, that concerns me. When it's
20 all right, O Street, it's alright for other people to
21 weigh in. But I'm looking for that support right
22 around that neighborhood, and I don't see the record
23 with that. But you all can comment as you go with
24 your presentation.

25 But you made the point and I want to make

1 sure that, when I see Kenyon Street and O Street, I
2 been living around here a long time and I don't
3 remember those streets being around that area, unless
4 they just moved them there last night.

5 MS. RODDY: No, I understand. And I can
6 respond to that. I believe that most of those
7 letters were submitted, and Ms. Cort is here to
8 testify this evening and she can speak to that on
9 behalf of the Coalition for Smarter Growth. And
10 these are people who are involved with the
11 Metropolitan Branch Trail as I mentioned.

12 There are several letters from people who do
13 live in that area, and businesses who are in that
14 area, including the Rhode Island Main Streets, an
15 individual who lives on Everett. And we can cull out
16 the other letters that are just about, but there are
17 some that from the immediate area.

18 CHAIRPERSON HOOD: All right. Thank you.

19 MR. SKENA: Good evening, and thank you to
20 Chairman Hood and the members of the Zoning
21 Commission. My name is Michael Skena. I'm the Vice
22 President of Development at MRP Realty, and I'm a
23 D.C. resident. I live at 317 L Street Southeast.

24 At MRP our leadership team has been working
25 together in the Mid-Atlantic region in various

1 capacities for the last 25 years. We've been
2 actively involved in the entitlement, development,
3 and construction of over 9,000 residential units in
4 the region, including 1,400 in the last three years.
5 We have another 4,000 units and 400,000 square feet
6 of retail in our pipeline. In fact we've recently
7 delivered the Elevation, a 400-unit building at the
8 corner of New York Avenue and Florida Avenue in NoMa.

9 MRP is based in D.C., and we are committed to
10 doing what's right for this community.

11 I want to give a brief history of the site
12 and a background on how we became involved in the
13 project. From the 19th Century until today, the use
14 of this land has followed D.C.'s growth from a small
15 federal district, to one of the most dynamic cities
16 in the U.S. As the property transitioned, first from
17 farm land, then to country estate, then to industrial
18 and distribution, and then finally to a suburban
19 style shopping center.

20 In 1984 the site was developed into a grocery
21 anchored strip center by the Bernstein and Rosenstein
22 families. When the shopping center was completed it
23 was, at the time, state of the art, and it provided a
24 modern automobile oriented shopping experience for
25 folks in Northeast D.C.

1 Around the same time the Rhode Island Avenue
2 Metro Station opened in 1976, but it was also
3 originally commuter oriented. However, the District
4 continued to make investments in the area around this
5 Metro station, including the Rhode Island Place
6 Shopping Center, Rhode Island Row, the Metropolitan
7 Branch Trail, and the pedestrian bridge over the
8 tracks to the Metro station.

9 Over time, as the city has become
10 increasingly more dense, it was obvious to all that
11 the time had come for the land to change use and
12 configuration once again. During this intervening
13 time, as Christine mentioned, several plans have been
14 put forth outlining the potential redevelopment of
15 the property from a large surface parking lot to a
16 lively mixed-use property. The so-called Rhode
17 Island Avenue Diamond of the District Plan produced
18 by the Fenty administration in 2010 and passed by
19 council in 2011, and the 2014 ULI Technical
20 Assistance Report, quote, "Reenvisioning Rhode Island
21 Avenue," sponsored by OP and the Metropolitan
22 Washington Council of Governments, both recommended a
23 mixture of residential and commercial buildings of
24 appropriate height and scale to replace the shopping
25 center.

1 When the Bernstein family asked us to become
2 involved in the project in 2014 we closely reviewed
3 these plans, met with members of the community,
4 district agencies, and other stakeholder agencies, to
5 create a market oriented design that would allow us
6 to address the change in grade, reconnect, or connect
7 the street grid, improve mobility across the
8 neighborhood, and phase the construction of the
9 project to allow for financing and absorption.

10 The plan that we present before you today has
11 a striking resemblance to those earlier studies and
12 achieves many, if not all of the design goals
13 outlined in them.

14 The project sits on 13 acres and is located
15 adjacent to three major transportation arteries, the
16 Metro Redline, the Metropolitan Branch Trail, and
17 Rhode Island Avenue. Because of these advantages the
18 site is ideally located for medium density
19 development, meeting the demand for additional
20 housing and commercial space, while supporting an in-
21 fill oriented smart growth paradigm to support the
22 District's sustainable development goals.

23 If there is any place in the District that we
24 should be building taller or denser, it must be close
25 to our Metro and our major bicycle routes.

1 As you can see, we are proposing 1.7 million
2 square feet of development for an FAR of 3.6. The
3 maximum height requested for all buildings is 90
4 feet. In totality we will construct 1,450 units and
5 approximately 300,000 square feet of retail across
6 nine buildings and six new city blocks, build over
7 several phases as the market allows.

8 In addition, we are completing the street
9 grid, not recreating it since it was never built
10 originally, reducing the difference in grade between
11 the site and Rhode Island Avenue, which is another
12 accident of history, to allow for a more porous and
13 accessible neighborhood, and completing a 10-foot
14 wide dedicated cycling lane from the MBT to the 4th
15 Street bike lanes.

16 We are introducing pedestrian access to the
17 north and to the west, increasing the amount of
18 pervious surface from four percent currently to 35 --
19 excuse me, 35 percent, planting hundreds of trees,
20 and creating over an acre of publically accessible
21 green space, half of which is devoted from our
22 property, and half of which is redeveloped from the
23 existing DDOT right of way.

24 Our retail plan is centered around three
25 major anchors, a full service grocery store anchoring

1 the western side of the property, and a full service
2 gym and a first run movie theater anchoring the east.
3 The area around the Rhode Island Avenue Metro Station
4 is already considered a regional shopping destination
5 and this project will only serve to solidify its
6 prominence. We intend this development to be a
7 neighborhood serving project for all of Northeast
8 D.C., and our merchandising mix will reflect a
9 combination of retailers, restaurants, and service
10 providers that meet the needs of the entire
11 neighborhood.

12 As our consolidated PUD request, Phase 1 of
13 the project includes 450 units and 55,000 square feet
14 of retail in three buildings. We will return to the
15 Zoning Commission of course, to process to a stage 2
16 application for the remaining phases in time.

17 Importantly, the first phase will begin at
18 the MBT, here, and allow us to build the dynamic
19 plaza and the publically accessible green space,
20 creating a new community center, gathering in event
21 space and improving the safety of the MBT. We will
22 work with the community to manage this space as we
23 enlarge and improve the existing green space around
24 the trail to allow for even more community driven
25 events like the recently held 5K, and like the movie

1 nights.

2 Phase 1 will also include a full service gym,
3 a retail user thus not present in Northeast D.C., as
4 well as a myriad of restaurants and community serving
5 retailers. In addition, the current retailers of
6 Forman Mills, Judy's Beauty, Big Lots, and Save-a-Lot
7 will remain in phase 1.

8 The site, as Christine mentioned, is
9 currently zoned C-3-A, which allows for a maximum FAR
10 of 4.8 and height of 65 feet. Our only substantive
11 ask in this PUD process is for additional height up
12 to 90 feet. We believe the height is appropriate
13 given the location adjacent to major transportation
14 facilities. We are not asking for additional
15 density. In fact our density is 670,000 square feet
16 less than the allowable density by right.

17 We believe that building taller, slightly
18 taller, allows us to create a more inviting ground
19 floor plane, with substantial green space, sidewalks,
20 bike lanes, outdoor seating, et cetera. In exchange
21 for this flexibility we are proposing a robust
22 community benefits and amenities package.

23 This package was prepared in consultation
24 with the community, with the ANC, and with District
25 agencies. The benefits and amenities package

1 represents a holistic view of the community and
2 touches many aspects, including transportation,
3 safety, construction management, nonprofit, schools,
4 and yes, affordable housing. This is a project that
5 is physically knitting the community together, and
6 this benefits and amenities package addresses many of
7 the larger issues that could stand in the way of this
8 project and this neighborhood's continued success.

9 In terms of what we've proposed, we have two
10 pedestrian access staircases from our site to
11 Edgewood Commons. One staircase will be located on
12 the eastern end of the property and will allow
13 Edgewood Commons residents easy access to the MBT and
14 Metro, saving them, I believe, about eight to 10
15 minutes of walk time.

16 The second staircase will be located on the
17 western end of the property for pedestrians coming
18 from the north and the west. Both staircases will be
19 designed for seniors and for those with limited
20 abilities with features like a six and a half inch
21 solid backed rise, an 11-inch tread, and various rest
22 areas with benches to allow for easy walking.

23 The new access points will be proffered in
24 conjunction with an enhanced security plan to ensure
25 that the increase in permeability in the neighborhood

1 will not result in an increase in crime. Our
2 security plan outlines key places for additional
3 lighting, security cameras, an MPD substation in our
4 building closest to the trail, and the route of a 24-
5 hour security patrol around the site.

6 In addition to these important pedestrian
7 access improvements, we've also proposed improvements
8 to bike infrastructure. Along the MBT our plan
9 includes a realignment away from the Metro stairs to
10 reduce pedestrian and bicycle conflicts, new signage
11 and way finding according to the plan outlined by the
12 NoMa Bid, improved lighting, and \$10,000 to improve
13 the sidewalk access from the MBT to Franklin Street,
14 just north of our site.

15 We're also proposing two emergency call boxes
16 with security cameras on top. One at the new
17 intersection with Bryant Street and the public plaza,
18 and another at the MBT's intersection with 8th
19 Street.

20 In addition to the improvements along the MBT
21 we are proposing a new, as I said, a 10-foot grade
22 separated bike lane that will connect the MBT with
23 the 4th Street bike lanes. And to promote bicycle
24 sharing and the use of alternative transportation, we
25 are funding the installation and first year of

1 operating expenses for a Capital BikeShare station
2 adjacent to the MBT and Metro stairs.

3 For automobile traffic improvements we have
4 worked with DDOT on localized problem spots, like the
5 construction of a new signal at 3rd and Rhode Island,
6 and the reconfiguration of the intersection at 4th
7 and Rhode Island to improve safety. We are proposing
8 a realigned traffic signal at 4th and Bryant to
9 create a new entrance to the development and a new
10 combined drive aisle in the project's Northwest
11 corner with Edgewood Commons, aligning with Channing
12 Street. This new combined drive aisle and proposed
13 signal was designed in consultation with the adjacent
14 property owners, CPDC, ANC 5E-02, and residents of
15 Edgewood Commons.

16 We've also agreed to a construction
17 management plan that with the community that states
18 that construction traffic must exit the site from
19 Rhode Island Avenue. And we promise that through
20 access to the MBT, through the MBT, and to the
21 pedestrian Metro pedestrian bridge will not be
22 impeded during construction.

23 In addition we are planning to build the new
24 pedestrian staircase to Edgewood Commons on the
25 eastern side of the property first, as part of the

1 first thing we do in order to maintain access to the
2 MBT and the Metro Bridge, from those coming from the
3 north and west during construction. Alternatively
4 access to the Metro can be obtained via Rhode Island
5 Avenue.

6 We've also heard that community -- from the
7 community, that art is important. Particularly the
8 existing mural along the back retaining wall of the
9 site, and the mosaic along the Forman Mills Wall on
10 4th Street. We have agreed to retain, restore, or
11 replace in kind, both works of art.

12 Other community benefits that were negotiated
13 directly with ANC 5E were \$200,000 for a job training
14 program targeting Ward 5 residents, and \$10,000 for a
15 small business engagement program run by a local Ward
16 5 communications group in order to attract Ward 5 and
17 D.C. small businesses to the construction work and to
18 the new retail space. We're committing to fund a
19 once a week handicap accessible shuttle for seniors
20 at Edgewood Commons in partnership with Seabury
21 (phonetic) and the District Department on Aging,
22 \$50,000 to support several local nonprofits that
23 serve the Edgewood Commons community, and \$16,000 for
24 a scholarship program for Ward 5 residents.

25 In addition to the monetary contributions

1 we've agreed to allow ANC 5E-02 to use common areas
2 in our residential buildings for public meetings, and
3 to give them a membership in our proposed co-working
4 space in Building 5B.

5 Finally, in regards to affordable housing,
6 our initial proposal at setdown was eight percent at
7 80 percent AMI. Responding to your comments and to
8 comments from OP and the community, we changed our
9 proposal to six percent at 80 percent AMI, and two
10 percent at 50 percent AMI, as I believe you saw in
11 our last submission.

12 Since then, believing that we could reach an
13 agreement with the ANC on a comprehensive community
14 benefits and agreement package, we compromised at
15 four percent at 80 percent AMI, and 4 percent at 50
16 percent AMI, despite the immense cost to the project.
17 Unfortunately, the ANC chose to vote against us on
18 Tuesday. However, we will still honor our
19 commitment.

20 I'd like to end my portion of the testimony
21 by giving a brief overview of our community outreach
22 activities. Overall, we have met with the community
23 in a public setting over 15 separate times and have
24 had countless other phone calls, individual meetings
25 with stakeholders, e-mails exchanges, et cetera.

1 We've also met with Councilmember McDuffie's office
2 on several occasions, the Office of Planning, DOEE,
3 DDOT, and a joint agency meeting in January. We also
4 reached out to CPDC, the owner of Edgewood Commons,
5 in order to discuss the project with them and with
6 their residents.

7 Before we submitted our PUD last July, we met
8 several times with the then commissioner of ANC 5E-
9 02, Christy Love-Davis, and the Edgewood Civic
10 Association. Unfortunately, after the initial
11 meeting all subsequent attempts to contact
12 Commissioner Davis, whether through phone, e-mail, or
13 text, were unreturned. In fact we had an SMD meeting
14 scheduled with Commissioner Davis last July that was
15 canceled by her on the day of.

16 In light of this absence of leadership we had
17 to devise other ways to hear from the community and
18 we decided to cast a wide net. We continued to meet
19 with the Edgewood Civic Association. We also met
20 with the Eckington Civic Association, with the
21 Brentwood Civic Association. I reached out to all of
22 the commissioners of the ANC 5E in order to introduce
23 the project and solicit their feedback, and met with
24 several of them one-on-one. I was even invited to
25 speak at the SMD meeting for ANC 5E-10, the SMD

1 that's just to the west of our site.

2 At the same time we were meeting with as many
3 local businesses and stakeholders as we could. In
4 December we sponsored an outreach event with the
5 Rhode Island Avenue Main Street organization in which
6 we sent postcards to every single person in ANC 5E-02
7 and 5E-10, asking them to both attend the event with
8 these local vendors, and to come by to hear about our
9 project. Over 1,000 people showed up.

10 In January and February of this year two
11 positive changes occurred. One, I was able to make
12 contact with the local development lead for Edgewood
13 Commons at CPDC, allowing me to directly discuss the
14 project with them as owners and with their residents
15 as a part of their monthly networking night. And
16 two, Commissioner Davis was relieved of her position
17 as ANC Commissioner, and was replaced by Patricia
18 Williams.

19 Excited to finally have an engaged
20 representative of the ANC we immediately called
21 Commissioner Williams when we heard the news, and we
22 set up a meeting. Since then we have met with
23 Commissioner Williams many times and presented in
24 front of her SMD on four separate occasions.

25 On the last occasion, on April 18th, the

1 majority of the attendees at the SMD meeting voted to
2 support the project. We understood that Commissioner
3 Williams still had some concerns, so we continued to
4 work with her on detailing the specifics of the
5 benefits. These negotiations took place over the
6 course of a month and we believed we had reached an
7 agreement on this past Tuesday, the night of the ANC
8 meeting.

9 Unfortunately, the ANC did not vote in favor
10 of the project on Tuesday night, citing concerns over
11 affordable housing, and unfortunately we were not
12 able to meet a resolution.

13 Overall the public outreach program has
14 resulted in significant changes to the plan. The
15 introduction of pedestrian staircases, improvements
16 to the security of the site and the MBT, and an
17 enlarged public space on the western half of the
18 project, a larger green space along the MBT, a
19 construction plan that minimizes impacts to the
20 Edgewood Community, a combined drive aisle with
21 Edgewood Commons, lowering of AMI levels for IZ units
22 and significant contributions to nonprofits that
23 support the neighborhood.

24 The community engagement has been long,
25 thorough, and significant to the delivery of the plan

1 that we put before you today. While we can't be all
2 things to all people, we do believe that this package
3 represents the culmination of 11 months of honest and
4 direct outreach and engagement. Thank you for your
5 time this evening.

6 MR. HOOVER: Good evening, Mr. Chairman, good
7 evening Commissioners. My name is Don Hoover with
8 Oculus. We're the landscape architects working on
9 the project, and I am going to walk you through some
10 of the site design ideas. I think Michael covered a
11 lot of things pretty thoroughly so I'm going to try
12 to make this as brief as I can.

13 So the first image is really just sort of
14 setting the context, the site, again, 13.3 acres
15 highlighted in yellow. Rhode Island Avenue to the
16 south, 4th Street to the west, Edgewood Commons to
17 the north, and the Metropolitan Branch Trail to the
18 east.

19 These are a few images of the site and some
20 of the surrounding properties, including the silos at
21 Rhode Island Avenue. The church on Rhode Island
22 Avenue, and then of course the Metropolitan Branch
23 Trail bridge and staircase.

24 Many things -- there's many things, of
25 course, that influence the design of the project, but

1 there are two things that I think are worth noting.
2 What I would consider site features. One of course
3 is the bridge across Rhode Island and the fact that
4 the staircase and ramp land sort of centered right in
5 our project. And then the mural wall that Michael
6 mentioned. It's really quite an amazing element.
7 And from the start of the project we did what we
8 could to save portions of it, and really bring it in
9 to the -- as a center piece to the public spaces.
10 And that's highlighted in red on the diagram.

11 This diagram, the urban fabric diagram is
12 really illustrating how we've adjusted our street
13 grid to tie into the urban fabric of the surrounding
14 neighborhood with two connections on Rhode Island and
15 adjustments to the streets to tie into Bryant and
16 Channing Street.

17 The diagram in the upper left, I think, kind
18 of summarizes the big idea of the project, which is a
19 central retail street with two significant public
20 spaces, one at the east, at the Metropolitan Branch
21 Trail, and also another significant public space at
22 our main entry off of -- or on access with the entry
23 from Rhode Island Avenue.

24 The rest of the diagrams are really
25 circulation, so it shows you how the vehicular

1 circulation, the service, the parking, pedestrian
2 circulation, we talked about the connections to the
3 neighborhood, and then in the lower right the cycle
4 circulation, and Michael described the connection
5 from the branch trail to 4th Street. We've met
6 several times with DDOT and OP and talked about the
7 trail to try to get it as useful as possible. And
8 one of the suggestions was to have a connection
9 through our plaza space from the trail, which you see
10 indicated on the diagram. And we'll show you in more
11 detail in later slides.

12 So this is the overall site plan. Again,
13 we've got Bryant Street, what we're calling Bryant
14 Street as the major retail street. Significant
15 public space right here, as well as significant
16 public space at the end of Bryant Street, and then
17 the park space along the trail.

18 This illustration has two plans on it, the
19 current proposal which is at the bottom, and the PUD
20 submission initial filing that you saw last fall. So
21 I just wanted to point out a few of the things. Some
22 of the comments we heard from you all, and also
23 comments that we heard from staff and what we've
24 changed since the last plan that you saw.

25 The first one is the public space that's

1 located to the east. And I'm kind of circling where
2 that's at, right here. You can see how, I think the
3 comment was that it was not really much of a public
4 space, so we probably, I don't know, tripled the size
5 of that public space.

6 We also, dealing with -- talking with DDOT,
7 this Channing Street realignment so that we combined
8 Edgewood Commons there, their entry road with our
9 road and aligned that with Channing Street.

10 We also removed a curb cut for Block 4, down
11 here, which was something that was requested by the
12 city. We also made modifications to Block 2B, and
13 Block 5B, and then there were some comments made
14 about the street being a little bit monotonous in the
15 initial filing and so we made adjustments to how the
16 buildings laid out. The buildings pinch at some
17 locations, they open up in other locations, creating
18 these sort of little niches along the streetscape.
19 And of course ending with the improved public plaza
20 space. Thank you.

21 As has been said several times, the grades on
22 the project are very challenging. We have about, I
23 think it's 40 feet of grade change across the site
24 from north to south. We've got an additional, I
25 think, 35 feet from our project up to Edgewood

1 Commons, which is the 157 elevation that you see.
2 All the numbers that you see in black are existing,
3 and the red is the proposed. So just to highlight
4 that you can see that we're cutting seven feet here
5 and we're cutting 14 feet here.

6 So the idea is that the entire site is being
7 brought down so that accessibility to Rhode Island is
8 improved, as well as we're now making our site flush
9 with the trail. If you were to walk out there today
10 you'd stand on the trail and you'd walk up a hill
11 side that's about 10 feet tall along that edge. So
12 we're trying to make the whole thing more accessible.

13 We did a preliminary site lighting plan and
14 in a nutshell it's basically doing street lighting
15 with feature lighting at the major public spaces,
16 which is this plaza space here, as well as this
17 entire public space along here. Then there's,
18 working with DDOT, there's going to be a new lighting
19 system along the trail. And then we also want to up
20 light and feature the mural wall that's located along
21 the back of the property, as well as right there.

22 So this is our phase 1 plan. Again,
23 everything from this street to the east is going to
24 be built in its permanent condition, including all
25 the public space for the eastern plaza, and all the

1 improvements to the park. Everything from this
2 street to the west is all interim treatments. We did
3 reconfigure the parking lot to make a better street
4 from 4th to the project. Right now this is all
5 openings into the parking lot and we've limited that
6 to two openings and allowed us to add many, many
7 trees to the project.

8 So the public plaza space, which again is a
9 major piece to this in terms of public amenity, we
10 see this as having very nice paving. We're going to
11 be introducing an interactive water feature. There
12 will be public seating, there will be outdoor café
13 spaces. This is a curbsless street through this zone
14 so it makes it very flexible for -- pardon me, for
15 public events if we decided to close the street.

16 And this is the view into the plaza space;
17 this being the Metropolitan Branch, the bridge
18 connection across Rhode Island.

19 We talked a lot about the park space. I
20 think that at one point there was some concern about
21 this being remote, and so we're trying to illustrate
22 that this is really part of a bigger system. This is
23 the connection up at 8th Street. So that's where it
24 goes from on-street to off-road trail system.

25 The connection from Edgewood is here. The

1 bridge connection, the staircase, lands right here.
2 The ramp system connects right here.

3 And then the question was asked, well, what's
4 going to happen in this park; how is it going to be
5 used? And so there's a series of diagrams that
6 illustrate what could be possible. This is the
7 everyday uses. There's lawn spaces that are going to
8 be very flexible that could be used for Bocce or Yoga
9 or it's certainly large enough for volley ball. We
10 also see an opportunity for pop-up retail on private
11 space along this street. And then within the plaza
12 we've got the interactive water element.

13 Then special events, there are a number of
14 events that the community currently has going on at
15 this location. We would you know, embrace those,
16 continue them, and hope to program more events for
17 the space. This diagram is really illustrating that
18 if we were to pack it full of tents, those are 10
19 foot by 10 foot tents, and that's how that would be
20 organized.

