

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Zoning Commission

Public Hearing

Case No. 15-02 [MHI-Brookland and The Redemptorists -  
Consolidated Review and Approval of a Planned Unit  
Development.]

6:38 p.m. to 7:59 p.m.

Thursday, December 15, 2016

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

OLENDER REPORTING, INC.  
1100 Connecticut Avenue NW, #810, Washington, DC 20036  
Washington: 202-898-1108 • Baltimore: 410-752-3376  
Toll Free: 888-445-3376

1 Board Members:

2 ANTHONY HOOD, Chairman

3 ROBERT MILLER, Vice Chair

4 PETER MAY, Commissioner

5 MICHAEL TURNBULL, Commissioner

6

7

8 Office of Zoning:

9 SHARON SCHELLIN, Secretary

10

11 Office of Planning:

12 JENNIFER STEINGASSER

13 JOEL LAWSON

14

15

16 Department of Transportation:

17 ELISA VITALE

18 RYAN WESTROM

19

20

21

22

23

24

25

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

1  
2 CHAIRPERSON HOOD: This is the public hearing  
3 of the Zoning Commission for the District of  
4 Columbia. Today's date is December the 15th, 2016,  
5 approximately 6:30. I'm sorry, approximately 6:39.

6 My name is Anthony Hood. Joining me are Vice  
7 Chair Miller, as well as Commissioner May and  
8 Commissioner Turnbull. We're also joined by the  
9 Office of Zoning staff, Ms. Sharon Schellin, as well  
10 as the Office of Planning staff, Ms. Steingasser, Mr.  
11 Lawson, Ms. Vitale, and then the District Department  
12 of Transportation, Mr. Westrom.

13 This proceeding is being recorded by a court  
14 reporter and is also webcast live. Accordingly, we  
15 must ask you to refrain from any disruptive noises or  
16 actions in the hearing room, including the display of  
17 any signs or objects.

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

21 The hearing will be conducted in accordance  
22 with provisions of 11Z-DCMR, Chapter 4 as follows.  
23 Preliminary matters, applicant's case, report of the  
24 Office of Planning, report of other government  
25 agencies, report of the ANC, organizations and

OLENDER REPORTING, INC.

1100 Connecticut Avenue NW, #810, Washington, DC 20036

Washington: 202-898-1108 • Baltimore: 410-752-3376

Toll Free: 888-445-3376



1 MS. SCHELLIN: Please raise your right hand.

2 [Oath administered to the participants.]

3 CHAIRMAN HOOD: And, Ms. Schellin, do we have  
4 any preliminary matters?

5 MS. SCHELLIN: Just if the Commission would  
6 accept the two proffered expert witnesses, both  
7 previously accepted, Mr. Lessard and Mr. VanPelt.

8 CHAIRMAN HOOD: Okay. Typically, we don't  
9 change our decisions. Any objections? We will  
10 continue that process. Anything else? Anything  
11 else? Okay. Ms. Roddy, you may begin.

12 MS. RODDY: Thank you. Christine Roddy with  
13 Goulston and Storrs, land use counsel for Madison  
14 Homes.

15 As you will recall we were last before the  
16 Commission over a year ago, in October of 2015, and  
17 at the close of that hearing the Commission asked us  
18 to consider a number of their comments. Those  
19 comments related to the site plan that we had  
20 proposed for this project, as well as density and the  
21 materials. And this is for the townhome development  
22 on 7th Street at 7th and Jackson Northeast.

23 The applicant has spent the better part of  
24 the year considering the comments that the Commission  
25 made. And I think that you'll see from the changes

1 that have been made, and you'll see from the plans in  
2 the record, that they have made a concerted effort to  
3 make a meaningful response to those comments. The  
4 project that's being presented this evening reflects  
5 a new site plan, a new landscape plan, a new design  
6 aesthetic, and material pallet. It is a thorough  
7 response, we believe, to the comments that the  
8 Commission made at the last hearing.

9 Andrew Rosenberger and Chris Lessard will  
10 walk through the modifications in more detail, but  
11 the most obvious change to this townhome development  
12 is the reduction in units. The initial proposal was  
13 for 41 units and has since been reduced to 22 units.  
14 So, it's nearly been cut in half. And this  
15 reduction, it not only has a -- has implications from  
16 a site planning perspective, but it also allowed us  
17 to modify our application so that we're no longer  
18 seeking a map amendment. We previously sought a map  
19 amendment from the R-5-A to R-5-B zone district, and  
20 that's no longer necessary given the reduction in  
21 density. In fact, the FAR that's currently being  
22 proposed is a .78, whereas the matter of right FAR  
23 for this site is a 1.08.

24 We have met with the community since the last  
25 hearing. We've been back to the community several

1 times. We're happy to say that we have received  
2 positive feedback from the community. We're happy to  
3 be here this evening with the support of the Office  
4 of Planning, as well as District Department of  
5 Transportation, and with the conditional support from  
6 the ANC.

7 We do have two witnesses tonight that will  
8 walk through the details of the program and the  
9 changes that have been made. We have Andrew  
10 Rosenberger, who will testify on behalf of Madison  
11 Homes, as well as Chris Lessard, who will testify as  
12 the project architect. Unfortunately, Kevin Devine  
13 with the Holy Redeemer church, or college, he is  
14 quite sick today and he was not able to attend this  
15 evening. But we do have Emily Vaias as counsel here  
16 tonight.

17 So, with that I will turn to Mr. Rosenberger  
18 so he can walk through the changes that have been  
19 made.

20 MR. ROSENBERGER: Thank you. Chairman Hood,  
21 Members of the Commission, I'm Andrew Rosenberger  
22 with Madison Homes, which is an affiliate of MHI  
23 Brookland.

24 I am happy to be here tonight to present you  
25 our revised plans. Kevin Devine, as was stated, is



1           Commissioner May suggested that we lose four  
2 units in this strip. After reflection, the applicant  
3 parties agreed that the only real way to accomplish  
4 the community's objectives in this area was to fully  
5 eliminate the proposed townhomes along Jackson  
6 Street. That is what we did, and the plan before you  
7 reflects the elimination of these 14 townhomes.

8           Then, we turned our attention to the south  
9 side. Previously we had proposed 26 townhomes on  
10 this portion of the property. They were comprised of  
11 seven units that were 18 feet wide, and 19 units that  
12 were 14 feet wide. The current proposal shows 22  
13 townhomes on the southern portion. Four less than  
14 previously proposed in this area, and with zero 14-  
15 foot-wide units. The eight end units are each 18  
16 feet wide, and the 14 interior units are all 16 feet  
17 wide.

18           The changes didn't stop there. We completely  
19 rethought our exterior architecture to make it more  
20 complimentary to the Holy Redeemer College, and to  
21 the surrounding neighborhood. Chris Lessard from  
22 Lessard Design will address the architecture in more  
23 detail following my remarks.

24           The result is a substantially revamped and  
25 quite modest application for 22 townhomes. We are no

1 longer seeking a map amendment in our proposal, and a  
2 .78 FAR is below what is permitted as a matter of  
3 right. The Redemptorists have owned the property  
4 since building it in 1932, and the house is currently  
5 used to house students studying for the priesthood.

6 The Redemptorists anticipate maintaining the  
7 existing use on the property for the foreseeable  
8 future. Nonetheless, they are seeking the  
9 flexibility to convert the existing building to  
10 residential uses if and when they no longer need the  
11 building for religious purposes.

12 Since resubmitting, we continued to meet with  
13 several community groups and stakeholders. We  
14 presented to ANC 5E twice and received their  
15 conditional support. The Edgewood Civic Association  
16 voted in support of the project. We also met with  
17 residents of Chancellor's Row, directly to the west  
18 of the property, and I have reached out to and met  
19 with several other community stakeholders in recent  
20 months. The changes made to the plan have been  
21 generally favorably received and we have heard  
22 constructive comments from all over the community.

23 During this process we have assembled what we  
24 believe to be a very strong benefits and amenities  
25 package that is commensurate with the amount of

1 development flexibility that we seek. The PUD  
2 process will afford us two to seven feet of  
3 additional height for the townhomes, beyond what is  
4 permitted as a matter of right. We are not seeking  
5 any additional density.

6           The benefits and amenities package in our  
7 proposal represents a balance of interests from  
8 various community groups, some of which we were not  
9 able to reconcile. Our community benefits and  
10 amenities are as follows. First, approximately 13  
11 percent of the total gross floor area of the  
12 townhomes will be dedicated to affordable housing  
13 units. This is in excess of the 10 percent required.  
14 Two of these units will be available to households  
15 earning 50 percent of AMI, and one of these units  
16 will be available to households earning 80 percent of  
17 AMI.

18           Second, we will not make any significant  
19 changes to the areas on the east and the north side  
20 of the Holy Redeemer College. This area will be  
21 protected by a recorded PUD covenant. We will  
22 purchase \$20,000 worth of equipment for the soon to  
23 be rebuilt Edgewood Recreation Center, located  
24 approximately one half mile from the project. To  
25 provide job training to Ward 5 residents we are

1 proffering \$10,000 to the Work Force Development  
2 Program of the Edgewood Brookland Family Support  
3 Collaborative.

4           We are proffering to apply for and pursue an  
5 historic landmark designation for the Holy Redeemer  
6 College building. We will also purchase \$5,000 worth  
7 of backpacks and school supplies for the OCASE  
8 Foundation, which hosts an annual backpack supply  
9 program for Ward 5 children.

