

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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PUBLIC HEARING

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IN THE MATTER OF:           |
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PLANNED UNITED DEVELOPMENT FOR |
FREDERICK DOUGLASS/STANTON HOPE | Case No.
VI REVITALIZATION           | 00-38C
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Monday
May 21, 2001

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

The Public Hearing of Case No. 00-38C by the District of Columbia Zoning Commission convened at 7:00 p.m. in the Office of Zoning Hearing Room at 441 4th Street, Northwest, Washington, D.C., Carol J. Mitten, Chairperson, presiding.

ZONING COMMISSION MEMBERS PRESENT:

CAROL J. MITTEN	Chairperson
ANTHONY J. HOOD	Vice Chairperson
KWASI HOLMAN	Commissioner
PETER G. MAY	Commissioner
JOHN G. PARSONS	Commissioner

NEAL R. GROSS
COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

COMMISSION STAFF PRESENT:

Alberto P. Bastida, Secretary, ZC
Gerald Forsburg, Office of Zoning

OTHER AGENCY STAFF PRESENT:

Steven Cochran, Office of Planning
Ellen McCarthy, Deputy Director, Office of Planning

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7:05 p.m.

CHAIRPERSON MITTEN: Good evening, ladies and gentlemen. This is a public hearing of the Zoning Commission of the District of Columbia for Monday, May 21, 2001. My name is Carol Mitten. Joining me this evening are Vice Chairman Anthony Hood and Commissioners Quasi Holman and our newest Commissioner Peter May representing the architect of the Capital. We expect to be joined shortly by Commissioner John Parsons. This is Commissioner May's first hearing with us, so we welcome you and look forward to many pleasant evenings together.

Notice of today's hearing was published in *The D.C. Register* on March 23, 2001 and in *The Washington Times* on March 20, 2001. This hearing will be conducted in accordance with the provisions of 11 DCMR Section 3020.

The subject of this evening's hearing is Zoning Commission Case No. 00-38C. Copies of today's hearing agenda are available to you and are located to my left near the door.

The order of procedure will be as follows. Preliminary matters, applicant's case, report of the Office of Planning, report of other agencies, report of the Advisory Neighborhood Commission 8A, parties and persons in support, parties and persons in opposition, rebuttal by the applicant.

All persons appearing before the Commission are

1 to fill out two witness cards. These cards are located at each
2 end of the table in front of us. Upon coming forward to speak
3 to the Commission, please give both cards to the reporter
4 sitting to my right.

5 The decision of the Commission in this case must
6 be based exclusively on the public record. To avoid any
7 appearance to the contrary, the Commission requests that
8 persons present not engage the members of the Commission in
9 conversation during any recess or at any time. The staff will
10 be able to discuss procedural questions.

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

13 At this time, the Commission will consider any
14 preliminary matters. Does staff have any preliminary matters?

15 SECRETARY BASTIDA: Yes, Madam Chairman. The
16 staff has three preliminary matters. First, the posting was
17 done in a timely fashion and it was maintained and the staff
18 believes that the posting meets all the requirements of the
19 zoning regulation.

20 CHAIRPERSON MITTEN: Thank you.

21 SECRETARY BASTIDA: Also, there are two reports
22 that requires waiver from the Commission to be admitted into
23 the record. One is the report of ANC and one is a report of a
24 Commissioner that is a dissenter on the general opinion of ANC.

25 I have provided you with copies of those reports.

1 CHAIRPERSON MITTEN: All right. Is there any
2 problem with waiving those in?

3 ALL: No objection.

4 CHAIRPERSON MITTEN: Okay.

5 SECRETARY BASTIDA: In addition, there have been
6 two letters come in. I'm just calling that to your attention.
7 One from the National Park Service and one from Ms. Allen,
8 Ward 8 Council Member.

9 CHAIRPERSON MITTEN: Thank you.

10 SECRETARY BASTIDA: Thank you.

11 CHAIRPERSON MITTEN: Any other preliminary
12 matters?

13 SECRETARY BASTIDA: Staff has no other
14 preliminary matters. Thank you.

15 CHAIRPERSON MITTEN: Does the applicant have any
16 preliminary matters?

17 MR. DePUY: None, Madam Chair.

18 VICE CHAIRPERSON HOOD: Madam Chair, if I can, I
19 also want to echo your comments to our new Commissioner May,
20 and I'm also looking forward to working with him. Thank you.

21 CHAIRPERSON MITTEN: Would all individuals
22 wishing to testify this evening, either in favor or in
23 opposition, please rise to take the oath.

24 (The witnesses were sworn.)

25 CHAIRPERSON MITTEN: Good evening. Can you give

1 us an approximate time that you'll take to put your case on?

2 MR. DEPUY: Yes, Madam Chairman. First, for the
3 record, I'm Jacques DePuy, attorney with Greenstein, DeLorme
4 and Luchs and appearing with as co-counsel is Lyle Blanchard.
5 We requested an hour and a half. I believe we can do it in
6 less than that, and we will be providing a list of the
7 witnesses with times for each witness and we're going to try
8 very hard to hold the witnesses to the allotted time. So we
9 believe we can do it in an hour.

10 CHAIRPERSON MITTEN: Okay. Very good. I think
11 we'll put the clock on just as a guide for you, but when we get
12 to the end of an hour, if you're still going, we'll just make a
13 little assessment at that point.

14 MR. DEPUY: That's fair. Thank you.

15 Madam Chair, I'd like to say only one thing and
16 waive my normal opening remarks. I'd like to say perhaps for
17 Mr. May's benefit that, as he will discover in many of these
18 proceedings, often the room is filled with opponents of
19 applications. In this particular case, we're proud to say and
20 pleased that there are very, very many supporters in the
21 audience who are to support the application.

22 With no further adieu, unless there are any
23 questions of me, I'd like to proceed to move this case along
24 and I'm pleased to introduce our first witness Mr. Michael
25 Kelly, Executive Director of the D.C. Housing Authority. Mr.

1 Kelly.

2 MR. KELLY: Good evening. If I can, I'd like to
3 respectfully request the Commission consider my written
4 testimony as part of the record as well.

5 CHAIRPERSON MITTEN: We'd be happy to.

6 MR. KELLY: Thank you.

7 Good evening, Madam Chair and members of the
8 Commission. My name is Michael Kelly. I'm the Executive
9 Director of the Housing Authority here in the District of
10 Columbia.

11 I'm here this evening in that capacity to ask you
12 for your favorable consideration of the Fred Douglass/Stanton
13 dwellings Hope 6 Planned Unit Development application. As you
14 know, the Housing Authority here at the District of Columbia is
15 seeking approval to proceed with the construction and
16 development of a new 600 unit mixed income development in
17 southeast Washington, D.C.

18 The Housing Authority has developed a successful
19 track record of such developments through its large-scale
20 redevelopment program. Our Hope 6s at Ellen Wilson, which is
21 now the townhomes on Capital Hill, and Wheeler Creek are
22 national recognition projects for Hope 6 and the use of mixed
23 income funds and what we can do in public/private partnerships
24 to really revitalize neighborhoods.

25 Families with low incomes that have been given

1 new housing and employment opportunities in the areas
2 surrounding these developments have experienced dramatic great
3 positive changes. We are proposing tonight perhaps our most
4 ambitious project undertaken to date, and it's one that will
5 provide tremendous opportunities for the residents of public
6 housing developments as well as other families here in the
7 District. The vision and change of the new Henson Ridge.

8 The Henson Ridge development will replace 645
9 units of severely distressed public housing at Frederick
10 Douglass and at Stanton with 600 units of low, moderate and
11 market home ownership, family rental and elderly rental housing
12 opportunities. It'll provide a tremendous influx of economic
13 development and opportunity to a part of our city which has
14 gone far too long without such benefits.

15 The Housing Authority, the residents of Frederick
16 Douglass and Stanton dwellings, the business community and the
17 mayor and his administration have worked very hard to bring
18 this project to the point we are now ready to seek your
19 approval. Hundreds of meetings with public residents, the
20 community at large, the public schools, and other important
21 partners have been held over the last four years. The results
22 of this work have produced a plan which I believe will ensure
23 the successful revitalization of an entire neighborhood.

24 There are experts here this evening who will
25 discuss in more detail the key elements of this project.

1 However, I would like to share with you a few critical points
2 of which the Housing Authority and the entire team are
3 particularly proud.

4 The design of this project is extremely
5 attractive and the size and the quality of the planned homes
6 are extraordinary. Our development partners, Mid-City
7 Integral, have assembled a talented team of planners, builders,
8 and designers to bring to this project. The design itself
9 represents city planning at its best. The integration of
10 architecture, which compliments and reenforces the best
11 characteristics of the surrounding neighborhood and the overall
12 layout of the project will be a great boost to the entire
13 community.

14 The re-integration of the project to the rest of
15 the community through new streets and infrastructure investment
16 will ensure that the physical and economic isolation of the
17 past will never again damage the fabric of the neighborhood and
18 the families who live within it.

19 I'm also particularly proud of the public housing
20 resident leadership who have worked so diligently to make this
21 development one that will truly serve all the people of the
22 District. The development itself integrates low income,
23 moderate income and market rate income families in a manner
24 which is seamless. As with all of the Housing Authority's
25 redevelopment projects, there are no sections for poor families

1 or moderate income families. This development is designed to
2 serve all income levels equally without any differentiation or
3 stigma for those who require more affordable or assisted
4 accommodations.

5 In closing, we have sought input from every part
6 of the community and beyond. In addition to the community
7 review, we have worked with our sister district agencies to tap
8 into the expertise that exists here. We have worked very
9 closely with the Office of Planning, Public Works, DHCD, DCHFA,
10 DCRA and others to ensure that the combined expertise available
11 will be fully utilized.

12 Through the ready input of Deputy Mayor Eric
13 Price and his staff, we have worked to improved the project
14 many times over leading to what we consider to be something
15 truly special. The federal government, the District
16 government, our development team, Mid-City Integral, private
17 and other public institutions have made substantial financial
18 commitments to this \$90 million plus investment and venture.

19 The District of Columbia Housing Authority, with
20 your consent is ready to proceed. The residents, the community
21 at large, and all of us who have committed so much time and
22 effort to date would be most grateful for your expeditious
23 approval. If it is possible to receive that through a bench
24 decision this evening, it would be very appreciated. I believe
25 that this could accelerate the development process and would be

1 most helpful.

2 However, whatever the outcome of your
3 deliberations this evening, please know that we stand ready to
4 assist you in any way which you may need and, most importantly,
5 we stand ready to build a new community of which the entire
6 nation here in the nation's capital will be proud. Thank you
7 for the opportunity to come by and talk to you. I look forward
8 to working with you in the future, and Godspeed in your
9 deliberations.