21 The parking and service for the buildings is
22 located down here, so the idea is that we can close
23 the street at this location and at this location,
24 have this entire thing as a public event space.
25 Again, the mural wall is right there and would become

1 a big part of that.

2 Entertainment, we're envisioning, and in fact
3 I think they have movies out there right now and we
4 would want to continue that with the expanded park
5 space, as well as the potential for music and other
6 types of entertainment to take place in the park and
7 in the streets.

8 Art in the Park, there's the trail sculptures
9 that you see on this image are existing and we would
10 propose to relocate those and spread them out, and
11 add others. Again, we want to feature the existing
12 mural wall. There's also an opportunity to introduce
13 another mural on the existing parking garage that
14 faces the park space. And perhaps other artwork as
15 well.

16 Just to be very clear about what's on our
17 property and what's on the DDOT property, and the red
18 line that you see right here is our property line.
19 So all of these improvements that we would be making
20 are on DDOT property, and everything on this side of
21 the line is our property.

22 The connection to Edgewood Commons, which has
23 been talked about a number of times, last time you
24 saw this I think it was quite a bit smaller and we've
25 zoomed in on it and began to detail it. It does have

1 a bike trough for folks, but in the diagram in the
2 lower right what you see in orange is what we're
3 constructing. So it's got a very broad, I think it's
4 almost 40 feet wide, the staircase that lands in the
5 park, and we see that as, you know, amphitheater
6 seating, hangout space, and then the stair case goes
7 up the hill and up to Edgewood Commons.

8 The exact location of where this lands at
9 Edgewood, we still need to coordinate that with
10 Edgewood Commons and I think advice from DDOT as
11 well.

12 Lastly, the planting, just to highlight a few
13 things. The new trees that are going to be planted
14 on the site are 206 trees. The GAR requirement for
15 this project is .25 and we are providing .379, so
16 that's a significant overage. And then of course the
17 idea of planting native and naturalized plans,
18 especially along the trail, is our goal. Thank you.

19 MR. OLIVERA-SALA: Good evening. Thank you
20 for hearing the case. Thank you, Mr. Hood and
21 Commissioners.

22 My name is Federico Olivera-Sala. I am with
23 SK&I Architecture.

24 When we started the design of this project we
25 carefully walked the site and walked the surroundings

1 and we noticed that there's a quite amount of
2 industrial buildings in and along the tracks. So we
3 thought that there's a lot of value in those
4 buildings that we want to enhance, and also kind of
5 pay an homage to that industrial era that happened at
6 that time. So we thought that we can create
7 something that is rooted in the neighborhood by
8 bringing that aesthetics into the project.

9 This is the site plan, first floor level at
10 the full buildout. And what we wanted to show on
11 this slide is we're trying to create obviously as
12 everybody said, create a lot of porosity in the
13 project, extend the street grid, and activate the
14 first floor plane with a lot of active uses.

15 And in order to achieve that we want to -- we
16 are requesting for flexibility on the first floor to
17 trade uses, whether it is residential or retail, we
18 want to have that flexibility. What you see in
19 hatched, in red hatched, is where we would like to
20 trade if there's a tenant that will take that space.
21 So we want to create the ideal scenario for the
22 retail environment to thrive. So that's the
23 intention behind creating flexibility on all the
24 buildings at the first floor level. We want to have
25 the ability to move the entry points for the

1 residential to allow a better retail, if the retailer
2 requires.

3 This is the massing. And when we started the
4 design of the building we purposely start at the core
5 of the project, and for us the core of the project is
6 the footsteps of the trail and the Metro. So, we
7 started with these two buildings, the buildings that
8 you see here, sitting right in front of Metro stairs,
9 and wanted to work those two buildings designed to be
10 working in conjunction or together if you will. We
11 shape them as a funnel. They have a V shape section
12 that kind of draws the people, draws people into the
13 site and out to the Metro.

14 And we always thought that these two
15 buildings had to work together in terms of
16 architecture. They need to talk to each other.

17 Along the process we incorporated the
18 building 5B, which is the building over here. And in
19 this case we took a different approach. I'm going to
20 go further into the details on that. But I think we
21 can disengage the aesthetics of this one, create a
22 new dialog that also speaks into the industrial
23 theme, but also creates a different architecture at a
24 different entrance of the project. This is located
25 at the other entrance on Rhode Island Avenue.

1 Part of the request of flexibility, we are
2 also asking the potential reconversion from parking
3 garage to retail if the retail requires to expend its
4 operations. So we're thinking of using this area,
5 this section of this building for a full service gym.
6 And if it requires to have more space into the ground
7 we want to have the ability to do so.

8 Same thing here, this is a section of the
9 retail that faces Rhode Island while all this portion
10 is buried into the ground. We would like to have the
11 ability to extend the retail into the parking space.

12 This is intermediate level. These two
13 buildings are connected underground by garage. This
14 is in detail, the first floor of these two buildings,
15 Building 1A and 1B. And as you can see the hatched
16 area is the area that we are asking for some
17 flexibility, whether we change it -- we keep it as
18 residential or we turn it into retail.

19 This is the typical floor above two
20 buildings. This is -- what is highlighted in color
21 are the IZ units. As you can see they are well
22 distributed and also facing into the courtyard and
23 outside, the same way that residential -- market rate
24 units are.

25 This is the roof plan and first I want to say

1 that we are complying with penthouse regulations.
2 And we are introducing green roof in this building,
3 which is not very common for these size projects.
4 This is a stick-built project, and we are embracing
5 green roof in this type of buildings, and we also
6 creating an open terrace amenity on this building,
7 that you will see in other slides and renderings.

8 This is Building 1B. The design of these
9 buildings, since we wanted to make them talk to each
10 other, we generate them starting from a simple grid
11 that generate the structure behind the facades. And
12 that structure is revealed in certain locations to
13 add interest.

14 In this case this building is inspired in
15 those industrial frame buildings, and the structure,
16 it appears as a background behind it and on the side
17 to create a corner element.

18 As you can see here, the way the two
19 buildings dialog is they use similar elements, using
20 in opposite colors and in different locations. Where
21 in the building on the right, the grid-like structure
22 which is at the background and on the top levels, on
23 the building on the left it takes a more prominent
24 location and it's highlighting the corner.

25 In building on the right we introduce a new

1 element, which is the element that you see in the
2 corner. That is basically how we're -- the amenity
3 space and the terrace activities on the roof, and
4 also creates a demarcation for the location of the
5 entries, and the entrance to the residential
6 building.

7 Here you can see how the two buildings talk
8 to each other. They have similar systems but in
9 different articulations. And since one building is,
10 it's downhill, it looks more lower in relationship
11 with the other one. And the articulation of that
12 grid system, it's more prominent location in the
13 corner, where on the other one is more of a
14 background plane.

15 The difference with the building on the right
16 and building on the left, the building on the left we
17 want to create a different identity in terms of
18 industrial building. This refers more to the more
19 punch window type industrial building, like Camden
20 Yard for example. So those buildings that have
21 smaller windows with highly articulated brick
22 details.

23 This is the same building that you saw on the
24 left, but this is the Rhode Island side. This
25 building has a great challenge that needs to deal

1 with a huge high differential. The side goes up
2 about 10 feet, 12 feet. So we create -- we introduce
3 a new element to this building to breach that grade
4 differential. So we created that base of the
5 building that has build out of very heavy stone. And
6 we took that idea of inspiration, I would say, from
7 buildings that were built along the tracks,
8 industrial buildings that were along the tracks that
9 feature a lot of stone. So we thought that this
10 theme, we'll again, next to the building to the
11 tracks, I think it has a relationship with that
12 industrial era.

13 This building, what it does, it features a
14 two-story retail on Rhode Island and one-story retail
15 on Bryant Street, the loop around the two buildings.
16 So what you see here, this is a two-story expression.
17 And then this perfectly matches the level on the
18 other side of the road.

19 This is the -- we're going to start talking
20 about Building 5B. And the intention of these
21 buildings really to create a truly mixed use
22 building. So this is the garage level, it's fully
23 underground. This is stuck within the grade because
24 there's slope, so the frontage on Rhode Island here
25 will have full frontage, and then here is half buried

1 because of the grade.

2 But I said true mixed use building is we are
3 adding a new component to this building that the
4 other two building doesn't have; don't have. Sorry.
5 It has an office component. So on top of residential
6 and retail, now we have an office component.

7 This is a mezzanine level to give proper
8 height to the office and retail. And then this is
9 the office level. We are giving a terrace to expand
10 uses for the office users, and then residential
11 levels on top of it. And what you see in color
12 again, those are the highlight IZ units.

13 In this building what we did, we felt there
14 was an opportunity to create a setback on that top
15 floor, and change the articulation of the building
16 completely. And you will see in the perspective what
17 I'm referring to.

18 In the roof we also did the same. In that
19 setback we introduce a new element that also talks
20 about the industrial era of the glorious era of all
21 industrialization. And again, we are embracing green
22 roof. And again, all our penthouse structures are
23 complying with the proper setbacks.

24 So what you see here is clearly a building
25 that identifies as an industrial, but also creates

1 this sort of effect that reminds you of the old
2 factories that need to borrow light, because they
3 were very long, so they need to borrow light from the
4 sky. So this sort of effect adds interest to the
5 building, talks about the industrial era, but also
6 creates a nice identifier to the building, because
7 this is our presence on Rhode Island Avenue.

8 What you see here is clearly expressed in the
9 façade, how those uses stack on top of each other.
10 You see the retail floor highlighted with canopies
11 that kind of reminds you of all those warehouses that
12 have really long canopies, like Macys in New York,
13 that has all the black canopies.

14 And then you have this second story level,
15 which is the office, and you can see the different
16 articulation in the windows that kind of expresses
17 the change of use. And then the highly articulated
18 window system for the residential users above.

19 These are a pallet of materials that we're
20 planning on using, and we located the materials in
21 the back for you to take a look. We're using really
22 high quality materials.

23 What happened? Something is wrong. Can you
24 stop the clock for a second? Something is wrong,
25 they are not showing up.

1 MS. RODDY: We provided slides that perhaps
2 we could refer to those.

3 MR. OLIVERA-SALA: Okay. I'm sorry. I don't
4 know what happened.

5 So I want to go quickly. These are the
6 future phases. So Block 2, A and B, is what you see
7 in the drawings, if you have the pages with you.
8 What is highlighted is the different uses. We've
9 split this block into two. One will harbor retail
10 and a theater, and the other one will be retail and
11 residential.

12 We requested the 90 feet and also -- for all
13 the buildings. But also we are requesting some
14 flexibility on the height of the retail, so if the
15 retailer doesn't need that extra height we'll drop
16 the building down. The residential portion, though,
17 will remain the same.

18 Block 3 is a building along 4th Street. And
19 I can point it out here. Sorry. 4th Street is this
20 building over here. I can go back and show it in the
21 -- I don't know what happened. It was here.

22 Block 3 is this building. Again, we are
23 requesting 90 feet. We acknowledge that the building
24 is across from a neighborhood along 4th. And when we
25 come for the design of these buildings we will make

1 this building transition to a proper height as it
2 reaches the neighborhood.

3 CHAIRPERSON HOOD: Do me a favor, make sure
4 you stay on the mic so those in the back can hear
5 you.

6 MR. OLIVERA-SALA: Sorry. As well as Block
7 4, that is over here. Again, 90 feet retail and on
8 top of residential. And then when we come back for
9 the design of this building for stage 2 we'll create
10 setbacks that are appropriate to transition to the
11 neighborhood.

12 Can we hook up our computer, please? Okay.
13 That's much better. If I can go back a little bit.
14 This is Block 5B, and this will complete -- sorry,
15 5A. This will complete 5B, which is the white
16 building that you saw before. And once this building
17 is built, the loading will be moved into an alley
18 location in between the two buildings, 5A and 5B.

19 And this is the last building, Block 6, and
20 again it's 90 feet with retail on top of -- and
21 retail, and then on top residential, and it has a
22 tail part that reaches Rhode Island Avenue. Thank
23 you.

24 MR. ANDRES: Good evening, Chairman Hood,
25 Members of the Commission. Erwin Andres with Gorove

1 Slade Associates.

2 A lot of the elements regarding
3 transportation and traffic have been highlighted by
4 some of our other team members, but I will
5 consolidate them all as we go through my
6 presentation.

7 With respect to the site, the site as you
8 know is located next to the pedestrian bridge for the
9 Redline -- for the Rhode Island Avenue Metro Rail
10 Station. The site is well served by transit. It's
11 got great access to the Metropolitan Branch Trail.
12 There are 15 bus routes in the area. There are five
13 Capital BikeShare stations in the area, two within
14 half a mile of the site, and there are over a dozen
15 CarShare vehicles located relatively close to the
16 site.

17 The site is well served by transit and is
18 exhibited by the existing census tract data, which
19 identifies that 62 percent of the residents in the
20 census tract do not commute by car. So there is
21 heavy non-auto modes that are used for commuting.

22 As part of the plan, which I will get into a
23 little bit more detail, we are committing to robust
24 transportation demand management program to take
25 advantage of these alternative modes. And there are

1 adequate onsite loading and parking facilities.

2 With respect to the actual transportation
3 facilities, the figure above shows where the major
4 transportation facilities are, which include the bus
5 routes, the existing bike trail, the on-street
6 bicycle lanes, and the Capital BikeShare stations,
7 which I had identified.

8 With respect to the existing site plan, there
9 are currently four entrances into the site. There
10 are two on Rhode Island Avenue, and two along 4th
11 Street. The two on 4th Street are locations that do
12 not line up with either Bryant Street or Channing
13 Street. So as part of the proposed site plan we are
14 maintaining the two curb cuts and two driveways on
15 Rhode Island Avenue. The modifications that we're
16 making on 4th Street are that, and they have been
17 brought up earlier, at the intersection of Channing
18 Street what we're doing is we're comingling our
19 driveway with the driveway of Edgewood Commons just
20 to the north of us so that we can have a typical
21 four-legged intersection that we will signalize. So
22 that's a major improvement that we've identified is a
23 new traffic signal at the intersection of Channing
24 and 4th.

25 At the intersection of Bryant and 4th the

1 current roadway, driveway into the site does not line
2 up. When we go into future phases the intent is to
3 line up that driveway so that you do have a typical
4 four-legged intersection. So this is what this
5 proposed site plan shows.

6 As was identified, the development will
7 consist of a first phase, where the first phase will
8 maintain a significant amount of the existing retail
9 on site. The existing surface parking that is
10 serving the site will be reconfigured such that we
11 will be able to introduce the spine road that
12 connects 4th Street all the way to the Metropolitan
13 Branch Trail.

14 As part of the phase 1 plan we have
15 identified loading access and parking access off of
16 the private streets so there are no proposed
17 driveways serving any building coming off of any
18 public street. And that is something that we've
19 worked with DDOT to develop.

20 As part of our coordination with DDOT we had
21 identified a significant transportation demand
22 management program that consists of many elements
23 that are geared to take advantage of the alternative
24 modes that are available. The first is we are
25 committing to install a Capital BikeShare station on

1 site to supplement all of the other Capital BikeShare
2 stations within the area. We are committed to
3 unbundling parking and pricing the market rate
4 pricing for the nonresidential parking.

5 We have identified -- we will identify the
6 TDM leaders as part of the promotion of the TDM
7 program. We will promote the TDM on websites and
8 other public forums. We are also providing transit
9 displays within the residential buildings, as well as
10 some of the retail outlets. We are also providing
11 two grocery carts per building so that patrons can
12 use those grocery carts to shop at the eventual
13 grocer, or within the neighborhood so that it will
14 promote people walking.

15 In addition to that we are also encouraging
16 in our leases with the retailers, we're encouraging
17 the retailers to use retail -- excuse me, alternative
18 transportation for their employees, and we are, as
19 Ms. Roddy had identified earlier, we are providing
20 electric car charging stations as well.

21 In addition to that we are committing to \$225
22 of per unit, so that that money can be pooled and
23 will be available for transportation demand
24 management incentives that include CarShare
25 memberships and BikeShare memberships. The plan is

1 to accumulate all of these funds so that they can be
2 used until they are fully exhausted.

3 In addition to that we are also providing
4 bike repair stations in the buildings, and also
5 providing a cargo bicycle. Again, to incentivize
6 those who are either shopping or carrying trips, to
7 not use their car.

8 In addition to the transportation demand
9 management elements we've prepared a comprehensive
10 traffic study that looked at 26 intersections in and
11 around the neighborhood. As part of the mitigation
12 plan to address the issues related to a pedestrian,
13 bicycle, and vehicular circulation we've identified
14 mitigation to address those impacts. The mitigation
15 consists of providing the two pedestrian stair cases
16 to Edgewood Commons, and those stair cases will have
17 the ability to have bike facilities, such as a bike
18 trough.

19 In addition to that, as identified earlier,
20 we're modifying the two intersections on 4th Street
21 at both Channing and at Bryant so that our driveways
22 line up and are signalized.

23 We are also modifying the intersection of 5th
24 and Rhode Island to improve pedestrian crossings.
25 There are some driveways and some pedestrian

1 crossings that will be improved as part of this
2 project.

3 In addition to that we are committing to
4 providing CC TV, which is a camera that can be placed
5 at the intersection of 4th and Rhode Island so DDOT
6 can monitor traffic operations and adjust it real-
7 time. In addition to that we are contributing
8 \$10,000 to pedestrian facilities to connect the trail
9 with the Franklin Street bridge. And we're improving
10 the bicycle circulation with some of the measures
11 that Don had identified in his presentation. And we
12 are committing to all the TDM elements.

13 And then finally, with respect to our
14 coordination with DDOT, we've coordinated with DDOT
15 before we submitted a PUD, after we submitted a PUD,
16 and leading up to this hearing. And so we have --
17 it's been an incredibly collaborative and interactive
18 process. So we do agree to all of DDOT's conditions
19 which include implementing all the TDM that I had
20 identified, and implementing all the mitigation
21 measures that I have identified.

22 They had recommended that we construct the
23 new signal at the intersection of 3rd and Rhode
24 Island. We have committed to the construction of
25 that signal, and we're capping out contribution to

1 that signal at \$60,000. That signal will be built in
2 conjunction with other contributions from other
3 developers in the area.

4 So with that, I'm available for questions.

5 MS. RODDY: And in our final 20 seconds I
6 would like to circle back to the question that
7 Commissioner Hood had posed to us, and I just wanted
8 to draw your attention to some of the letters and
9 support that are in the record. If you were to look
10 at Exhibit 67, we have a letter from Mr. Litkey, who
11 is a neighbor on Everett Street.

12 We also have a letter with conditional
13 support from CPDC, which is the immediate abutting
14 neighbor as Exhibit 66.

15 As Exhibit 63 we have a community business
16 owner, as well as a community resident who lives on
17 Rhode Island Avenue and works on Rhode Island -- has
18 a business on Rhode Island Avenue. We have -- that's
19 Exhibit 63.

20 At Exhibit 60 there is a letter in support
21 from the Rhode Island Main Street. We have a letter
22 in support from Gearing Up which is located within a
23 quarter mile of the site. That's Exhibit 59.

24 We have letters in support from WABA as well
25 as from MR. Cellars with the Washington D.C. Economic

1 Partnership, and those are Exhibit 69 and 64,
2 respectively.

3 And with that, that concludes our
4 presentation.

5 CHAIRPERSON HOOD: Okay. All right. Thank
6 you very much. We appreciate your presentation.
7 And, Ms. Roddy, my letter of support was not a
8 necessary question, it was just factual. It was in
9 the record, and that's what I was really just looking
10 at. And I'm familiar with Rhode Island Avenue Main
11 Street and all that, and I know where they're located
12 and I understand what they're doing on Rhode Island.
13 So I'm familiar with that.

14 I'm just concerned about the form letters.
15 And when I look and see where people live, which
16 everybody has a chance to weigh in in this city, but
17 I always look at those who are most impacted. And I
18 think all of us do that. And wherever you live,
19 you're the one impacted. You don't want me to come
20 over and start commenting where you going to be the
21 one impacted because you're going to be the one to
22 have to endure. Okay? That was just my statement.
23 Okay.

24 Let's open it up. I will tell you, though, I
25 do like New York Avenue and Florida. I talk about

1 that quite a bit. That was a building I was very
2 skeptical. And every time I ride by there I think
3 about my skepticism. And that actually worked out
4 real well, I will tell you. So, anyway, I wanted to
5 start off on a good note. I haven't got there with
6 this yet. Let's you all help me get there. I don't
7 know where my colleagues are, but let's open it up.

8 MS. COHEN: Okay.

9 CHAIRPERSON HOOD: Vice Chair Cohen.

10 MS. COHEN: Thank you, Mr. Chairman. In 1984
11 when Rhode Island Avenue Shopping Center was built, I
12 was working for the Department of Housing and Urban
13 Development, the Office of Urban Development Action
14 Grants. And this was my project.

15 I'm not very proud of it today because of the
16 evolution of shopping centers and especially
17 community centers, so I'm pleased that it's coming
18 back, I get an opportunity to correct the errors of
19 the past which were also my errors. So, because it
20 had a UDAG, I'm questioning this just, do you have an
21 option on this property or do you own it, because the
22 UDAG, when the property was being sold, and it also
23 had subordinate financing from the city, was due and
24 payable to the city. So I'm just curious for old
25 time's sake.

1 MR. SKENA: Sure. The UDAG was paid off with
2 a refinancing several years ago. And we are actually
3 partnering with the Bernstein family and the
4 Rosenstein family, all on the redevelopment of the
5 project.

6 MS. COHEN: Okay. Thank you. The first
7 thing on my list, which shouldn't surprise anybody if
8 they've heard me up here before, is what apparently
9 is of concern to many people, not only who lived in
10 the neighborhood but outside the neighborhood, and
11 that's the affordable housing.

12 I know you came to a slightly, a deeper level
13 with partial units, but frankly I want to point out
14 on page 2 of CPDC's report, stating that the current
15 market rate rents in the one-mile radius surrounding
16 the Rhode Island Avenue Metro Station are lower than
17 80 percent AMI restricted rents in all cases. And
18 they actually give a table with these rents.

19 And so I think that this was a concern of the
20 ANC. Of course I'll have them speak to it, but it
21 was a concern throughout all of your support letters
22 as well. And I guess, I challenge you to add more
23 affordable units because right now I can't accept all
24 of your over-parking. You have too many parking
25 units. I think it's much more important to house

1 families than cars, and so I really think you need to
2 come forward with an explanation as to why you need
3 all that parking, why that money that is being spent
4 for this additional parking that I don't think
5 anybody supports, including DDOT, can't be used to
6 offset some of the costs for more affordable housing.
7 And that I'm putting on to you in, you know, to
8 explain to me and the other commissioners. I just
9 don't get that.

10 Of course the other thing I don't get is
11 you're proposing LEED Silver. To me that's the
12 minimum now. I mean, let's get real. We have a city
13 program that really is pushing green. And you as a
14 corporate citizen have an obligation to help out in
15 that area. These are 1,500 units. And I think
16 you're harming yourself in marketability as well
17 because there's a lot of units coming forward,
18 including yours in the next two decades almost.

19 I think, you know, again, this is in light
20 and self-interest. You're not doing, you know, a
21 favor to anybody but your own residents. Your own
22 rent stream. I think that it's extremely important
23 to go Gold.