10           The Edgewood Civic Association will also  
11 receive neighborhood signage in the amount of \$2,500.

12           Lastly, our homeowners will receive transit  
13 welcome packages at the time of sale to promote the  
14 alternative -- to promote alternative forms of  
15 transportation. These packages include information  
16 on local transit routes, a \$50 Metro Smart Trip card,  
17 a one-year membership in Capitol Bikeshares,  
18 membership in Zip Car, plus a \$50 prepaid balance in  
19 the Car Share service. Additionally, none of our  
20 residents will be able to obtain residential parking  
21 permits to park in the reserved street spaces.

22           I'm excited about the changes made and the  
23 revised proposal before you. I think the project  
24 will be a great addition to a thriving neighborhood  
25 and provide additional housing stock to the District.

1 I look forward to answering any questions from the  
2 Commissioners at the end of our presentation. Thank  
3 you.

4 MR. LESSARD: Oh, Thank you, Andrew. My name  
5 is Chris Lessard with Lessard Design, Inc. We were  
6 tasked to redesign the project in terms of what the  
7 recommendations that you had. We made significant  
8 changes. One was going from the 14-16 which meant we  
9 had to redesign the whole unit type, and then we also  
10 took a look at some of your other suggestions, which  
11 was dealing with massing of the project.

12 The first image is the corner of 7th Street,  
13 or Jackson Street. 7th Street, pardon me. Partly  
14 because to the right, in the original submission we  
15 had a formal park to the right. We are no longer  
16 doing that, we're keeping the whole corner as the  
17 existing condition, as it exists today.

18 To the left is the townhomes that have been  
19 further away from the Redeemer, Redemption, and the  
20 other item is that we pulled the roofs down. This  
21 elevation before was four stories, so we brought down  
22 and did the additional square footage inside the roof  
23 in order to be more closer to the scale of the  
24 community.

25 Next slide. There's also a lot of comments

1 on our alleys, so we added additional balconies which  
2 will be options. We took the Hardie panel, which was  
3 one of the issues in the previous submission, and  
4 changed it to Hardie siding, or Nichiha. We do have  
5 some Hardie still on some of the dormer details, but  
6 that's all where we're putting the Hardie currently.

7 The question from Mr. Turnbull was on how we  
8 dealt with the condensers. This particular drawing  
9 shows how we're hiding the condensers with this  
10 detail, and like I said, these particular options are  
11 picked by the consumer that picks a townhome.

12 As in the original submission we still do  
13 have all brick, going around the corners of each of  
14 the townhouse sticks. And like I said, inside you'll  
15 see the Hardie -- not the siding instead, which was  
16 replaced with the panel which was the original  
17 submission.

18 Next slide. Trying to help you understand  
19 how the changes were. The slide to the right was the  
20 original submission, slide to the left is what we're  
21 proposing. We believe that the material change which  
22 was a big concern we have dealt with, that we have  
23 material boards here to give you more detail. We  
24 also have changed the window to an Anderson 100,  
25 white, and that's also from a request from the

1 Commission.

2           Next slide. This is one of the muse  
3 elevations. One of the things in the front  
4 elevations in the original proposal, and measured  
5 from the first floor to the fascia board, this  
6 particular original elevation was four stories and  
7 measured to a dimension of 41 foot, four inches. And  
8 now we've brought that down to 31 feet, two inches,  
9 and put all that space within the dormer in order to  
10 have a better scale.

11           We have reduced some of the Juliette  
12 balconies, but we still have some in the elevation,  
13 and we've simplified some of the look in order to be  
14 more proportioned for the community.

15           This slide to the right will show you what  
16 the original proposal was, which had bays in the  
17 higher frontage and proposed to the left is how we  
18 brought down the scale in order to make it fit into  
19 the community better.

20           What is important to the Commission was the  
21 four-sided architecture. This is an example of one  
22 of the rows of townhomes, and how we simplified a lot  
23 of the detailing. We have the optional Juliettes and  
24 the optional balconies. Now the balconies are cut  
25 into the roof dimension. We have a roof pitch, which

OLENDER REPORTING, INC.

1100 Connecticut Avenue NW, #810, Washington, DC 20036

Washington: 202-898-1108 • Baltimore: 410-752-3376

Toll Free: 888-445-3376

1 we think is the correct one, which is A12. We were  
2 asked to take a look at it from a section cut to see  
3 if we can reduce it. We think we've reduced it to  
4 the max that we can do it and still have usable space  
5 in the roof.

6 Also, the original elevations had a lot or  
7 busier window placement here. It's simple punch  
8 windows and simple detailing in brick in order to  
9 make the look.

10 Next slide. This is the -- this slide will  
11 show you our original submission, which is on the  
12 lower part, and our current submission which is on  
13 the upper part. You can see we've tried to respond  
14 effectively to some of your questions about scale.  
15 One of them was increasing the width of the minimum  
16 unit to 16. I think that feels better from a rhythm  
17 pattern on the street scape. We also pulled down  
18 roof lines in order to bring down the scale along the  
19 street.

20 The original proposal, the bays we felt were  
21 inappropriate to have the scale that we thought was  
22 what we needed for the street so we've eliminated  
23 them, and we've added some simplified Juliettes along  
24 the way.

25 In order to deal with the sections in your

1 package, we'd like to show you the change in the  
2 different section between what was original proposed,  
3 which is to your right, and that had a four-story and  
4 then a roof deck that popped out. So, what we've  
5 tried to do is put all that space within the roof,  
6 which is to the left, which that will show you the  
7 big change between the facia heights, which has  
8 effectively been reduced almost 10 feet from first  
9 floor grade point.

10 Now, within the site, the heights of the  
11 buildings is a little different because the grading  
12 is a little different around each building. But this  
13 gives you effective change in scale, which we think  
14 is effective.

15 Next slide. And lastly, this shows what the  
16 original section, street section was in terms of  
17 muse, and what it currently is. And this area within  
18 to the bottom right, that was a four-story muse and  
19 the entrance stores were here. And so, the scale was  
20 a lot higher.

21 Now, with the proposed change we've dropped  
22 the roofline, and we believe the scale within the  
23 muse is a lot more effective.

24 In terms of materials, we've -- in our  
25 material board we've added some more detail on our

OLENDER REPORTING, INC.

1100 Connecticut Avenue NW, #810, Washington, DC 20036

Washington: 202-898-1108 • Baltimore: 410-752-3376

Toll Free: 888-445-3376

1 lights that are on the garages. We have a very  
2 detailed package on the types of bricks, the colors,  
3 the mortar joints, like we said, we've changed the  
4 window to an Anderson 100. And we also responded in  
5 letter form, which you got today in terms of the  
6 question on ADA compliance and Fair Housing  
7 compliance, and with more detail, townhomes have been  
8 exempted from Fair Housing, which we give you the  
9 code and verse sections on that, so that will help  
10 you understand that particular issue.

11 We'll be LEED Silver quality, but not  
12 certified. And we think we have a lot of outdoor  
13 space within each unit because we have a roof deck  
14 for all the units, including the 16 footers. And  
15 that is our new application. Thank you very much.

16 MS. RODDY: Thank you. As you can see,  
17 significant developments have been made since we were  
18 before you last October. As a result of this process  
19 the proposed application presents a more sensitive  
20 site plan that reflects a more organic vision for in-  
21 fill development. And the plan balances the  
22 priorities of the comprehensive plan. It expands  
23 residential housing, including family sized  
24 affordable housing, it promotes transit oriented  
25 development, and it preserves a historically

OLENDER REPORTING, INC.

1100 Connecticut Avenue NW, #810, Washington, DC 20036

Washington: 202-898-1108 • Baltimore: 410-752-3376

Toll Free: 888-445-3376

1 significant building, all of which are objectives of  
2 the Comprehensive Plan.

3 I would like to respond to comments that were  
4 raised in the OP and DDOT reports. The DDOT report  
5 which supported the application, they noted that they  
6 would like to continue correspondence and dialog with  
7 the applicant with respect to the location of the  
8 drive aisle on the northern side of the site, through  
9 the Public Space process. And we agree, and we are  
10 happy to continue that dialog with DDOT through  
11 Public Space on what and where that drive aisle is.

12 And then in the OP report, OP again was  
13 supportive of the application, but they asked for  
14 some clarity on commitments which we provided to OP  
15 earlier this week, and submitted into the record  
16 today. And those commitments were with respect to  
17 submitting a PUD covenant that would be recorded  
18 against the entirety of the property, including the  
19 open spaces, as well as the commitment to file a  
20 landmark application and to also provide the tree  
21 inventory, and so those were also submitted.

22 And then the one last time was when we met  
23 with Chancellor's row, they had some suggestions to  
24 amend the construction management plan, and so I  
25 actually have an amended construction management plan

OLENDER REPORTING, INC.

1100 Connecticut Avenue NW, #810, Washington, DC 20036

Washington: 202-898-1108 • Baltimore: 410-752-3376

Toll Free: 888-445-3376

1 that I can hand to you. We have not submitted that  
2 through ISIZ, but we have redlined it to show the two  
3 changes that have been made. And those changes were  
4 to limit the hours of construction on Saturday, as  
5 well as commit to power washing immediate neighbors'  
6 homes after completion of construction.

7 So, with that I would just note that we do  
8 have Dan VanPelt, our transportation engineer, as  
9 well as Kyle Oliver and Brian Ruhl with VIKA. They  
10 are all here and available for questions.

11 CHAIRMAN HOOD: Want to thank you all for  
12 your presentation to us. Let's see if we have any  
13 comments or questions. And we heard this case first  
14 when?

15 MS. RODDY: In October. I think it was  
16 October 29th, 2015.

17 CHAIRMAN HOOD: Okay. All right. Somebody  
18 like to go first? Let's go in our regular order.  
19 Commissioner May.

20 MR. MAY: So, I think that what you've done  
21 has been tremendous to improve this. I think that  
22 this site was too crowded before with units, and I'm  
23 surprised to hear that I only asked for four less  
24 townhouses. I thought I'd asking for less than that,  
25 my notes said less than that. But anyway, you know,

1 getting rid of the row on Jackson I think was a huge,  
2 huge improvement. Increasing the width of the  
3 townhouses, I've always complained about too narrow  
4 townhouses, having lived in a 14-foot townhouse at  
5 one point.