10 CHAIRPERSON MITTEN: I think we'll just hold the
11 questions until the end, so just keep rolling.

12 MR. DEPUY: Thank you, Mr. Kelly.

13 Our next witness is Mr. Steve Green who's not
14 available yet, so we'll proceed to our third witness which
15 actually is two individuals, Mr. William Harvey and Mr. Daniel
16 McCahan. While they're moving to the table, I'll introduce
17 them. Mr. McCahan is to my extreme right and Mr. Harvey to my
18 immediate right. Mr. Harvey is the President of Mid-City
19 Legacy LLC and Mr. McCahan is the Project Manager of Frederick
20 Douglass/Stanton Community Redevelopment LLC. Mr. Harvey will
21 lead us off. Mr. Harvey.

22 MR. HARVEY: Good evening. I appreciate this
23 opportunity to speak to you.

24 Two of the city's most neglected public housing
25 communities sit side by side on Alabama Avenue in Ward 8's

1 Congress Heights neighborhood. Because of their combined size
2 of nearly 57 acres and their visibility along one of the
3 community's main thoroughfares, Frederick Douglass and Stanton
4 Dwellings exert a massive negative influence on the surrounding
5 neighborhood.

6 Frederick Douglass, which consists of 332 public
7 housing units on 30 acres, was built in the early 1940s as
8 temporary housing for the military. By 1998, the units had
9 declined into virtual ruin because of long-standing neglect and
10 were vacated by the D.C. Housing Authority for health and
11 safety reasons. These structures are being demolished and the
12 site cleared for Phase One of the new community which will be
13 known as Henson Ridge.

14 Stanton Dwellings, situated across from Frederick
15 Douglass on Stanton Road, contains 348 units on approximately
16 27 acres. It suffers from the same symptoms as Frederick
17 Douglass, severe physical distress and functional obsolescence.

18
19 Relocation of existing residents commenced in May
20 2000 and is expected to be complete by the last quarter of
21 2001. The combined site is adjacent to Frederick Douglass
22 Park, Johnson Junior High School, and Camp Simms. The
23 development partially surrounds two important properties not
24 included in the PUD, the new Head Start facility on Stanton
25 Road and the Turner Elementary School. Note that the PUD

1 boundary does not include portions of the proposed Greenway or
2 the Turner Elementary site running south to Alabama Avenue.
3 Turner is currently near the top of the list in Ward 8 for
4 school replacement. The developer is working closely with the
5 school board and local board member William Lockridge to have
6 the school replaced and has pledged funds to support the new
7 construction.

8 The entire block at the center of the site,
9 including the Greenway, the proposed community center, and
10 Turner Elementary, may be redesigned, depending on the outcome
11 of the school planning process over the next two years. This
12 redesign may involve a future amendment to the PUD. The plan
13 proposes to construct 600 units to replace all 650 units that
14 are to be demolished and achieves a reduction in density for
15 the site.

16 The new community will be a mixture of 320 home
17 ownership units and 280 rental units, all serving a variety of
18 income groups. The unit mix includes 40 one bedroom senior
19 bungalows, 30 one bedroom family stacked flats, 124 two bedroom
20 townhouses, 211 three bedroom townhouses, 175 four bedroom
21 townhouses, and 20 five bedroom townhouses.

22 The units will have families with a variety of
23 incomes. Two hundred thirty units are reserved for families
24 with public housing incomes, that is family incomes of up to
25 \$20,000 per year. One hundred sixty of these units will be

1 rental and 70 will be Section 8 home ownership units. Two
2 hundred sixty units will be for families with moderate incomes
3 of \$20,000 - \$35,000 per year. One hundred twenty of these
4 units will be rental and 140 home ownership. The remaining 110
5 units, all of which are home ownership, will be families with
6 market rate incomes of \$35,000 per year and up.

7 Strings of home ownership and rental units are
8 mixed throughout the site and households of all income levels
9 will live side by side. The physical plant for Henson Ridge
10 will create an attractive, new, vibrant, mixed income
11 residential community of choice. The goals of the new
12 community are: to provide quality homes for families with a
13 broad range of incomes and to meet their housing needs in a mix
14 of housing types and styles, all of which are designed on the
15 new urbanism concepts of the best neighborhoods; to
16 aggressively seek not just to meet but to exceed the goals of
17 federal and District of Columbia fair housing laws by building
18 accessibility, visibility and adaptability into all aspects of
19 planning, siting, design and construction of the entire
20 community; and to link the new residential neighborhood to
21 community resources, including a variety of excellent
22 recreational resources and community support services,
23 transportation and employment centers, schools and child care
24 from early child development to higher education, and to a new
25 Class A retail shopping facility which is proposed for Camp

1 Simms.

2 Every home will be constructed to the same high
3 quality standard, whether rental or home ownership, public
4 housing or market rate. Home owners will have the ability to
5 purchase additions and detached garages but, from the street,
6 the home ownership and rental homes will be indistinguishable.

7 The builder has procured Bezer Homes, the eighth
8 largest home builder in the United States, to construct all the
9 homes at Henson Ridge. Bezer Homes has an outstanding
10 reputation and market-tested designs that provide spacious
11 living spaces at reasonable cost. By using four basic building
12 chassis, Bezer Homes can deliver high quality construction with
13 improved exterior design details at a lower cost than would
14 otherwise be obtainable.

15 Mr. McCahan will explain the details of the
16 developer's zoning request.

17 MR. McCAHAN: Good evening. Thank you, Bill.

18 Central to the community design and also to the
19 home builder concept is the idea that we need flexibility, and
20 that's to accommodate new urbanism principles and also to
21 accommodate buyer add-ons, options for the 320 home owners who
22 are going to be able to move into this new community.

23 Note that our proposal doesn't require rezoning
24 and is within PUD guidelines as far as the major parameters are
25 concerned. For example, a PUD in an R-5A zone allows up to 60

1 feet in building height. We don't have anything over 40 feet.

2 PUD guidelines allow an FAR of up to one. WE're at .86 FAR in
3 our most likely -- it's actually a fairly aggressive build out
4 scenario. PUD guidelines also allow lot occupancy of up to 40
5 percent and, again, we're at 37 percent based on our most
6 likely scenario.

7 Our engineers will go into great detail on those
8 figures, but I wanted to introduce the subject and elaborate a
9 little bit.

10 The zoning relief we do need is in respect to
11 individual lots. It's required to accommodate features that
12 the community wanted in the new Henson Ridge. We've been
13 through an extensive community planning process and design
14 process that reaches back three years, and our next witness
15 will talk a little bit more about the particulars of that. But
16 keep in mind that features on the site like parks, relatively
17 short strings of houses, pedestrian-friendly streets are all
18 things that the community told us they wanted to see.

19 In order to accommodate those, we need on an
20 individual lot basis relief with respect to some rear yards,
21 relief with respect to some side yards and also with lot
22 occupancy. We've made an assumption in the numbers you see
23 that all 320 home builders will have the ability to buy a
24 garage and an addition on the back. These are options that are
25 being offered by the home builder. In addition, design

1 features like bow windows, porches and porticos, are sprinkled
2 throughout the community, both in home ownership and in rental
3 units. It's these add-ons that often times create the need for
4 lot by lot relief that we're asking for.

5 That said, we'll conclude our testimony and
6 prepare to pass on to the next person.

7 MR. DePUY: Thank you very much.

8 Our next witness is Carrie Thornhill. Ms.
9 Thornhill is well known, of course, to the Commission, but
10 she's appearing today in her capacity as the Chair of the
11 Frederick Douglass/Stanton Dwellings Steering Committee. Ms.
12 Thornhill, it's a pleasure to be introducing you, and you can
13 now give your statement. Thank you.

14 MS. THORNHILL: Good evening. I'm honored to be
15 here and appear before you. I'm Carrie Thornhill, Chair of the
16 Frederick Douglass/Stanton Dwellings Steering Committee. I
17 reside at 2059 36th Street, S.E. and in close proximity to this
18 property and my neighbors in Fred Douglass/Stanton Dwellings.

19 I am here tonight to discuss Project Governance
20 and community outreach activities related to Frederick Douglass
21 and Stanton Dwelling redevelopment.

22 You will find that every effort has been made to
23 ensure public housing resident and community involvement in all
24 facets of this important project. Let me begin with our
25 Steering Committee.

1 From the beginning of this effort, the D.C.
2 Housing Authority recognized the need for an Advisory Committee
3 to oversee redevelopment activities, make recommendations on
4 programs and schedules and conduct regular information sharing
5 meetings in and for the greater neighborhood.

6 To meet that purpose, the former receiver at
7 DCHA, David Gilmore, established the Frederick Douglass/Stanton
8 Task Force in 1998 to assist in organizing the community and
9 preparing the HOPE VI funding application to the U.S.
10 Department of Housing and Urban Development. After
11 successfully applying for grant funds, the Task Force was
12 formally chartered as the Frederick Douglass/Stanton Dwellings
13 Steering Committee in March 2000.

14 Today, the FDS Steering Committee is made up of
15 14 members and two resident alternates. Members include two
16 representatives from the D.C. Housing Authority, six
17 representatives and two alternates who are current or former
18 members of Frederick Douglass or Stanton Dwellings, three
19 representatives from the larger community, one representative
20 from the developer, two representatives who are elected
21 officials or city government officials.

22 Members include resident leaders Brenda Graham,
23 Carmen Smith and Juliette Wright, whom you will hear from
24 tonight, D.C. Council Member Sandy Allen, Terry Golden who's
25 with the Federal City Council, land use attorney Gil DeLorme,

1 Steve Green from the Office of the Mayor, and other dedicated
2 individuals eager to see successful completion of this project.

3 The Steering Committee has four subcommittees
4 that meet regularly to work on specific issues. 1) demolition,
5 design and construction, 2) relocation and re-entry, 3)
6 community support services, and 4) community infrastructure and
7 economic development, and it is under this rubric that we are
8 working on efforts to help support the community's efforts to
9 create a new Turner Elementary School.

10 Community outreach. At no time is community
11 participation more important than in the early stages of
12 project development. Starting in 1998, the D.C. Housing
13 Authority, under the auspices of the FDS Task Force, convened
14 numerous meetings to work on the many important issues in an
15 effort of this scope and scale. Planning and design issues
16 have been hammered out over the years during intensive
17 shurettes and in small groups where experts and non-experts
18 struggled with important questions like what do we want this
19 community to be? What will it look like? Who will live here?

20 During the two rounds of HOPE VI applications in
21 1998 and 1999, the FDS Task Force and its subcommittees
22 convened regular monthly meetings and sponsored no less than 26
23 community meetings. Most of the detail designs you see today
24 were formed and molded during that period. In support of the
25 1998 application, dozens of organizations from the National

1 Park Service to the Metropolitan Police Department provided
2 letters of support that were instrumental in winning the HOPE
3 VI funding.

4 Since that time, the Steering Committee has
5 sustained community outreach through its regular committee and
6 subcommittee meetings and, most importantly, through quarterly
7 Community Task Force meetings. The Community Task Force
8 meetings are held in schools in the neighborhood and provide a
9 mechanism for sharing information and for hearing back from the
10 community about issues of concern. Meetings are advertised and
11 open to the public to maximize participation and provide a
12 broad perspective on issues of concern to the entire community.