24 And since we don't have a DOEE report I'm
25 going to ask OP to get one from them because even

1 though you've met with them, I know that they would
2 probably have some suggestions how you could raise
3 your points, and again do it cost-effectively and
4 efficiently. You owe it to your investors, you owe
5 it to your partner, you owe it to the city, you owe
6 it to your future tenants. And you owe it to the
7 neighborhood. All of us, you know, even though I may
8 live somewhere else, we need to get all developers on
9 board going Gold.

10 You don't have to answer because I want this
11 in writing. Okay? I mean, unless you want to
12 answer. I mean, I'm not going to be that mean
13 spirited tonight.

14 MR. SKENA: Sure. Thank you, Commissioner.
15 Firstly on the affordable housing I appreciate your
16 comments and I know that this is a subject that is
17 near and dear to this Commission.

18 On affordable housing the first thing I would
19 state is in CBDC's letter for the record, they did
20 take an average of units within a one-mile radius.
21 There has not been much, if any, Class A product that
22 has been delivered in this area in recent years. So
23 it is a good assumption and it's safe to assume that
24 the rents would be lower because a lot of the product
25 that's in a one-mile radius is of a B or C quality.

1 So we don't necessarily comp our Class A brand new
2 project to B and C rents.

3 I would also note that we have moved from 8
4 percent at 80 percent AMI to now to 50 percent of the
5 units at 50 percent AMI.

6 And in regards to parking, we totally agree.
7 I don't want to build parking. This project doesn't
8 -- the budget for this project is already strenuous.
9 I think you've probably heard from other developers
10 that costs have gone up 20 percent in the last two
11 years. So in terms of the feasibility of this
12 project it's already strained. So building less
13 parking is something that we are interested in.

14 What I would say is that we have requested
15 flexibility in our parking tabulations to go
16 somewhere between .5 and .6 units, parking spaces per
17 unit. In that request the idea here is that -- is
18 again that this is somewhat of a new Class A project
19 in a neighborhood that hasn't had much, except for
20 Rhode Island Row. Our experience is that that
21 parking ratio is too high in other Metro accessible
22 locations. However, particularly in Phase 1 we don't
23 know what the market will say. And so to be good
24 fiduciaries of investor's dollars and to not drive
25 away the marketability of these units, especially in

1 Phase 1, we do want to build more parking than for
2 instance, the elevation project on New York Avenue.

3 But I agree, if I can build less I certainly
4 will.

5 Lastly, on LEED Silver, we're 12 points away
6 from LEED Gold in our current calculation, which if
7 we were just a bit closer I certainly would have
8 pushed our team over the edge on that. It is our
9 intention to go for LEED Gold, but it's not something
10 that I can proffer at this time. As you know, LEED
11 Gold within a wood frame building is difficult. The
12 MEP requirements are more strenuous and it is more
13 difficult to achieve. It's much easier in a concrete
14 building, which is why we are not proffering LEED
15 Gold at this time.

16 MS. COHEN: Last Monday, I think it was, the
17 representative from DOEE talked about the same type
18 of building. Again, you're using materials that are
19 less expensive in construction. So again, I think if
20 you go back and hear his testimony or meet with him
21 again, or whatever is necessary, there probably are
22 other things you can do. As far as, you know, the
23 costs and I think if you talk to your consultant who
24 has done many projects with parking in them, and has
25 found that they're not utilized, and especially in

1 this case the people who are going to be living here
2 are so overburdened in costs, whether it's to afford
3 a unit or afford paying their college loans or
4 whatever, you know, they just really don't want a car
5 because of the cost associated with it.

6 So maybe what you should do is commit to
7 reducing the parking and then if you needed to in
8 another building, add the parking in a future phase,
9 I really think that, you know, you need to go back
10 and really look carefully on the affordability
11 because you're not going to get the support of the
12 ANC, I don't think. And again, you had it
13 throughout. The people who are giving you support
14 love it because of the trail and other issues related
15 to smart growth.

16 But the thing that I think is the most
17 important for this city is not only the affordability
18 units, but also LEED Gold.

19 All right. I'm going to go on and, you know,
20 this does not surprise any of the people who have
21 been meaning to hear me about this.

22 Can you talk to me about the -- you know, you
23 mention in one of the phases, the Metropolitan Police
24 Department is going to locate onsite. Do you have a
25 commitment for them or they just say, we'd like to,

1 you know, have a place to be here?

2 MR. SKENA: Sure. I had a meeting with
3 Commander Fitzgerald of the 5th District, and he
4 confirmed in that meeting that he would like a space,
5 not a substation. I don't believe that's the
6 appropriate word for it, but it would be space that
7 would have a bathroom, that would have a window, that
8 would be secure, particularly for the officers that
9 are on bike patrol, so that they -- I don't know if
10 you know this, but right now those officers have to
11 go back to the station to, for instance, use the
12 restroom or eat dinner. So, this will now provide a
13 place for them to do that on the trail, to stay out
14 on the trail longer, and to improve the safety of the
15 trail.

16 MS. COHEN: So there's no close by Starbucks
17 that they can use.

18 MR. SKENA: Well, I'm sure if they --
19 actually, I don't know that there is a Starbucks
20 close by. Chairman Hood, you live in the
21 neighborhood, I believe.

22 CHAIRPERSON HOOD: I don't drink coffee, so I
23 would probably ride on by.

24 MR. SKENA: Neither do I. Neither do I.

25 MS. COHEN: A question with regard to the

1 Edgewood Terrace, I believe I read that there is an
2 indication that there was concern about a crime issue
3 and that somebody wants a gate. Can you explain that
4 a little bit more because it really concerns me when
5 I hear that somebody may be gated in or out of a
6 neighborhood.

7 MR. SKENA: Yes. Thank you for that
8 question. We agree with you. And in fact in our, I
9 believe it was our last filing, there wasn't a gate,
10 but in our most recent one there is a gate and that
11 is specifically due to conversations that we've had
12 with ANC 5E-02 and with CPDC, the owner of Edgewood
13 Commons.

14 As you know, I think I mentioned and we had
15 four separate community outreach meetings with that
16 particular SMD. The nature of those meetings was
17 different. One was a general presentation, the other
18 one was a breakout in small groups, the other one was
19 to kind of consolidate all the comments. And in any
20 case, through those four meetings that we had, the
21 idea of safety came out. And it's something that I
22 heard very loudly because I heard it in different
23 ways but it was always present.

24 And this is my understanding and I'm putting
25 words in the mouths of the community. But my

1 understanding is that this particular community, this
2 neighborhood, in the past has had trouble with crime.
3 Much more so than today. And there is a general fear
4 that any kind of new development may cause a
5 disruption in the equilibrium that they believe that
6 they're feeling today, in that crime has gotten
7 better. It's not perfect. But that kind of the
8 introduction of development, particularly of retail
9 that brings new people into the community, may cause
10 a shift in that equilibrium and a spike in crime.

11 And so we heard that loud and clear, which is
12 what led to our security plan, very, you know,
13 detailed discussions with ANC 5E-02, Commissioner
14 Williams who pushed very heavily for this. Thankful
15 for her leadership.

16 And then this idea of the gate came up. What
17 was explained to me is that often there are,
18 particularly at night, there are other folks from
19 other parts of the city that use the Metropolitan
20 Branch Trail and use the Metro to access Edgewood
21 Commons. And whether they're doing that to start
22 something, or they are using Edgewood Commons to
23 escape from something, that that happens on a more
24 regular basis than that community would like. So the
25 idea of a gate came up as a way for, at the end of

1 the Metro, when the Metro is closed, for there to be
2 a physical barrier, as there is today, between the
3 two projects. So if one did want to start trouble
4 they would have to go around just as people do today.

5 So we did not support it, but we said we will
6 put that gate, if that's the desire of the community
7 and the wish of CPDC, then we're willing to go along
8 with it, although we expressed our displeasure at the
9 prospect of it.

10 MS. COHEN: But what would be the timing of
11 constructing that gate versus the lighting and the
12 fact that you're adding more people, which helps I
13 think, reduce crime by having you know, a lot of
14 people in the neighborhood that is now very quiet. I
15 don't think that shopping center is open for, you
16 know, late at night. And the type of retail, the
17 quality that you'll be experiencing, is likely to
18 help as well.

19 So what is the whole timing of the gate
20 proposal versus the security, the greater density,
21 more people around?

22 MR. SKENA: We agree with your assessment of
23 additional people. Actually being more eyes on the
24 street, I believe Jane Jacobs said that 50 years ago.

25 In terms of that pedestrian stair case will

1 be one of the first things that we construct. We can
2 talk about when that gate goes up. Perhaps it
3 doesn't make sense to put it up right away until the
4 retail is open, and that's something that we are open
5 to discussing with CPDC and with Commissioner
6 Williams.

7 MS. COHEN: All right. I just again, don't
8 like people left out or gated in. It just doesn't
9 sit well.

10 Can you tell me, what is -- I don't really
11 remember this. Parcels 131 to 140 which sort of sits
12 in the middle of you know, your buildings, what is
13 there now? I mean, I didn't see a picture of that,
14 so how does that take away or add to what you're
15 doing? Is there a picture because -- and you --

16 MR. SKENA: Yeah, I believe we have on the
17 first page here. Just so I know. Yes. So Parcel
18 130 is owned by the Marsden family. I believe right
19 now there is a rug cleaning operation and some kind
20 of auto parts store or repair shop. Parcel 140 is
21 the Holy Mount Calvary Church.

22 MS. COHEN: Oh, that's -- yeah, okay.

23 MR. SKENA: And so that's where they're
24 located. And just adjacent to them is a bookstore,
25 which I believe is now closed, if anyone has been out

1 there recently. I saw a closing sign. But the book
2 store is a small one-story structure next to the
3 church.

4 MS. COHEN: Okay. Maybe you could look into
5 it and add it on and --

6 MR. SKENA: Sure. Yeah.

7 MS. COHEN: -- to your project.

8 MR. SKENA: Well, we approached both of those
9 land owners. The, unfortunately the pricing
10 expectations for the Marsden family were unrealistic.
11 And the church very much wants to maintain its
12 presence on Rhode Island Avenue which I understand
13 completely.

14 MS. COHEN: Yeah.

15 MR. SKENA: Although we offered to do a land
16 swap and perhaps build them a larger sanctuary, a new
17 sanctuary somewhere else on the site so that, you
18 know, our retail could better integrate with Rhode
19 Island as a major thoroughfare.

20 MS. COHEN: Yeah.

21 MR. SKENA: But at this time they're not
22 interested in doing that.

23 MS. COHEN: And the book store is just how
24 many square feet?

25 MR. SKENA: We actually approached them about

1 the bookstore as well. It's very small. I believe
2 it's like 4,000 square feet. And again, in the last
3 conversation that we had with them they're unwilling
4 to part with that property.

5 MS. COHEN: Okay. Let's see. Interim uses,
6 you mention that in the shopping center who is -- if
7 they're currently open they remain open until you
8 give them the opportunity, I presume, to relocate.

9 MR. SKENA: Yes. So we are, in phase 1, we
10 are only demolishing half of the shopping center.
11 And it's the half that is to the east of Save-a-Lot,
12 if you go out there today. And all of the leases to
13 the east of Save-a-Lot have been structured for
14 redevelopment so that we can actually -- those leases
15 roll, there are no additional options or term after
16 next summer. So in terms of kind of demolishing that
17 building, that should not be a problem.

18 The remaining leases on the other anchor,
19 Forman Mills, Judy's Beauty, Big Lots, and Save-a-
20 Lot, those term -- their initial term is through 2022
21 on all four of those. Well, three. Judy's will
22 probably be extended until 2022. So 2022 would be
23 the first option for us to relocate them or buy out
24 their lease, their remaining option periods of their
25 lease. And that would be our intention would be to,

1 once we have a grocery store identified, to begin
2 conversations with those tenants in terms of a buyout
3 for their remaining term and/or their remaining
4 option. But those are expensive and so we kind of
5 have to wait and see.

6 MS. COHEN: Somewhere I read that there was a
7 grocery store not that far away, so can you explain
8 that because --

9 MR. SKENA: Sure. Yeah.

10 MS. COHEN: There is a Giant Grocery store
11 located at the Rhode Island Place Shopping Center,
12 which is catty-corner from us.

13 MS. COHEN: Right.

14 MR. SKENA: That grocery store has a surface
15 parking lot and is fairly active as I understand.
16 There used to be a Safeway in this shopping center.
17 You probably recall. And that Safeway did pull out
18 several years ago because of, I believe, the
19 inefficiency of the store size.

20 In terms of grocery stores' interest in this
21 project there certainly is interest. In fact we've
22 had preliminary conversations with the other large
23 kind of full service grocery stores. Our intention
24 here is to bring a pharmacy back to the site. So
25 we'd like a grocery store that has a pharmacy

1 component because we think that's important,
2 particular for the seniors at Edgewood Commons, so
3 it's easier access to things like medication.

4 So there is interest. As I mentioned, and
5 the Rhode Island Avenue Main Street Organization
6 sponsored a report that identified this as a really a
7 regional shopping node. So it's not unusual for
8 those kind of regional nodes for shopping to have
9 multiple grocery stores in the same location. The
10 interest is there from retailers and we'll continue
11 to pursue it.

12 CHAIRPERSON HOOD: Can I just ask a question.
13 Is Safeway one of the people that may be interested?

14 MR. SKENA: They -- so Safeway is going
15 through a corporate restructuring, so we can't get an
16 answer from them on whether or not they're
17 interested. There are very divergent opinions in the
18 neighborhood about whether or not the neighborhood
19 wants Safeway to return.

20 CHAIRPERSON HOOD: Okay.

21 MR. SKENA: So that's something that we would
22 take into account.

23 CHAIRPERSON HOOD: Shortly after Safeway left
24 from that area, I think this Commission knows, that
25 Safeway was in front of us about moving somewhere

1 else, relocating somewhere else in the city. And I
2 kept going back to this site, so I was just wondering
3 if Safeway was interested to come back in this site.

4 MR. SKENA: They have been purchased by
5 Albertson's so that may change their decision making
6 a bit.

7 MS. COHEN: This is a good segue into getting
8 to the timing of this project. It appears to be
9 awfully long, and I know that you don't want to be in
10 front of the market but I think that again, and maybe
11 you have set it up in such a way that you're adding
12 those rooftops to attract the better retail. I mean,
13 it's sort of you know, a catch 22 sometimes.

14 But I really believe that this is awfully
15 long to carry out and I just don't think you gave us
16 sufficient information to make us feel comfortable
17 why these certain things are happening. So maybe if
18 you submitted additional backup supporting this time
19 table I would be more comfortable. Right now it just
20 seems like forever.

21 MR. SKENA: Let me give you a quick example.
22 We have two other projects in the city that have
23 multiple phases. One is the riverfront project, Dock
24 79 along the Anacostia River. And the other one is
25 the Elevation, Washington Gateway site at New York

1 and Florida Avenue. The 10-year request came
2 directly from those experiences you don't want to
3 drop more than 400 to 450 units on a particular
4 submarket at a time.

5 What we've found with our investors for those
6 projects is they want to see the first phase open and
7 leasing before they'll commit to -- someone will
8 commit to a second phase. So if we look at the time
9 line in that way, if we start phase 1 in say, year 1,
10 it takes two years to construct and two years to
11 stabilize, let's say it takes a year to stabilize.
12 That's what Elevation did. So that's three years,
13 stabilizes, and let's say that we start construction
14 on the next 450 units at that time, and it takes
15 another three years for that to stabilize, and then
16 we start construction on the last of the 450 some
17 plus or minus units, and that would be a 10-year
18 process, and that's assuming everything goes right
19 with the market, which we all know is not going to
20 happen.

21 So we believe that based on the amount of
22 units that we're requesting in this PUD, that a
23 longer time frame is sufficient and we'll also note
24 that we will have to obviously come back for a Stage
25 2 application.

1 MS. COHEN: I think that would be very
2 helpful to submit to the record.

3 MR. SKENA: Okay.

4 MS. COHEN: Okay. You're talking about one
5 of your proffers about exploring a bid. Why won't
6 you just create a bid and you could be president?

7 MR. SKENA: Well, I won't bring in national
8 politics about anyone being president, that wants to
9 try to be president. But I will say that the Rhode
10 Island Avenue Main Street organization, which of
11 course we're a part of and support, they went out for
12 a district grant for a bid exploration grant that
13 would have provided I think somewhere in the 60 to
14 \$70,000 range. But that application required private
15 dollars in order to kind of be, you know, to submit.

16 So we have spoken with several folks who are
17 familiar with starting bids and the number that we've
18 been told is about 100 to \$200,000, which is why the
19 grant would have been helpful. I will say that we
20 are 100 percent in support of a bid for this area.
21 We will likely financially support one and that
22 number will likely be much greater than \$5,000. But
23 we are kind of working with the Rhode Island Avenue
24 Main Street. The Rhode Island Avenue Main Street
25 didn't receive that grant this year so we're talking

1 with their executive director to kind of think about,
2 okay, what are next steps? But those dollars are
3 committed.

4 MS. COHEN: Concerns expressed by, you know,
5 the community has to do a lot with your need to
6 mitigate, and you did submit a construction
7 management plan. So the air quality will hopefully
8 be dealt with under that.

9 Traffic, again, we're trying to do the best
10 thing for the project, which is the Rhode Island
11 Avenue usage for deliveries and pickups, and I
12 presume garbage collection too. Is that correct?

13 MR. SKENA: Well, the construction management
14 plan identified access to and from, directly from
15 Rhode Island Avenue. With respect to deliveries,
16 most of the site, except for the grocery is our
17 smaller truck deliveries. We've identified -- the
18 current zoning identifies a need for 55 foot truck
19 berths. We don't believe it's necessary. We've
20 identified 40-foot truck berths for at least the
21 first three buildings as part of the phase 1.

22 MS. COHEN: Okay. There was a third point
23 raised that I can't find my -- oh, here it is. Well,
24 quality of life, you certainly have indicated that
25 there's a lot of green space that you're providing.

1 And activities. So, I'll just, you know, have the
2 party in opposition cross-examine you for that.

3 All right. I think that's it. Mr. Turnbull
4 isn't here, so maybe I could come back when I find my
5 other questions. Thank you.

6 Mr. May, do you want to go?

7 MR. MAY: Sure. So, I think I would concur
8 with many of the comments that the Vice Chair had
9 mentioned. You know, certainly the information about
10 affordable housing in the area is a concern. I mean,
11 I think that's one of the reasons why we're looking
12 at the inclusionary zoning program to begin with.
13 And I think, you know, if there's information that
14 you would want to submit that sort of supports the,
15 you know, the case for why you think your proffer
16 makes more sense than what has -- you know, what was
17 proposed by CPDC, which was you know, all at 60
18 percent. I mean, I know there are other reasons why
19 that's more complicated.

20 But I think that, you know, I mean, they had
21 some good factual information in there that I think
22 if there are other facts that we should be aware of,
23 I think that would be helpful to see.

24 I guess the first real question I have about
25 the site plan has to do with the grade. And the

1 concern that I have about the grade manipulations
2 that you're doing. So maybe you want to bring up
3 that drawing that shows it.

4 [Pause.]

5 MR. MAY: Okay. So that's the one. So some
6 of those grades, you know, it does sort of make sense
7 that you're trying to level some of it out. I do
8 note that the -- where the existing stairway from the
9 Metro ramp happens, that's more or less even with the
10 grade of your site, right? There's not a big change
11 in grade between the trail and your site at that
12 stage.

13 MR. HOOVER: The trail was pretty much flush
14 where the stairs land.

15 MR. MAY: Yeah.

16 MR. HOOVER: Our plaza space is, I think, two
17 or three feet lower. So the stair is going to come
18 down to a landing.

19 MR. MAY: No, I'm talking about the existing
20 grade, right? I mean, one of the things that you
21 said was in the end you wind up with the grade of
22 your park area being essentially even with the trail.

23 MR. HOOVER: Correct.

24 MR. MAY: And it kind of is already at the
25 area, you know, at the point where the stair hits the

1 trail.

2 MR. SKENA: Yeah, so the reason, and it's a
3 great question and I certainly don't want to haul off
4 more dirt than I have to. What is driving that is
5 the desire to create a real street at the entrance
6 near the church bookstore where it says 89.

7 MR. MAY: Uh-huh.

8 MR. SKENA: If you go out there today you'll
9 note that it's a very circuitous one-way route.

10 MR. MAY: Yeah.

11 MR. SKENA: So in order to make that grade
12 work --

13 MR. MAY: Uh-huh.

14 MR. SKENA: -- we had 89 to the 105 and then
15 from the 105 to the 113 it was -- you know, we were
16 kind of like, if you manipulate one the other one
17 gets a little wonky. And so, the really what's
18 driving the 113 is the desire to get to a right
19 in/right out at 89.

20 MR. MAY: Okay. All right. Now, I can
21 understand that. Certainly the relationship of this
22 site to Rhode Island Avenue has always been
23 problematic because you don't -- you know, you see
24 the size of the shopping center but you don't
25 necessarily see the shopping center. And so I think

1 that may have been one of the reasons why it was not
2 as successful in the long run as it might have been.
3 It just, it was sort of hidden behind, you know, your
4 carpet cleaning business and the transmission shop
5 and other various businesses that have been there
6 over the years.

7 But where this really becomes a concern for
8 mine is up at the northeast corner, because right now
9 you are already at -- you have essentially a 30 foot
10 retaining wall there. And you're talking about
11 making changes that would drive it another 10 feet.
12 And that's really troubling.

13 I mean, it's already huge. And I understand
14 you're doing what you can to mitigate that with
15 murals, or maybe you actually want to consider more
16 of a green wall. You kind of have a bit of green
17 wall there now, with what's sort of growing over it.
18 Not that that's really good stuff, but you could do a
19 green wall there. You have a southern exposure. You
20 know, we've seen proposals for green walls that are
21 on northern exposures and, you know, downtown and you
22 know, of questionable viability. But you have an
23 opportunity there.

24 But still, I mean, I think the point is that
25 doing a green wall versus doing a slope of some sort,

1 or terracing, and are you proposing -- it's hard to
2 tell from the drawings if you're proposing any sort
3 of terracing there or is it all just flat?

4 MR. HOOVER: Yeah, there's a couple things
5 we're doing. In that upper corner right there --

6 MR. MAY: Yeah.

7 MR. HOOVER: -- we are holding the existing
8 grade at the bottom of the existing wall.

9 MR. MAY: Right. So you will have a bit of a
10 slope there.

11 MR. HOOVER: Yeah. So there's a slope there.
12 And then down along this edge, from about here
13 down --

14 MR. MAY: Yeah.

15 MR. HOOVER: -- through there, we are
16 introducing another low wall. So what we've got is
17 the existing wall and about a five or six foot wide
18 planting strip, and then another wall set in front of
19 that.

20 MR. MAY: So what are you going to plant in
21 the planting strip?

22 MR. HOOVER: Grasses. We haven't gotten to
23 that level of detail, but not lawn.

24 MR. MAY: Okay. Right. So I think we want
25 to understand what that might look like.

1 MR. HOOVER: Okay.

2 MR. MAY: I mean, I think that whole stretch
3 of retaining wall, you know, I mean it has certain
4 character now. Some aspects of it are good and some
5 of it are not great. Some of it has to do with the
6 fact that there is stuff sort of growing and spilling
7 over. I think that that has some benefit. But we
8 want it to be something that looks good in the long
9 run and is maintainable in the long run. And I mean,
10 you don't want to create a sort of a high maintenance
11 terrace scheme that in the long run isn't going to be
12 affordable to maintain and then winds up being --
13 either looking bad or being replaced with something
14 that also looks bad.