6           You know, I think there are some areas where,  
7 you know, I could quibble about the design of the  
8 townhouses. I mean, you know, some of the choices  
9 that you made in terms of how you lined up windows  
10 between, you know, the first floor and the upper  
11 floors are somewhat a-typical. I mean, just looking  
12 at the image that you have right there, where you  
13 have a ganged window on the first floor and then you  
14 have separate windows on the second floor, I mean,  
15 typically in a Washington townhouse all of the  
16 windows would align.

17           But those are quibbles. It really is just  
18 about, you know, a refinement of that design and  
19 looking carefully at what's around it in the context.  
20 In some circumstances, you had like porch fronts that  
21 had the ganged window on the first floor and then you  
22 have three separate windows on the second floor.  
23 That is known to happen sometimes on sort of early  
24 20th Century townhouses, Ward Monroe houses that have  
25 porch fronts sometimes do things like that. And you

1 know, the thing about it is you have a consistent  
2 design scheme across all of these townhouses, and the  
3 variations within them should be variations that make  
4 sense, and that are -- that don't sort of throw in  
5 completely different stylistic references. Right?  
6 So, try to make it look like a Wardman townhouse with  
7 a porch. I'm not saying that you are trying to do  
8 that, but there are steps in that direction. It just  
9 shouldn't look inconsistent. And again, I'm just  
10 quibbling about stuff. It's not really major stuff.

11 I think that the change in material is good.  
12 The fact that you are, you know, you've designed the  
13 buildings to turn the corners is all good. Filing  
14 for landmark status for the Redemptorists building is  
15 really good. Yeah, see, that's what I was talking  
16 about there, where you have, you have the ganged  
17 windows on the porch fronts, and then on the second  
18 or third floor you just have three separate punch  
19 windows as opposed to the ganged windows.

20 MR. LESSARD: Oh, one comment.

21 MR. MAY: Yeah.

22 MR. LESSARD: The perspective that you were  
23 looking at had an actual error. The elevation that  
24 you will receive is the lower one which is the punch  
25 windows, which is the detail you're talking about.

1 MR. MAY: Right.

2 MR. LESSARD: The elevation that you're  
3 referring to, the upper, that was in the alley.  
4 So --

5 MR. MAY: Yeah.

6 MR. LESSARD: So the image is --

7 MR. MAY: Okay, so and --

8 MR. LESSARD: -- in comments I think we've  
9 addressed it.

10 MR. MAY: Right.

11 MR. LESSARD: At least on the punch side.

12 MR. MAY: Right. So, the alleys are -- I  
13 mean, the alleys all look pretty coherent. I mean,  
14 if you look at the 4th townhouse from the left, where  
15 you have the ganged window on the first floor and  
16 then you have the punched windows, the separate  
17 punched windows above that, that's pretty a-typical.  
18 Doing it where you have a porch in between that gives  
19 you some separation is a little bit more logical.  
20 But again, I mean, some of this you can draw clues  
21 from what might be around it in the vicinity.

22 So, again, these are all quibbles. I'm not  
23 saying that these are things that absolutely have to  
24 change. I just think that they're -- you have a much  
25 more sensitive design for the townhouses than you had

1 before. It fits better with the overall context.  
2 And there are some references in the, you know, the  
3 cornice to the Redemptorists building that I think  
4 help them get along well together. So, I think it's  
5 substantially approved, or improved architecturally.

6           There is something strange that's going on on  
7 the dormer level, on the back side there. You have a  
8 fully formed dormer on the end units, and then when  
9 you get to the four in the middle, there is some sort  
10 of cutout on the right side. Is that like an extra  
11 section of roof to cover an HVAC unit or something  
12 or --

13           MR. LESSARD: Yes, we ran out of room and we  
14 had to push it out to pick up the HVAC unit.

15           MR. MAY: Yeah. Okay. I mean, it looks odd  
16 in this elevation but I also know we're never going  
17 to see it like this unless you're in the, you know,  
18 the row of -- you're on the roof of the row behind it  
19 and it might look funny from up there. But again,  
20 all just quibbles.

21           I would also suggest that you also take  
22 another look at the brick selections. I think that  
23 generally the brick is pretty good and it's pretty  
24 sharp, but you have at least one that's trying to do  
25 sort of the molded brick thing, which is not a great

OLENDER REPORTING, INC.

1100 Connecticut Avenue NW, #810, Washington, DC 20036

Washington: 202-898-1108 • Baltimore: 410-752-3376

Toll Free: 888-445-3376

1 fit for the fairly formal style of architecture that  
2 you're doing. I mean, a brick like that is good in  
3 certain circumstances, but it's more sort of English  
4 countryside or alley brick or something like that.  
5 It's not necessarily the kind of brick that you'd  
6 have on the front façade of a building.

7 I want to talk about the replacement, or the  
8 tree issue, because we got a number of opposition  
9 letters having to do with the number of trees that  
10 were taken out, and I'm wondering if there's a plan  
11 to at least do replacement trees. And I don't know  
12 how it all works, but I assume that you have to  
13 comply with the tree preservation bill in the  
14 District and you're taking out several special trees.  
15 So, how do you --

16 MS. RODDY: Of course.

17 CHAIRMAN HOOD: -- deal with that?

18 MS. RODDY: And, we have Brian Ruhl. I will  
19 pass his resume to you.

20 MR. MAY: Okay.

21 MR. RUHL: My name is Brian Ruhl. I'm a  
22 landscape architect with LIKA Capital. We've looked  
23 at this site, we've had an arborist report. We are  
24 preserving quite a bit of the tree canopy on the  
25 site. The arborist report does show that a lot of

OLENDER REPORTING, INC.

1100 Connecticut Avenue NW, #810, Washington, DC 20036

Washington: 202-898-1108 • Baltimore: 410-752-3376

Toll Free: 888-445-3376

1 the canopy -- a lot of the trees are in poor  
2 condition and have a lot of deadwood in the canopy,  
3 and we are proposing a landscape plan to replace that  
4 canopy and exceed that canopy.

5 CHAIRMAN HOOD: Let me say this, before we go  
6 any further. They are actually proffering him as an  
7 expert. Let's take a minute.

8 MR. MAY: Okay.

9 CHAIRMAN HOOD: And look at his resume and  
10 see if we agree on that status.

11 [Pause.]

12 CHAIRMAN HOOD: Okay, any objections?

13 MR. MAY: Okay. That's fine.

14 CHAIRMAN HOOD: Okay, so we'll proffer him as  
15 an expert in landscape architecture.

16 MR. MAY: So, for the special trees, I mean,  
17 what are you actually required to do when you take  
18 one down in terms of the D.C. law and trees?

19 MR. RUHL: We are supposed to submit a permit  
20 to DDOT, the Urban Forestry Administration, and they  
21 have an arborist that reviews our application, and  
22 goes over it with them and we've worked with them on  
23 this project.

24 MR. MAY: So, there's not a specific  
25 formulate for replacement of trees when you're losing

1 a special tree?

2 MR. RUHL: No, there's a fee.

3 MR. MAY: There's a fee.

4 MR. RUHL: Yes.

5 MR. MAY: And that fee goes to the Urban  
6 Forestry Administration?

7 MR. RUHL: Yes, it does.

8 MR. MAY: So, that they can plant more trees.

9 MR. RUHL: Yes.

10 MR. MAY: Okay. I wonder how much they get  
11 for a special tree. All right.

12 I don't think I really have any other  
13 questions. I appreciate some of the other aspects of  
14 this, the landmark status, the easement on the  
15 property that won't be developed, the IZ I think is,  
16 you know, is very strong and the two units at 50  
17 percent. So, I think this is a lot better and  
18 generally worth the wait. So, thank you.

19 CHAIRMAN HOOD: Any other questions or  
20 comments? Mr. Turnbull?

21 MR. TURNBULL: Thank you, Mr. Chair. No, I  
22 just want to compliment you on the changes and what  
23 you've done with the site. I think it really works  
24 well. I think lowering the height of the townhouses  
25 and creating the cornice line significantly lower, I

OLENDER REPORTING, INC.

1100 Connecticut Avenue NW, #810, Washington, DC 20036

Washington: 202-898-1108 • Baltimore: 410-752-3376

Toll Free: 888-445-3376

1 think makes a big difference on the scale. And I'm  
2 glad to see you went through the tree exercise and  
3 looked at that, and I really appreciate it. And so,  
4 I very much think you've done a very good job on  
5 changing this project. So, thank you very much.

6 CHAIRMAN HOOD: Okay.

7 MR. MILLER: Thank you, Mr. Chairman. Yeah,  
8 I would associate myself with the comments of my  
9 fellow commissioners, May and Turnbull. I think the  
10 site plan is much improved and it really does respect  
11 the space between the townhomes and the Redemptorists  
12 building or the Holy Redeemer building. Which is the  
13 correct way to refer to that building, Holy Redeemer,  
14 or Redemptorists? We don't know. Either way.

15 MR. ROSENBERGER: It's, I think it's the Holy  
16 Redeemer College building.

17 MR. MILLER: Okay.

18 MR. ROSENBERGER: The Redemptorists own it.

19 MR. MILLER: Yeah. Well, it's a beautiful  
20 building and I think the way you've laid it out is a  
21 lot better, and the materials are all improved. And  
22 so, I do compliment you on that and reiterate what  
23 Commissioner May mentioned as the -- and what your  
24 own statement, prehearing statement said, that you're  
25 providing more affordable housing beyond what's

1 required, effectively two townhome units at the 50  
2 percent AMI level, in there, and one at the 80  
3 percent, which is 1,550 square feet more than what's  
4 otherwise required and they're three-bedroom units.  
5 They're family sized housing, which is a good thing.