13 In addition to regular community outreach
14 activities, the development team has been working hard to gain
15 support for the PUD submission. D.C. Council member Sandy
16 Allen has provided a letter of support as has ANC 8B and ANC
17 8A, and we are grateful to them. The development team is
18 active in the Friends of the Frederick Douglass Community
19 Recreation Center, a group that has convened no less than 24
20 times since 1999. The National Park Service, the National
21 Capital Parks East, is also a member of the Friends and has
22 provided a letter of support for the PUD.

23 Special events like the Ceremonial Demolition
24 held just a few weeks ago, attended by Mayor Williams and other
25 dignitaries, helped to sustain community interest and

1 enthusiasm during the long redevelopment process.

2 In closing, I urge you to recognize the voice of
3 the community and the many residents and community members that
4 are here today to support this project. Thank you very much,
5 and I'll be happy to entertain any questions at the appropriate
6 time.

7 MR. DEPUY: Thank you, Ms. Thornhill.

8 Our next witness is Mr. Mark Wouters. Mark is
9 Senior Associate with Tody Dallas CHK Partners, the architect
10 on this project.

11 MR. WOUTERS: Thank you. I want to clarify --

12 CHAIRPERSON MITTEN: Sir, you're going to need to
13 be on a mic so that the reporter can pick you up.

14 MR. WOUTERS: I have a lot of boards to change.

15 MR. DEPUY: Is there a portable mic, Madam Chair?

16 CHAIRPERSON MITTEN: We're still waiting for that
17 to arrive.

18 MR. WOUTERS: I will run back and forth.

19 CHAIRPERSON MITTEN: Sometimes, depending on how
20 you can orient yourself, you could use a mic up here if you
21 could move your boards a little bit, if that's comfortable for
22 you.

23 MR. WOUTERS: I will do that.

24 The Anacostia River is here. The Suitland
25 Parkway is here, and our site is here. The major road from

1 Suitland Parkway to the site is Stanton Road. It is bounded by
2 Alabama Avenue. I would just like to say before leaving this
3 map that we met with the community over many years and the
4 ANCs, and we found really a community that was very proud of
5 Anacostia and its architectural heritage and its planning, and
6 there are wonderful neighborhoods here. And so we studied
7 other neighborhoods, the oldest part of Anacostia, sometimes
8 called Union Town, Congress Heights, and Hillcrest, as models
9 for the planning and for the architecture of this neighborhood.

10 We wanted a neighborhood that looked like it fit into
11 Anacostia. And these neighborhoods, in fact, were wonderful
12 models on which translated right into the urbanist principles.

13 The site is this area here. The Stanton
14 Dwellings here at the top of the page. This is an aerial view
15 from this point looking this way towards the west. Stanton
16 Road bisects the site. Alabama Avenue is here. The Columbia
17 Heights Metro Station is here. The new Camp Simms retail site
18 will be developed right here just across from the site. The
19 site is bounded by a cemetery, Johnson Junior High School,
20 Frederick Douglass Park, and a series of duplexes and single
21 family homes here. Turner Elementary School and a Headstart
22 Program are in the center of the site.

23 We worked three years with the residents and
24 there are about five issues that really emerged from those
25 community meetings. One is the housing that existed. This is

1 all multi-family housing, basically two story walk-ups. You
2 have families living on tops of families, so you have a lot of
3 noise filtering down from one unit to the next. You have no
4 private yards, and you have buildings that were running out of
5 date with technical problems. So they said that this was not
6 a type of building they wanted to live in any more.

7 Two, they said that the site was isolated from
8 the surroundings. You can see these are super blocks of the
9 existing site plan. The Frederick Douglass site on this half,
10 the Stanton site on this half. Few streets connecting this to
11 the surrounding neighborhoods.

12 Three, what they said was the two public housing
13 properties were disconnected from each other. There's a big
14 super block in the center here where Turner Elementary School
15 is. You can hardly see one public housing project from the
16 next, and they told us to make one neighborhood out of the two
17 projects.

18 Four, what they said was all of this is public
19 yard. Everything that you see here is unsupervised open space
20 with buildings floating in it. Very difficult for the
21 residents themselves to take charge of this neighborhood when
22 anybody can get into any of these spaces here, and that
23 fostered a condition where negative activities could take place
24 in the back yards. So that was something that needed to
25 change.

1 Fifth, what they said was they wanted a mixed
2 income neighborhood of home ownership and public housing
3 residents living side by side.

4 The new site plan seeks to address these. This
5 is a site plan of single family attached townhouses. There are
6 almost no stacked units in this site, per the residents'
7 request and because the preponderance of multi-family housing
8 in Anacostia, again building single family homes, even in an
9 attached manner, was highly desirable. The only multi-family
10 unit we have is a one bedroom stacked on top of a one bedroom
11 unit, again so there's not many people living on top of other
12 people.

13 Even the senior citizens of this community said
14 that they didn't want to live in a senior housing building.
15 What they said was they saw these bungalows in Anacostia, one
16 story bungalows, and they said, give us those where we live on
17 one floor and they are located in areas like here and here in
18 clusters. The unit is entirely handicapped accessible. And
19 they said, group these bungalows together so that we can have
20 kind of small communities of seniors living together and
21 looking out for each other, and make them in walking distance
22 to a community center that's located in the center. So that
23 is our building types program.

24 To solve the issue of the isolation of the site,
25 we've added new streets connecting to the perimeter. There are

1 two new streets here attaching the site to Alabama Avenue.
2 There is a major new gateway attaching the site to the
3 Frederick Douglass Park, and really, you could hardly find the
4 entrance to the park before. It was a little alley that was
5 almost invisible. Now we have a grand entrance, a circular
6 drive, that will allow everybody, not only inside the project
7 but from outside the project, to enjoy this wonderful facility.

8 And there will be a new street here attaching to the site.

9 To join the two halves of the project together to
10 create one community, we reconfigured some of the streets. We
11 took this street and bent it so it would look now as one street
12 connecting one side to the other. We ran this new street
13 across from one side to the other and third, we created a new
14 heart of the project where we have a community center, Turner
15 Elementary School, and the Headstart Program now becoming a
16 series of common functions with a town green right at the
17 center shared centrally by both sides of the project. There
18 will be a heavy pedestrian organization of this area, so that
19 there will be pedestrian connection from one side of the site
20 to the other. By this, we make one neighborhood with one
21 center out of both neighborhoods.

22 Then what we did was to address the idea of the
23 community, the idea of how the community themselves can take
24 charge of this property, you can see these are smaller blocks
25 than what we had before. They are townhouses, the front doors

1 and porches lining the fronts. There are dedicated rear yards
2 in back so all of the public space on the acres and acres of
3 open space is now in the hands of internally controlled owners
4 which means that they can really take charge of their own
5 neighborhood and look out for its destiny. With these porches
6 and living rooms on the front and stoops on the front, you now
7 have a place for residents to sit outside and enjoy but also to
8 watch the street so their eyes are on the street so that they
9 can really monitor the activities in the neighborhood.

10 In each block there will be a mix of affordable
11 housing, rental housing, public housing, and for sale housing.

12 There will not be one part of the site that is dedicated to
13 the wealthy and one for the poor. It will be mixed and
14 integrated throughout.

15 There are three new parks in the project. This
16 park here is the largest, and it was located to save some
17 existing grand trees and also located away from Abermarle
18 Street, away from traffic so that there's no danger of children
19 being hurt by speeding traffic. There'll be recreational
20 facilities in that park. There is another park here for this
21 part of the project and then there is another larger park here,
22 again with recreational facilities in addition to the Village
23 Green that's at the center of the project.

24 I'd like to talk a minute about our work on the
25 streets and our work with the Department of Public Works.

1 We've been working with the Department of Public Works for
2 several months to provide a new street plan that really
3 provides several advantages to the residents. On this drawing
4 you see the black roads are the new streets which we talked
5 about, and the blue ones are existing roads that will be
6 demolished.

7 What you see is we're going to have a
8 neighborhood in which a lot of residents are going to be
9 walking to the Metro Station. They're going to be walking to
10 the Camp Simms retail site. They're going to be walking to the
11 schools and they're going to be walking to the parks. A lot of
12 pedestrian activity. To make a neighborhood that's safer for
13 pedestrians, we proposed making a narrower street width than
14 what the Department of Public Works has as their normal
15 standard. Narrowing the width of the streets helps to slow the
16 traffic down, calm the traffic, and makes it safer for
17 pedestrians to cross the street.

18 An example of a street is this one here. It is
19 29 feet in width roadway. It is two way traffic with parking
20 on one side, a seven foot parking lane. The District of
21 Columbia normally would ask for that to be 30 feet in width.

22 Another advantage is that having reduced paving
23 widths allows much more of the storm water to drain into the
24 soil naturally. It's better for the environment. The other
25 thing they did is they allowed us a narrower right of way, 50

1 feet in width rather than the standard 55 feet in width. That
2 really helps us give bigger back yards to the individual
3 residence. Again, not having lots and lots of open space but
4 in this neighborhood in which we're trying to create a real
5 home ownership opportunity in Anacostia, having the bigger back
6 yards is a real benefit. It will help create a really
7 desirable product in this area.

8 As I said at the beginning, we studied Anacostia
9 in terms of its architecture. We decided to apply some of that
10 architecture to this project. What we developed was three
11 styles of a Victorian architecture, a Colonial architecture,
12 and a Craftsman style architecture which are all found in
13 Anacostia. The Victorian has a series of brackets and
14 decorative window treatment and square columns. That you find
15 very common in Anacostia. The Colonial has round columns and
16 sort of a more classically detailed cornice. The Craftsman
17 style which you can see in this building here and you'll see
18 also in the bungalows down here, have tapered columns. The
19 columns are actually tapered in profile. They're sort of a
20 more rustic brackets. They're kind of a shingle style
21 treatment on the front and awnings. So you have those three
22 styles to give variety.

23 We keyed each of those styles onto this plan, and
24 you'll get a copy of this at the end of the meeting. It
25 already is in the PUD application. Try and disperse them as

1 much as possible to create variety.

2 The materials we tried to make compatible with
3 what is in Anacostia. There's not much brick in Anacostia, a
4 lot of wood. We will have five units that have brick fronts
5 and brick sides. We will have 57 units with brick fronts. The
6 remaining units will have vinyl siding fronts. Porches and
7 porticos are a very important feature, as I said. They're very
8 nice to hang out but they're also a great place to have eyes on
9 the street. One hundred thirty five full size porches, 61
10 porticoes and then bay windows, we're providing 100 of those.

11 We felt a need to do more than that to create a
12 level of variety in this project, and what we did was -- and we
13 worked with the community on this -- we studied traditional
14 villages in which there is a village center with retail at the
15 heart and with townhouses, and as you move toward the edge of a
16 traditional village, the density tends to lessen. By the time
17 you get to the edge, you might have single family homes at the
18 edge of a village. So we imposed that model on this site.