15 Are you doing anything to take advantage of
16 that slope that you were creating there, or is it
17 just going to be a -- I mean, what are you going to
18 plant it with? The slope at the -- all the way up at
19 the northeast corner.

20 MR. HOOVER: Well, the slope at the northeast
21 -- pardon me. I think that right adjacent to the
22 stair that will be planted with shrubs, grasses,
23 ground covers. But the majority of that slope I
24 think is going to be turfed.

25 MR. MAY: Uh-huh.

1 MR. HOOVER: So that people can hang out on
2 that slope. So it's probably what, eight to 10 foot
3 of sloped turf that comes out into that open lawn
4 space, which is that whole thing there.

5 MR. MAY: Okay. So do we have any sort of --
6 you've done some simulations of the building, some
7 renderings of the buildings. Do we have any
8 renderings of that area that show the wall and --

9 MR. HOOVER: Well, only the one that shows
10 the stair.

11 MR. MAY: Right.

12 MR. HOOVER: Yeah.

13 MR. MAY: Which doesn't show very much.

14 MR. HOOVER: It doesn't show all of what
15 you're -- what I think you're asking for.

16 MR. MAY: Yeah, so I think it would be good
17 to actually see that and --

18 MR. HOOVER: Okay.

19 MR. MAY: -- see it in relationship to the
20 building, but also see it in relationship to the
21 trail and that connection. So something that's in
22 three dimensions.

23 I think what we want to understand is,
24 particularly since this is the route to Edgewood
25 Commons, I think we want to understand what people

1 will actually experience there, and you know, now a
2 days it's not that hard so simulate that so I think
3 that would be helpful. And, you know, we don't need
4 to know it to the extent of exactly what's going to
5 be planted and where. But you know, if we're talking
6 about grasses, show some grasses.

7 MR. HOOVER: General idea. Yeah.

8 MR. MAY: If you're talking about shrubs,
9 show some shrubs. If you're talking about ornamental
10 trees, you know, show us that.

11 So, I've forgotten what was in the original
12 setdown. Has the architecture of the building
13 changed very much? It certainly hasn't changed in
14 the more recent submissions. I mean, just in terms
15 of the look and feel of it, the colors, the material.

16 MR. OLIVERA-SALA: We have more articulation
17 to the brick facades.

18 MR. MAY: You added more.

19 MR. OLIVERA-SALA: More articulation. We
20 have the metal heads to all our first floor on the
21 building, the C-shaped building, Building 1B.

22 MR. MAY: Uh-huh.

23 MR. OLIVERA-SALA: And we had also brick
24 articulation on the L-shaped building at the closest,
25 30-foot stretch of mortar in connection to the

1 pedestrian scale. And obviously we add more
2 articulation to the metal panels that are forming
3 that grid-like structure that is in the background on
4 the top levels.

5 MR. MAY: Uh-huh.

6 MR. SKENA: One of the comments that I
7 believe you had, Commissioner, was the color of the
8 brick, particularly for 1B. And we have lightened
9 that substantially. And I think also for 1A, also
10 became -- and I think the renderings are much better
11 this time. They're not sketch up renderings so it's
12 a little easier to see that.

13 MR. MAY: Yeah. Okay. So you know, I'm
14 asking that because the -- it still feels kind of
15 cold. Even though you may have lightened it, it
16 might be less black than there was before. It's
17 still, it's black and white and gray and it's, you
18 know, it's on the cold end of that spectrum. They're
19 not warm grays, they're cold.

20 And I mean, I understand that there's a
21 certain aesthetic that you're going for. I'm not
22 trying to change the aesthetic. I just want to, I
23 guess to understand it and see, you know, have you
24 gotten much feedback? I mean, this is the sort of
25 project that in many neighborhoods when it, you know,

1 when it first starts, it starts out black and white
2 and gray, and it comes back later in red brick
3 because that's what makes people comfortable. And
4 I'm wondering if you've gotten that kind of feedback
5 on this project at all.

6 MR. OLIVERA-SALA: I think that's why we
7 created two buildings that work in synchrony in a
8 way, so one has black brick, the other one has more
9 red brick. So I think they talk to each other. We
10 wanted to create that synergy between the two
11 buildings.

12 MR. MAY: Uh-huh.

13 MR. OLIVERA-SALA: So we going to create sort
14 of opposites, but using similar treatments.

15 MR. MAY: Uh-huh. But you haven't had much
16 feedback on that, on the subject of the coloration of
17 the buildings?

18 MR. SKENA: We have not. I mean, I will say
19 that this -- we were very intentional about this
20 architecture, to place it in kind of an industrial
21 context, to create something that was different that
22 doesn't have a lot of analogs in the District
23 currently. And then to look at where our target
24 market is flocking to and what they're saying, the
25 success of Union Market and the industrial

1 architecture there, the success of Monroe Street
2 Market in some ways, at least the arts walk
3 building --

4 MR. MAY: Which is a lot of red brick, right?

5 MR. SKENA: Which is a lot of red brick. And
6 I don't know that our --

7 MR. MAY: It looks more like an old mill
8 building than --

9 MR. SKENA: Yeah. And forgive me, I'm not an
10 architect but my expectation is that 1B will feel
11 more like that red brick. In fact when Federico came
12 back to me I was like, whoa, that's really red. And
13 I pushed back, but he agreed that it needed to be --
14 to look more like that arts walk building.

15 MR. MAY: Okay. Well, you know, I do
16 appreciate what you're trying to do and it sounds
17 like you're being very thoughtful about the process.
18 I am starting to question, why does everything have
19 to be industrial? I mean, everything we see now a
20 days is industrial. And, in fact no, your building
21 is a stick-built building and it looks like a
22 concrete frame building. And you know, I have to
23 sort of wonder why. Why isn't it a little bit more
24 true to its nature?

25 These are not -- these are just things to

1 think about. I'm not trying to steer it in a
2 completely different direction. You know, I think
3 that you, you know, your aspirations of trying to
4 create something that's not you know, everywhere in
5 the market right now, I think is, you know, that's a
6 great aspiration. I'm not sure that you're reaching
7 it because it does feel kind of like a lot of what we
8 see either you know, here in the District or in many
9 suburban developments where everything is, you know,
10 five or six stories of stick-built construction on
11 top of a concrete platform with retail and parking
12 below. I mean, it's a very typical formula.

13 Understandably so. I mean, I think that
14 actually what you're doing in terms of the massing of
15 the building and your use of the existing zoning that
16 you have, I think this is a very good strategy. I
17 think the site plan is good. I think that the bend
18 in the road is going to make it very interesting, but
19 it's also very easy to understand and get around. I
20 mean, I think overall the site plan is pretty good
21 and I think some of the, you know, the spaces along
22 the way are good. The fact that you're starting with
23 the eastern most section of it which has just
24 terrific potential being on the trail, and the trail
25 needs the building as much as the building needs the

1 trail, all of those things are really great moves.
2 The fact that you're keeping -- you know, we're not
3 talking about wiping out the site and then over 10
4 years having a blank site that gets built out in
5 phases. You're, you know, you're building out one
6 section of it and then making some temporary use of
7 part of it and keeping some of the existing retail
8 going. I mean, I think as a strategy this is a lot
9 better than some of the things that we see where
10 often you're just dealing with a, you know, wipe
11 everything out and then it sits vacant for years as
12 the market builds for it.

13 So I mean, there's a lot going for it. But I
14 do think that there is some aspects of it where
15 you're maybe not taking full advantage of what you've
16 got in the building type and in the architecture of
17 it. And I think that -- I mean, I don't know what to
18 point to, to steer it into a slightly different
19 direction, but I don't think that you really have to
20 be -- you know, not everything has to be industrial.
21 Not everything has to be, you know, black and white.
22 I mean, I like black and white. I don't -- I'm
23 wearing a black suit right now. But I've got a very
24 bright tie.

25 So it's, and I just think that there's more

1 that can be done. And maybe it's more just a matter
2 of the streetscape and the park pieces. Maybe that's
3 really what makes this an unusual and a different
4 thing. I think maybe that's an area where we do need
5 to see just a little bit more.

6 I mean, I talked about the northeast corner,
7 but I think actually the park itself on the east
8 side, and then the road between Block 1A and 1B, I
9 think seeing a little bit more of that would be
10 helpful. All right. I'm going to stop on the
11 architect.

12 The letter from the CPDC, I think I got that
13 right, which owns Edgewood Commons, there are a
14 number of requests in there, some of which you've
15 met, some of which you have not yet. At least
16 according to the letter. And I'm wondering if you
17 might want to respond to some of those.

18 MR. SKENA: Sure. And Christine is pulling
19 the letter right now.

20 Okay. So request number one was a controlled
21 intersection at the 4th Street entrance. It says
22 CBDC supports the revised PUD now that a viable
23 solution has been proffered. So I think we are
24 meeting that. Number two is a landscape buffer
25 between the properties, and we are meeting that. If

1 you go to our full site plan and I'm not sure, L101,
2 perhaps, there's a note on the plan that says we will
3 negotiate that.

4 The rental affordability, this you know,
5 CPDC, this is a policy stance for them so --

6 MR. MAY: Yeah, and we talked about that.

7 MR. SKENA: Yeah.

8 MR. MAY: And so if there's --

9 MR. SKENA: No.

10 MR. MAY: -- something you want to submit in
11 response to that --

12 MR. SKENA: The staircase connection, they
13 are requesting a move and we're supportive of --
14 personally, much like the gate, I believe that it's
15 in the right location. I believe that it creates a
16 very nice platform in the park, that it creates a,
17 you know, recreational area, that it's the most
18 direct route to the MBT and to the Metro stairs.
19 However, I don't live in Edgewood Commons so I will
20 defer to them and defer to their concerns and we will
21 work with CPDC and Commissioner Williams from ANC 5E-
22 02.

23 MR. MAY: So on that one I think it would be
24 helpful for us to understand a little bit more about
25 how that connection works with Edgewood Commons. You

1 know, it may well be that you're right on target and
2 where you think it should be. So I think we want to
3 understand a little bit about what the options are.
4 And what we don't really want to do is wind up having
5 it, you know, pushed off to one end because it makes
6 sense from the up side, but then it drops you down in
7 a bad place on the low side. I mean --

8 MR. SKENA: That's probably what would
9 happen.

10 MR. MAY: So I think we want to understand
11 that. You know, what happens when you get to the
12 bottom of the stairs if it's in this other location.

13 MR. SKENA: Okay.

14 MR. MAY: And is there any other way to
15 mediate that? I mean, is there a different way to
16 construct the stair, and maybe the stair actually,
17 you know, engages with the wall and becomes a feature
18 and so it, you know, it lands at the top where they
19 want it to do, and it lands at the bottom where you
20 want it to. I mean, I don't know, just a little bit
21 of experimentation with that.

22 MR. SKENA: Sure. We can work with them on
23 that.

24 MR. MAY: And I think that, you know, that's
25 going to be an important thing for us to see before

1 we get to a vote on this.

2 MR. SKENA: Okay. So, and then resident
3 concerns, we walk through these? So we talked about
4 the gate, their security concern number one,
5 Romanette 1, we talked about the gate. Romanette 2,
6 they had concerns about bars and clubs at the PUD
7 whose primary sales are alcohol and not food.

8 MR. MAY: I assume that you're going to have
9 bars and clubs there. Or at least bars that --
10 restaurants that serve alcohol, right?

11 MR. SKENA: Yes. Yes. Three, the need for
12 security presence along the MBT and the open park
13 space that we believe that our security plan
14 addresses those concerns.

15 MR. MAY: Back to the bars for a second.

16 MR. SKENA: Yes.

17 MR. MAY: I mean, are you considering
18 excluding what would be considered a club?

19 MR. SKENA: No, we're not considering that at
20 this time.

21 MR. MAY: Okay. So I think it's a good
22 question because I mean, the notion that you have a
23 place that really starts cranking at 10:00 at night
24 and goes until 3:00 in the morning may not be the
25 best thing, either for your residents or the Edgewood

1 Commons residents.

2 MR. SKENA: Of course.

3 MR. MAY: So --

4 MR. SKENA: And we -- yeah. I mean, I think
5 that's a market driven decision. It's very unlikely
6 that we would have clubs, but we're not considering
7 putting any restrictions on our retail at this time.
8 Retail uses.

9 MR. MAY: Okay. And I'm just suggesting that
10 maybe that is something you need to think about, but
11 that's up to you.

12 MR. SKENA: Okay. B, Romanette 1, residents
13 have expressed concerns about the need for an
14 affordable grocery store option and eating
15 establishments.

16 MR. MAY: Okay. I know what you aspire to
17 there.

18 MR. SKENA: Yeah. Romanette 2, the job
19 referral program, the details of that program should
20 be worked out as a condition of any final approval.
21 We had a partnership worked out with a local
22 nonprofit that is actually housed at Edgewood Commons
23 to provide that service. It would have been a
24 program that this particular nonprofit had already
25 run at Edgewood Commons. The ANC and Commissioner

1 Williams did not like that particular nonprofit and
2 so we were kind of thrown last minute, back into the
3 loop. We are working with the Workforce Investment
4 Council on this program. This jobs program will
5 target Ward 5 residents. We do not have a provider
6 identified at this time, but with the help of the
7 workforce investment council who has relationships
8 with providers, we you know, we will roll out that
9 program.

10 The other thing that working with the
11 Workforce Investment Council allows us to do is
12 potentially leverage additional dollars that they
13 have so that the entirety of our \$200,000 goes
14 towards training and job services and not overhead.

15 And then accessibility for seniors. There's
16 currently no ADA ramp from Edgewood Commons to the
17 shopping center. It is an accident of history. It
18 is how this site developed, and I'm sorry that I
19 cannot solve that. A ramp, an ADA accessible ramp
20 would run the entire length of the back wall, 400
21 feet or so, in order to meet the grade, at which
22 point you might as well just go down to 4th and hang
23 a right, or hang a left back into the property.

24 But that was a concern that came up again in
25 the four meetings that we had with ANC 5E-02. What

1 we settled on was a -- what we heard was a concern,
2 was the fact that seniors with limited mobility have
3 limited options for getting to affordable grocery
4 stores. So there are some options that the District
5 already provides, including Seabury and WMATA has an
6 on-demand service. But we said we will supplement
7 that with a once a week program, working with Seabury
8 and the Department on Aging to utilize their
9 particular vehicles which are not used on Saturdays.
10 They're used during the week but not used on
11 Saturdays. Saturday morning a lot of people like to
12 do grocery shopping, so we said let's reserve it for
13 four hours and allow the residents to decide where
14 that vehicle went and every week. So we believe it's
15 actually a good compromise to meet a distinct need in
16 the community.

17 MR. MAY: Okay. Thanks. Let's see if I have
18 other questions.

19 So, I appreciate the fact that you submitted
20 from the very beginning a construction management
21 plan. I think that's really great. The one thing
22 that I remain concerned about, no matter what happens
23 with the construction management plan, is that it
24 really actually works and works well and doesn't rely
25 on sort of community policing. And you know, the

1 time I spend in the city going in and around
2 construction sites, and a lot of times on my bicycle
3 so I'm experiencing what has been done to the road in
4 the process. It's you know, it can get very bad and
5 it's a real quality of life issue when you're -- you
6 know, the roads are all rutted and there's gravel
7 everywhere and the construction company isn't hosing
8 off the trucks as they're supposed to do. I don't
9 know, because the guy who knows how to run the hose
10 isn't there that day, or I don't know, whatever lame
11 excuse there might be.

12 And it's a real problem and I think that, you
13 know, I'm just going to -- I'm going to have to come
14 up with a canned speech on how to run construction
15 projects and try to lecture people about it because
16 it just, it has to be better than it is. I mean, it
17 doesn't really -- you know, in terms of overall cost
18 of the project and the cost of in terms of
19 neighborhood goodwill for managing a project, and I'm
20 not -- you know, you guys may be great. You may be
21 the ones who do it perfectly every time. And if so,
22 I commend you. But if not, you know, you need to
23 make sure that you're actually delivering on this and
24 making sure that the impacts on the community from
25 the actual act of construction, which is inevitable,

1 it's going to happen one way or another, but the
2 consequences of that are kept to a minimum. And
3 since we have this opportunity to talk about it, we
4 do, or we will.

5 So I think that's it for my questions.

6 CHAIRPERSON HOOD: Before I go to
7 Commissioner Miller we will be asking Commissioner
8 Turnbull to read the record so he can participate in
9 this case. Okay? Commissioner Miller.

10 MR. MILLER: Thank you, Mr. Chairman. Well,
11 my fellow commissioners covered a lot of the -- well,
12 let me thank you first for your presentation. It was
13 very comprehensive. This is a real, obviously
14 transformational project that is going to bring
15 eventually 1,500 residential units and the 300,000
16 square feet of retail, including the grocery store
17 and the movie theater, and in the first phase the
18 full service gym.

19 How much retail is in the phase 1 of the
20 300,000 total?

21 MR. SKENA: A minimum, 55,000 square feet.

22 MR. MILLER: Yeah. And the phase -- and the
23 grocery store and the movie theater are in phase 3?

24 MR. SKENA: I believe the movie theater is in
25 phase 2, and the grocery store is in phase 3.

1 MR. MILLER: Yeah. And I know you did some
2 information on the phasing, but maybe I just need to
3 be directed to it, or maybe you can provide a simpler
4 type of chart which outlines what's being delivered
5 in X number of years and what projected year, just to
6 get an idea of when things are coming online.

7 So I think you said earlier tonight that the
8 grocery store wouldn't even begin to start
9 construction until 2022, when those leases --

10 MR. SKENA: Yes. Unless we can buy them out
11 earlier; buy out the existing leases.

12 MR. MILLER: Right. Well, to the extent
13 you're able to move the grocery store up, I think
14 that would be a definite benefit for the
15 neighborhood. And so I think that that's something
16 to consider. So I agree with many of the comments
17 that were in -- that Commissioner May and Vice Chair
18 Cohen mentioned. Particularly regarding the
19 affordable housing. I appreciate that you have moved
20 in the direction of deeper affordability beyond
21 what's required. But as both my fellow commissioners
22 have indicated, and the community, the ANC and the
23 CPDC, address the issue of providing all of the set
24 aside. And we're looking at that as a Commission. I
25 mean, and some developers are able to do it and some

1 aren't. If you'd be able to provide more
2 justification why you can't get there I think, on the
3 over parking, I think the Vice Chair suggested
4 something that this was one way in maybe getting to
5 it, but certainly I agree with the comment that you
6 should go for the Gold and continue to work with the
7 Department of Energy Environment and find out what,
8 if there's more storm water retention or bio
9 retention that will get you credit.

10 You have some water -- no, there aren't.
11 You're shaking your head.

12 MR. SKENA: Yeah.

13 MR. MILLER: You've got those water features.
14 I don't know if you're doing everything that you can
15 do to get the points or credits that you need. But
16 to the extent you can come back with something that
17 shows some dialog with DOEE and what you're able and
18 able not to do.

19 MR. SKENA: I will note two things on LEED.
20 We actually, we've met with DOEE several times. One
21 of the things that they pushed us on was onsite
22 renewable energy. And so we actually did take a very
23 long look at that and it was in our plans initially
24 to have 20 to 30 percent of our roofs as solar. What
25 happened was that we ran into storm water management

1 issues. So, in lieu of the solar we're actually
2 devoting 20 to 30 percent of our roofs now as green
3 roofs, which has, you know, a storm water management
4 component plus a GAR component. Not just a GAR
5 renewable energy.

6 The other thing that I would note is we are
7 committing to Version 4 of LEED, so that's something
8 that goes above and beyond the current version, the
9 2009, I believe. So our Silver is a little higher
10 than perhaps the Silver that people were doing a
11 couple months ago.

12 MR. MILLER: Yeah, so if that kind of
13 information could be part of your proposed hearing
14 submission that just would help supplement the
15 record.

16 I appreciate all the work you've tried to do
17 with the community and to reach consensus. I hope
18 you'll continue, continue to do so. And I think
19 we'll want to hear more information about the job
20 referral program that you had a setback on and are
21 now working with the WIC to find an alternative
22 provider. But to the extent you're able to provide
23 information with the post hearing submission on that,
24 that would be great.

25 At the setdown I thought that it needed a

1 more residential feel. I can see on one of the 1A or
2 1B, one of them has a lot of -- seems to have a lot
3 of balconies. The other one didn't seem to have
4 hardly any. What percentage of 1A and 1B, of the
5 units in 1A, 1B, and 5B, have balconies? That's one
6 way you could warm up the industrial aesthetic that
7 you still want to -- and maybe achieve both.

8 MR. OLIVERA-SALA: Yeah, the Building 1B,
9 which is the red brick building, has only balconies
10 on the Bryant Street side facing the other building,
11 so kind of again the dialog between the two
12 buildings, they face each other with balconies,
13 whereas the L-shaped building on A has a lot more
14 balconies along that street, as well as on the other
15 side facing the courtyard.

16 MR. SKENA: I believe we have balconies in
17 the courtyard in 1B.

18 MR. OLIVERA-SALA: Yes, we can include them.

19 MR. SKENA: So one of the challenges with the
20 balconies, totally agree and people love them, and we
21 actually had -- there's a great product that we use.
22 It's a steel kind of hanging balcony which works
23 really well for wood-frame projects. One of the
24 problems is that placing them along Rhode Island
25 Avenue, a very busy roadway, you don't actually get

1 the bang for your buck on them. And then placing
2 them along the railroad and the WMATA, again, you
3 struggle for people to really use them and want to
4 use them.

5 So where we have placed them is in courtyards
6 and interior locations, particularly along Bryant
7 Street facing 1A and 1B. On the corner of 1A I
8 believe it has them in the courtyards of 5B. 5B also
9 has the recessed, five-foot recess on the top floor,
10 creating a -- not a balcony but a --

11 MR. OLIVERA-SALA: Yeah, it's like a terrace.

12 MR. SKENA: -- terrace condition. So, we
13 completely agree. There were some challenges, we
14 thought, maybe it doesn't work in certain locations.

15 MR. OLIVERA-SALA: Also, may I add, on the
16 trail side, seeing as we have train tracks, the
17 windows, even though they are the same size, an
18 operable window for a balcony, which is much larger
19 and will fail the rating for the sound proofing. So
20 that's why we're not putting balconies on the trail
21 side.

22 MR. MILLER: Okay. Well, that all makes
23 sense. To the extent you're able to add it to
24 courtyard space, that you currently don't.

25 MR. OLIVERA-SALA: We are keeping the same

1 size of window but it's a different operation.

2 MR. MILLER: Yeah.

3 MR. OLIVERA-SALA: So it passes the test for
4 the SEC rating.

5 MR. MILLER: Right. And I appreciate all the
6 parks and plazas and improvements that you're doing
7 to the DDOT right of way and the pedestrian
8 connections. I think that's all great. And the
9 140,000 square feet of green roof. I think that's
10 all great.

11 I would like to see, I don't know if this is
12 what Commissioner May asked for or, some kind of 3D
13 perspective of what it looks like from Edgewood
14 Commons. I think I saw the pedestrian staircase
15 going up, but I'm not sure what you see going down.
16 And the grade is going down, and I just don't
17 understand is that height -- how does that height
18 look to them? It must be below them.