6           So, all of that's great. You mentioned that  
7 you're building to LEED Silver but not going to go to  
8 certification. Is there a reason why? Is that a  
9 cost issue, or is it -- we've heard other people say  
10 that, you know, it's a good marketing thing when you  
11 can say that you are certified. What's the issue  
12 there?

13           MR. ROSENBERGER: It is primarily driven by  
14 cost. I mean, I think the administrative, call it  
15 burden of getting certification is the same whether  
16 you're 22 townhomes or whether you're 200 townhomes.  
17 So, if your divisor has changed by a factor of 10,  
18 then it becomes much more of a burden on a smaller  
19 project.

20           MR. MILLER: Okay. All right. And so, I  
21 guess we're going to hear from the ANC about their  
22 conditional approval. I read the resolution that's  
23 in the record. It seems that they kind of want  
24 almost a doubling of some of the benefits that you  
25 are proffering as part of your community benefits, so

1 we'll -- I'll wait to ask questions until after we  
2 hear from them, but do you want to comment -- any  
3 comments on your outreach? I mean, you've had a long  
4 time to be outreaching to them. I guess you have  
5 been, and trying to get nonconditional approval.

6 MR. ROSENBERGER: Yeah, we have, as I said,  
7 we met with the ANC 5E twice during the fall and had  
8 many meetings with Debbie Steiner, who is the AMD 5D-  
9 01 SMD. You know, going in we had general agreement  
10 as to the dollar amounts. That was then changed.

11 One of the issues is that Ms. Steiner was  
12 also requesting that we hire two specific firms, one  
13 for -- one is to handle sales and marketing and one  
14 for construction management. We're our own  
15 construction manager, so we wouldn't be hiring a  
16 third-party construction manager, so we had objection  
17 to that.

18 As it relates to the realtor, you know, the  
19 sale and marketing of new homes is a very specialized  
20 business, and we feel that we need to have complete  
21 control over who exactly we select to perform that  
22 duty for our project. You know, we need to have the  
23 ability to hire the right person and potentially fire  
24 that person if something doesn't work out. So, to be  
25 forced to even a limited pool of candidates causes a

1 great concern.

2 MS. RODDY: And, I'll just say that you're  
3 right, we have spent some time reaching out with the  
4 community and it's really been a matter of balancing  
5 the priorities for each community organization. We  
6 met with the ANC, we met with Chancellor's Row, and  
7 we met with Edgewood Civic Association, and sometimes  
8 those priorities didn't comport, and so what we heard  
9 from Chancellor's Row and what we heard at the  
10 hearing was that the open space and the view of the  
11 building was quite important. So, obviously that  
12 became a priority in this application.

13 And in meeting with Edgewood Civic  
14 Association we heard that the recreation center was a  
15 priority for them as well as signage. So, it was  
16 really a matter of balancing it, and unfortunately,  
17 we couldn't make every party happy but we did what we  
18 could.

19

20 MR. MILLER: Okay. Well, I appreciate what  
21 you have proffered and I guess, I mean, it's almost  
22 half the units of what the original and a lot less  
23 flexibility and no map amendment, so when balancing  
24 public benefits with the relief that's being  
25 requested, I mean, that all goes into the mix.

1           The Holy Redeemers redevelopment as  
2 residential, that's not a -- that's something that,  
3 it's something that may happen or may not happen, and  
4 what's -- that depends on the finances of the  
5 college?

6           MS. RODDY: There are no plans to change the  
7 current use of the building for the foreseeable  
8 future. They intend to continue to use it but they  
9 would like the flexibility to convert it to a  
10 residential use in the future in the event they no  
11 longer need it for religious purposes. So, it's a  
12 matter of right use in this zone, so we just wanted  
13 to incorporate that as a part of this application.

14           MR. MILLER: So, they don't have a timeline  
15 on that conversion?

16           MS. RODDY: No, there is no timeline on that.

17           MR. MILLER: Well, thank you very much for  
18 your presentation. I appreciate it.

19           CHAIRMAN HOOD: I want to piggy back on the  
20 amenities, where you mentioned I think, Ms. Steiner.  
21 I think you used the word, force. I don't think Ms.  
22 Steiner meant force. I'm hoping and I'll ask her  
23 when she comes up, I'm hoping that what she was  
24 aiming at, and I picked up on that and I wasn't  
25 there, but I was hoping what she was aiming at was

1 finding somebody who lived in the community to sell  
2 them homes. I believe that's what she probably was  
3 doing. If it wasn't -- no, I'm going to wait for you  
4 to come up. I know Ms. Steiner, that's why I can do  
5 this.

6 But I'm thinking, now the first one, you're  
7 right. I think that's unrealistic. But the second  
8 one, I think that's where she was going. So, you  
9 know, you can still have that discussion because that  
10 benefits. And it's not necessarily force. I know  
11 you might have your own pool, so but you used the  
12 word force. I think it was ask. I don't think an  
13 ANC commissioner would force anything.

14 MR. ROSENBERGER: You're correct.

15 CHAIRMAN HOOD: Advisory.

16 MR. ROSENBERGER: And if I used the word  
17 force, then I misspoke. And I do want to point out  
18 that I did meet with the firm that was recommended.

19 CHAIRMAN HOOD: They lived in the  
20 neighborhood or community?

21 MR. ROSENBERGER: That lives -- they're  
22 located just a block or so away, and they -- I met  
23 with them for an hour and a half, I had a very good  
24 meeting with them.

25 CHAIRMAN HOOD: You chose not to do it.

1 Okay.

2 MR. ROSENBERGER: I think they're very  
3 qualified. And we're happy to consider them, but to  
4 be forced into such a small pool causes us concern.

5 CHAIRMAN HOOD: I'm actually glad to hear  
6 that Ms. Steiner did that, even though you didn't  
7 choose, because I think it needs to be more of that  
8 done in this city, pushing some of our businesses to  
9 get some of this income that's going out. So, Ms.  
10 Steiner, Ms. Steiner, calm down. Now, I know you're  
11 agreeing with me now. But I actually think she --  
12 and I don't give her a whole lot of credit sometimes.  
13 But I think that's well of her and I actually, I'm  
14 proud of her to say that. And I'm saying it to you  
15 publicly, Debbie, but I think that was a good move,  
16 even though you didn't accept it, because you have  
17 that right.

18 Let's go back to the alleys. And I've  
19 learned a lot from Commissioner Turnbull and  
20 Commissioner May about architecture. And something  
21 dawned on me. I think Commissioner Turnbull had  
22 mentioned about the covering up where the lattice is.  
23 Are all those going to be the same color? Or, is  
24 that -- I think somebody said it depended upon each  
25 homeowner. I'm just trying to make sure we're going

1 to have -- because most of the time when I see alleys  
2 like that, it's usually consistent.

3 MR. ROSENBERGER: Are you referring  
4 specifically to the lattice surrounds around the AC  
5 units?

6 CHAIRMAN HOOD: Surrounding the units.

7 MR. ROSENBERGER: They would all be the same  
8 color.

9 CHAIRMAN HOOD: They would all be the same  
10 color. So, it won't vary because of whoever buys the  
11 house, they put one color, the other person might not  
12 put anything. So, that comes with the home?

13 MR. ROSENBERGER: Exactly.

14 CHAIRMAN HOOD: Okay. That's all the  
15 questions I have.

16 That's it. Commissioner Shapiro doesn't have  
17 any question, he's not here. Okay. So, let's do any  
18 cross-examination. I think, were you representing 5E  
19 tonight? Do you have any cross? Any cross? Any  
20 cross on whatever they said? But we'll hear your  
21 testimony shortly, but any cross?

22 Come to the table if you have any questions  
23 that you want to ask them. Believe it or not, yes,  
24 you can come to the table. See, I can say that.  
25 Don't stay long, though, but you can come to the

1 table. Would you identify yourself?

2 MS. STEINER: Well, you all know me. My name  
3 is Debbie Steiner, ANC Commissioner 5E-01, ANC  
4 Commissioner for 16 years.

5 My question right now to Mr. Rosenberger is  
6 that, has your company ever outsourced any portion of  
7 -- have you ever done any outsourcing of any of your  
8 work in your company?

9 MR. ROSENBERGER: Typically, we in townhomes  
10 jobs like this, we would service our own general  
11 contractor and construction manager. We would then  
12 hire subcontractors, such as plumbers, electricians,  
13 et cetera. But we typically, we always serve as our  
14 own general contractor and construction manager in  
15 townhomes projects such as this.

16 MS. STEINER: That still didn't answer my  
17 question. I asked specifically, do you ever  
18 outsource any of the services or anything in your  
19 company? Do you ever outsource?

20 MS. RODDY: I would just --

21 MS. STEINER: Excuse me.

22 MS. RODDY: -- say that's a very broad  
23 question. I think that Mr. Rosenberger has responded  
24 with respect to the construction aspects of this. I  
25 think his response --

1 MS. STEINER: Okay. The next question is  
2 that considering you have made the considerable  
3 changes because of the way the Commission had  
4 thoroughly reviewed your project last October, and  
5 the community is very appreciative of you making  
6 those changes, you, in your capacity, and the money  
7 that you will be gaining from this project, you feel  
8 as though offering \$37,000 and one ADU home that will  
9 be sold for the amount of how much it's going to be  
10 built for is what the community should be jumping for  
11 joy for?