19 The red area you see is what we're calling a
20 village center where you have longer strings of townhouses.
21 It's adjacent to the retail and to the civic center where the
22 civic buildings are and it'll have a more formal geometric set
23 of public spaces with taller cornices like you might find in
24 downtown Anacostia, porticos, taller bases and stoops like you
25 might find in a more downtown part of the city of Washington.

1 As you move further out towards the edge of the
2 site, as you move toward the extreme edge of the site, the
3 townhouses transform into duplexes and single family looking
4 homes. By the time you get to the edge of the site, you have
5 this low density edge that matches what's happening on the
6 perimeter. These are single family homes here and, therefore,
7 our new project will have buildings that look like single
8 family homes at the perimeter matching what's happening at the
9 edge. So that creates a bunch of very different looking places
10 throughout the site to create that variety that a large project
11 like that needs.

12 The last thing I want to talk about are the
13 senior bungalows. Again, this was an idea that the residents
14 themselves came up with. These bungalows form little sort of
15 small parks between them. They're a wonderful place for the
16 seniors to get to know each other. It's been a great pleasure
17 working with this community for the past few years.

18 Thank you.

19 MR. DEPUY: While we are setting up our next
20 boards, I'll introduce our next witnesses from STV. Tony
21 Corteal, Jr., who's vice president of STV and a civil engineer.

22 He's appeared before many planning and zoning agencies,
23 including the Zoning Commission, and we would request expert
24 status for him. And Sharon Huber-Plano, registered landscape
25 architect, also with STV, and she has also appeared before the

1 Zoning Commission, and we'd request that she be given expert
2 status as a landscape architect.

3 CHAIRPERSON MITTEN: Before you go on, do you
4 have résumés?

5 MR. DEPUY: We submitted those with our pre-
6 hearing statement. Yes.

7 CHAIRPERSON MITTEN: Can you give me a tab or
8 something?

9 MR. DEPUY: I'm sorry, Madam Chair. We did not
10 submit those. We will submit those for the record.

11 CHAIRPERSON MITTEN: I think we'll just proceed
12 but we'd need to see that before -- not all of us have had the
13 benefit of meeting these folks before.

14 MR. DEPUY: That's quite appropriate, and we
15 understand that. Thank you.

16 CHAIRPERSON MITTEN: Thanks.

17 MR. CORTEAL: Good evening. Tony Cortéal with
18 STV. I'd like to start off by saying first that this is our
19 second HOPE VI project that we've been honored to present
20 before the board. The first one was Wheeler Creek which I'm
21 sure you're all very familiar with.

22 Mr. Wouters went through and presented a neo-
23 traditional master plan, and it's a great plan that was
24 conceived by a great many of individual players. STV has been
25 brought onboard to make the plan conformance with design

1 standards to DCRA, DCDPW and WASA. With regard to that, I'm
2 talking about in particular with regard to the overall grading
3 and drainage of the site. The project approximately has 70
4 feet difference in topography from the north/south terrain
5 area, and it has an extensive amount of existing infrastructure
6 that was analyzed to determine the feasibility of retaining
7 that infrastructure.

8 As we all know with HOPE VI redevelopment
9 programs, funding is a major player here and trying to keep the
10 dollars down is as much as possible in order to add amenities
11 to the overall project and the homes that are going to be
12 developed. So a great deal of time and effort was spent in
13 analyzing the existing utility systems.

14 As previously stated, we tried to maintain as
15 much of these systems as possible, and that was achieved to a
16 certain extent but, as Mr. Wouters has pointed out, you notice
17 a great deal of new roads being put in and, with the new roads,
18 you have to put in the utility systems. So those systems were
19 analyzed with regard to interfacing with the existing systems.

20 Such systems as water, sanitary, electric, gas and street
21 lighting were all conceptually reviewed and analyzed and actual
22 D.C. DPW review has already been conducted on 90 percent
23 engineering documents for implementation of those systems, and
24 we feel that we have a very economical solution to implementing
25 the Henson Ridge development program with regard to servicing

1 the new community with accommodation of proposed and existing
2 utility systems.

3 Grading was a major effort here with regard to
4 achieving accessibility and visibility for the major portion of
5 the units, and it was our objective and will still be our
6 objective to exceed the required number of units for
7 accessibility and visibility.

8 With regard to the relief requested under the PUD
9 zoning application, as Mr. McCahan indicated, present FAR
10 requirement is one. We are at .86. Maximum lot coverage is 40
11 percent. We're at .37. Minimum side yard requirement is
12 eight. We presently meet that for 492 lots and are requesting
13 relief for 108 lots with an average side yard relief being
14 requested of five feet.

15 With regard to the minimum rear yard, we have a
16 minimum rear yard of 20 feet. We can achieve that for 586
17 units and will request relief for 14 units with an average rear
18 yard of 16 feet. We feel that the request for the relief is
19 basically due to the fact of the options in the flexibility of
20 the plan that are being proposed with the garages and the bump
21 outs in the rear and the room additions and the bow windows and
22 the added porches.

23 If these options were not being offered, there
24 would be a great deal less of relief being requested under this
25 application. It is our firm belief that the granting by the

1 Board of these options will not have a negative impact on the
2 health, safety or general welfare of the proposed residents of
3 this community. Those options are clearly supported by all
4 members of the design committee to include the tenant council
5 and the community members that were involved in the design and
6 initiation of the overall concept.

7 That concludes my presentation.

8 CHAIRPERSON MITTEN: Thank you, Tony.

9 MS. HUBER-PLANO: Good evening. I'm going to
10 continue by addressing some of the other significant elements
11 of the site and landscape.

12 All existing and proposed streets within the
13 Henson Ridge community will be planted with street trees to
14 reinforce the street circulation pattern and to provide shade
15 and comfort to pedestrians and adjacent homes. Trees planted
16 in parks and open spaces will help define these spaces and
17 provide shade, color and visual interest within the parks and
18 courtyards.

19 Community identification signs will be placed at
20 three locations which are indicated on the site. One here, one
21 here, so there'll be two on Alabama Avenue and another one on
22 Bruce, and there will be a small sign, a new recreational
23 center sign, to direct people to Frederick Douglass Park.

24 The detail over here shows a concept of the kind
25 of ID signage and materials that are being proposed. Final

1 details, of course, are not complete at this time, but this is
2 the concept that we intend to be working with.

3 Street lighting will be provided with standard
4 D.C. DPW lighting fixtures at levels to ensure safe and secure
5 night environment. Appropriate lighting will also be provided
6 along alleys and in open spaces.

7 In the design and engineering of this plan, we
8 are attempting to preserve existing street trees wherever
9 possible. There are a significant number of mature existing
10 trees along Stanton Road and Stanton Terrace as well as this
11 end of Bruce Place. In addition, there is a group of
12 significant trees that are to be preserved within this park
13 area including an incredible 59 inch willow oak.

14 Design team efforts to preserve trees include
15 sensitive grading, fencing during demolition and construction
16 to prevent damage to root zones, and mulching, fertilizing and
17 pruning of the existing trees. New street trees will be
18 planted along all proposed streets to fill in the gaps along
19 existing streets. New trees will be planted at a minimum
20 calibre of 3" which is larger than typical. Trees will be
21 planted in four foot wide grass strips as shown in this detail
22 or, in some cases, in 4 X 20 street boxes with mulch. The tree
23 boxes are to be used in areas where there is anticipated to be
24 a great deal more pedestrian traffic and, therefore, the grass
25 strip would tend to get worn away.

1 Species of trees will be chosen first for proven
2 tolerance of urban conditions. Heat, pollution, limited water
3 availability and restricted area for root are conditions for
4 which some species adapt to better than others. Secondly,
5 plant species will be chosen for aesthetic characteristics such
6 as flowers, fall leaf color, various or distinctive bark or
7 other desirable ornamental characteristics. This is a
8 preliminary list that we will be working from. We anticipate
9 that most of our plant species, particularly the street trees,
10 will be picked from here, and these are trees that are approved
11 by D.C. for use as street trees, and we have worked in the past
12 with D.C. arborist.

13 I would like to move on now and discuss briefly
14 some of the major open spaces. First, I would like to point
15 out that plan has a park -- what we are currently referring to
16 as Park A is located here. A large park, Park B, in this
17 location. A small park over here as well as courtyards where
18 the senior bungalows are located. And lastly, there will be
19 the Village Center to be developed at the heart of the
20 community.

21 During the planning and design of the community
22 open spaces, the developer and the design team have solicited
23 input from the neighborhood residents. You have heard by
24 others the number of times that they have met over a number of
25 different issues. In the design of these spaces, we have

1 sought to accomplish four goals. One was to provide safe and
2 secure community spaces, 2) provide opportunities for residents
3 to interact and come together as a community, provide
4 attractive and well-maintained places and spaces that residents
5 will be proud of and will share responsibility for, and lastly,
6 provide facilities for all ages. Recognizing that we can not
7 provide all desired facilities in these new parks, but that
8 there are many existing facilities at the neighborhood schools
9 and Frederick Douglass Park that contribute to the recreational
10 opportunities for the neighborhood.

11 In Park A we have play equipment provided at this
12 end for children primarily age two to 10 and a small open lawn
13 for informal play such as tossing a frisbee, playing tag.
14 There are benches for supervision of children at the
15 playground. Street trees are spaced to preserve views into the
16 park to allow surveillance of park activities by neighbors.
17 And lastly, some ornamental trees which would flower in the
18 spring are provided for visual interest and seasonal color.

19 Park B is the largest of the parks. It is
20 designed to preserve the existing mature trees which I
21 mentioned before including the large willow oak. Pathways
22 lined with benches help to define the spaces and assure
23 accessibility to all users. A fairly large extensive
24 playground is provided here, again for children in the age
25 range of two to 10. A larger open lawn is provided for

1 informal activities and a unique feature of this park is a
2 proposed bird and butterfly garden, sort of a linear shape in
3 here, which serves several purposes, one of which is to provide
4 a buffer between the street and the play area and also there's
5 an opportunity here for a tie-in with the local elementary
6 school environmental education program and we believe that this
7 will have particular appeal for the very young and the older
8 residents who use the park.

9 The park focal point is located up here at the
10 high point of the park. It is a garden arbor with benches
11 surrounded by low shrubs and seasonal flowers. The arbor will
12 visible when entering the neighborhood from Alabama Avenue and
13 Bruce Place and will become a landmark.

14 Lastly, we have the smallest of the three public
15 parks which is designed as a space for passive recreation and
16 visual enjoyment. It is a community landmark space that is
17 part of the pedestrian and visual connection between Tubman
18 Road and Tanner Road. On the larger plan, there is a
19 pedestrian passage that begins here, comes down through here
20 and ends at Park C. Ornamental trees provide spring color but
21 are arranged to maintain the view through the interior of the
22 block.

23 I would like now to talk about the senior courts.
24 There's two senior courts, and they're both shown on this
25 plan. The courtyards are designed for the passive recreation

1 and visual enjoyment of the senior residents and their guests.