19 MR. SKENA: It is.

20 MR. MILLER: Because of the grade in some
21 places. But maybe it's not. So if there's something
22 in the record that's already here that I've missed,
23 but if not, if you could submit some kind of
24 illustrative 3D thing and how this looks from their
25 perspective. I realize that you had massing. You

1 had massing perspectives and you said that you were
2 going to do setbacks and step-downs, even though they
3 weren't shown on there. You might want to show them
4 something so -- I don't know if you need that at a
5 stage 1, but just to indicate that you are sensitive
6 to those other blocks fitting in with their
7 neighborhood context.

8 And I'm not sure if we need an -- how this
9 looks from 4th -- what's across 4th Street? Is it
10 houses?

11 MR. SKENA: I'm sorry, what was the question?

12 MR. MILLER: So I guess I also didn't have --
13 I just didn't have a good sense of how this looked
14 both across 4th Street and then back towards Edgewood
15 Commons, looking from their perspectives. So to the
16 extent you could submit some kind of illustrative 3D
17 rendering or something that pops your thing down in
18 the neighborhood, which the Chairman often asks for.

19 CHAIRPERSON HOOD: I actually was going to
20 ask for that, and I also -- but anyway, go ahead.
21 Yeah.

22 MR. MILLER: Yeah, so I think that might be
23 helpful.

24 MR. SKENA: We have site sections that we
25 produced for our community meetings with ANC 5E-02

1 and for CPDC. I don't know if we have them in our
2 backup slides, but that does show the relationship.
3 We can include that for the record.

4 And then on 4th Street I would note that the
5 building face to building face distance on 4th Street
6 is about 95 feet from our proposed building to these
7 townhouses across the street. The height is 90 feet,
8 so it is kind of a one-to-one ratio along 4th. But
9 we can certainly put together a perspective that
10 shows that.

11 MR. MILLER: Thank you very much. I
12 appreciate that response.

13 CHAIRPERSON HOOD: I would also echo
14 Commissioner Miller's last point. But I also want to
15 see south of Rhode Island Avenue if I'm standing on
16 the street and looking. I know that this is -- we're
17 going east to west in our development phases. But I
18 want to see how this looks, and some of this is first
19 stage. I want to see how this looks with the two
20 areas that he mentioned as well as me being on the
21 south side of Rhode Island Avenue, standing on the
22 street level and being able to view how I'm going to
23 see that.

24 How wide is Rhode Island Avenue?

25 MR. SKENA: That's a good question.

1 CHAIRPERSON HOOD: That's okay, if we don't
2 know just --

3 MR. SKENA: It looks --

4 CHAIRPERSON HOOD: I'm sorry. I'll
5 probably --

6 MR. SKENA: I think it is 100 -- is it 130
7 feet? Hundred and twenty feet.

8 CHAIRPERSON HOOD: Okay.

9 MR. SKENA: We do have two renderings from
10 the south side, one of Building 5B, and one of
11 Building --

12 CHAIRPERSON HOOD: I didn't see anything that
13 actually addressed my concern or my issue.

14 MR. SKENA: Okay. Okay.

15 CHAIRPERSON HOOD: And I want to see the
16 church included. I saw some but they were at a
17 higher level. I want to see it from street --

18 MR. SKENA: You want to see like the whole
19 street.

20 CHAIRPERSON HOOD: I want to see it if I'm
21 standing on the street across the street, maybe in
22 front of some of the property that Greater Mount
23 Calvary already owns on that other side if I'm
24 standing. I want to see how that's going to look.

25 MR. SKENA: Okay.

1 CHAIRPERSON HOOD: And including with the
2 other areas as Commissioner Miller mentioned, because
3 I want to see the relationship, how it's going to be
4 on the west side with the homes on the left -- I
5 mean, on the west side of 4th Street. I want to see
6 a relationship of how all this is going to -- even
7 the first stage, as well as the consolidated piece.

8 MR. SKENA: Okay.

9 CHAIRPERSON HOOD: I would concur, and I'm
10 going to go through this quickly. I'm not going to
11 be too redundant, but I want to push for the Gold, as
12 is mentioned by my colleague. I've already mentioned
13 how I want to see the rendering for Greater Mount
14 Calvary, and I understand the timing. We really need
15 to nail that down. I think there was concern about
16 the amount of timing that this whole project would
17 take, and I know a lot of it is market driven. But
18 we need to try to fine-tune and see what we can do.

19 Another issue, and I feel this way all the
20 time when it comes to Ward 5. Maybe it's something I
21 have to deal with. I don't feel like Ward 5 gets
22 their just due. I'm down here, I see cases all over
23 the city. So it's always like for me, and maybe this
24 is something personal to me, I need to feel the same
25 feeling I see on other cases that come, other than

1 Ward 5. And I can tell you, sometimes I look at the
2 submissions, I do see a difference. And I'm not
3 accusing this applicant of anything, but maybe it's
4 just me because it looks like the architecture is a
5 little different in the other projects that we have,
6 and it also appears to me that some of the renderings
7 and what we get are a little more substantial. Maybe
8 I'm just having a problem with the black brick. I
9 don't see where it's talking. Talking to what?

10 I haven't got there yet and I can't wrap my
11 arms around it. I want to have that good feeling
12 like I did with New York Avenue and Florida, even
13 though I was a little skeptical at first. But I have
14 commented on that project many times to other
15 applicants. I want to have that kind of a feeling.
16 I think that is a very success and I've mentioned
17 this to my colleagues even at other hearings, in
18 other cases that weren't even involved with this part
19 of the city. So I want to have that same feeling.
20 Okay. So help me get there.

21 Why do we have so much opposition? What is
22 the opposition all about? I want you to tell me.

23 MR. SKENA: Sure.

24 CHAIRPERSON HOOD: You've been meeting with
25 them. What is the opposition all about?

1 MR. SKENA: Sure. I think to put it into a
2 homogenous opposition would be a false statement of
3 mine. I think that there are various groups that
4 have various things that they are concerned about.

5 I will note that we did work with
6 Commissioner Williams, Commissioner of ANC 5E-02,
7 believed we had an agreement on all the business
8 points leading up just to the start of the meeting on
9 Tuesday night. And unfortunately the ANC did vote in
10 opposition.

11 What I heard at the ANC was affordable
12 housing was a concern. There were requests for 12,
13 15, 20 percent affordable from this project. Other
14 concerns were with some boilerplate language that we
15 had used, and just to get ahead of this, there was a
16 -- we don't typically sign community benefits
17 agreements with ANCs. But it was requested that we
18 do an official agreement with signatories. And so we
19 pooled the boilerplate language used in this ANC for
20 the JBG Eckington Yards project, and we pooled that
21 exact language and created an agreement document.

22 Unfortunately, and this is our fault, we
23 provided that the night before to the Commission and
24 so there was some opposition to some of the legal
25 language in that. So those were the two oppositions

1 -- pieces of opposition that came up in the ANC.

2 Other things that we heard, particularly with
3 residents at Edgewood Commons is this fear of
4 security, which is real and which we've tried our
5 hardest to address. There is concern of change,
6 concern that the particularly the retail, the retail
7 is going to change. And then I think -- and that
8 essentially that this project won't be for them, I
9 think is what we've heard.

10 CHAIRPERSON HOOD: Okay. And you know, you
11 actually proved one of my point, my statement about
12 seeing how things down there -- the ANC was given
13 this amenities package to look at over this past
14 Tuesday? This past Tuesday? Or when was it given to
15 them?

16 MR. SKENA: So we have been negotiating this
17 benefits and amenities package exclusively at the
18 request of Commissioner Williams, with her
19 exclusively for months. We left it up to her if she
20 wanted to distribute it to the rest of the
21 Commission.

22 We received confirmation from her on Monday
23 that all the business points were agreed upon. So we
24 put that into the boilerplate agreement language and
25 sent it to her on Monday night. She distributed

1 copies, again at her request, distributed copies at
2 the ANC Commission on Tuesday night.

3 CHAIRPERSON HOOD: Okay.

4 MR. SKENA: We were -- we have been, again,
5 we've met with the SMD four times. We've met with
6 the ANC three times. And we have, you know, 15
7 public meetings on this project.

8 CHAIRPERSON HOOD: I get all that. I get all
9 that, and I'm not placing blame on anyone. But one
10 of the things I will encourage this ANC to do is to
11 look at some of the other things that we get from
12 other ANCs. Particularly, and I'm going to tell you
13 where to go, particularly Ward 6, and look at some of
14 their language and what they get in their amenities
15 package. I'm not necessarily talking to you. I'm
16 talking to those who can hear me and look at some of
17 the things, because I can tell you, I'm very
18 concerned about some of the things I see here in this
19 package for what's being asked for and what's going
20 to be done over this time. I don't know if this even
21 meets what I typically see in a situation like this.

22 Case and point, ANC 5E-02 office, what does
23 that mean? Is that for all of 5E, or is this just
24 for ANC 5E-02?

25 MR. SKENA: The request was for office space

1 for ANC 5E-02, so we will provide office space either
2 as a part of our co-working piece of 5B, which is
3 actually, you get a dedicated office, plus you get
4 the use of conference rooms, you get, you know, free
5 printers. It's a total co-working experience.

6 CHAIRPERSON HOOD: Uh-huh.

7 MR. SKENA: And if we don't move ahead with
8 co-working then we would provide a regular office
9 just like, you know, ANCs have been receiving that
10 across the city.

11 CHAIRPERSON HOOD: And I'm not exactly sure
12 where 5E meets. I know the chairperson is here. She
13 can get into that. But typically ANCs look out for
14 the whole ANC and I'm just trying to figure why we're
15 doing partly here. And again, it goes back to my
16 initial point, I see a lot of cases down here across
17 the city. I'm sitting here. I sit here every night
18 and it always seems to be something different when it
19 comes to the ward I live in. And I'm not taking it
20 personal, but I just want you to know that I see
21 what's going on and we need to make some corrections.
22 And as long as I'm here I'm going to try to make
23 those corrections.

24 I'm not picking on you because like I told
25 you, I do like your project in New York Avenue and

1 Florida.

2 MR. SKENA: Uh-huh.

3 CHAIRPERSON HOOD: But we need to tighten up
4 some of this. And some of these amenities and what's
5 here needs to substantiate the life of the project.
6 Some of these, you know, t-shirts, and I'm not saying
7 that's what you did here, but t-shirts to the club
8 and all that, all that's great, but I think that
9 there are some things here that needs to be fine-
10 tuned. I'm not going to criticize this. I know the
11 ANC obviously didn't have enough time to -- at least
12 the full ANC to digest this and I would encourage the
13 single-member district commissioner to work along
14 with her colleagues and let's try to fine-tune some
15 of this and see how that's going to work.

16 Just like the D.C. Workforce Investment
17 Council, how is that going to work?

18 MR. SKENA: It's a contribution, \$200,000 to
19 a job training program for Ward 5 residents.

20 CHAIRPERSON HOOD: It's not a study, is it?

21 MR. SKENA: No. It's to put people to work.
22 And in fact we had a commitment from a nonprofit
23 provider, as I mentioned earlier, with specific job
24 goals for specific labor goals, and unfortunately
25 that provider was unacceptable to the community so

1 we're in some ways back to square one late into the
2 process. But you know, our intention is that this
3 creates a pathway for folks who are unemployed or
4 underemployed, to be placed in jobs on this project.

5 CHAIRPERSON HOOD: Okay.

6 MR. SKENA: That is the intention of that job
7 training program.

8 CHAIRPERSON HOOD: I understand; I think the
9 intentions are good but I think we need to tighten
10 this up.

11 MR. SKENA: Okay.

12 CHAIRPERSON HOOD: For me. That's just my
13 opinion. I will listen to the ANC. I'm sure they'll
14 have another bite at the apple before final -- I
15 mean, before proposed action. I would like to see
16 this tightened up a little better than what it is
17 with some more substantial -- I'm not saying
18 everything in it is bad, but I think some of this can
19 be tightened up. I'm not sure how it was worked
20 with, but I've seen a lot of difference. I do see
21 some difference.

22 The other thing you mentioned about Commander
23 Fitzgerald, we need -- and, Ms. Roddy, I may have
24 missed it, but is it Memorialized here in the record,
25 if it's --

1 MS. RODDY: We do not have a submission from
2 him.

3 CHAIRPERSON HOOD: If it's not we need to
4 make sure we fine-tune that because what's going to
5 happen is once it's done and everybody goes out with
6 an approval or a denial, an approval, nobody is going
7 to remember anything. So we need to make sure that
8 we put these things in writing. That's all. So I
9 would echo what Commissioner Miller said. Let's
10 continue to work with the community, continue to move
11 forward because I know you can get there because
12 you've done it before. Okay?

13 All right, I think that's -- hold on, let me
14 see. Hold on a second. The over parked issue, I
15 don't know if I necessarily agree with my colleague.
16 I will tell you that as we get older, I know what
17 society is saying now, but as they get older and the
18 mobility stops, everybody is going to be looking for
19 a car. So that's what I've said before. This is not
20 their first time hearing me say that. I understand
21 we talk about Rhode Island Row. I was one of the
22 ones who pushed them to park, for parking, because
23 they cut back the spaces on the Metro parking lot.
24 But I will tell you, if you open up some of those
25 other floors the applicant over there tells me,

1 Anthony Hood, you -- I got all this extra parking.

2 You got all that extra parking because you
3 won't allow people to park on certain floors. I will
4 tell you that as we get older, we're going to start
5 using those vehicles. I guarantee you. You won't be
6 looking for a car to share, you're going to try to
7 get as close to your car as possible and get to your
8 doctor's appointment. I firmly believe that.

9 But when I was 20 and 30, yeah, I did those
10 things too. But I just think that we need to still -
11 - we need to balance it. You know, I understand
12 about the parking and the pricing and how it brings
13 down the cost of housing. But I also understand that
14 we're not going to be the age and as mobile as we are
15 today. So, we just keep living.

16 So, anyway, enough of my lecture. I figure
17 since Commissioner May had a lecture I figured I
18 would get mine in. Okay, Vice Chair, you had
19 something you wanted to add?

20 MS. COHEN: Yeah, maybe I'll give a little
21 lecture too. I just want to state for the record
22 that whomever you choose to provide the job training
23 and the job readiness, be extraordinarily involved
24 with the due diligence and ask for results because I
25 believe again there is so much money being put into

1 that throughout the city, and we still have high end
2 employment in certain wards. And I think probably
3 maybe Ward 5 is one of them, but 7 and 8 certainly
4 are. And it just seems that there's no
5 sustainability or continuity, or one job off. And
6 then, you know, they lose their job; person loses
7 their job.

8 So I really, you know, just wanted to share
9 that observation which is, I think, pretty factual
10 from other you know, developers who have been through
11 the process.

12 And one last -- it's a household item for
13 future developments. This is especially for all
14 legal people. Could you please paginate everything,
15 including the plans? It would really be appreciated
16 so we can have a conversation and not have to flip.
17 Thank you.

18 CHAIRPERSON HOOD: Any other questions up
19 here?

20 MR. MAY: Yeah, I just want to clarify.
21 You're talking about paginating tonight's
22 presentation.

23 MS. COHEN: Yeah, everything.

24 MR. MAY: Because this -- well, but these
25 things were paginated, so.

1 MS. COHEN: Oh, yeah. Okay.

2 MR. MAY: It's the presentations that are
3 often, or most often forgotten.

4 I did have one other comment, which is that
5 the massing of blocks three and four, you know,
6 you're pretty much figured out the footprint and then
7 extruded the whole thing up to the height that you
8 can get with this type of construction, right?

9 And I can certainly understand that and
10 appreciate it, and I appreciate some of the other
11 moves that you've made to sort of shape the
12 experience of the streets and the spaces between the
13 buildings and so on. But I think the one thing that
14 you didn't really try to address, and I would not
15 want to just defer this until we get to stage 2,
16 which is that there's something to be said for making
17 some gestures toward the rest of the context along
18 4th Street. So stepping down the building along that
19 side. And we're not talking about having to, you
20 know, lose huge amounts of FAR. You know, hopefully
21 you have enough flexibility to sort of push the FAR
22 around to the rest of the site so you don't lose any
23 FAR from where you are now.

24 But, you know, if you're talking about a
25 four-story building facing -- or a five-story

1 building facing 4th Street, it's a lot different
2 from, you know, six stories on top of a you know, on
3 top of retail. And, you know, you do have very tall
4 buildings to the north at Edgewood Commons, but there
5 are also buildings there in that overall complex that
6 step down. They're much lower. So I think that
7 something along those lines.

8 MR. SKENA: Sure. And I'm not sure if we
9 stated it in our -- we had some computer trouble, so
10 it may have gotten lost. But we actually do plan on,
11 and we can add it for our post-hearing submission, we
12 do plan on stepping back the buildings, both three
13 and four along 4th Street. It was a comment that
14 kind of came in late from the community, so it wasn't
15 captured in our initial plans. But I think it -- it
16 makes perfect sense, you know, to break it at you
17 know, the fifth or sixth door, or whatever, you know,
18 and --

19 MR. MAY: Right. Yeah.

20 MR. SKENA: -- and make a move.

21 MR. MAY: You know, the other thing you could
22 look at, and this is a hard thing to do at a stage 1,
23 but actually modeling the surface, having bay
24 projections and things like that, that kind of break
25 it up and give it a little bit more human scale. I

1 think those are also good things.

2 Again, that's hard to do at stage 1 because
3 you're really, you're not designing the building and
4 you don't want to prescribe, well, I'm going to have
5 this -- I'm going to manipulate the form in this
6 precise way, when you haven't actually designed it.
7 But you know, you can indicate some setback on the
8 upper floors and, you know, you can indicate
9 intention in the words that you use to describe it
10 and then follow that through when you get to stage 2.

11 MR. SKENA: We will do that.

12 MR. MAY: Yeah. Okay. Thank you.

13 CHAIRPERSON HOOD: My last question is, the
14 Metropolitan Branch Trail, I forgot who that was last
15 week who is doing the same thing, some of the same
16 refinements to the trail. I think that there needs
17 to be some coordination. I'm not sure who is
18 coordinating it, whether it's DDOT or whether it's
19 Ms. Cort. I'm not sure who is coordinating that but
20 I don't think we need to have applicants or
21 developers stepping over each other trying to do the
22 same thing.

23 So I do know that -- I think it was last
24 week, somebody was doing something on that. Yeah.
25 Yeah. Yeah. So we need to make sure and it seems

1 like we're all doing the same thing in the same area,
2 and I don't know if that benefit will be to the
3 community. So if we've got two applicants doing the
4 same exact thing, I don't know how that can be worked
5 out. We want to try to broaden that so we can get as
6 much done on that trail as possible. And I'll leave
7 that up to DDOT and you, and the other applicant last
8 week. I need to mention that to them also.

9 MR. SKENA: The NoMa Bid has recently
10 completed a study on way-finding, security, and kind
11 of has started thinking about kind of creating common
12 elements for the trail.

13 CHAIRPERSON HOOD: Okay.

14 MR. SKENA: DDOT, I believe, has recently
15 hired a new trail manager. I don't know what the job
16 title is. So between DDOT, their new hire, and the
17 NoMa Bid's work product, I believe they're working
18 together to kind of create a common set of, you know,
19 elements that we will all be following.

20 CHAIRPERSON HOOD: Okay. Because as I think
21 back to the application we had last week in front of
22 us, this is in the same area, some of the same things
23 of what they're going to do also. So we need to
24 figure that out. And I guess hopefully what you just
25 mentioned will help find out how we can get a larger

1 range buck for the community. Okay.

2 All right. Any other questions up here?

3 [No audible response.]

4 CHAIRPERSON HOOD: Okay. Does the ANC have
5 any cross-examination?

6 [No audible response.]

7 CHAIRPERSON HOOD: And then the party in
8 opposition, get ready for any cross.

9 MS. QUINN: Am I on now? Okay. I'm Terri
10 Janine Quinn, Chair of ANC 5E, and just so that we're
11 clear, I'm on a very, very tight schedule at this
12 point. I'm already pretty late for my next
13 appointment.

14 But I did have a question about the timeline
15 for the workforce development. Can you tell me when
16 you would expect that that would start? I know that
17 you mentioned something about having to start over,
18 but when exactly would that programming be slated to
19 start?

20 MR. SKENA: Sure. That's a great question.
21 So, in the previous -- with the previous group we had
22 decided to start roughly six months in advance. So
23 one of the concerns, workforce development, is you
24 can't start too early because once you take people
25 kind of out of job search mode they get very restless

1 because they're not getting paid. So, one of the
2 features of the proposal that we had been working
3 with was to actually give stipends during the
4 training session and that's kind of social training
5 and potentially skill training. So six months prior
6 to kind of the start of construction that kind of in-
7 take process would start and then there would be
8 continued case management.

9 I think one of the Commissioners raised the
10 point of follow-up. And so in the proposals that we
11 had created there was a case management aspect of it
12 so that folks, there was follow-up calls after the
13 first day, after the first week, after the first
14 month, and then a year later to make sure that the
15 person doesn't get lost from job to job.

16 MS. QUINN: Okay. So you referenced a time
17 when there was a gap between commissioners for the
18 area, and I think just before the seat was vacated, I
19 met with you. And one of my concerns at that time
20 was that as it was presented on the day that I met
21 with you, we were just talking about a commitment to
22 do something with regard to workforce development.
23 And I believe at that time the approach was that you
24 would leave it to the community to decide what we
25 wanted to do.

1 And at that time I expressed my great concern
2 that of the two of us, us being the community and you
3 being a development team that's done many, many
4 projects, you all are the ones with the expertise
5 with regard to workforce development programs. And
6 so it's really putting us at a disadvantage to ask us
7 to kind of figure it out on our own.

8 So the suggestion I made was, could you give
9 us a list. And I believe I actually said, three
10 different workforce development programs that have
11 been used in the past, potentially by your team, so
12 that we could evaluate those and perhaps even contact
13 those communities to find out what worked, what
14 didn't work, so that we would be in a more
15 sophisticated position in evaluating a workforce
16 development program that would be appropriate for our
17 community. Did that happen?

18 MR. SKENA: We did go out to two specific --
19 actually, three specific groups, and we received
20 proposals from three. And I apologize, I did not
21 bring those three in front of the community. I only
22 brought one of them. And so that is -- that's on me.
23 And again, you're exactly right. I'm happy to take a
24 step back and really engage with the ANC on what's
25 going to work best.

1 MS. QUINN: And I want to be clear, it's not
2 my expectation that you have that level of engagement
3 with the entire commission. It's fine for you to
4 have that with the single-member district
5 commissioner and the community that is most impacted.
6 But I do think that it's important that we
7 acknowledge that there is a disadvantage when you
8 come to a community that does not have that level of
9 expertise with regard to this specific area. So, I
10 think that's really important that we follow through
11 on that.

12 The other concern that I had mentioned at
13 that time was, at that point that I met with you I
14 had heard some concerns about connectivity between
15 the neighboring property that I guess Edgewood
16 Commons. And the concern was kind of that because
17 this seems like it might be an upscale project, I
18 believe you called it a Class A project, and you
19 noted that some of the surrounding projects are
20 either Class B or C. And so there might be a bit of
21 a disparity between the economic circumstances of the
22 communities.