12 MS. RODDY: I would say that the benefits and  
13 amenities for the PUD are to be commensurate with the  
14 flexibility that's being requested. In this instance  
15 the flexibility that's being requested from the PUD  
16 process is two to seven feet of height. We're not  
17 seeking density, we're not seeking use, and we think  
18 that what has been proffered, the affordable housing  
19 and the open space specifically, is significant. And  
20 there is an additional amount of affordable housing  
21 that's being provided, but in addition to that we are  
22 providing two of the houses at 50 percent AMI. These  
23 are homeownership and the Zoning Commission had  
24 recently adopted regulations, or an amendment to the  
25 IZ regulations that would put all homeownership IZ

1 units at 80 percent AMI.

2           So, we think that the 50 percent, the fact  
3 that these are three-bedroom units, and we've had  
4 that conversation because I know affordable housing  
5 was important to you, so we thought that was a  
6 significant proffer and was commensurate to the  
7 flexibility.

8           MS. STEINER: Thank you.

9           CHAIRMAN HOOD: Thank you. You can just hold  
10 your seat because we'll probably come back to you  
11 shortly.

12           Let me ask, is there an opportunity for -- I  
13 know you have your own realtor, but is there a  
14 opportunity -- sometime, I think in some cases, and I  
15 don't know if you have enough homes in this  
16 situation, sometimes realtors get other assistance.  
17 Is there another opportunity for maybe Commissioner  
18 Steiner's realtor to maybe join with that other  
19 realtor? I'm just asking. I'm not saying -- I'm not  
20 forcing anything, I'm just asking.

21           MR. ROSENBERGER: Well, let me state, first,  
22 there's -- we would hire our own realtor.

23           CHAIRMAN HOOD: Uh-huh.

24           MR. ROSENBERGER: Our own agent to sell and  
25 act on behalf of the developer, in this case the

1 builder. Any realtor, any agent in the city can  
2 certainly bring a purchaser, can represent a  
3 purchaser and be paid a commission. We would be  
4 paying that commission as the seller and as the  
5 builder, and that can be any agent, whether they're  
6 in the city or out of the city.

7 CHAIRMAN HOOD: That may be an avenue for  
8 some. I just wanted to put that out there.

9 Any other questions up here? The ANC doesn't  
10 have any cross. No more cross. We don't have any  
11 other parties.

12 Let's go to Office of Planning and DDOT. Ms.  
13 Vitale, then Mr. Westrom.

14 MS. VITALE: Good evening, Mr. Chair and  
15 Members of the Commission. Elisa Vitale with the  
16 Office of Planning. And the Office of Planning will  
17 rest on the record in support of the application.  
18 The Office of Planning did recommend some specific  
19 conditions for approval. You've heard the applicant  
20 this evening has agreed to those specific conditions  
21 which included the landmark nomination and the  
22 preservation of the open spaces, unbuildable area,  
23 and provision of any required affordable housing that  
24 might come with a conversion of the existing Holy  
25 Redeemer building to housing.

1           This concludes my report. I am certainly  
2 happy to answer any questions you might have. Thank  
3 you.

4           MR. WESTROM: Thank you, Chairman Hood. Good  
5 evening Commissioners and applicant. As with the  
6 Office of Planning DDOT is content to rest on the  
7 record of our reports, and has no objection to the  
8 proposed PUD. We do look forward to, as was noted by  
9 the applicant, continuing to coordinate as the  
10 project progresses through permitting. I'm happy to  
11 answer any questions.

12           CHAIRMAN HOOD: Let me correct, because a lot  
13 of times I joke, and this is our third night so I'm  
14 tired. But a lot of times when I joke around people  
15 take it incorrect. Commissioner Shapiro is not here  
16 because he didn't really hear the first part of this  
17 case. So, that's it. I wanted to make sure I  
18 clarify that before somebody looks at that and say,  
19 oh, he said that he's not here, that's why he's not  
20 asking questions. So, I just wanted to clarify that.

21           Okay. Any questions of Office of Planning or  
22 DDOT? Anybody? Does the applicant have any cross?  
23 Does the -- oh, I'm sorry. Does the ANC have any  
24 cross of either Office of Planning or DDOT?

25           Okay. I think the ANC report is next.

1 Commissioner Steiner.

2 MS. STEINER: Thank you. Good evening,  
3 Zoning Commission. My name is Debbie Smith Steiner  
4 again, ANC 5E-01. You've already received the  
5 information I believe, from the ANC, and the  
6 community benefit agreement, and our conditions.

7 And I didn't want to bring -- I'm not going  
8 to take a whole lot of time, but I just want to say  
9 to you all, as you all sit up there and you all hear  
10 all this development that is going on in our city,  
11 and we have certified business enterprises in our  
12 city that should be able to access and tap into this  
13 development, and no one is doing that.

14 When I spoke to my fellow commissioners and I  
15 brought to them how the developers are selling homes  
16 for 800,000, when you do these type of homes, 250, by  
17 the time they do all -- the amount of money that they  
18 will be able to take, and they're not even -- they  
19 don't have a headquarters in the District. They're  
20 coming in to the District to make this money. We  
21 should be advocating for our businesses in order to  
22 be able to gain some of these -- to be able to get  
23 involved in some of these developments for the  
24 purpose that they have been selected.

25 My key thing was, I am not trying to force

1 anybody to do anything. But I am responsible for the  
2 oath of office that I took. And my oath of office is  
3 without fear and favor, and to uphold the laws in the  
4 District of Columbia, and to look out for my  
5 community in the best way possible.

6           When I brought to the ANC as a whole, and we  
7 talked about this issue, about how the development is  
8 going on in this city, and how these developers are  
9 making all this money, and we're only getting  
10 basically pennies, and then we have CBEs that are  
11 certified, have been out here for 20, 30 years, and  
12 can do this work, nothing stops anyone if they want  
13 to do business for the District of Columbia, to  
14 outsource this.

15           Now, as Mr. Rosenberger said, he spoke to the  
16 only broker in my single-member district. It was  
17 laid out, not by them as if, because I'm a realtor I  
18 would get something from it. I'm not getting  
19 anything. The bottom line here is this, Menkiti  
20 Group has been widely known. They have  
21 certifications from three or four years. They are a  
22 blue-ribbon company. It's no reason why you cannot  
23 select them or another entity within Ward 5 to sell  
24 your homes. They're qualified. You put up some  
25 signs, you put out the brochures, you say hi, and

OLENDER REPORTING, INC.

1100 Connecticut Avenue NW, #810, Washington, DC 20036

Washington: 202-898-1108 • Baltimore: 410-752-3376

Toll Free: 888-445-3376

1 other things, and they come in.

2           The key thing that you might not know, being  
3 a realtor, is that in the District of Columbia you're  
4 allowed to do dual -- you're allowed to do a dual  
5 sale, which means you can buy as well as you can  
6 sell, which means that you get the whole commission.

7           My whole thing is that I'm just asking you to  
8 respect us as a commission, and to understand we're  
9 coming from a community standpoint, and we're seeing  
10 what's happening to our city, and it's been too many  
11 times you have that no one has really come to the  
12 table to ask for more. And that's what we're doing  
13 and we're asking you to honor our request. Thank  
14 you.

15           CHAIRMAN HOOD: Okay. Thank you. Any  
16 comments or questions, Commissioner May?

17           MR. MAY: Yeah, I just want to clarify. Did  
18 you say the McKeady Group or Menkiti?

19           MS. STEINER: Menkiti.

20           MR. MAY: McKeady.

21           MS. STEINER: MG Residentials.

22           MR. MAY: Okay.

23           MS. STEINER: Yeah, MG Residentials. If you  
24 can look them up, you'll see for the last three --

25           MR. MAY: I understand. I was trying to

1 understand what --

2 MS. STEINER: Oh, I'm sorry.

3 MR. MAY: Because I thought you might have  
4 said Menkiti.

5 MS. STEINER: Menkiti. Bo Menkiti.

6 MR. MAY: Bo Menkiti.

7 MS. STEINER: Yeah.

8 MR. MAY: Yeah, yeah. Okay. So, I know,  
9 he's been before us with projects.

10 MS. STEINER: Yes.

11 MR. MAY: Okay. Thank you.

12 CHAIRMAN HOOD: Ms. Steiner, so that's who  
13 you were advocating for, Bo?

14 MS. STEINER: Well, he's in my single-member  
15 district.

16 CHAIRMAN HOOD: Okay. Okay.

17 MS. STEINER: And I'm just, you know, and  
18 that was the only -- that was a broker and I know  
19 what he's been doing as far as his work.

20 CHAIRMAN HOOD: Well, he'll know how to work  
21 his way in some kind of way. If he doesn't get this  
22 one, he'll know how to work his way in another one.

23 MS. STEINER: Okay.

24 CHAIRMAN HOOD: I thought you was talking --  
25 okay. All right. All right.

OLENDER REPORTING, INC.

1100 Connecticut Avenue NW, #810, Washington, DC 20036

Washington: 202-898-1108 • Baltimore: 410-752-3376

Toll Free: 888-445-3376

1 MS. STEINER: No, him. Yes.

2 CHAIRMAN HOOD: All right.

3 MS. STEINER: Because he's in my single-  
4 member district.

5 CHAIRMAN HOOD: Okay. Well, that's good.  
6 That's good. Make sure your mic is on.

7 MS. STEINER: I'm sorry. But the ANC said,  
8 instead of specifically naming him, make it Ward in  
9 5E. So, then there's a couple others in 5E that they  
10 can so choose.

11 CHAIRMAN HOOD: Okay. Okay. Thank you. Any  
12 other questions up here of Ms. Steiner? Any cross-  
13 examination of Ms. Steiner?