2 Crosswalks and narrowing of the street are designed to provide
3 a safe mid-block crossing for residents to encourage
4 neighborhood interaction. Benches are provided along walkways.

5 The courtyards are planted with a combination of shade trees,
6 ornamental trees and low shrubs and spring flowering bulbs to
7 provide summer cooling and seasonal color.

8 The Village Center, which will be located in the
9 heart of the community, by virtue of its location and design,
10 will be a neighborhood landmark that serves as a crucial link
11 between the two parts of the community. The concept shown here
12 is just that. A concept of one possible way that the Village
13 Community Center could be created. As mentioned previously by
14 others, the actual design is still in the collaborative
15 process.

16 As described earlier, the density and styles of
17 the houses vary within the community. The front yards of all
18 homes will be generously planted with a variety of plant
19 materials including evergreen and deciduous shrubs, ground
20 cover, perennial and annual flowers and some ornamental trees.

21 In the Village Center where houses typically set closest
22 to the street, the front yards will be completely planted with
23 these materials. In the village general and village edge where
24 front yards are larger, the planting concept for the front
25 yards will include grass lawn area.

1 Lastly, we have some typical plans that show a
2 planting concept for the senior bungalows and the one bedroom
3 stack flat elevations. The small defined front yards of the
4 senior bungalows will be entirely planted with a rich diversity
5 of plants without lawn. In addition, the side yards, when they
6 relate to either adjacent streets or an adjacent courtyard,
7 will be appropriately planted.

8 The one bedroom stack flat units have the
9 appearance of a single home on the outside but include two
10 living units. The goal is to provide an attractive unified
11 landscape treatment but still provide some individuality at
12 each unit entrance. This may be accomplished by placement of a
13 specimen plant, a mass of flowers, or other distinctive
14 landscape feature at each entrance.

15 MR. DEPUY: Thank you.

16 Our next witness is Mr. Osborne George. Mr.
17 George is well known to the Commission. He's a principal in
18 Osborne George and Associates and is a traffic and
19 transportation engineer. Mr. George.

20 MR. GEORGE: Good evening, Madam Chair and
21 members of the Board. For the record, my name is Osborne
22 George. I'm very pleased to be here this afternoon to
23 represent the applicant and, if I may indulge, I'm also very
24 pleased to represent a community or future community which
25 bears such an historic name.

1 We conducted a study of the projected impact of
2 redeveloping the Frederick Douglass/Stanton community. We did
3 so in accordance with the guidelines and standard procedures of
4 the Department of Public Works. We have concluded that the
5 applicant's proposal is feasible, that it will not result in
6 adverse traffic or access or circulation conditions for the
7 residents of the community or for the users of the adjacent
8 roadways. In fact, in some ways, the applicant's proposal will
9 enhance these provisions for the sub area.

10 Madam Chair, I notice the clock on the wall says
11 that the time is almost spent, and I'll just be very brief. We
12 prepared written testimony which we would be happy to submit
13 into the record.

14 I'll use Mr. Wouters' exhibit. The site is
15 located north of Alabama Avenue. It is bisected by Stanton
16 Road. Alabama Avenue is a principal arterial type facility on
17 the city's roadway network. Most of the intersections along
18 this roadway are signalized.

19 In accordance with discussions with the
20 Intermodal Planning Division of DPW, we analyzed a total of
21 five intersections within the study area. Our approach was
22 generally quite conservative, and I say that from three
23 perspectives. #1, we allowed for the fact that approximately
24 50 percent of the 600 units are still occupied and we did not
25 discomfort that traffic as we projected the future. So in a

1 sense, there's a measure of double counting which we think was
2 a conservative approach but which we think is appropriate for
3 this stage of the planning process.

4 Secondly, data provided by the Department of
5 Public Works shows that there has been some moderate decrease
6 in through traffic along Alabama Avenue. Instead of projecting
7 a continued decrease, we factored a projected growth in traffic
8 assuming one percent per year to the design or build out year
9 of 2003. And, of course, we assume the 600 units proposed as
10 new units generating traffic on the area.

11 As was mentioned earlier, the site is located in
12 close proximity to the recently opened Congress Heights Metro
13 Station. Our trip generation allowed for the fact that such
14 proximity would yield significant transit usage which is part
15 of the city's objectives of minimizing travel, particularly by
16 single occupant vehicles, and maximizing transit usage.

17 Madam Chair, I think the results of our study can
18 be summarized in the exhibit which is before you. Just in case
19 it's not legible, we have a number of copies.

20 The chart that is before you presents the
21 existing and future levels of service at the five intersections
22 which would be most significantly utilized and perhaps impacted
23 by the proposed development. Using the procedures established
24 by the Department of Public Works, we've ascertained that the
25 intersections currently operate at level of service C or

1 better. Using the conservative approach which I highlighted
2 earlier, our projections are that even when this community is
3 built out, all intersections would continue to operate at level
4 of service D or better during both the morning and afternoon
5 peak hours.

6 Both Mr. Wouters and Mr. Corteaal discussed the
7 proposed roadway widths. Again, these were addressed in the
8 earlier HOPE VI development for the Valley View Sky Tower. DPW
9 has already indicated the acceptance of the analysis and
10 proposal, and so I won't deal with that issue further.

11 This community is located in a somewhat sensitive
12 location. I use that from the perspective of its proximity to
13 the Metro Station and the fact that it is likely that issues
14 such as parking within the neighborhood and perhaps some cut
15 through traffic may become an issue once the community is built
16 out and occupied.

17 As is typically the process or the protocol with
18 the Department of Public Works, the city would normally like
19 any type of neighborhood mitigation measures to incorporate the
20 input of the future residents, and so these issues were
21 discussed with the Division of Parking, with the Intermodal
22 Planning Division, and it is our proposal or recommendation
23 that once the community is substantially occupied, that with
24 the input of the community, issues such as perhaps minor edge
25 line markings of roadways, perhaps multi-way stop sign, turn

1 restrictions to preclude traffic cutting through the
2 neighborhood, that those types of measures could easily be
3 incorporated using the standard procedures that DPW has and, in
4 that way, the access, the circulation pattern, would be ensured
5 as being acceptable.

6 I'll end there, Madam Chair, and look forward to
7 any questions you may have.

8 MR. DEPUY: Madam Chair, Mr. Steve Green has
9 joined us and we'd request the Commission's indulgence to give
10 him several minutes. Mr. Green, as the Commission knows, is
11 Special Assistant to the Office of the Deputy Mayor for
12 Planning and Economic Development. Mr. Green.

13 MR. GREEN: Thank you. I appreciate your letting
14 me speak. I'm sorry I wasn't here earlier. I had an emergency
15 I had to deal with.

16 I'm here on behalf of the Authority and the
17 development team, but also on behalf of the Mayor and the
18 Deputy Mayor for Planning and Economic Development to endorse
19 their proposal and ask that you look favorably on this
20 proposal. We have worked with the staff through the staff of
21 the Office of Planning and with the Housing Authority on making
22 what I think is an exceptional development and proposal here
23 this evening.

24 It is important for a number of reasons and it's
25 very much a part of the overall approach that the Mayor and the

1 District staff is taking towards redevelopment and investment
2 in the neighborhood in Ward 8. Across the street -- you may
3 know this -- the Camp Simms development which has just recently
4 been awarded and is expected to undergo redevelopment. There's
5 a significant investment in sites across Alabama Avenue in
6 Parklands by both private developers with public funding.
7 There is investment in Congress Park by the Housing Finance
8 Agency. There's investment in Savannah Ridge and in Douglass
9 Knolls which is another development in that neighborhood. The
10 redevelopment of this project as it's been put forward, it's
11 got a significant investment by the District of Columbia to the
12 tune of about \$8 million. We have been very impressed by
13 the developer and the work that they have done with the Office
14 of Planning including an attractive, high quality design mixed
15 income residential neighborhood. We strongly endorse the
16 project and look forward to your favorable review. Thanks for
17 your time.

18 MR. DEPUY: Thank you, Mr. Green.

19 That concludes the applicant's case in chief.
20 I'll bring whichever witnesses forward the Commission would
21 like to ask questions of.

22 CHAIRPERSON MITTEN: All right. If you just give
23 us one moment before we proceed to questions. We've been given
24 the résumés of the individuals who you requested be named as
25 experts, so we'll just take a minute to get that out of the

1 way.

2 MR. DEPUY: Thank you.

3 CHAIRPERSON MITTEN: Has everybody had a chance
4 to look at Mr. George's résumé and Mr. Cortéal and Ms. Huber-
5 Plano?

6 VICE CHAIRPERSON HOOD: Madam Chair, you mean Mr.
7 George of Transportation?

8 CHAIRPERSON MITTEN: Yes.

9 VICE CHAIRPERSON HOOD: I think he's testified a
10 couple of times in front of us, and I wouldn't have any
11 problems. We've already done that previously.

12 CHAIRPERSON MITTEN: How about the other folks?
13 Have you had a chance to look?

14 COMMISSIONER HOLMAN: I have no objection to
15 them.

16 VICE CHAIRPERSON HOOD: I have no objection.

17 CHAIRPERSON MITTEN: All right.

18 MR. DEPUY: Thank you, Madam Chair.

19 CHAIRPERSON MITTEN: Questions for any of the
20 witnesses for the applicant?

21 VICE CHAIRPERSON HOOD: Madam Chair, I have a
22 number of questions. First, I'm going to ask Mr. Depuy to
23 bring whoever to the table. But one of the concerns I have, I
24 saw where you had a job training program and maybe I missed it.
25 I wanted you to elaborate a little bit on the job training of

1 the 770 jobs, whether they're construction jobs or what type of
2 jobs were being offered.

3 MR. DEPUY: We'll, ask Mr. McCahan to address
4 that question.

5 MR. McCAHAN: First, I'd like to bring to your
6 attention and add to the record two agreements, first source
7 employment agreement and also a signed memorandum of
8 understanding that we have with the Office of Local Business
9 Development. As part of our first source agreement, we're
10 going to be agreeing to participate in their job training
11 programs that they offer and we also are working through our
12 home builder, Bezer Homes, that actually has experience
13 elsewhere around the country on similar projects, HOPE VI, with
14 the Housing Authority through their community support service
15 program and also with a resident organization, Resident CDC
16 called Just You Wait and See -- and you'll probably here from
17 them later on the witness list -- to put together a program
18 that's comprehensive, that addresses human development, that
19 provides job skills training and also funnels people into jobs
20 that come directly out of this project and the construction.

21 The number that you cited comes from estimates
22 that were put forward by the Housing Authority to HUD for
23 overall job training, and it's not specific to jobs on site in
24 construction.

25 VICE CHAIRPERSON HOOD: Okay. So these are not

1 construction jobs. These are jobs that may be around the city
2 elsewhere.

3 MR. McCAHAN: Construction jobs may be among
4 those, but it's a fraction of that total.

5 VICE CHAIRPERSON HOOD: Mr. McCahan, let me tell
6 you my concern. I'm sure my colleagues will tell you that
7 whenever we have these type of proposals, even though I know
8 that you all have a good track record, I, too, sat there one
9 time and the job situation in my community never existed. It
10 was promised early on here in front of this board at the time,
11 which I was not a member of at that time, and it never
12 happened.