23 And we were concerned that if the
24 connectivity between those two communities is not
25 handled properly, you may end up with this us versus

1 them kind of environment. And I'm a little concerned
2 when we talk about the gate, and I certainly will
3 defer to Commissioner Williams, but I want to be sure
4 that as you continue these conversations that this
5 point makes it into the conversation, that we avoid
6 that dynamic. Security is certainly a great concern
7 and I hope that that's addressed adequately. As a
8 matter of fact, that's my expectation. But I think
9 that there's probably a way to do that without
10 creating a dynamic that's really unnecessary.

11 MR. SKENA: We agree.

12 MS. QUINN: Okay. Great. I believe that may
13 be it, I think. Yeah, I'll leave it there.

14 MR. SKENA: Thank you.

15 MS. QUINN: You're welcome.

16 CHAIRPERSON HOOD: Chairperson Quinn, just
17 hold your seat for a minute. The party in
18 opposition, can you let her do her presentation and
19 then she can leave? Is that a problem?

20 MS. DICKERSON: As long as we have an
21 opportunity that would be fine, as long as we have an
22 opportunity to ask questions of her.

23 CHAIRPERSON HOOD: Ask her questions?

24 MS. DICKERSON: Yes.

25 CHAIRPERSON HOOD: Okay. Sure. We'll do

1 that.

2 MS. QUINN: And I'm sorry, I did forget one
3 question. You mentioned setbacks with regard to 4th
4 Street. I'm not sure I understand what you mean.
5 Are you talking about making the buildings shorter as
6 you get closer to -- okay. Because sometimes when I
7 hear setback I'm thinking that it's set back from the
8 curb.

9 MR. SKENA: [Speaking off mic.]

10 MS. QUINN: Yeah. So, you mentioned
11 something about that being a new concept. When do
12 you recall first hearing that request?

13 MR. SKENA: Honestly, and I've had a lot of
14 meetings over 11 months. I may have forgotten it.

15 MS. QUINN: Okay.

16 MR. SKENA: I'm human. However, it was very
17 clearly shown in the opposition party status request.
18 So that's when I really took notice.

19 MS. QUINN: Okay. I'll drop it then.

20 MR. SKENA: Okay. Yeah.

21 MS. QUINN: That's it for me. I promise this
22 time.

23 CHAIRPERSON HOOD: All right. We're going to
24 go out of order. Chairperson Quinn has another
25 engagement she's actually late for, so we're going to

1 go ahead and let you do your presentation and then
2 any cross that anyone has, we'll do that, and then we
3 can go back to our normal order. You may begin.

4 MS. QUINN: All right. I think I'd like to
5 begin by acknowledging the positives. I think that
6 most rational people could agree that some type of
7 development at this project, at this property, would
8 be appropriate. And I think that development here is
9 probably a really good thing. It's a matter of us
10 coming together to figure out what's most appropriate
11 there.

12 The other thing that I'd like to acknowledge
13 is that there has been a substantial amount of
14 outreach, and I think that there have been some
15 particular challenges that have already been
16 highlighted in terms of not having a consistent
17 commissioner, having some communication lapses prior
18 to the new commissioner coming on board, and having a
19 new commissioner. I mean, I think the new
20 commissioner has done a substantial amount of work to
21 get caught up, but I can't imagine this being the
22 first matter that I have on day 1 of being a
23 commissioner. So I think that there were some
24 substantial challenges.

25 But I think to get down to what happened this

1 past Tuesday in our meeting and how we ended up here
2 in opposition as opposed to being in support, I mean,
3 I think the short answer is, we weren't in a position
4 to vote in support. I mean, we cannot be at a
5 commission meeting. I believe it was probably 30
6 minutes into the meeting when I first saw the
7 community benefits agreement draft. And I'm running
8 the meeting and someone just hands me this. I mean,
9 there was no -- I had no time to read it.

10 So, there was no way that we would have been
11 prepared to vote on that evening. I don't have any
12 problem with us not having seen the prior drafts. I
13 don't have any problem with the entire commission not
14 having been at the table for all of the negotiations.
15 But I do think that if we were getting to a place
16 where there was going to be a document that should
17 have been what we were actually considering that
18 night, it was appropriate for us to see it much
19 earlier than the night of.

20 And I don't think there's any use in trying
21 to figure out whose fault that was, but I don't think
22 that that would happen in other communities.

23 I'm not sure how much you want me to say
24 about the affordable housing. I think it's -- I've
25 heard it from probably all of the commissioners here,

1 so I think you guys understand that that's a big
2 concern for us. This is not something that's new, a
3 new development to this team. When I met with the
4 team back in November I don't know that that was
5 noted, but I did have a meeting with the team, and at
6 that time we were at eight percent, at 80 AMI. And
7 at that point I believe I explicitly said that that
8 was unacceptable.

9 And so as long as we were at eight percent I
10 really couldn't see a path to a yes for me. The way
11 I view it and the way I said it on Tuesday night is,
12 we get to a place where we have to decide whether
13 we're going to be serious about affordable housing or
14 not. And this to me is not a serious offer. It's, I
15 don't know what the magic number is. We didn't have
16 enough time to really debate that in our meeting
17 Tuesday night. And at the time that we met prior to
18 that for an executive meeting we didn't even have --
19 I think we were still under the understanding at that
20 point that we were at eight percent and 80 percent
21 AMI. So that was just a no-go kind of across the
22 board. At least for the commissioners that I had
23 spoken with to that point.

24 So there is that. The piece that I think was
25 alluded to a bit earlier, do you all have a draft of

1 this? You have a draft copy of this community
2 benefits agreement?

3 So the part that really concerned me, and I
4 mean really ran my pressure up was in Section -- it's
5 Article 11, Sections 11.2, and 11.3. And it's those
6 two sections that really brought me to the same
7 discussion that -- or the direction that I believe I
8 heard Commissioner or Chairman Hood going in that I
9 just would not have expected that this is language
10 that would have been asked of other communities.
11 It's essentially asking us for unqualified and
12 unending support, and also to enter a covenant not to
13 sue or testify against something that looks like it's
14 unending as well. And we just could not figure out
15 how that could possibly be enforceable, particularly
16 when --

17 CHAIRPERSON HOOD: Chairperson Quinn, let me
18 interrupt you. I don't think we have that copy. We
19 have another copy. It doesn't say draft on it.

20 MS. QUINN: Oh.

21 MS. RODDY: Can I clarify? What we submitted
22 removed the language. We were happy to --

23 MS. QUINN: Oh.

24 MS. RODDY: -- commit to those benefits and
25 amenities without any of the support from the ANC.

1 That was the commitment that we would continue to
2 honor.

3 CHAIRPERSON HOOD: So you all submitted this
4 without worrying about support from the ANC?

5 MS. RODDY: That benefits and amenities
6 agreement was to be negotiated contingent on their
7 support. And when they did not support it we said,
8 you know, what, we want to honor those commitments
9 regardless. So the idea was that initially that yes,
10 we wanted to have the ANC support for those
11 commitments. That was the negotiation. And that's
12 standard, that's what typically is done. And so what
13 we have submitted to you is the same benefits and
14 amenities package that we had submitted to the ANC,
15 but we've removed all of the language that required
16 them to support our project.

17 CHAIRPERSON HOOD: So we need to go back to
18 the ANC and work with the ANC. Right. So that's
19 number one. Let's do that. Okay? Because she has
20 something that she's telling us about and we're up
21 here looking for it, and they're not even aware that
22 that language has even been taken out. So, number
23 one, number one, we're going to go back and work with
24 the ANC. You may continue.

25 MS. QUINN: Sure. So, during the meeting I

1 noted that I would not expect -- I would be
2 absolutely floored to find out that this kind of
3 language would be presented when they go to
4 Georgetown or Upper Northwest. And the response from
5 the team was, this is their boilerplate language and
6 they offer this everywhere. And that brought a whole
7 other level of concern that the Commission might
8 actually allow this kind of language.

9 So I'm happy to share my copy so that you all
10 know, if you don't need it. I want to be sure that
11 this is not just -- this is not okay.

12 MS. COHEN: It's not okay, and they did
13 remove it.

14 MS. QUINN: Well, I think -- I'm not sure if
15 I'm missing the point, but what was communicated
16 during the meeting is that this is a regular
17 practice, and that concerns me greatly.

18 MS. COHEN: We have seen it before and we've
19 always had that eliminated.

20 MS. QUINN: Okay. Very well. That's what I
21 wanted to know.

22 CHAIRPERSON HOOD: And when we hear about it,
23 we get attitudes.

24 MS. QUINN: Okay. That's what I got too.

25 CHAIRPERSON HOOD: All right.

1 MS. QUINN: Okay. Thanks. So, I believe I
2 may have covered all of our express concerns. Oh,
3 there was also the concern about the height of the
4 building. At least that was expressed during the
5 meeting. That they were asking for a maximum height
6 of 90 feet. And so that this concern about whether
7 there was a necessary stepdown, now that I know the
8 proper term, it was a stepdown or a step back?

9 MS. RODDY: Stepdown is correct.

10 MS. QUINN: Okay. So, whether that was
11 appropriate also came up during our meeting. So I
12 believe that I have probably covered the gist of the
13 concerns that we had.

14 CHAIRPERSON HOOD: Okay. Colleagues, any
15 questions up here?

16 Chairperson Quinn, what I am going to ask
17 again is I'm going to ask that the applicant come
18 back out and work with the ANC. I'm going to do that
19 at the end. You may not be here when I ask that,
20 that's one thing I'm going to ask. So I'm letting
21 you know, that's what I'm going to ask so you all get
22 ready.

23 Okay. Does the applicant have any cross?

24 UNIDENTIFIED SPEAKER: [Speaking off mic.]

25 CHAIRPERSON HOOD: No, the applicant. Okay.

1 You the applicant too? No, I'm just playing.

2 So does the party in opposition, you have any
3 cross? Okay. You can identify yourself and you may
4 begin asking questions.

5 MS. DICKERSON: Good evening to the
6 Commission, entire Commission. My name is Alicia
7 Dickerson. I live at 207 Cromwell Terrace Northeast.
8 I'm within 400 yards of the planned development. And
9 like all the members of the group, Edgewood West, I'm
10 directly impacted by the changes that we're talking
11 about here today.

12 I do also want to say, and will have more to
13 say about it when we present, is that we are actually
14 -- we filed an opposition but we are actually, we
15 believe there are a lot of great parts to this
16 project.

17 CHAIRPERSON HOOD: Ms. Dickerson, let me just
18 say this. This is the part where you're going to
19 cross-examine --

20 MS. DICKERSON: Sure.

21 CHAIRPERSON HOOD: -- Chairperson Quinn.

22 MS. DICKERSON: Okay.

23 CHAIRPERSON HOOD: Your testimony part, we'll
24 get that on the other end.

25 MS. DICKERSON: Okay.

1 CHAIRPERSON HOOD: Okay.

2 MS. DICKERSON: All right. Thank you very
3 much.

4 So our specific questions for Chairwoman
5 Quinn are, is your expectation that adjacent SMDs
6 that are impacted by this development, that they
7 should not be a part of the process, part of the
8 community benefits and of the discussions around the
9 development that's coming?

10 MS. QUINN: I don't really think that's an
11 issue for me to determine. But as a general matter,
12 I think that there is a process in place for adjacent
13 SMDs to participate.

14 I thought there was a natural rule that SMDs
15 within a certain number of feet were allowed to
16 participate. Am I incorrect? Isn't there a general
17 rule that an SMD that is adjacent to a project or
18 within a certain number of feet is invited to
19 participate in the process?

20 CHAIRPERSON HOOD: Typically with ANC's, you
21 know, I know the rules say one thing but we
22 typically, because it's community involvement, we
23 typically leave it up to the ANC's, whether it be the
24 ANC, a particular whole ANC like 5E, and say 5D was
25 across the street and they wanted to be a party, I

1 think our new rules may change. I can tell you some
2 of that, but our old rule says they would have to
3 apply for party status and we would include them.
4 We've always been inclusive, especially when it comes
5 to the ANCs because the administrator chooses that,
6 says that we have to give ANCs great weight. The
7 full ANC. And we always listen to single-member
8 districts. Anyone is able to come down and testify.

9 MS. QUINN: So I thought that there was a
10 natural way for them to participate. I mean, as a
11 commissioner just thinking about how I deal with
12 things in my own single-member district. My personal
13 priority has always been those that are most
14 impacted. So to the extent that crosses a line of an
15 SMD, I would think that those people ought to be at
16 the table in some way; that that's appropriate to
17 recognize that impact that, you know, that the
18 project may have on them as well.

19 CHAIRPERSON HOOD: Yeah, they're permissible
20 to come down and testify as well. Yeah.

21 MS. QUINN: Uh-huh.

22 MS. DICKERSON: Okay. Thank you. Our next -
23 - the next question for Chairwoman Quinn is, of the
24 report that was filed before the ANC today, Form 129,
25 can you confirm, was this the correct date of the ANC

1 meeting? You have 5/19/16.

2 MS. QUINN: No. No, that can't be the right
3 date. The meeting was on Tuesday so that date must
4 be incorrect.

5 MS. DICKERSON: Okay. Actually the 17th of
6 May.

7 MS. QUINN: Yeah. And I'm actually looking
8 at the form that you have and so there was an error.
9 The form that you have is actually missing some
10 language. So when I added my electronic signature
11 these two boxes, there are two substantive boxes that
12 had text in them, I imagine the Commission has the
13 correct copy. But those two boxes were actually
14 filled in. And so when you look at the record I
15 think what will be uploaded there will have my hard -
16 - I actually signed another copy of it today here, to
17 make sure that -- as you can see these little dots
18 there, that's because there was language there that
19 did not, for whatever reason, didn't transmit when I
20 sent it in. So yeah, the correct date of the ANC 5E
21 meeting was whatever day Tuesday was. I'm operating
22 on very little sleep at this point so I'll leave it
23 at, it was last Tuesday.

24 MS. DICKERSON: We'd definitely like to be
25 able to see, if possible, a copy of the actual full

1 correct report.

2 CHAIRPERSON HOOD: It's in the record.

3 MS. DICKERSON: Okay. Thank you.

4 CHAIRPERSON HOOD: It will be in the record.

5 MS. DICKERSON: The next question is, is the
6 vote count that's on the document, it says number of
7 members, and the constitute quorum five, number of
8 members present at the meeting, eight. And it says
9 eight, zero, zero is the vote count. Is that
10 actually correct?

11 MS. QUINN: That's correct. I watched the
12 video and confirmed that number.

13 MS. DICKERSON: Uh-huh. So would you mind
14 just explaining the eight is eight --

15 MS. QUINN: Eight in favor of opposing.

16 MS. DICKERSON: And then zero, the first zero
17 is?

18 MS. QUINN: Zero is zero commissioners
19 opposed supporting, I guess is what you would say.

20 MS. DICKERSON: And then the second and final
21 zero?

22 MS. QUINN: Is, there were no abstentions.

23 MS. DICKERSON: Actually, there was an
24 abstention by Commissioner Hobaugh.

25 MS. QUINN: Oh, I didn't hear that.

1 MS. DICKERSON: Yeah, she abstained, so --

2 MS. QUINN: I didn't hear that on the video.

3 MS. DICKERSON: So the vote count is actually
4 incorrect.

5 MS. QUINN: Well, we'll check the video and
6 make sure.

7 MS. DICKERSON: And she can certainly testify
8 to that in her testimony today, because Commissioner
9 Hobough is here. But see, also, and perhaps this
10 will be addressed by the full copy or the correct
11 copy, it was stated that the oral motion stated by
12 Commissioner Williams was for opposing the PUD
13 application, and there was no additional language
14 included or voted on by the whole body of the ANC.
15 Is there now language that has appeared in addition
16 to the actual language by Commissioner Williams,
17 which is simply opposing the PUD application?

18 MS. QUINN: So I believe what it says, and
19 I'm paraphrasing here, is that there was a vote to
20 oppose and that's -- and then I think I listed some
21 of the considerations that went into the opposition.
22 And so there there's a list of like the, I believe
23 the height issue is probably there, affordable
24 housing is listed there, and the lateness of the CBA
25 is also there. So those were listed as

1 considerations that went into getting to the
2 opposition.

3 MS. DICKERSON: But they're listed in the
4 final application that you sent or posted today,
5 they're actually listed as just additional language
6 or are they a party?

7 MS. QUINN: They're listed the way I just
8 explained it. So they're listed as the
9 considerations that led to us getting to an
10 opposition. So it doesn't say that there was a
11 motion that listed those items, but that as we were
12 discussing it, these are the issues that came up that
13 led to us getting to an opposition.

14 MS. DICKERSON: And we're getting close to
15 our last couple questions. So there was no written
16 resolution or letter presented to the ANC 5E as part
17 of the motion, and again is there any written
18 resolution or letter that was presented with this
19 application?

20 MS. QUINN: No.

21 MS. DICKERSON: Form 129?

22 MS. QUINN: Uhn-uh.

23 MS. DICKERSON: Okay. And is that typical?

24 MS. QUINN: Some --

25 MS. DICKERSON: A written resolution or

1 letter?

2 MS. QUINN: Yeah, sometimes it happens.
3 Particularly with Form 129. The Form 129s are
4 designed to kind of be dummy proof so that all the
5 information that the commission needs is already --
6 it sets you up to give them every bit of information
7 you would necessarily need. So there are times when
8 we'll vote on things and we'll have either a letter
9 of support already drafted or I'll get it after the
10 meeting. Sometimes someone will present a resolution
11 on a matter, like that night we had some matters that
12 had resolutions. And sometimes it's just a yes or no
13 vote on a motion and then we fill out this form, you
14 know, to give whatever the pertinent information is
15 to meet the regulations.

16 MS. DICKERSON: But I mean, I just want to
17 make sure I understand. But there's no way for a
18 regular citizen, like myself, to be able to know that
19 the information on the form is correct other than
20 going back and watching the tape if there's no
21 written resolution or letter --

22 MS. QUINN: Oh, there will be minutes. There
23 are minutes, and there's a video. There was actually
24 that same night, there was another -- it was actually
25 a BZA matter. But also, same thing. There was a

1 motion and what will happen is there will be a Form
2 129 and the information will go right there on the
3 form 129.

4 MS. DICKERSON: All right. Thank you. We're
5 looking for the explanation. We're looking forward
6 to seeing the full form as we will --

7 MS. QUINN: Sure. It's not being hidden.
8 Let me just be clear. The language just wasn't
9 transmitted when it was e-mailed. So there's no
10 hiding the ball. I sent an e-mail to the Commission
11 this evening. It is when I found out from Ms.
12 Schellin that that is in fact what happened, and that
13 the copy that I e-mailed her, the second copy I e-
14 mailed did not have this language, that's when I
15 signed the other copy I sent an e-mail to the
16 commissioner so I didn't hide the ball. They know
17 that -- well, they might not know because they might
18 not have read their e-mails yet. But there are no
19 secrets here.

20 MS. DICKERSON: And my final question, for
21 the Eckington Yards development that was most
22 recently approved by ANC 5E, they were approved at
23 eight percent affordable housing and I'd like your
24 explanation for why it wasn't an incredible issue, it
25 wasn't imperative and critical for that development,

1 but why it is imperative and critical for this
2 development.

3 MS. QUINN: So I think each commissioner
4 would have their own explanation. I don't know, I
5 can't really speak for anyone other than myself.
6 What I think about that decision in light of what
7 happened Tuesday is that that decision should not
8 have been made. I think that that should have been a
9 no as well. When the Eckington --

10 MS. DICKERSON: Eckington Yard?

11 MS. QUINN: Yes. When the Eckington Yard
12 project came to us, we did not have a CBA at all. We
13 didn't have a copy of it whatsoever.

14 What we did have is a civic association and a
15 single-member district commissioner who had been
16 working together with community members and the
17 project for months to come up with -- to negotiate a
18 CBA.

19 They had also been working with the Office of
20 Planning. So the idea there was that the -- and I
21 had actually talked to the Office of Planning so I
22 know that the Office of Planning had been giving them
23 guidance with regard to how to negotiate these or you
24 know, what are typical things you would see in CBA.

25 The hearing date was going to be, I would say

1 less than two weeks from the date of the meeting
2 where we were being asked to vote. They had been
3 negotiating this matter for months. And we voted
4 without having -- and they read off some of the
5 things that they said would be in the CBA, but we
6 didn't actually have it before us. And I think in
7 hindsight, not having had the CBA, I think we should
8 not have voted on it that night.

9 Not that we shouldn't have voted on it, but
10 if we were going to vote on it, it should have been a
11 no because we just didn't have enough information to
12 vote.

13 I was uncomfortable with the eight percent.
14 I said it that night. You know, the difference for
15 me between that and this is that I talked with the
16 developer very early on here and explained my concern
17 about that number and that I would not be comfortable
18 with that number. I don't know what anyone else
19 thinks about it. I still wasn't comfortable with it
20 with Eckington.

21 But I also think the other difference is that
22 I think the size of these projects are not
23 comparable. I think the size of the Eckington
24 project is much larger. I mean, I'm sorry, is much
25 smaller than this one. So I mean, those were some of

1 the factors that went into it for me. Now, the other
2 commissioners, I can't tell you what they were
3 thinking or why they voted the way they did. But if
4 I had it to do over again I think that I would hope
5 that we would not make that mistake again. I think
6 that, you know, my hope is that we would have learned
7 our lesson that it just wasn't a smart move. Because
8 now I don't know what's in -- I still haven't seen
9 the CBA.

10 You know, we voted to support it with a
11 condition of having a signed CBA. And the
12 commissioner for the single-member district has it,
13 but I still have not received it myself. So when a
14 question was asked about whether some of the language
15 from this CBA mirrored language from that CBA, I
16 mean, no one but that commissioner could answer. So
17 yeah, I think it was the wrong move.

18 MS. COHEN: Well, let me just add something
19 to the discussion. The zoning order is on. If it
20 was issued it's available. It's on the website.

21 Eight percent is the, you know, requirement
22 of Inclusionary Zoning. We're evaluating
23 Inclusionary Zoning as we speak.

24 Each, you know, project is different and they
25 offer different proffers, and they ask for different

1 flexibility or variances. And so every project is
2 based on a different set of issues. So I just wanted
3 to let you know that, you know, eight percent is the
4 minimum.

5 MS. QUINN: Yeah, it's the baseline.

6 MS. COHEN: And we try to push, but again it
7 depends upon how the project rolls out and what is
8 being offered and what is acceptable. So I just
9 don't want you to think that we don't try to maximize
10 affordability, but sometimes it's just not something
11 we can practically insist on. Although in this case
12 I think we can.

13 MS. QUINN: As do I. Thank you.

14 MS. DICKERSON: Thank you. That's all of our
15 questions.

16 CHAIRPERSON HOOD: Okay. Thank you very much
17 and thank you for --

18 MS. QUINN: All right.

19 CHAIRPERSON HOOD: I'm sorry to have you go
20 over the time. So we appreciate you all --

21 MS. QUINN: That's all right.

22 CHAIRPERSON HOOD: -- being patient. Thank
23 you.

24 All right. Where did I leave off at? Oh,
25 let's go to the Office of Planning, DDOT, Ms. Thomas.

1 And then we go to DDOT, Mr. Westrom.

2 I'm sorry. Oh, I'm sorry. Hold on. Hold
3 on. Hold on. Chairperson.

4 MS. RODDY: Yes.

5 CHAIRPERSON HOOD: I did ask them. I asked
6 them first. I asked the applicant, you have any
7 cross first, didn't I?

8 MS. RODDY: You asked us if we had cross, but
9 you haven't asked the party in opposition if they had
10 cross of us, I don't -- oh. I could be wrong but
11 that's my recollection.