14 MS. RODDY: No.

15 CHAIRMAN HOOD: Ms. Steiner, thank you very  
16 much for coming down.

17 Okay. Do we have any organizations or  
18 persons who are here in support who would like to  
19 come forward? Any organizations or persons who are  
20 here in opposition who would like to come forward?  
21 And then we have some undeclared. I have to get used  
22 to undeclared. All the undeclared folks, your names  
23 are on the list, Edward Garrett (sic). Let me put my  
24 glasses on. Edward Garnett, Kristin Taddei, Derrick  
25 Schultz, and Helen Schietinger. Schietinger.

OLENDER REPORTING, INC.

1100 Connecticut Avenue NW, #810, Washington, DC 20036

Washington: 202-898-1108 • Baltimore: 410-752-3376

Toll Free: 888-445-3376

1           Were you here last night?

2           UNIDENTIFIED SPEAKER: [Speaking off mic.]

3           CHAIRMAN HOOD: Okay. You were here last  
4 night. Oh, okay. Okay.

5           So, we have one person that's missing.  
6 Edward Garnett, that's you, right?

7           MS. SCHELLIN: Derrick Schultz, he dropped  
8 off the list.

9           CHAIRMAN HOOD: Oh, he dropped -- okay.  
10 Okay. All right. Let's start to my left, your  
11 right. You may begin.

12           MS. TADDEI: Good evening, Commissioners. My  
13 name is Kristin Taddei, and I am the Planning  
14 Advocate with Casey Trees.

15           As I mentioned last night, we are a  
16 Washington D.C. based non-profit and it is our  
17 mission to restore, enhance, and protect the tree  
18 canopy of the nation's capital.

19           To fulfill this mission, we plant trees,  
20 monitor the city's tree canopy, and work with  
21 developers to ensure trees are planted and protected  
22 throughout the District.

23           We are dedicated to helping the city reach  
24 it's 40 percent tree canopy goal by the year 2032, as  
25 codified in the Sustainable D.C. Plan. The most

1 important thing we can do to reach this goal is to  
2 ensure that development projects achieve a net gain  
3 in tree canopy. We hope to collaborate with Madison  
4 Homes to prioritize trees during development of  
5 Redemptorists's property into 22 townhomes, given  
6 that the new residents will also be our neighbors in  
7 the Brookland community.

8           As you know, Madison Homes's proposal for  
9 these townhomes would impact a grove of mature trees.  
10 These trees currently cover 63 percent of the project  
11 site, as you can see here. Besides offering beauty  
12 and shade, these trees serve as an essential  
13 neighborhood amenity, adding value and privacy to  
14 homes, and reducing the potential damages caused by  
15 pollution, runoff, and erosion.

16           The proposed plan for these townhomes will  
17 require the removal of 26 trees in total. Five of  
18 these are special trees designated by the Urban  
19 Forest Preservation Act of 2002, as any tree greater  
20 than 55 inches in circumference. The law requires,  
21 as was spoken about earlier, that property owners pay  
22 for a permit to remove special trees. This law was  
23 recently amended but Madison Homes applied for  
24 removal permits prior to the new provisions taking  
25 effect in July 2016.

1           It will take a generation or more before  
2 newly planted trees can produce the kinds of benefits  
3 these large trees provide. Removing these trees  
4 drastically reduces the site's total tree canopy.  
5 Madison Homes's landscaping plan includes new trees  
6 that would only reach 29 percent canopy at maturity,  
7 and I would just like to note that we've drawn the  
8 trees here according to the species Madison Homes has  
9 selected for those locations, and we've given them  
10 the benefit of the doubt by drawing them at their  
11 mature sizes as opposed to the sizes that they've  
12 drawn them in their plans.

13           After carefully examining the site and plans,  
14 our analysis shows that there is a real opportunity  
15 to both redevelop the site, and to regrow a healthy  
16 and beautiful tree canopy. I'm excited to present to  
17 you, our recommendations.

18           It is possible to achieve a 65 percent tree  
19 canopy on site, while maintaining the proposed  
20 building footprints. To account for lost tree  
21 canopy, we urge you to ask Madison Homes to take the  
22 following actions. First, to ensure no tree canopy  
23 is lost with this development, Madison Homes should  
24 adopt a 65 percent tree canopy goal. To achieve this  
25 goal replacement trees can be planted at a ratio of

1 three new trees for every one tree removed.

2           Appropriate species for the site should be  
3 selected and shade trees should be prioritized to  
4 maximize benefits. These replacement trees should be  
5 planted in the yards of all townhomes, and in the  
6 remaining green space around the Holy Redeemer  
7 College building. Providing a tree for every home  
8 will increase property values and create a more  
9 inviting space.

10           Madison Homes can take advantage of Casey  
11 Trees fee for service program, which will allow the  
12 development team to work with the neighboring  
13 community to plant replacement trees.

14           In addition, the D.C. Comprehensive Plan  
15 prioritizes converting institutional property in this  
16 area of the city, into parks. Protecting the  
17 remaining green space around the Holy Redeemer  
18 College in a conservation easement would set this  
19 property apart from others, giving trees space to  
20 grow long, undisturbed lives.

21           Casey Trees has a conservation easement  
22 program, and given the proximity of the site would be  
23 open to discussing this opportunity with Madison  
24 Homes.

25           Finally, Madison Homes's existing conditions

1 plan, landscaping plan, and erosion and sediment  
2 control plan should be amended as follows.

3           First, include the six trees not currently  
4 shown on the existing conditions or erosion and  
5 sediment control plans. Also, select water loving  
6 shade trees for the proposed rain gardens, amend the  
7 list of shade trees to include only large trees,  
8 commit to protecting all existing trees outside the  
9 LOD, including those trees not currently marked for  
10 protection.

11           Casey Trees Urban Tree Selection Guide is a  
12 great resource for selecting appropriate tree  
13 species, and I have copies with me tonight if the  
14 development team is interest in seeing that.

15           The actions I've outlined offer the Zoning  
16 Commission and Madison Homes a real opportunity. By  
17 following these steps, we can ensure that our  
18 community does not lose essential tree canopy. We  
19 can continue to work toward the City's 40 percent  
20 tree canopy goal, and we can still offer 22 new  
21 townhomes in Brookland. We would be happy to work  
22 with Madison Homes to achieve a 65 percent tree  
23 canopy on site, or to provide additional information  
24 for this development.

25           Thank you for your consideration.

1 CHAIRMAN HOOD: Okay. Thank you. Next.

2 MS. SCHIETINGER: Push it? Okay, I'm on now.  
3 That's good.

4 Hello. My name is Helen Schietinger. I'm a  
5 retired nurse and I am a volunteer with Casey Trees.  
6 I'm a resident of Washington, D.C. And I made my  
7 home in the District 25 years ago. The street I  
8 moved to was lined with magnificent oaks that were 70  
9 years old at the time and are the foundation of the  
10 quiet, tranquil character of the street. I'm here  
11 today because everything I tell you about the value  
12 of the street -- of the trees on my street can be  
13 said about Brookland, where the stately trees and  
14 remarkable architecture form the foundation of that  
15 unique neighborhood.

16 I know Kristin has talked about the value of  
17 shade trees. I just want to emphasize the importance  
18 of shade trees and encourage the Zoning Commission to  
19 hear what -- to take into consideration what Casey  
20 Trees is offering.

21 The major thing I think that shade trees are  
22 important for is cooling. In the summer, the huge  
23 canopy covering the street and the yard absorbs the  
24 sun's heat, and I know for a fact in my neighborhood  
25 that it's significantly cooler than downtown, where

1 the bare asphalt streets and cement sidewalks retain  
2 heat and radiate it into the air. I also know that  
3 shady parking places are coveted wherever I go.

4 All the while, shade trees provide benefits  
5 beyond aesthetics and temperature control. They  
6 increase the property value of the homes on the  
7 street, and they contribute significantly to  
8 retaining storm water. One of the main advantages of  
9 having trees on private property like Madison Homes's  
10 development, is that they tend to be healthier and  
11 fare better than street trees.

12 First, there's no competition with utility  
13 wires. There's plenty of space for the roots to find  
14 water and nourishment in the grass and in the  
15 landscaping. And those very roots are what absorb  
16 rain water, contributing to storm water retention.  
17 So, those healthy trees are an investment in the  
18 value of the property that's being developed. That's  
19 why architects draw landscaping into the trees in  
20 their plans. And in higher end development you see  
21 large trees being planted for the aesthetic value.

22 I would like to see more trees in this plan.  
23 I think it's a shame that the project is not LEED  
24 certified. That tells me it's not forward looking.  
25 I see very few trees in the pictures that I saw on

1 the wall. I'm going off my notes now. There were  
2 fewer in the last year's design -- in this year's  
3 design than last year despite the building reduction,  
4 and there are more impermeable surfaces in the second  
5 design this year from last year.

6 I just see very -- in most ways the plan is  
7 not doing the forward-looking things that I've  
8 learned are good for the environment. And most of  
9 the benefits that they listed are not permanent  
10 improvements. They seem more like buy offs of  
11 stakeholders. To give backpacks to students doesn't  
12 seem to be much like about improving the quality of  
13 life of the residents of Brookland.

14 I expected more trees, not cutting down trees  
15 so that you can see a building. So, in conclusion,  
16 the citizens of Washington count on the Commission to  
17 maintain the integrity of our city. I see the tree  
18 canopy being threatened each time a new building goes  
19 up without trees. When trees are removed in the name  
20 of expediency and cost, our quality of life is  
21 degraded and our urban living space is damaged.

22 So, I urge the Zoning Commission to take the  
23 long view. Preserve the existing character of  
24 Brookland, which is an old neighborhood with old  
25 trees. Insist that large shade trees be protected,

1 and make sure that those that are removed are  
2 replaced with shade trees that will continue to grow  
3 decade after decade, helping restore D.C.'s tree  
4 canopy, which is one of our city's most precious  
5 assets. Thank you.