13 So I wanted to make sure that was on the record
14 and what you said was on the record because I think that a lot
15 of reason that the community folks bought into this project,
16 not withstanding that it's going to enhance the community and
17 the neighborhood, but also when they have those type amenities
18 of jobs and everything, they look upon an avenue of improving
19 themselves. So I want to make sure that that happens and that
20 it doesn't happen like it happened with us where it didn't
21 exist. Came in and sold it to us and it never happened. So I
22 wanted to make sure that this happens. So I would encourage
23 you to make sure that this happens.

24 (Applause)

25 VICE CHAIRPERSON HOOD: Also, the applicant has

1 also mentioned about the pathway going to the Congress Heights
2 Metro Station. Could somebody respond? I want to make sure
3 that that happens because I think that's key. Can somebody
4 comment on that?

5 MR. McCAHAN: I can take that one, too. Are you
6 referencing to the comment that's from the report from the
7 Office of Planning?

8 VICE CHAIRPERSON HOOD: Right

9 MR. McCAHAN: I think that there may have been
10 some confusion in how that was put forward in the report.
11 Although there is way beyond the back of our site on the
12 property that's part of actually Johnson Junior High School
13 which is up to the upper left hand corner, a place where
14 property meets property that's part of the Congress Heights
15 Metro Station.

16 What we're specifically talking about is actually
17 a pathway on the other side of Stanton Road that'll provide
18 access into the Frederick Douglass Recreation Center which is
19 on the upper right hand corner of the site and which is going
20 to be impacted, particularly during our construction period as
21 we put in new infrastructure and roads. Our intention is to
22 assist, and the Park Service is onboard on this, to get a path
23 that comes from down at the corner of Bruce and Stanton, which
24 is right there in the middle at the top, through the greenway
25 and provides a way for people to get to the Rec Center.

1 VICE CHAIRPERSON HOOD: Okay. So they just
2 misunderstood what you were trying to accomplish.

3 The relocation of residents. Let me find out how
4 are residents being put back into the project? Where are they
5 moved to? Where are they going?

6 MR. McCAHAN: If there's anybody from the Housing
7 Authority here, that's probably the most appropriate person to
8 take that. This is Larry Dwyer of the Housing Authority.

9 MR. DWYER: The question of temporary relocation
10 is one of which it's fairly well determined by federal statute
11 and policy. We have, in addition to that, added some options
12 here in the local Housing Authority, which we have the ability
13 to do. When people relocate from the property, they may opt to
14 take another public housing unit, if possible, in the
15 development of their first preference because they are given
16 priority over everybody else on the waiting list or they may
17 take a Section 8 certificate or in instances -- and there were
18 many in this project -- where families have grown and they're
19 multi-generational families, we have a policy locally here
20 which is allowed by federal law but it is a local discretion,
21 to issue multiple relocation options so if there are two
22 generations in one household and they choose to take separate
23 households, we'll make a public housing unit available for one
24 of the applicants and then another one or even in some cases,
25 three relocations actually take place as a result of one

1 through the use of a combination of public housing units,
2 available public housing units in Section 8 certificates.

3 VICE CHAIRPERSON HOOD: So right now what I'm
4 hearing is they have three ways of being relocated. It's
5 dependent upon how they choose to relocate.

6 MR. DWYER: Generally.

7 VICE CHAIRPERSON HOOD: Okay. The certificates,
8 do they exist?

9 MR. DWYER: Yes. Yes. The Section 8
10 certificates were in fact -- in the case of a HOPE VI project
11 like this, when the HOPE VI approval is given, the Housing
12 Authority is then allowed to apply for additional Section 8
13 certificates specific to the development. So for each unit we
14 take offline and above if we have split families, we can apply
15 to HUD and receive Section 8 certificates for virtually as many
16 families as we feel might take that option.

17 VICE CHAIRPERSON HOOD: So that's a mandate in
18 the federal statute by dealing with the grant. That comes
19 along with the grant.

20 MR. DWYER: It comes along as part of the grants.
21 The mandate is to provide a relocation option to any relocated
22 resident, and that's dictated by the Uniform Relocation Act.
23 The actual Section 8 certificates, in the case of the Housing
24 Authority, we did relocation at Fred Douglass prior to actually
25 receiving the HOPE VI because of the nature of the property.

1 We use Section 8 certificates that the Housing Authority had in
2 its portfolio. Sent a letter to HUD notifying them that we
3 were taking a section of these certificates, putting them aside
4 and holding them for Fred Douglass residents. When the HOPE VI
5 then was approved subsequently, we reapplied and we received a
6 total of 645 Section 8 certificates.

7 VICE CHAIRPERSON HOOD: Once the project is
8 finished or completed when people can start moving back, is
9 there a priority list or is there something to decipher who's
10 going back and who's not?

11 MR. DWYER: In the application itself, the first
12 priority is given to returning Fred Douglass or Stanton
13 families. Second priority is given to public housing and
14 Section 8 families or people on the waiting list in the
15 District. The third is to District residents. That's pretty
16 much standard in all the redevelopment deals that we follow.

17 The methodology of reentry is the product of a
18 fairly length process. Carrie Thornhill, who's the Chair of
19 the Steering Committee, earlier testified that one of the
20 subcommittees of the Steering Committee is a relocation/reentry
21 committee. It's made up of staff and residents and they work
22 and they're continuing to work to put a reentry plan together
23 and that reentry plan may include home ownership, it may
24 include assisted rental, it may include market rental. It
25 really is the option of the family but that relocation/reentry

1 plan itself spells out in much greater detail than I could do
2 tonight how that process works. I'd be happy to provide a copy
3 to the Commission if it would be helpful.

4 VICE CHAIRPERSON HOOD: I'll just say this for
5 the record. I sure hope the process works a lot better than
6 what it did in the situation that I had to deal with in my
7 community. But I believe the track record is there and it
8 speaks for itself. I just wanted to find out exactly if it was
9 in place.

10 MR. DWYER: It is a work in progress, but it
11 also, I think, is one of the reasons that we wanted to build
12 within a reasonable density as many units on this site in fact
13 as we possibly could. We predict that this particular project
14 will have the largest number of reentries from residents. It
15 certainly has the largest number of units available than any
16 other HOPE VI that we've done and perhaps any other HOPE VI
17 that has been done because of the size of the project.

18 VICE CHAIRPERSON HOOD: Thank you.

19 My next question, Mr. Depuy, you can tell me
20 exactly who can answer this one. We're looking at ownership
21 and rental housing. Is there going to be some type of common
22 area fee? I'm sorry to have you playing musical chairs. My
23 questions are not exactly in priority.

24 MR. McCAHAN: We intend to establish a community
25 management association for the entire property that will

1 include a homeowner's association underneath it. The
2 homeowners will have the ability
3 -- we will encourage them, I think the decision obviously in
4 part theirs -- to go ahead and have communal property
5 maintenance and we've set up and designed the lots to allow for
6 that. Of course, along with that would be a fee to pick up the
7 costs associated with that service.

8 VICE CHAIRPERSON HOOD: Okay. Those who are
9 renting, their condominium fee or whatever you want to call it
10 will be included in their rent.

11 MR. McCAHAN: Yes. Paid by the owners out of the
12 rent.

13 VICE CHAIRPERSON HOOD: I may have missed this.
14 Are the rental properties and the ownership properties going to
15 be kind of mixed in together?

16 MR. McCAHAN: Yes. I've got a board if you'd
17 like to see it again.

18 VICE CHAIRPERSON HOOD: No. I'm actually looking
19 at this board.

20 MR. McCAHAN: They're separated by strings. Any
21 given string of townhouses is either rental or home ownership.

22 VICE CHAIRPERSON HOOD: Okay. So we don't have
23 the one person ownership next door to a rental?

24 MR. McCAHAN: You wouldn't have a party wall
25 between an owner and a renter.

1 VICE CHAIRPERSON HOOD: I still may come back
2 after my colleagues about the rental and ownership common area
3 because I see a concern there. Let me move on to my next
4 question. You may have answered it in part but I notice in
5 reading the material that you want flexibility I think to
6 change the scheme. I wasn't exactly sure like you were talking
7 about a row of homes and you wanted to be able to change some
8 of the scheme and architecture. You follow where I'm going
9 now? I'm not an architect. Maybe I should yield that to my
10 colleague to my left. But I do recall reading where you wanted
11 to change the scheme. You wanted the flexibility to be able to
12 change the scheme.

13 MR. McCAHAN: If I'm correct, you're referring
14 specifically to -- is this one of the items in the draft order
15 or is this something that was in the actual application? Are
16 you referring to the additions on the back of the buildings?

17 VICE CHAIRPERSON HOOD: I'm talking about the
18 facade, I believe you called it, in the front.

19 MR. CORTEAL: I think what we're talking about
20 here is as we presented our zoning issues here tonight, we
21 wanted to have the flexibility within the overall PUD to be
22 able to provide options for individual homeowners without being
23 tied down to a certain option for a certain lot. In other
24 words, if one homeowner wanted a garage and the other didn't
25 but the other homeowner wanted a sunroom or a bow window, we

1 wanted to be able to have that flexibility to mix and match as
2 we choose and not be tied down on a lot per lot issue. That's
3 the flexibility we're talking about.

4 VICE CHAIRPERSON HOOD: Thank you. That answers
5 my question.

6 Ms. Thornhill, if you don't mind. You answered
7 one of my questions, Ms. Thornhill, how often do they meet? I
8 guess the Advisory Committee, how long will they be in
9 existence? When the project is complete, is the Advisory
10 Committee going to go away or is it always going to be a
11 standing Advisory Committee?

12 MS. THORNHILL: Well, the way we envisioned it,
13 that the Advisory Committee would in fact remain in place until
14 such time as the project is completed and then there would be a
15 variety of other citizen civic organizations that will come in
16 to existence as the community is occupied. Then there would be
17 a number of civic organizations that are formed by the
18 residents of the new community that would take over
19 responsibility for the civic infrastructure building in that
20 property.

21 VICE CHAIRPERSON HOOD: Ms. Thornhill, I also
22 think you mentioned the funds for Turner Elementary School.
23 You said you were working with funds to help --

24 MS. THORNHILL: Well, I'm not sure that I
25 mentioned funds, but I indicated that the Community

1 Infrastructure Committee is the framework under which we are
2 doing our planning to support the redevelopment and building of
3 a new Turner Elementary School, working in partnership with the
4 local school restructuring team that is in place at that
5 school.

6 VICE CHAIRPERSON HOOD: Thank you, Ms. Thornhill.

7 MS. THORNHILL: Thank you very much.

8 VICE CHAIRPERSON HOOD: This is my last question,
9 Madam Chair. It was mentioned about recreation space. I think
10 there were mentioned two recreation spots. Might have been
11 more, but two that I remember. What is all that going to
12 entail? What's going to be in that recreation area?