12 [Discussion off the record.]

13 CHAIRPERSON HOOD: I have not asked -- okay.
14 Okay. That's where I'm going, I think. I can't
15 remember. It's getting late, you know? Thank you,
16 Commissioner Miller. We were getting ready to do
17 that. So hold off, Office of Planning and DDOT, but
18 that's exactly what we were getting ready to do.

19 That's my first mistake this year. No, I'm
20 just playing. Okay.

21 Do you have any cross of the applicant?

22 MS. DICKERSON: Yes, we do.

23 CHAIRPERSON HOOD: Okay. Thank you whoever,
24 Commissioner May, or whoever brought that up. Thank
25 you.

1 MS. DICKERSON: Yes, my name is Alicia
2 Dickerson and I am at, as I mentioned, I reside at
3 207 Cromwell Terrace Northeast, and I just, as I
4 started to mention earlier, I and the other
5 residents, the other members of Edgewood West who
6 represent primarily property owners to the west of
7 the property that's proposed to be developed, we're
8 all active and engaged members of the community.

9 And just to give you -- to bring you down I
10 think to a human scale, we've been talking a lot
11 about big pictures and big items and big ideas.

12 CHAIRPERSON HOOD: Ms. Dickerson, Ms.
13 Dickerson.

14 MS. DICKERSON: Yes.

15 CHAIRPERSON HOOD: No.

16 MS. DICKERSON: Oh, I'm sorry.

17 CHAIRPERSON HOOD: The same thing applies
18 here about the cross-examination.

19 MS. DICKERSON: Yeah, my apologies.

20 CHAIRPERSON HOOD: We'll get to all that.

21 MS. DICKERSON: Okay.

22 CHAIRPERSON HOOD: We going to get there.

23 MS. DICKERSON: My apologies.

24 CHAIRPERSON HOOD: Okay.

25 MS. DICKERSON: I'm sorry. So I will get to

1 our exact questions.

2 So, the first set of questions are roughly
3 around the idea of green space. Is there a way to
4 increase the green space around Block 1A to create --
5 and this is the block that's nearest to one of the
6 blocks that's nearest to the Metropolitan Branch
7 Trail, to create more green space?

8 Right now there's a road around it, a two-
9 lane road. And it's something that's come up in
10 conversation with members of the community before
11 about the real necessity of that. So is there a way
12 to narrow it or get rid of it entirely?

13 MR. SKENA: Sure. I thank you for your
14 question and believe me, it's something that we have
15 talked at great length internally and with DDOT and
16 others. So the reason we have the road is twofold.
17 One, is firetruck access. And if we say got rid of
18 the road entirely we would still have to provide some
19 kind of fire access which wouldn't be over turf, for
20 example. It would have to have some kind of
21 substance, some structure.

22 The second thing is that we believe that
23 there is a great value in the ability to kind of, if
24 I have the pointer, to enter into this circle,
25 perhaps drop someone off, perhaps pick someone up,

1 and then leave. Otherwise the maneuver would be kind
2 of a cul-de-sac, which you know, first of all we
3 don't have the space for it. We don't want to devote
4 the space for it. You can go look at our project
5 elevation. It's got a very big cul-de-sac style
6 plaza.

7 And so what we have done through the process
8 responding to comments from DDOT and OP and others,
9 is this roadway did narrow. I think it's at 20 feet
10 now, I believe. Can it go to nine-foot travel lanes?
11 Perhaps. I think that we would be open to that
12 suggestion. So we were able to narrow it a bit which
13 allowed us to capture some additional green space.
14 Is that it?

15 Oh, yeah, and then we did have permeable
16 pavers. We added from here to here, this is a
17 permeable paver system which allows rainwater to kind
18 of fall through the street and be collected and
19 properly detained or retained or what not. So it is
20 unfortunate that I cannot provide more green space at
21 this location. We do believe we've done what we can
22 to maximize the amount of green space that we do
23 have.

24 MS. DICKERSON: Okay. And I think I heard
25 what you said or understood what you said. But did

1 you -- I didn't hear a specific addressing of, what
2 about one lane? It's a two-lane road now. What
3 about one lane?

4 MR. SKENA: Oh, yes. Okay. So good
5 question. So the reason that we have two lanes is
6 okay, so let's say that you are dropping someone off
7 at the Metro, or you are a resident of one of these
8 buildings and you're waiting for an Uber. So a car
9 comes in this way, picks you up, and then leaves.
10 Okay? So that movement makes perfect sense, right?

11 The other movement is this is the parking and
12 loading here, here and here. So our concern is that
13 if someone gets to, say, here and they realize oh,
14 I'm in the wrong place, or they get to here and
15 they're like, I'm in the wrong place, it's not
16 parking, that's loading, then you would have to have
17 some kind of hammerhead condition for folks to turn
18 around. And so we said, instead, let's just make it
19 a two-lane and narrow the travel lanes as much as we
20 can and make it a two-way access.

21 Any other reasons we considered the two-lane?
22 I believe that --

23 MR. HOOVER: The two-lane? No, I think
24 that's it.

25 MR. SKENA: Yeah. Yeah.

1 MS. DICKERSON: Okay. Question about the
2 pedestrian plaza. You mentioned permeable pavers.
3 Is that material permeable, for the pedestrian plaza?
4 And we have the flood water -- the flood and the
5 water runoff issues.

6 MR. SKENA: Okay. So good question. The
7 permeable pavers starts right here and continues
8 around. This section is not permeable because most
9 of it is being built on top of our parking garage.
10 So you can't have the permeable paver system on top
11 of the parking garage.

12 MR. HOOVER: And there's a water feature. I
13 think the other reasons is, there's a water feature
14 there and while we'd like to use permeable pavers
15 where possible, it's not as comfortable to walk. And
16 so in such a high traffic area at the base of the
17 stair and across the plaza we, you know, heels and
18 whatnot with permeable pavers, we thought that it
19 best not to have them there.

20 MS. DICKERSON: Okay.

21 MR. SKENA: The other thing that I would note
22 is currently on site 96 percent of the land area is
23 impermeable. Ninety-six percent. And we're reducing
24 that down to 65 percent, which still sounds like a
25 lot but when you think about going from four percent

1 permeable to 35 percent permeable, that's a huge
2 increase in the amount of permeability.

3 So in terms of storm water runoff, of course
4 you know, we're designing this to the latest codes.
5 But we also are doing a lot to actually, you know,
6 capture bio retention facilities, permeable pavement,
7 the bike lane will be made out of a permeable
8 asphalt, we'll have bio retention facilities, tree
9 boxes, our courtyards will be -- almost the entire
10 courtyards will be, and then the 20 to 30 percent
11 green roof. Yeah.

12 MS. DICKERSON: Okay. Thank you. And one
13 last question about the pedestrian plaza. Have you -
14 - do you anticipate more green space on the plaza
15 itself? It's just going to be sort of a concrete
16 plaza, that big space?

17 MR. SKENA: Great question. I don't want it
18 to feel like a 1980s office park. So, while we
19 haven't completed our detailed design of it as a part
20 of the PUD process, we are starting that process now,
21 or we will start it soon as we get zoning.

22 Don, do you have any other thoughts on green
23 space within the plaza?

24 MR. HOOVER: No, I think it's -- and it's
25 pretty typical if you look at some other projects

1 where the -- in the PUD process, by the time it got
2 to construction. There's one right now being built
3 that has much more, all the detail offers more green.
4 I think we're going to want to make this soft, but we
5 also want it to be safe.

6 MS. DICKERSON: Sure. And that definitely
7 would speak to the community. It is important to us.
8 Thank you.

9 Another question about the green space in
10 general. I believe it may have been you who
11 mentioned about the DDOT, the public accessible space
12 on and near the MBT trail, about a bocce ball and
13 volley ball, and I'm interested if you've actually
14 asked anyone in the community, in Edgewood, what they
15 might want on that space. If bocce ball and volley
16 ball might be --

17 MR. HOOVER: Well, I think the point wasn't
18 that that is what needs to happen there. It's that
19 we're providing lawn space that is flexible, that it
20 could be used for any number of games or events. So
21 it's not prescribing the program.

22 MS. DICKERSON: Okay. Thank you. Another
23 question about Block 3, the building block 3 that
24 goes up to 4th Street. Does it have to go right up
25 to the sidewalk? Is it possible to have community

1 green space or transitional space there? As the
2 people on 4th Street are looking at just a wall of a
3 building.

4 MR. SKENA: Is it possible? Yes. Physically
5 yes, it's possible.

6 MS. DICKERSON: Yes, physically possible.

7 MR. SKENA: Here's the issue with that block,
8 and I really, I want to continue this discussion
9 because it's important. We don't know who is going
10 to be our retail anchor. And we don't know what that
11 retail anchor is going to tell us because typically
12 if you're Harris Teeter or you're Whole Foods or
13 you're Safeway or Giant, you tell the developer what
14 it's got to look like and the developer pretty much
15 has to say yes, or they walk.

16 So we're in a, quite a bit of a bind. What
17 we tried to do with this Phase 1 plan was to
18 establish use, massing, and height that gives us
19 flexibility when we negotiate with a grocery store
20 for that space. What that will eventually look like
21 is unclear and we will come back in our stage 2, and
22 perhaps we'll even -- we'll probably have to amend
23 our stage 1, honestly, to change the plan to
24 accommodate whatever retailer is there.

25 What I will say is that typically it is a-

1 typical for there to be a kind of line of green space
2 along a street instead of it being more of a -- this
3 is more of a typical streetscape view. And so I
4 think we are 100 percent willing to work with you
5 guys on that because I know it's very important.
6 It's right across the street from your community. We
7 don't want to put something in there that you're
8 going to say, man, I want to move, I can't sell my
9 house. You know what I mean? Like, we want to work
10 with you on that.

11 MS. DICKERSON: Sure. Sure. Thank you for
12 that.

13 Then the last, or at least one of my last
14 group of questions about the green space is, on page
15 3 of the comprehensive transportation review that has
16 the date April 29, 2016, you talk about the creation
17 of approximately 44,000 square feet of green space,
18 and 12,500 square feet of public plaza space. How
19 much of this space is public space already owned by
20 the public, controlled by DDOT? And how much of it
21 is space provided by the property managers as a
22 community benefit?

23 MR. SKENA: Sure. Good question. We
24 actually reran those numbers and the total amount of
25 lawn or green area, as we're calling it in the

1 project, is about 1.1 acres.

2 MS. DICKERSON: And that's also -- that's
3 public space?

4 MR. SKENA: That's DDOT right of way, plus --
5 DDOT right of way, west -- I'll say this, DDOT right
6 of way west of the trail. Okay? Plus, our property.

7 Of that number of that 1.1, we are half an
8 acre. So we're a little less than half of the total
9 kind of new developed green space. But what I would
10 say is like, look, I mean if you go out to the trail
11 right now, I think Don mentioned this, this is mostly
12 wooded, there's a lot of grade. So yes, it's owned
13 by DDOT, but it's inaccessible and it's not usable in
14 its current condition. A lot of it isn't useable.
15 Some of it is. So we are improving it and creating a
16 more usable green space that incorporates with our
17 project.

18 MS. DICKERSON: Okay. And this question is
19 an extra question about light and air. We're talking
20 again about 4th Street. What can you do to come down
21 in height as you approach those beautiful 100-year-
22 old row houses on 4th Street, echoing what we've
23 heard some of the commissioners say about some giant
24 industrial buildings, a wall that around 4th is just
25 not going to -- is just not going to fit with the

1 neighborhood.

2 MR. SKENA: Yes, absolutely. And one of the
3 things I was going to say to Commissioner May is,
4 we're probably done with the industrial aesthetic on
5 this project, and we will --

6 MR. MAY: I did not assume that you were
7 going to continue the industrial aesthetic all the
8 way into the neighborhood. Thank you.

9 MR. SKENA: So we will -- the architecture
10 will transition to something that feels more in line
11 with kind of the older row house neighborhoods. So,
12 a couple things. One, I think if you go to 14th
13 Street today you'll notice -- and I believe there may
14 be an overlay on 14th Street that requires setbacks
15 at certain -- no? Is it just -- it just happened
16 naturally?

17 So, if you go to 14th Street, that's kind of
18 our vision for how this might work, where the fifth
19 and sixth floors kind of step back. Clarendon,
20 Arlington also has -- Toronto has a great boulevard
21 plan where they say that because of light, getting to
22 the sidewalks, you know, at six stories it needs to
23 step back along all of their major boulevards. It's
24 kind of a form-based code.

25 So we intend to kind of use those precedents

1 to kind of meet the step back requirement that we're
2 kind of self-imposing on ourselves, as well as
3 transitioning the architecture to something that
4 feels like it would fit in more with your Edgewood
5 West neighborhood.

6 MS. DICKERSON: Thank you. And another
7 question about light and air. When you look at Block
8 2A and 2B, why is there at least -- why is there no
9 pedestrian or bike walkway where 2A and 2B go up to
10 the property line now, and is there room for --
11 because that's one of the places currently that I,
12 and all my neighborhoods, when we got to the metro,
13 we walk behind the building and then we also walk in
14 front of it.

15 MR. SKENA: Yes.

16 MS. DICKERSON: And that's something that
17 would be very important to maintain or to make sure
18 it's a part of the plan.

19 MR. SKENA: Sure. We in general don't want
20 to encourage people walking in secluded dark alleys,
21 which is what that would become. So what we've done
22 in terms of our plan is you can kind of see the grade
23 of the adjacent property kind of comes down and
24 there's about, I don't know, another 10 or 15 feet on
25 that -- yeah. And so what we've done is we've kind

1 of built up against the grade and kind of taken
2 advantage of the natural grade so that the building
3 kind of meets the grade here, where it is, and then
4 there's a little terrace or green roof area where the
5 rest of the building is.

6 So it's much more economic to do it that way
7 because otherwise you would have to create a
8 retaining wall and then a building wall, and then
9 this tight kind of dangerous alley. So that's not --
10 I understand kind of historically that's how you've
11 taken it. But we would prefer that everyone walk
12 down Bryant Street because of the great retail
13 amenities and streetscape and trees and outdoor
14 seating and things like that.

15 MS. DICKERSON: So just to clarify, so we now
16 have sort of two points of access but it will be in
17 your plan, just the one point of access down Bryant
18 Street.

19 MR. SKENA: Right. So --

20 MS. DICKERSON: At least from the west.

21 MR. SKENA: From the west you can come in on
22 Channing.

23 MS. DICKERSON: Okay.

24 MR. SKENA: And there are sidewalks on both
25 sides that will take you to Bryant. And then you can

1 also come in on Bryant and go all the way.

2 MS. DICKERSON: Okay. Thank you for that
3 explanation.

4 The next group of questions are about
5 transportation. We're very interested, it's a lot of
6 biking in the community, on two BikeShares sort of
7 bookending the property. I believe that you
8 indicated one, one near the trail, the MBT, and one
9 along 4th Street near Block 3 would be really
10 helpful. Are you guys amenable to that at all, about
11 adding an additional BikeShare?

12 MR. SKENA: We had initially thought of that
13 but it was pointed out to us by another member of the
14 community that there's already an existing BikeShare
15 at 4th and Rhode Island.

16 MS. DICKERSON: It's actually on the other
17 side of Rhode Island by a couple -- like two blocks
18 down. It was moved farther down.

19 MR. SKENA: No it -- like, just recently?

20 MS. DICKERSON: No, some time ago. So it's
21 like on the --

22 MR. SKENA: So it's right here. I mean, it's
23 right across the street in front of that inn
24 building. So, look I mean, is it something -- we
25 want everyone in our development to use BikeShare.

1 We just found it a bit repetitive to have those two
2 facilities so close, and I don't know if Ryan can
3 speak to that at all in kind of DDOT you know, and
4 their thoughts on kind of what that would look like.

5 MS. DICKERSON: Okay. And maybe it's a
6 conversation with DDOT about moving the one we have
7 closer to the community. Thank you.

8 So another question about the two-lane pass
9 around Block 1A. Our huge concern is that in the
10 neighborhood we already have huge traffic issues with
11 people cutting through from Lincoln, cutting through
12 from Rhode Island, cutting through from Michigan and
13 other places, and our concern is, and you actually
14 mentioned it in your statement, people can drop
15 people off at the stairs for the Metro. That's
16 actually our nightmare because that brings more
17 traffic through the neighborhood. No one is going to
18 go down to that horrible intersections to drop
19 someone off at Rhode Island Metro, which is like,
20 that's a real kissing chair, or kiss-n-go.

21 MR. SKENA: Uh-huh.

22 MS. DICKERSON: But we're afraid we're going
23 to become a kiss-n-go because we're making it
24 attractive to do that.

25 And we just wonder if you made any

1 consideration of that it's actually going to increase
2 traffic flow into, in terms of commuting traffic,
3 car, commuting drop off into the complex.

4 MR. SKENA: It's a good question. We don't
5 see a lot of it today in the shopping center. What I
6 would note is if someone did want to do that, this is
7 now a right in, right out intersection. So if
8 someone did want to come drop someone off, make the
9 loop, and then come right back out onto Rhode Island,
10 that would be possible.

11 In terms of kind of how to model how many
12 people are going to use that as a kiss-n-ride drop-
13 off point, I don't know. Erwin, do you have any
14 thoughts on this?

15 MR. ANDRES: Well, with respect to that, that
16 condition, you know, because of the fact that we are
17 going to have storefront retail, or ground floor
18 retail, you know, we will probably look for that to
19 have opportunities to help drive some of that traffic
20 to that retail. So I think that's a benefit.

21 In the event that it becomes a place where
22 cars are waiting or you know, or are idling or it
23 becomes a real nuisance, you know, obviously that's a
24 private street so we have the ability to police that.
25 And obviously the MPR has the incentive to make sure

1 that it doesn't function like that. You know, the
2 primary goal is to maintain pedestrian bike access
3 for community. Vehicular is something that, you
4 know, as Michael said, you can do that today.

5 So, you know, in terms of functions that can
6 continue moving forward, that is one of those
7 functions. But we will have the ability to police
8 that.

9 MS. DICKERSON: Sure. Thank you. We're just
10 afraid to make it so attractive.

11 CHAIRPERSON HOOD: Ms. Dickerson, let me just
12 -- let's take a two-minute. Let me interrupt for two
13 minutes.

14 I was trying to -- I misjudged this
15 application, actually. I thought we would have been
16 finished. But what we're looking at now is a second
17 night. We're looking at May the 25th. So I'm asking
18 everybody to look at their schedules and I think once
19 we finish with cross-examination we're looking at May
20 the 25th. If that's a problem with anyone we need to
21 work that out.

22 MS. DICKERSON: I would like to -- if I may?
23 I'd like to say, I will be out of the country, so I
24 just want to make sure that we, at least our group
25 has -- it's okay to have someone else be a person who

1 speaks.

2 CHAIRPERSON HOOD: We will accommodate it. I
3 don't want to get into your business, but will you be
4 back in June?

5 MS. DICKERSON: I'll be back June 5th.
6 That's not my business.

7 MR. SKENA: I will also be out of -- I will
8 not be in D.C. on the 25th. I can -- I'm flying in
9 that night so I can be here by like 10:00.

10 CHAIRPERSON HOOD: Well, if you come in at
11 10:00 that night you'll be by yourself, because I
12 don't expect for this to last until 10:00 again. And
13 I wanted to -- I should have done this about 9:00,
14 because I wanted to be courteous to the residents who
15 come down and testify. But again, I misjudged this
16 one. The second mistake I've made this year.

17 So we're going to look at June the -- what
18 day is that on? June the -- our schedule,
19 unfortunately, is booked for Mondays and Thursdays
20 until our recess in August. So we're going to have
21 to take another day, June the 15th. Commissioners,
22 let me see first. June the 15th is a Wednesday.

23 Well, we said that the 5th -- no, they won't
24 be back until the 5th. June the 15th.

25 MS. SCHELLIN: But the reason why we're

1 having to go is because this -- we have some ANC
2 training on the --

3 CHAIRPERSON HOOD: Right. June 15th doesn't
4 work.

5 MS. SCHELLIN: Right.

6 CHAIRPERSON HOOD: What's the -- do we have
7 a --

8 MS. SCHELLIN: No, June 15th doesn't work
9 for --

10 CHAIRPERSON HOOD: June 15th doesn't work
11 for us.

12 MS. SCHELLIN: The 22nd? June.

13 CHAIRPERSON HOOD: Do we have something prior
14 to the 15th, like --

15 MS. SCHELLIN: No.

16 CHAIRPERSON HOOD: No, Wednesday --

17 MS. SCHELLIN: Well, a Tuesday night.

18 CHAIRPERSON HOOD: Wednesday before.

19 MS. SCHELLIN: No.

20 MR. SKENA: I would prefer to change my
21 flight and incur the cost to get this done next week.

22 CHAIRPERSON HOOD: No, we don't want you to
23 spend any money.

24 MR. SKENA: I mean, but waiting another
25 month, that's just a month of uncertainty.

1 CHAIRPERSON HOOD: But she's not going to be
2 here either, so I want to make sure I'm fair. She
3 said she would get somebody else but we did it -- I
4 said it for you so I want to do the same thing for
5 her.

6 MR. SKENA: Agreed. Okay.

7 CHAIRPERSON HOOD: Okay. What about before
8 the 15th?

9 MS. DICKERSON: Oh, may I add? We're
10 actually comfortable with Sally Hobaugh, ANC Sally
11 Hobaugh substituting for me.

12 CHAIRPERSON HOOD: Okay. Just hold tight.

13 MS. DICKERSON: Sorry.

14 CHAIRPERSON HOOD: We're going to try to
15 accommodate everybody. That's the goal. What about
16 before the 15th? I think I want to accommodate
17 everybody, okay? That's --

18 MS. SCHELLIN: Okay.

19 CHAIRPERSON HOOD: I'm even accommodating
20 Commissioner May. Can we do it on his volleyball
21 night?

22 MS. SCHELLIN: Sorry, June 8th, Donna could
23 substitute for me. I have to be out at the Woodridge
24 Association so I cannot be here.

25 CHAIRPERSON HOOD: Actually, I have to be

1 there too so we can't do that.

2 MS. SCHELLIN: Okay. And on June 1st, I can
3 get Donna to do the ANC training and we could do it
4 on June 1st. I'll be here and have --

5 CHAIRPERSON HOOD: But they won't be back.

6 MS. SCHELLIN: Oh, wait a second, OP has an
7 issue. So --

8 CHAIRPERSON HOOD: Okay. What about the
9 22nd?

10 MS. SCHELLIN: The 22nd is --

11 CHAIRPERSON HOOD: Okay.

12 MS. SCHELLIN: If that works for everybody
13 is --

14 CHAIRPERSON HOOD: Here's what we're going to
15 do. I know you said it's a month off but let --

16 MS. SCHELLIN: Peter has a --

17 [Discussion off the record.]

18 CHAIRPERSON HOOD: All right. So we're going
19 to -- I'm going to accommodate everyone unless all my
20 colleagues disagree with me. I know one may do, but
21 the rest of them have not said that they disagree
22 with me. I want to make sure I accommodate your
23 schedule and your schedule, along with everybody
24 else's. So that's the way I'm going to move. So
25 what other days do we have?