6 CHAIRMAN HOOD: Thank you. Next.

7 MR. GARNETT: Hello. My name is Edward  
8 Garnett. I live at 3055 Chancellor's Way. My back  
9 porch overlooks the site, so to some extent, this is  
10 literally my back yard.

11 The first time around this project was  
12 proposed, I wrote about my concerns in a letter of  
13 opposition to this Commission. In the interest of  
14 time I won't rehash those concerns. I applaud the  
15 Commission for setting aside the initial proposal,  
16 but I do think that while not perfect, the revised  
17 plans are an improvement.

18 Madison Homes has been responsive to the  
19 concerns that the community raised the first time  
20 around in its subsequent community meetings after  
21 submitting this new proposal. Any project involves a  
22 tradeoff between cost and benefits. The costs here  
23 are the loss of green space, and 26 mature trees.

24 On the positive side, there are 22 new homes,  
25 including three affordable units with two at the 50

1 percent income level. This means new residents in  
2 the neighborhood, in a Metro accessible location.

3 The project also protects a beautiful site.  
4 The building itself is quite stunning, but in need of  
5 maintenance and upkeep. The development is  
6 designating this building as historic and will  
7 explore converting the building to housing in the  
8 future.

9 Finally, the proposal would protect, via  
10 covenant, the northern part of the site. I would  
11 encourage -- I would echo the prior witnesses. I  
12 would encourage Madison Homes to improve the tree  
13 canopy on both the south and the north portions, and  
14 to replace the -- with appropriate specimens, while  
15 pruning the north portion of the site to preserve  
16 these remaining trees that are in need of upkeep.

17 I believe that this project has adapted,  
18 based on community concerns, adds needed housing to a  
19 growing city, protects green space, and therefore I  
20 support it. Thank you.

21 CHAIRMAN HOOD: Thank you. We appreciate  
22 everyone's comments.

23 I want to go back to the backpacks. And I  
24 just have to comment because that just went right --  
25 that blew me -- the comment. I don't think you meant

1 it like that, the way it sounded. I have to go back  
2 and look at the recording. But I've been up there  
3 for years to the Casey Foundation, and I see how  
4 those young people who would not have a backpack to  
5 go to school with, get backpacks.

6 So, I don't think you meant it how it  
7 sounded. That's why I want to correct that, because  
8 the way it sounded was that --

9 MS. SCHIETINGER: Absolutely.

10 CHAIRMAN HOOD: -- why are we looking at  
11 backpacks when we should be putting trees up. You go  
12 in some neighborhoods and go with that argument, you  
13 going to have a problem.

14 So, I think I'm not knocking either one.  
15 Especially the backpacks, or the trees. But I just  
16 think that we've got to be real careful because to  
17 see those young people, and I know that their parents  
18 can't afford it. To see those young people smiling  
19 with their new backpacks, and to go there just watch  
20 them, I don't know if you've ever experienced it, but  
21 sometimes you see those --

22 MS. SCHIETINGER: No, I know exactly what you  
23 mean.

24 CHAIRMAN HOOD: You see those who don't. And  
25 you should see those young people. And when you said

1 it, I thought about all the little young people that  
2 run by me while I sit there. I just make sure they  
3 don't step on my feet, because my feet hurt most of  
4 the time. But they run by me all the time and they  
5 just is happy with those backpacks. And it means a  
6 lot to them.

7 MS. SCHIETINGER: Oh, I --

8 CHAIRMAN HOOD: So, I commend it. I saw  
9 that.

10 MS. SCHIETINGER: I absolutely agree.

11 CHAIRMAN HOOD: Okay.

12 MS. SCHIETINGER: I'm sorry. What I -- I  
13 wasn't thinking of backpacks as being meaningless,  
14 and I think that we should have more of those sorts  
15 of benefits for the children in our schools in  
16 general.

17 CHAIRMAN HOOD: Okay. I just wanted to --

18 MS. SCHIETINGER: I mean, it's an  
19 alternate --

20 CHAIRMAN HOOD: -- clarify that, because I'm  
21 sure that --

22 MS. SCHIETINGER: It's just, it's just  
23 that --

24 CHAIRMAN HOOD: -- it wasn't meant how it  
25 sounded.

OLENDER REPORTING, INC.

1100 Connecticut Avenue NW, #810, Washington, DC 20036

Washington: 202-898-1108 • Baltimore: 410-752-3376

Toll Free: 888-445-3376

1 MS. SCHIETINGER: Yeah. It just is not a  
2 permanent benefit that I would think the developer of  
3 homes would be providing in the way that they're  
4 investing in this project. It seemed more like a way  
5 of paying off the community rather than providing  
6 more affordable housing, which I think is completely  
7 inadequate, personally. And I think the term  
8 affordable housing is a euphemism for -- it doesn't  
9 mean that poor people can afford the houses or that  
10 people without incomes can afford the houses. It  
11 just means they're lower income, they're lower in --  
12 the people who live there are going to have to pay  
13 less for rent than at a certain percentage than the  
14 people -- than the general neighborhood. But it  
15 doesn't mean that the people in the neighborhood who  
16 can't afford those homes are able to pay that much.

17 CHAIRMAN HOOD: Okay. Yeah, that's a whole  
18 long -- that's a whole other issue, affordable  
19 housing down here. Trust me.

20 Let's see. Let me open it up. Any comments  
21 or questions? Commissioner Turnbull?

22 MR. TURNBULL: Thank you, Mr. Chair. Thank  
23 you all for your comments tonight. Greatly  
24 appreciate it.

25 Ms. Taddei, I had one question for you. In

1 the entry courts to the new townhomes, I hope you're  
2 not talking about planting large trees in a 28-foot  
3 courtyard.

4 MS. TADDEI: You're talking about in the  
5 yards for the --

6 MR. TURNBULL: Right.

7 MS. TADDEI: -- new townhomes? So, I haven't  
8 looked at that area specifically and I don't know  
9 what size tree that would be appropriate for that  
10 space. But again, that's something I'd be happy to  
11 look at, and if a smaller or medium sized tree is  
12 more appropriate, then of course we would advocate  
13 for that.

14 MR. TURNBULL: Well, because what I'm always  
15 concerned about, and I really appreciate as many  
16 trees as we can get. I've also seen too many  
17 projects, too many developments, too many of my  
18 neighbors, I want to plant an oak tree or some other  
19 large tree, six to eight feet from their house, and  
20 in 20 to 30 years it looks ridiculous, and the tree  
21 gets butchered and scalped. And you look and you go,  
22 what is wrong with people? Don't they realize what  
23 the reasonable caliper is a tree for planting near a  
24 house?

25 And it's one of those things, it's a very

1 delicate balance because --

2 MS. TADDEI: Absolutely. Yeah.

3 MR. TURNBULL: -- you know, I've just seen  
4 some very shameful things done with some beautiful  
5 trees.

6 MS. TADDEI: So have we.

7 MR. TURNBULL: You know, so.

8 MS. TADDEI: And, no, I would just say that  
9 what we typically advocate for is the right tree for  
10 the right space.

11 MR. TURNBULL: Yeah.

12 MS. TADDEI: And I certainly would echo your  
13 points about you know, large trees in small spaces  
14 just simply not doing well. And we want trees to  
15 live long health lives. So, if the space is too  
16 small we would certainly argue for a smaller tree for  
17 that space.

18 MR. TURNBULL: Okay. Thank you.

19 MS. TADDEI: Especially if there are wires  
20 overhead, which it sounds like some of those oak  
21 trees may have experienced.

22 MR. TURNBULL: There could be. Yeah.

23 MS. TADDEI: Yeah.

24 MR. TURNBULL: Thank you.

25 MS. TADDEI: Uh-huh. No problem.

OLENDER REPORTING, INC.

1100 Connecticut Avenue NW, #810, Washington, DC 20036

Washington: 202-898-1108 • Baltimore: 410-752-3376

Toll Free: 888-445-3376

1 CHAIRMAN HOOD: Okay. Vice Chair.

2 MR. MILLER: Thank you, Mr. Chairman. Thank  
3 you all for your comments and good to see you again,  
4 Ms. Taddei.

5 MS. TADDEI: Nice to see you too.

6 MR. MILLER: Are you going to be here for all  
7 of our cases that we --

8 MS. TADDEI: I think you can expect to be  
9 seeing more of me.

10 MR. MILLER: All of our cases have trees that  
11 come down and trees that go up. So, the specificity  
12 of your recommendations, I appreciate, and I think  
13 probably the developers might appreciate earlier on  
14 in the process.

15 MS. TADDEI: I'm relatively new, so you'll be  
16 seeing more of me.

17 MR. MILLER: Okay. And maybe they can get  
18 incorporated. And is Urban Forestry still part of  
19 DDOT? Yeah.

20 MR. WESTROM: That's correct. They are.

21 MR. MILLER: Yeah, so maybe you can get your  
22 comments incorporated in to what they comment to us  
23 on as well. And we'll ask the developer how  
24 reasonable it is they can get back to the canopy that  
25 is there, because I think that's -- the specificity

1 of your recommendations on the number and the types  
2 of species is something that we can ask about. So, I  
3 appreciate that.

4 MS. TADDEI: Yeah. Happy to work with the  
5 Zoning Commission or the developer in this case.  
6 Absolutely.

7 MR. MILLER: Look forward to seeing you many  
8 more times.

9 MS. TADDEI: I'll be here.

10 CHAIRMAN HOOD: Any other comments up here?  
11 Okay.

12 Does the applicant have any cross? Okay.  
13 Does the ANC have any cross? Okay. Thank you all  
14 very much. We appreciate it.