13 MS. HUBER-PLANO: You're talking specifically --

14 VICE CHAIRPERSON HOOD: It was mentioned in the
15 testimony that there were going to be two parks.

16 MS. HUBER-PLANO: This park here, Park A, will
17 feature play equipment for younger children ages two to 10 and
18 then there will be some open lawn space, not huge but just some
19 free space for children just to run and play and do informal
20 sorts of activities. Aside from that, there will be benches
21 for people to sit and supervise children or just to sit and
22 enjoy the park.

23 In the largest park which is down here, Park B,
24 will contain a larger play area with structured equipment for
25 climbing and swinging and those sorts of activities. This is

1 the larger park. This is all structured play equipment. The
2 kids can climb and swing and all those sorts of things. This
3 is relatively flat. You have to bear in mind the topography
4 goes up, changes quite a bit along here, so there's a good deal
5 of elevation from this end of the park to the other. But this
6 is a relatively flat open lawn for informal activities. Most
7 of the yards are not huge on these homes and so we felt it was
8 important to children and, I think, the community did, too,
9 that the younger children have a place to be able to run a bit.

10 And then at the upper part is sort of a passive,
11 garden arbor kind of thing there for passive enjoyment. So
12 those are the major sorts of facilities in the parks, bearing
13 in mind that the adjacent parks and the schools have
14 facilities, playing fields and other facilities, a pool, tennis
15 courts, sorts of things that we can't clearly provide within
16 the confines of the park space we have.

17 VICE CHAIRPERSON HOOD: Thank you.

18 MS. THORNHILL: Mr. Hood, I came back to the mic
19 because I realized that while I did not speak directly during
20 my testimony regarding funding a new Turner Elementary School,
21 you're obviously interested in that and I would be happy to
22 tell you what I know, and that is that the District of Columbia
23 Public Schools as a part of its school planning process has
24 already allocated in excess of \$10 million as a part of its
25 capital improvements program for the rebuilding of a new school

1 at Turner and the time table is such that we anticipate formal
2 planning to begin in October of this year as part of the
3 fiscal year 2002 budget and that beginning in October of 2003
4 the anticipation is that construction could begin according to
5 the existing plan and, of course, what we'd like to be able to
6 do is accelerate that so that we can get as much of the
7 planning done and we'd like to have a real good marriage
8 between the rebuilding of the larger community in relationship
9 to the need for a brand new state of the art school there.

10 So resources have already been allocated in the
11 regular school board planning process.

12 VICE CHAIRPERSON HOOD: Ms. Thornhill, let me
13 just say I've seen a lot of your work in the past--

14 Mr. George, I have a question about
15 transportation. This is my last question. My last two
16 questions. Stanton Road I believe dissects the two
17 communities. Am I correct?

18 MR. GEORGE: That's correct.

19 VICE CHAIRPERSON HOOD: And I believe they're
20 also speaking in terms of marrying the streets.

21 MR. GEORGE: Yes.

22 VICE CHAIRPERSON HOOD: In your analysis, Stanton
23 Road used to be pretty busy. I don't know. Maybe things have
24 changed. But in your analysis, do you see any adverse impacts
25 -- I probably can answer the question for you -- but do you see

1 any adverse impacts with traffic patterns and also will
2 emergency equipment, snow plows, will that affect or have any
3 adverse effect on them being able to mobilize and do their
4 jobs?

5 MR. GEORGE: No. I do not see any constraint or
6 significant impacts. Stanton Road, you're correct, is
7 designated as a collector street on the city system. It is one
8 lane in each direction and parking is also allowed. We think
9 that's a good thing in that it in effect narrows the roadway
10 with the driving width and moderates the flow of traffic.

11 One of the things that was mentioned that perhaps as the
12 community becomes occupied, perhaps edge line markings. That's
13 something that the Department of Public Works has introduced in
14 a number of communities, that that could be introduced along
15 Stanton Road.

16 I think Mr. Cortea mentioned that at some
17 locations there would be bar bolts which in effect narrows the
18 roadway width at the intersection which minimizes the walking
19 distance for pedestrians. And again, this is a traffic calming
20 measure.

21 The roadway widths again have been dealt with in
22 considerable detail. They've been vetted by the Department of
23 Public Works. They are equal to or greater than those that
24 were incorporated in the Valley View Sky Tower project off
25 Wheeler Road to the south as well as in other communities, neo-

1 traditional communities through the country.

2 So we think that the provision for access is
3 adequate as far as those emergency services.

4 VICE CHAIRPERSON HOOD: Okay. Thank you.

5 Thank you, Madam Chair.

6 CHAIRPERSON MITTEN: Any other questions?

7 COMMISSIONER MAY: I have a couple of questions.

8 Well, more than a couple but I started with a couple. To
9 follow up on one of the questions that Commissioner Hood had
10 regarding the rental units and how they are disbursed within
11 the project, it was stated that there would be no party wall
12 between a rental unit and a home owner unit and I just want to
13 understand what the philosophy is there because when you look
14 at the other graphic that you have that showed the clustering
15 of rental units and home owner units, it's clear that overall
16 it is well mixed but that the individual blocks, there were
17 sub-blocks within there. So if somebody could speak to that.

18 MR. McCAHAN: From a practical standpoint, we
19 can't finance it any other way. We need to have the rental
20 units in buildings that are strictly rental which are going to
21 be owned by an entity that owns all of the rental at any given
22 phase and for the home ownership people will be buying fee
23 simple.

24 COMMISSIONER MAY: The next question is also a
25 follow-up and that has to do with the management scheme or any

1 kind of condominium arrangement that is established. I got the
2 impression that that is something that's to be established and
3 there's not currently a plan for the management of the public
4 spaces or how that will be done and I was wondering how far
5 this may go. I mean is it possible that sections of front
6 yards and things like that are going to wind up being part of
7 that common area and what your thoughts are.

8 MR. McCAHAN: To address your last question
9 first. The common areas will really apply on the rental units
10 since the entire yard for those will be under the overall
11 management of the property management firm that we retain as
12 the owners. Other than that, it's basically parks. Home
13 owners will have fee simple lots. Like we said, we will put
14 into place long-term and there'll be covenants and rules for
15 the community that'll govern how that space is managed and
16 used.

17 As far as the actual process whereby we come up
18 with the specific rules and guidelines for how this ownership
19 entity is going to work, you are correct in that it's still
20 very much in the beginning planning stages. It's something
21 that we're moving on. It's a matter of great importance to us
22 and we want to make sure we've done it right. We've done it
23 before in other HOPE VI communities and we feel like in some
24 cases we didn't do it entirely right. We want to make sure
25 that we don't repeat any of those mistakes here.

1 COMMISSIONER MAY: Is there some thought that the
2 Steering Committee may evolve into having some sort of
3 managerial role, at least initially, or has it not even gotten
4 that far yet?

5 MR. McCAHAN: It hasn't gotten that far. I will
6 say thought that the owners and the management company are
7 committed to working in joint venture with the resident CDC,
8 Just You Wait and See, on long-term management.

9 COMMISSIONER MAY: Thank you.

10 I have a couple of very technical questions. One
11 is just about the architecture. In the materials that were
12 submitted, there were drawings that showed sections through the
13 houses with what looked like an attic space labeled as
14 unoccupied space, and I'm wondering if that's unoccupied or
15 unoccupiable. In other words, does that fit into the potential
16 future expansion scheme, which is an important part of the home
17 ownership concept?

18 MR. GREEN: That space is meant to be unoccupied
19 space.

20 COMMISSIONER MAY: Meant to be unoccupied or --

21 MR. GREEN: It is unoccupiable.

22 COMMISSIONER MAY: It's unoccupiable because of
23 the structure.

24 MR. GREEN: Yes.

25 COMMISSIONER MAY: Another fairly technical

1 question and you may not have a ready answer to this one, but
2 there was a reference in the materials that were submitted to
3 the Stanton Dwellings now having a density of 49 persons per
4 acre. The reference was that that was too high and also that
5 the projected occupancy would be somewhat lower than that. I'm
6 wondering if there is a projection of what that would be.

7 MR. DePUY: I don't know if we have an answer
8 based on that particular statistic. I can tell you that the
9 current dwelling units are 650 and the plan contemplates 600.
10 So that's a reduction in terms of units themselves.

11 COMMISSIONER MAY: But there's no projected
12 occupancy based on occupiable room counts or anything like
13 that?

14 MR. McCAHAN: We've done preliminary numbers but,
15 rather than try to give you something on the record that we
16 might have to change, this is something we would have to
17 provide.

18 COMMISSIONER MAY: It was a small point. Since
19 you brought it up in the report, I wanted to follow up.

20 The other questions I had related to the Turner
21 School, most of which have been answered. I do have one
22 remaining question and that has to do with the property that's
23 adjacent to it. There's an area that's within the border of
24 the PUD and there are just those two houses that are next to
25 it. What's the state of that other property and how does that

1 figure into the development?

2 MR. McCAHAN: Are you referencing this portion
3 right here?

4 COMMISSIONER MAY: Yes.

5 MR. McCAHAN: We intend for that portion of the
6 property which is currently now owned by the Housing Authority
7 to become part of the playing and recreation area for Turner
8 School.

9 COMMISSIONER MAY: I'm sure the DCPS will be glad
10 to hear that.

11 CHAIRPERSON MITTEN: Commissioner Holman.

12 COMMISSIONER HOLMAN: I really only have a few
13 questions. One is could someone describe the kind of community
14 that will result from this development. I guess what I'm
15 talking about is you'll have a pretty broad range of incomes
16 and so forth. I guess this is for Mr. McCahan. Has your
17 experience been that these communities tend to come together as
18 kind of homogeneous areas that work together? What's your
19 experience been?

20 MR. McCAHAN: Our experience has been it's mixed
21 but a lot of it has to do with the way it's set up in the first
22 place. For example, we have one of the earliest completed HOPE
23 VIs in Baltimore called Lexington Terrace. It's now called the
24 Towns of Lexington Terrace, which we were part of, but which
25 does not have the market rate components that this project

1 does. It does have home ownership as well as rental public
2 housing, but it's skewed more to a low income targeting.

3 Our experience though I think, going back many
4 years to previous iterations of HUD programs, is that mixed
5 income housing can work and does work and that the key is
6 providing an environment, providing mechanisms so that the
7 community grows on its own. I think you'll hear, particularly
8 later when folks get up to say their piece, people who want to
9 be witnesses, that we've started on that process and we think
10 we've come a long way and that we're doing really well in
11 fostering that kind of cohesiveness, particularly among the
12 residents. We hope to continue that five years out, 10 years
13 out, 50 years out.

14 COMMISSIONER MAY: I guess I was thinking in
15 particular about some areas like southwest Washington and other
16 areas where it's worked better or not as well and I think
17 perhaps having a community where all kinds of income types and
18 rental and ownership are in one area may have some benefits.
19 But you'd be a better judge of that than I.