1 MS. SCHELLIN: If you want to do the Tuesday
2 evening after Memorial Day.

3 CHAIRPERSON HOOD: Okay.

4 MS. SCHELLIN: The 31st of May.

5 CHAIRPERSON HOOD: How is the 31st?

6 MS. DICKERSON: Oh, I'll be out of the
7 country until June 5th.

8 CHAIRPERSON HOOD: Oh, that's right. She's
9 going to be gone until June 5th.

10 MS. SCHELLIN: Oh, I forgot. June 7th, a
11 Tuesday evening.

12 CHAIRPERSON HOOD: Anybody have a problem
13 with June 7th?

14 MS. SCHELLIN: They haven't -- DDOT has an
15 issue so that doesn't work for DDOT. June 14th.

16 CHAIRPERSON HOOD: I thought somebody had a
17 problem with June 14th.

18 MS. SCHELLIN: They had a problem with the
19 15th.

20 CHAIRPERSON HOOD: Fifteenth. Anybody have a
21 problem with June 14th?

22 MS. SCHELLIN: That's good.

23 CHAIRPERSON HOOD: Okay. Commissioner May,
24 let's keep going. Let's see if we can get to August.
25 Let's keep going.

1 MS. SCHELLIN: I'm not coming here in August.

2 CHAIRPERSON HOOD: Commissioner May.

3 Commissioner May has an issue. Okay. What's the
4 next night? Hold on, let me ask this. Do we have a
5 night that we're going to have an early hearing?

6 MS. SCHELLIN: I don't know if I have --

7 CHAIRPERSON HOOD: Because it shouldn't take
8 no more than two hours to finish this.

9 MS. SCHELLIN: I thought this would have been
10 early; earlier than it is.

11 CHAIRPERSON HOOD: Right. It shouldn't take
12 us no more than two hours to finish this.

13 [Discussion off the record.]

14 CHAIRPERSON HOOD: So what about our meeting
15 on Monday. Oh, that's right, everybody is leaving.

16 MS. DICKERSON: We are happy to take a
17 substitution if it works for Commissioner Hood.

18 CHAIRPERSON HOOD: If you want to take a
19 substitution, if that's what you agree to, I would
20 like for you to have been here, but if you want to do
21 that, that's what we'll do.

22 MS. DICKERSON: I'm bowing to the wishes of
23 the entire group so I think we would rather go ahead
24 and move forward.

25 CHAIRPERSON HOOD: Okay. So we're back now

1 to -- but your flight. You going to switch your
2 flight? Okay.

3 MS. SCHELLIN: Okay. So May 25th at 6:30
4 p.m.

5 CHAIRPERSON HOOD: May 25th at 6:30.

6 MS. COHEN: That's a Wednesday, right?

7 MS. SCHELLIN: Yes, it is.

8 CHAIRPERSON HOOD: He probably really didn't
9 want to change his flight because I watch people's
10 lips when they're moving. You really didn't -- I was
11 trying to accommodate everybody but nobody wanted to
12 go with me. So you and I will be here next
13 Wednesday.

14 MS. DICKERSON: Thank you for that.

15 CHAIRPERSON HOOD: Okay. So where are we at
16 now? So have you finished cross-examining?

17 I think what we'll do is once you finish
18 crossing everyone, we will stop there. And I hope
19 the public can come back.

20 MS. DICKERSON: Do you want us to just stop
21 here and --

22 CHAIRPERSON HOOD: No, I want you to
23 finish --

24 MS. DICKERSON: Oh, okay.

25 CHAIRPERSON HOOD: -- doing your cross and

1 then we will stop there.

2 MS. DICKERSON: Okay. All right.

3 CHAIRPERSON HOOD: Because it's about 10:15
4 now.

5 MS. DICKERSON: All right. Thank you. We'll
6 move along quickly.

7 On page 45 and 53 of the Comprehensive
8 Transportation Review, you referred to one of the
9 intersections that you analyzed for traffic, you
10 refer to it as 4th Street and Cromwell Terrace
11 Northeast. I live at Cromwell Terrace Northeast and
12 it terminates at 2nd Street, between 2nd and 3rd
13 Street Northeast. It actually, it's a half street, a
14 small street like Ascot. So I am curious what
15 intersection you chose for analysis of traffic.

16 MR. ANDRES: What page is that again? I'm
17 sorry.

18 MS. DICKERSON: At page 45 and 53 you refer
19 to 4th Street and Cromwell Terrace Northeast as an
20 intersection and it's not physically possible.
21 Cromwell terminates between 2nd and 3rd Street.

22 MR. ANDRES: It's actually a typo. If you
23 look on page 82, that intersection, intersection
24 number 15, actually refers to the intersection of
25 Edgewood and forth. So that's the intersection. It

1 was just mislabeling.

2 MS. DICKERSON: Okay. All right. Thank you
3 for that explanation.

4 With the recent high profile attacks and
5 muggings on the MBT, how do you plan to account for
6 visibility and safety in the proposed bicycle
7 underpass below the pedestrian walkway?

8 MR. SKENA: It's a very short bridge. It's a
9 very short underpass.

10 MS. DICKERSON: Bike fast is what I'm
11 hearing.

12 MR. SKENA: No, that's not what I'm saying.
13 I'm saying that it's very short and offers very
14 little protection for someone who wants to commit a
15 crime there. That being said, in our security plan
16 we are proffering additional security lighting
17 underneath that bridge. There will also be a call
18 box with security cameras very close by.

19 MS. DICKERSON: Okay. You mention on page 2
20 of the comprehensive traffic review, you mention in
21 several places about short-term bicycle parking
22 within the development. We're just trying to get
23 clarification about what does short-term bicycle
24 parking mean and --

25 MR. ANDRES: So typically, so DDOT, as part

1 of their review, identified bicycle parking as long-
2 term and short-term. Typically, long-term parking is
3 within the building. Short-term parking is
4 essentially -- in this case it will be along the
5 private streets, so along the curb, along various
6 areas. But it will be outside. So that's the
7 distinction between long-term and short-term parking.

8 MS. DICKERSON: But it's not really
9 enforcement if someone maybe is working all day or
10 enjoying time in the city and they come back later at
11 night. It's not like as if their bike would be, I
12 don't know, something?

13 MR. ANDRES: Yeah, there's no real, I guess,
14 bike police, I guess if you want to call it, bike
15 parking police.

16 MS. DICKERSON: Okay. Okay.

17 MR. SKENA: Though perhaps that's an idea,
18 park mobile for bicycles.

19 MS. DICKERSON: For bikes. Yeah, that could
20 come next. That could come next.

21 And then one other question, I saw some
22 fantastic parking at Monroe Street Market. I'm
23 trying to recall what they're calling themselves now.
24 The new development right up there and what's really
25 Edgewood but called Brookland.

1 But we went inside of the garage and they had
2 a whole rack of free parking for bikes and I'm
3 curious if you guys will have that sort of parking
4 for the longer term parking inside your development.

5 MR. ANDRES: Yes.

6 MS. DICKERSON: Great. Thank you. Let's
7 see, your plan assumes, in terms of traffic impact
8 for the neighborhood, for the development, no
9 negative traffic impact given the, I guess the
10 modifications to the traffic signals at four
11 different intersections which you've put in the plan.
12 Other than signal timing, and as far as our reading
13 of the plan, the only plan for addressing it is
14 signal timing and maybe the addition of a light at
15 3rd and at Rhode Island, like what specifically, how
16 will you do -- I'm sure you've heard the theme of,
17 our fears about more traffic cutting through the
18 neighborhood. What specifically do you plan to do
19 about that?

20 MR. ANDRES: So with respect to mitigation,
21 again, the mitigation plan has been vetted with DDOT.
22 There are a few layers to it. The last layer is
23 actually the intersection improvements. The first
24 layer is the TDM elements. You know, I think what
25 we've identified and what we've committed to which

1 are actually significant cost commitments, upwards of
2 a couple hundred thousand dollars for the residential
3 units, is identifying them to actually move them out
4 of the cars. That's why we're providing financial
5 incentives to get them into using CarShare and
6 BikeShare and things of that nature.

7 In addition to that, you know, hopefully
8 we'll do a good job of incentivizing people to not
9 drive. For those that have to drive we've identified
10 these improvements that include a new traffic signal,
11 3rd and Rhode Island, a new traffic signal at 4th and
12 Channing. In addition to that new traffic signal at
13 4th and Channing we're actually combining our
14 driveways with Edgewood Commons. A modified traffic
15 signal at 4th and Bryant, and that's where we're
16 actually relocating our service road which currently
17 doesn't line up with Bryant, we're actually lining it
18 up. And then we're also making significant
19 improvements at 5th and Rhode Island.

20 So, at 5th and Rhode Island what we've
21 identified is a conceptual plan to improve the
22 pedestrian crossings. There's issues related to
23 pedestrian crossings at that location. You know,
24 we're looking to not only look at vehicular
25 circulation but obviously pedestrian circulation.

1 So those are the major improvements and those
2 improvements will cost probably in a range of half a
3 million dollars. So to say that, you know, they're
4 not major improvements there actually are significant
5 improvements.

6 And in addition to that as has been
7 identified in DDOT's letter, as part of DDOT's signal
8 optimization program, some of the other outlying
9 intersections that are impacted will be modified with
10 updated timing.

11 MS. DICKERSON: Thank you for that
12 explanation. This is a question about bus service
13 levels, so you may be aware that the G8 and the D8
14 and there are other lines that service this part of
15 Edgewood that we're talking about along 4th Street
16 and then going out to Rhode Island and the points
17 beyond. But right now they're at capacity. And, you
18 know, there's -- you can see all kinds of research
19 about how bad it is to be on those buses and how once
20 you move past, a little bit past our neighborhood you
21 have to wait sometimes one or two buses.

22 And so this conversation now about the G9
23 route along Rhode Island and we're curious, is it
24 part of your mitigation plan, these fears you're
25 hearing from us about the traffic, increased traffic,

1 if you guys would support or be open to supporting
2 the G9.

3 MR. ANDRES: I'd have to confer with my
4 client.

5 MR. SKENA: Yeah, so I believe council passed
6 a measure funding the G9, I believe. I don't know,
7 Ryan, maybe you're closer to that. We're certainly
8 in support of it. I think the proposed stops are at
9 3rd Street and 8th Street, so not adjacent to our
10 property. But you know, we're all for what makes
11 transportation easier up and down Rhode Island
12 Avenue.

13 MS. DICKERSON: Okay. A little bit of
14 question about quality of life. During the
15 construction for the staging process, will
16 construction vehicles be parked or stored on 4th
17 Street?

18 MR. SKENA: No.

19 MS. DICKERSON: Thank you. And then you have
20 language called adjacent neighborhood streets. Does
21 that include 4th Street?

22 MR. SKENA: I believe so. In the
23 construction management plan?

24 MS. DICKERSON: In, I'm trying to think. It
25 was in the comprehensive transportation review.

1 MR. SKENA: So in terms of construction
2 vehicles -- first of all, there's no idling. I think
3 that's DCRA rules. There's no cuing. Those things
4 aren't allowed already. And in terms of kind of
5 construction workers, they will park on site and all
6 construction traffic will use Rhode Island Avenue for
7 entrance and exit.

8 MS. DICKERSON: So I think I understand you
9 to say, if you will confirm, that there will be --
10 4th Street is off limits to construction vehicles.
11 Is that correct?

12 MR. SKENA: Yes, I believe so.

13 MS. DICKERSON: All right. Thank you. And
14 just a few more questions. I beg everyone's pardon.
15 I know it's a lot of questions, a late night.

16 On the construction plan submitted today, on
17 page 5, you talk about access to the trail, which we
18 were happy to hear, but the language was about
19 maintaining access to the trail throughout the --

20 MR. SKENA: Yes.

21 MS. DICKERSON: But the language was still a
22 little vague in the construction plan. Would you be
23 willing to, you know, shore that up to the
24 community's comfort level that we will have access to
25 the trail and the Metro, which is so vital for all

1 the people of Edgewood?

2 MR. SKENA: Here is what we're agreeing to,
3 and obviously we're doing a lot of work on DDOT land
4 and so they're going to be a party to this and we're
5 negotiating a management and use agreement with them
6 currently. We are agreeing to keeping the MBT open
7 during construction, through, you know, movements on
8 the MBT will be open during construction, just like
9 through movements on major arteries that are open
10 during construction.

11 Does that mean that if we have to replace
12 some kind of water main or sewer line that runs
13 across a trail, I don't believe it does, would we
14 close it at night? Perhaps. Just like you might see
15 closings at 395 all night because they're doing a lot
16 of work. Those things will be negotiated with DDOT.

17 The other thing that we are agreeing to is
18 that access to the bridge will also be maintained
19 from the trail, likely here. And at points here.
20 But definitely here, throughout construction.

21 MS. DICKERSON: So we'll always be able to
22 access somehow through the property to get to the
23 Metro and to get to --

24 MR. SKENA: That's not what I'm saying.

25 MS. DICKERSON: Oh.

1 MR. SKENA: I am saying that access from the
2 trail to the Metro bridge will be maintained. Now,
3 what I can't agree to because of safety reasons is
4 allowing folks to walk through this construction
5 project during construction. It's a safety concern.
6 It just doesn't work.

7 However, what we are agreeing to is to
8 construct this pedestrian staircase with bike trough
9 first, which would allow folks from the north and the
10 west to walk through the Edgewood Commons, walk up
11 the Edgewood Commons driveway, and then down here to
12 the trail. So that's what we're doing first, but I
13 can't -- because this entire block is going to be
14 excavated. So I can't, unfortunately, allow access
15 through private property to the trail during
16 construction of phase 1.

17 MS. DICKERSON: Would you commit to the
18 stairs before you excavate? In other words, I'm
19 trying to make sure the time that we can't get to the
20 Metro, because I'm sure everyone here is aware how
21 dangerous Rhode Island is, how with the tiny
22 sidewalks and everything else.

23 MR. SKENA: Sure.

24 MS. DICKERSON: Are you -- what we'd like to
25 hear and I guess I just want to confirm my question,

1 to put it in question form, are you committing to, or
2 will you commit to building the pedestrian stair
3 before our access is completely blocked to the Metro,
4 to the Metro and the trail, for people who are coming
5 from the west?

6 MR. SKENA: I can't commit to that today.
7 And the only reason is because of staging,
8 construction staging and phasing. This is a
9 discussion that will occur with our general
10 contractor. What I am telling you is that the first
11 thing that we're going to touch is this corner of the
12 property and this wall.

13 So there's a lot of excavation that has to
14 occur here. This wall has to be shorn up. It has to
15 be -- a second wall has to be built in front of it.
16 So that will occur first. Will that occur at the
17 same time that excavation is occurring here? It's
18 probable. So I can't commit to that today because of
19 course every month that I don't start the excavation
20 is costing me dollars. It's, you know, we're
21 financing -- this is a \$200 million deal. Financing
22 60 percent of that at a four percent interest rate.
23 So every month is costing me a lot of money.

24 So we are doing everything that we can. We
25 are prioritizing it and we put it on the construction

1 management plan and we will work with the community
2 on notices and all that, to make sure that it's
3 minimally disruptive.

4 MS. DICKERSON: Okay. Thank you for that.
5 Just, I'm sure you're aware it will be a continuing
6 issue of --

7 MR. SKENA: I understand.

8 MS. DICKERSON: -- dispute in discussion.
9 Thank you.

10 So in terms of what extra pedestrian access
11 is being added from the west, over all the plan. Not
12 just, you know, during parts of the construction
13 staging? So from the west now we have two modes of
14 access. I mean, if we're not crossing Edgewood
15 Commons.

16 MR. SKENA: Yes. I think what we're doing is
17 we're actually legitimizing both of those access
18 points as real roads, as real streets, instead of one
19 being a service alley that's kind of dangerous to
20 walk behind. And another being a driveway into a
21 shopping center. What we're doing is that we're
22 creating real streets and real street intersections.
23 And this is now a signal so pedestrian access across
24 4th Street is now signalized. This is now a signal.
25 So pedestrian access across 4th Street. This is a

1 very dangerous intersection today and by what we're
2 doing, we're actually making it much more safe for
3 pedestrians and automobiles and cyclists.

4 MS. DICKERSON: Okay. Thank you for that.
5 So, a little bit on the earlier question about the
6 concern about the signal at 3rd and Rhode Island. We
7 definitely wanted the street to be better for
8 pedestrians, which that's probably what it would do.
9 But we are concerned about that increased cutting by
10 commuters, because it takes a little more effort now
11 with no signal. And most people don't choose to do
12 it. They go down to 4th Street.

13 So we're just asking that that be part of the
14 consideration. And I know that's you and probably
15 DDOT and some other -- but that's a concern of people
16 in the rest of Edgewood. You know, in the
17 neighborhood.

18 So my other question is, can you explain why
19 the benefits are overwhelmingly like -- or at least
20 dramatically for 5E-02, Edgewood Commons, although
21 you have Edgewood Commons is a part of Edgewood, a
22 wonderful part of Edgewood, but it's a part of the
23 whole. And the rest of Edgewood, all the rest of the
24 people who live there, the renters and the property
25 owners within 200 and 400 feet, so SE-10, SE-03, as

1 well as 5B, and we're all, you know, a part of the
2 community and we just would like to try to understand
3 why the benefits have all gone dramatically in one
4 direction.

5 MR. SKENA: At the request of our single-
6 member district commissioner we have negotiated
7 exclusively with her since she took office.

8 MS. DICKERSON: Okay. All right. I have a
9 question, my additional questions. Give me a moment.

10 You talked about the workforce provider, or
11 there was a discussion about that not being
12 acceptable to the community. Which community are you
13 talking about? So leading from the other question
14 of, you know, it appears to be just about Edgewood
15 Commons.

16 MR. SKENA: ANC 5E-02 and Commissioner
17 Williams.

18 MS. DICKERSON: Okay. All right. Thank you.
19 And just as a point about some of your earlier
20 statements, I think in your opening statement you
21 mentioned some of the letters that you had from
22 residents and one was from, I think it was 67. It
23 was someone who lives on Evarts. And we just, that
24 one on Evarts, as well as 59, upon our examination
25 they appeared to be form letters. Do you have any

1 visibility in to whether or not these were, you know,
2 just form letters actually generated by MRP, of
3 copies of which we have? Can you have any visibility
4 around whether some of these are you know, were these
5 requested by MRP? Were these volunteered by other
6 people? Like, how did these form letters come about?

7 MR. SKENA: So typically when we ask someone
8 when they express support for the project, we say
9 great, why don't you go on record? You know, stand
10 up for your community, say what you like about it or
11 what you don't like about it, what your concerns are.
12 And they say, I don't have time for that. Do you
13 have anything that you can send me that has some
14 language? And I say, yes.

15 And so we have -- we did create several
16 different kind of templates for folks to use that
17 just gave folks general language in which to express
18 their support. And it was always proffered with, you
19 know, please feel free to tear this up, start over,
20 or use some of the language, whatever you prefer.

21 MS. DICKERSON: Okay. This is about public
22 spaces. Of spaces provided as public spaces or green
23 spaces that are exclusively MRP, is the only one the
24 little tiny square off of the new Bryant Street?

25 MR. SKENA: Are you referencing this --

1 MS. DICKERSON: Yes.

2 MR. SKENA: -- plaza?

3 MS. DICKERSON: Yes, the plaza.

4 MR. SKENA: This green space here is
5 exclusively on our property.

6 MS. DICKERSON: Do you know how much acreage
7 or how much square footage those two green spaces
8 comprise?

9 MR. SKENA: I do not.

10 MS. DICKERSON: Okay. That would be helpful
11 to know if it's possible to get that.

12 MR. SKENA: Yeah, I did state earlier that a
13 half acre of the green space that we have proffered
14 or that we are planning to develop is on our
15 property.

16 MS. DICKERSON: So that includes those spaces
17 there.

18 MR. SKENA: Yeah.

19 MS. DICKERSON: Thank you for that
20 clarification. Okay.

21 MR. SKENA: Yeah, exactly. It includes the
22 space here and this space. The public plazas are
23 probably close to a half acre between the two of
24 them.

25 MS. DICKERSON: Okay. Thank you. Let's see,

1 you already answered my question about bicycle
2 parking. Can you confirm whether all the building
3 terraces, because it looks like amazing space, are
4 they all closed to members of the public? Are they
5 only for people who live in that building? Is that
6 how you anticipate them being used?

7 MR. SKENA: Yes.

8 MS. DICKERSON: Okay. And then just another
9 question about -- and I think you may have addressed
10 this, about the plans about the transitional look as
11 you go towards 4th at --

12 MR. SKENA: Uh-huh.

13 MS. DICKERSON: Okay. So we won't belabor
14 with that. And my final couple questions are mostly
15 about that sort of transitional look. And part of it
16 is we sort of this idea of these big industrial
17 looking developments that we just wanted hopefully to
18 be a part of the record as part of what you do as
19 MRP, is to recognize that Edgewood has this really
20 beautiful history leading back to, like the Civil
21 War, and that it's actually not part of an industrial
22 landscape. It's far more in terms of it was the
23 estate of Salmon P. Chase, Lincoln's Treasury
24 Secretary, and his daughter was a big hostess in the
25 Civil War. So we're just concerned again. It just

1 gets to our earlier concern about making sure that
2 especially as we get towards 4th Street that the
3 physical look and feel of the community echo more
4 what's happening on 4th Street. So, that's just, I
5 guess it's more of a concern than a question. But
6 that's what that is.

7 And so finally I'm at the end of -- I'm
8 sorry, let me give you a chance if you wanted to
9 address that.

10 MR. SKENA: I believe I already agreed to
11 that. Yeah.

12 MS. DICKERSON: Okay. Thank you. At the end
13 of our questions and I just want to thank everyone
14 for your patience, especially because I'm new to this
15 process. So thank you for the many, many questions
16 that we had. Thank you.

17 CHAIRPERSON HOOD: Let me ask you this, Ms.
18 Dickerson, you mentioned before you started, you all
19 in opposition with concerns or -- you made an opening
20 statement and I'm still puzzled.

21 MS. DICKERSON: We're opposition with
22 concerns, but we definitely see a path forward where
23 we would not be in opposition. Yeah, we're very
24 excited about the project overall, and in fact most
25 of the neighbors in Edgewood are. We're constantly

1 having conversations about what it's going to be like
2 and how excited we are.

3 CHAIRPERSON HOOD: Okay. So whoever is going
4 to replace you next week will be able to expound
5 upon --

6 MS. DICKERSON: Yes.

7 CHAIRPERSON HOOD: -- how you can come out of
8 that opposition?

9 MS. DICKERSON: Absolutely. Our ANC
10 representative, Sally Hobaugh, will be speaking next
11 week.

12 CHAIRPERSON HOOD: Okay. Great. Okay. Any
13 other follow-up questions, colleagues?

14 [No audible response.]

15 CHAIRPERSON HOOD: Okay. Thank you all very
16 much. We will reconvene on May the 25th at 6:30.

17 MS. SCHELLIN: Starting with the OP and DDOT.

18 CHAIRPERSON HOOD: Starting with the Office
19 of Planning and District Department of
20 Transportation, in that order. Okay.

21 [Hearing adjourned at 10:36 p.m.]

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25