15 CHAIRMAN HOOD: Okay. Ms. Roddy, I guess I  
16 can do any rebuttal you may have, and closing.

17 MS. RODDY: Thank you. I would like Mr. Ruhl  
18 just to respond to a couple of the comments that were  
19 made with respect to the tree canopy so I'll turn it  
20 to him to address those points.

21 MR. RUHL: Thank you, Commissioner. I'm well  
22 aware of Casey Trees. I volunteered with them years  
23 ago and they're a great organization, and I  
24 understand their concern about protecting the tree  
25 canopy. One of the things that we've done at

1 Brookland Townhomes is done preservation techniques  
2 and that we will be replacing the canopy, the canopy  
3 that is existing there that is poor. However, from  
4 the arborist report we will be replacing that tree  
5 canopy in time. It will take some time and a  
6 generation to get those trees there. We are  
7 proposing quite a bit of shade trees. We have not  
8 specified the exact species. We will work with Casey  
9 on that. Deciduous species that are appropriate for  
10 the site, oaks, maples, and things like that.

11           There is some more opportunities for trees on  
12 the Brookland Townhome site and we will work with  
13 them on that.

14           MR. MAY: So, are you saying that -- I mean,  
15 they had testified that it was, your tree cover based  
16 on the notional site plan that you had was more like  
17 29 percent versus the 65 that's there now, or are you  
18 saying that you were striving to increase that to get  
19 something closer to the 65, or at least more than the  
20 29 percent? What are you saying in terms of how far  
21 you're willing to go?

22           MR. RUHL: We --

23           MR. MAY: Or, I mean, maybe you can't answer  
24 that. Maybe --

25           MR. RUHL: Yes. The tree canopy that we are

1 removing, we will be replacing, and I'm not sure  
2 honestly that the 65 percent number that they have  
3 come up with, I have a different number, but we are  
4 replacing in kind, the tree levels.

5 MR. MAY: So, it's your objective to match  
6 the tree cover that exists now on the site, in  
7 essence?

8 MR. RUHL: Yes.

9 MR. MAY: Okay.

10 MR. RUHL: In addition, I'd just like to say  
11 that the comment about the impervious area that has  
12 increased, with the reduction of the townhomes our  
13 impervious area has significantly decreased with  
14 respect to the drive aisles and the roofs from the  
15 north area.

16 MS. RODDY: So, in closing I appreciate  
17 everyone's time. I would like to draw the  
18 Commission's attention to a letter of support from  
19 the Edgewood Civic Association in the record. Mr.  
20 Rosenberger worked with Mr. Clark a great bit and I  
21 believe that our benefits and amenities package  
22 addressed his comments. We also have a letter of  
23 support from Mr. Schultz, I believe, and he had  
24 testified or submitted a letter at the last hearing  
25 with concerns. So, again, a reflection that the

OLENDER REPORTING, INC.

1100 Connecticut Avenue NW, #810, Washington, DC 20036

Washington: 202-898-1108 • Baltimore: 410-752-3376

Toll Free: 888-445-3376

1 changes to the plans have gone to address comments  
2 that we heard from the commission and from the  
3 community.

4           And we understand the ANC's commission -- the  
5 comments. Ms. Steiner was the one who encouraged us  
6 to reach out to Ward 5 nonprofits. Mr. Rosenberger  
7 has been in touch with the Brookland Edgewood Family  
8 Support Collaborative, and we've met with them to  
9 discuss their job training program. And so, the  
10 contribution will be going toward that program. Mr.  
11 Rosenberger has, as he said, met with the realtor and  
12 will consider the Ward 5 realtor, just as he would  
13 consider any of the other realtors. It's just a  
14 matter of not being able to commit to that specific  
15 realtor, but of course, we are happy to consider Ward  
16 5 realtors as a part of this program.

17           And so, with that, we appreciate your time,  
18 we appreciate the comments that you have provided,  
19 and we think that what we've presented tonight is a  
20 superior plan to what we've presented last year.

21           CHAIRMAN HOOD: All right.

22           MR. TURNBULL: Mr. Chair, I wonder if I could  
23 ask --

24           CHAIRMAN HOOD: Sure.

25           MR. TURNBULL: Do you think it's possible,

1 and this is for Mr. Rosenberger and Mr. Ruhl, to  
2 provide us? I know you're at an initial stage and as  
3 Mr. Ruhl said, you're not really there yet with a  
4 landscape plan, but could you maybe give us a little  
5 bit more information on a landscape plan that would  
6 give us an idea of all of the greater tree canopy  
7 that you're looking at, and I mean, at least give us  
8 something more than what we see here that would make  
9 us feel more comfortable that the tree canopy is  
10 coming back the way you're saying. I don't really  
11 think I've seen anything in there.

12 MR. RUHL: I'd just like to say that in the  
13 packages, towards one of the pages of our application  
14 is a plant pallet with a variety of the species that  
15 we are considering. And in our landscape plan we are  
16 showing those different trees that we --

17 MR. TURNBULL: Whereabouts? What page is  
18 that? Direct me to that.

19 MR. RUHL: I believe that's -- I have a copy  
20 of it right here. It is, the plant pallet is, it's a  
21 C-series sheet.

22 MR. TURNBULL: Okay.

23 MR. RUHL: The landscape plan is C-04, and  
24 the plant pallet is C-09. It looks like this, if --

25 MR. TURNBULL: Let's see.

1 MR. RUHL: We've got native, native species.

2 MR. TURNBULL: Okay.

3 MR. RUHL: And C-04, which is a little  
4 before, shows the landscape plan.

5 MR. TURNBULL: And you're saying that would  
6 address the concerns that were talked about?

7 MR. RUHL: Yes.

8 MR. TURNBULL: I don't know if they've seen  
9 that or not. Okay. All right, thank you.

10 CHAIRMAN HOOD: I'm going to take a four-  
11 minute break and the commission -- I'm going to do a  
12 special call, closed meeting, and I'm announcing it  
13 now, so I want to take it in the back. I'm sure I'll  
14 be in trouble for it, but anyway.

15 [Short Break.]

16 MR. TURNBULL: I'm good with this. Thank  
17 you.

18 CHAIRMAN HOOD: Okay. Sorry about that. We  
19 are -- we're still learning some of our rules. So,  
20 anyway, let's move forward. I think that this is  
21 flavored right and we're ready and I think they've  
22 answered the question that Mr. Turnbull, I would  
23 propose that we move forward in this case tonight,  
24 because we know this is one vote.

25 And, colleagues, what is your pleasure?

1           MR. MAY: I'm certainly prepared to move  
2 forward and I'm pleased that we can do this in a  
3 single vote, and means that we'll be able to take  
4 final action in the single vote tonight and I think  
5 that's -- that's appropriate here.

6           CHAIRMAN HOOD: Okay. And we're not  
7 disregarding the comments of Ms. Steiner, but we have  
8 certain things that are within our jurisdiction, but  
9 I want to applaud Ms. Steiner and the ANC for making  
10 that attempt, and hopefully you continue to work with  
11 Ms. Steiner and them as they continue, but some  
12 things are not -- we can't make them -- oh, what was  
13 the word you used? Force? We can't force him  
14 because if he could everybody would be in -- I would  
15 do that with everybody that comes in. But actually,  
16 that's not within our jurisdiction.

17           So, anything else, colleagues. Somebody like  
18 to make a motion?

19           MR. MILLER: Sure, Mr. Chairman, I would move  
20 that the Zoning Commission take I guess final action  
21 on 15-02, MHI Brookland, LLC., planned unit  
22 development at 3112 7th Street Northeast, Square  
23 3645, Lots 802 and 804, Square 3648, Lot 804, Parcel  
24 132/89, and ask for a second.

25           MR. MAY: Second.

1 CHAIRMAN HOOD: Okay. It's been moved and  
2 properly seconded, any further discussion?

3 MR. MAY: Yes, Mr. Chairman.

4 CHAIRMAN HOOD: Yes.

5 MR. MAY: I just want to mention that, you  
6 know, I think we did hear some valuable testimony  
7 regarding tree cover and would strongly encourage the  
8 applicant, I see lots of heads nodding, to work with  
9 Casey Trees and to, you know, work further to, you  
10 know, improve the tree canopy and make the most of  
11 the site. I mean, we certainly are very supportive  
12 of maintaining and improving the tree canopy within  
13 the District, and I think you have some willing  
14 helpers. So, thank you.

15 CHAIRMAN HOOD: Okay. Any further  
16 discussion?

17 [Vote taken.]

18 CHAIRMAN HOOD: Ms. Schellin, would you  
19 record the vote?

20 MS. SCHELLIN: Yes. Staff records the vote  
21 four, to zero, to one, to approve final action in  
22 Zoning Commission Case No. 15-02, Commissioner Miller  
23 moving, Commissioner May seconding, Commissioners  
24 Hood and Turnbull in support, Commissioner Shapiro  
25 not present, not voting. Would just ask the

1 applicant to please provide a draft order. Are you  
2 guys looking for a summary order or a full order?

3 CHAIRMAN HOOD: Need a full or a summary?

4 MS. SCHELLIN: Since this had the last  
5 hearing, I'm assuming it might need to be a full  
6 order. Yeah.

7 CHAIRMAN HOOD: Okay.

8 MS. SCHELLIN: Full order. Okay.

9 CHAIRMAN HOOD: Full order. Okay. All  
10 right.

11 MS. SCHELLIN: Thank you.

12 CHAIRMAN HOOD: Anything else, Ms. Schellin?

13 MS. SCHELLIN: No.

14 CHAIRMAN HOOD: Thank you, everyone, for  
15 their participation tonight and this hearing is  
16 adjourned.

17 [Hearing adjourned at 7:59 p.m.]

18

19

20

21

22

23

24

25