20 The second question relates to the amenities that
21 brings this application before the Commission. Could someone
22 just briefly summarize what the amenities are that are unique
23 that justify us granting this kind of approval.

24 MR. McCAHAN: I'm going to reference our earlier
25 submission. First, we think we have excellent design, both in

1 terms of the overall plan, the actual buildings themselves, the
2 exteriors and also the landscape areas. We think that the site
3 planning is efficient, provides for economical use of land and
4 provides for plenty of open space within the confines of the
5 community. We think that we've set up a very effective
6 transportation pattern and DPW has endorsed what we've done and
7 given us specific waivers. We are providing training and
8 employment opportunities, a lot of which comes through the
9 community and support services component of HOPE VI which we
10 think is very important.

11 We're providing affordable housing, providing a
12 lot of affordable housing, providing a lot of public housing,
13 we're providing a lot of opportunities for public housing
14 eligible households to become home owners as well through a
15 Section 8 home ownership program. There are 70 houses set
16 aside for that. There'll be social services and facilities
17 which will be built in. The to be provided community center
18 will be the home base for those activities on an ongoing basis.

19 And we think that we've adequately provided for environmental
20 benefits.

21 COMMISSIONER MAY: Thank you. The very last
22 question is what percentage, if you can estimate, of the people
23 who will have the opportunity to look at the garage option will
24 take that?

25 MR. McCAHAN: Actually, I think a lot will, to

1 tell you the truth. Our market survey work seems to indicate
2 that people do prefer to have a garage in home ownership
3 situations. I think it is very probably that we'll have
4 something in the order of 60 percent usage.

5 COMMISSIONER MAY: Thank you, Madam Chair.

6 CHAIRPERSON MITTEN: While we're on the amenity
7 package, I just wanted to clarify a couple of things. In the
8 item under social services and facilities, there's the
9 inclusion of the FDS has committed up to \$1 million for the
10 replacement of Turner Elementary. I just want to clarify
11 whether or not that contribution is meant to be counted as an
12 amenity. Is that something that you want bound in as a
13 condition of the planned unit development or that's more
14 informational for us?

15 MR. McCAHAN: It's informational in nature and it
16 has to do with a budgeted line item that's in our HOPE VI
17 budget right now for the community facilities and it's
18 expressing our willingness to help use those funds if so
19 desired by the community, by the school board, to leverage in
20 the public money to replace the facility.

21 CHAIRPERSON MITTEN: Okay. And then the item
22 about the community center. Since that's not before us in
23 terms of a commitment for the PUD application that's before us,
24 are you committed to a community center as an item in the
25 future or what's the level of commitment now for the community

1 center so that we can have a proper sense of that as an
2 amenity?

3 MR. McCAHAN: We are committed to a community
4 center. We can not commit as to whether it's a stand-alone
5 facility or whether it's incorporated into part of some other
6 facility, but we will be providing square footage.

7 CHAIRPERSON MITTEN: Okay. And what's the square
8 footage? Is there a minimum that you're committed to?

9 MR. McCAHAN: I believe our proposal calls for up
10 to 10,000 square feet.

11 CHAIRPERSON MITTEN: So you just said up to so is
12 there a minimum commitment?

13 MR. McCAHAN: We're committed. We'll commit to
14 the 10,000 square feet.

15 CHAIRPERSON MITTEN: Okay. When you made your
16 presentation initially and you were talking about flexibility
17 and so on and there was a chart that had to do with the
18 conformity to the R5A zoning parameters. You made certain
19 assumptions about people seeking the available options to add
20 on to the dwellings and then you made calculations of the
21 maximum lot occupancy and so forth based on that. What were
22 those assumptions precisely?

23 MR. McCAHAN: Mr. Corteal.

24 MR. CORTEAL: Actually, in our analysis of
25 determining the FAR and the 40 percent occupancy which we're

1 having 37 percent, the assumptions on the flexibility were that
2 the build out of garages on all the for sale units with the
3 potential for build out of all the options on the bow windows
4 and the potential for family rooms or greenhouses on the back
5 or expanded patios and front porches.

6 So what we tried to do is we tried to take a
7 worse case scenario when we came up with our calculations with
8 regard to compliance with the code with regard to FAR and the
9 40 percent lot occupancy. So we wanted to base it on what if
10 we had everybody build out for maximum flexibility on options
11 when we realistically know that that's probably not going to
12 happen.

13 CHAIRPERSON MITTEN: Okay. So the calculations
14 reflect 320 garages, 320 sunrooms or whatever you're referring
15 to.

16 MR. CORTEAL: Yes, as far as sunrooms and rear
17 additions. In addition to the 320 home ownership garages,
18 we're going to be providing 18 garages in the rental housing.
19 So it's 338 across the site.

20 CHAIRPERSON MITTEN: Okay. And is that
21 delineated some place what options you're providing on the
22 rental units?

23 MR. CORTEAL: Yes, it's in the database to be
24 submitted by the engineers.

25 CHAIRPERSON MITTEN: Do we have that yet? Has

1 that been submitted to us?

2 MR. CORTEAL: No. We have that with us tonight.

3 CHAIRPERSON MITTEN: Okay. I just want to be
4 sure since we're making certain assumptions that you're not
5 going to go above the levels that are represented. We want to
6 be sure we've captured all that. There were a few additional
7 items that the Office of Planning had called out that it was
8 intended that you would provide us this evening and I'll just
9 run through those to see if we can expect those. Samples of
10 materials.

11 MR. CORTEAL: We actually have some samples with
12 us.

13 CHAIRPERSON MITTEN: Are you going to be
14 submitting those for the record? Are they called out on a key
15 so that we can match the sample with a drawing or something?
16 That's really what we need so that we're not just guessing
17 what's intended.

18 MR. CORTEAL: Okay. We'd be happy to provide you
19 things. If you'd like to look at them tonight, we would have
20 to key them on to a --

21 CHAIRPERSON MITTEN: Okay. And then to the
22 extent, I think the Office of Planning also suggested that if
23 you want flexibility in your material selections, you're going
24 to need to tell us that. Otherwise, you'll be tied to what you
25 submit.

1 Graphics standards. We saw some of the concepts
2 for the signage. Is that something that you intend to submit
3 before we make our final decision?

4 MR. McCAHAN: We certainly would be happy to. If
5 you want us to provide a more detailed standard, we could do
6 so.

7 CHAIRPERSON MITTEN: Okay. I think that would be
8 helpful. I think that was all that we needed to expect from
9 you all.

10 I had a question or two for Mr. George related to
11 traffic. I think we're all very interested in not only this
12 project but also Camp Simms as a new project. In your traffic
13 study, I believe at that point in time when you had prepared
14 it, you didn't know what to be expected there.

15 MR. GEORGE: Yes, that's correct.

16 CHAIRPERSON MITTEN: And I don't know to what
17 extent what expectations did you have about Camp Simms when you
18 did your traffic analysis because I know that you had mentioned
19 that you had this rather small percentage increase in terms of
20 additional traffic, but how does that now mesh with what we
21 know is proposed at Camp Simms?

22 MR. GEORGE: Yes. First of all, in accordance
23 with DPW's requirements, we looked at the morning and afternoon
24 peak hour situation. Typically for a large retail complex such
25 as the proposed activity at Camp Simms, the hours of operation

1 would typically begin somewhere between 9:00 and 10:00.
2 Opening, in other words, of a major retail center would
3 typically be after the peak period and, in fact, using the
4 rates recommended by the Institute of Transportation Engineers,
5 ITE, for retail, they have pretty much zero trip generation for
6 the morning peak period. So the morning peak period is not
7 likely to be significantly impacted.

8 Secondly, as far as the afternoon peak period,
9 studies have also been shown by ITE to the effect that
10 approximately 60 percent, in some cases 65 percent, of trips to
11 a major retail center during the week day afternoon peak period
12 are diverted trips, trips that are already on the roadway
13 network and are making a diversion for another purpose.

14 Thirdly, we think that the location in such
15 proximity to the Metro Station, the Congress Heights Metro
16 Station, would yield a significant degree of transit trips also
17 by the retail. I must confess that I was familiar with one of
18 the earlier proposals for Camp Simms and I haven't been
19 intimately familiar with the details of the current proposal.
20 But if I may assume that as in the previous proposal it
21 included a significant degree of entertainment, retail, movie
22 theater, sports bar types of things, then these are not uses
23 that generate high peak or level of trips during the afternoon
24 peak hour.

25 The other fact, Madam Chair, is that this is a

1 major proposal and it would have to be subjected to detailed
2 analysis. The fact that the Frederick Douglass/Stanton
3 communities existed and has existed on the site for some 30 -
4 40 years and is in the process of development review would have
5 to be considered. So I think, based on those factors, adequacy
6 would have to be addressed there but, considering the factors
7 that I've mentioned before, I think in that broad context I
8 would not see a major constraint that I would identify at this
9 stage.

10 CHAIRPERSON MITTEN: Okay. So you think that
11 there's not going to be a lot of additional traffic in this
12 specific community and that anything that would be generated
13 would be more or less the responsibility of the people
14 developing Camp Simms as opposed to these folks.

15 MR. GEORGE: Yes. It would be their
16 responsibility. Responsibility for such a large project is
17 largely shared. There are a lot of stakeholders. Of course,
18 the residents of this community, depending on how the time
19 frame in which Camp Simms develops, would also be part of the
20 public hearing process of that and I think all of the planning
21 would have to certainly be comprehensive in its scope in order
22 to address the current and future transportation needs.

23 CHAIRPERSON MITTEN: Thank you.

24 Any other questions?

25 COMMISSIONER HOLMAN: Yes, just one. In the

1 Office of Planning report, are there any of the issues or items
2 that they addressed that would cause the applicant any
3 significant problems?

4 MR. DePUY: Mr. Holman, we clarified the one
5 point with respect to the pathway. I think that was one issue.

6 Mr. McCahan, are there others that you recall?

7 MR. McCAHAN: Is there a copy of the report?

8 CHAIRPERSON MITTEN: It's page 10.

9 MR. McCAHAN: I'll just walk down through them
10 systematically.

11 MR. DePUY: We're identifying the items referred
12 to as remaining issues?

13 MR. McCAHAN: I think on the roadways the DPW
14 report which came through Office of Planning addresses that and
15 reiterates the commitment to the original waiver letter. We
16 have committed to providing your board with building materials.

17 We are in agreement with the future design review mechanism
18 and also have prepared language related to cumulative
19 calculations on floor area ratio and lot occupancy which have
20 been submitted to you.

21 MR. DePUY: Those are in a draft order which was
22 submitted as part of Mr. McCahan's testimony.

23 MR. McCAHAN: We've agreed to provide you some
24 more detail on the sign standards. I believe we have discussed
25 the issues related to how the site is going to work with the

1 school and I believe we have committed here to deal with any
2 reconfiguration as it comes on that part of the site.

3 Regarding Camp Simms, I would echo a little bit
4 of what Mr. George said earlier in that the development of Camp
5 Simms and the design issues related to Camp Simms I think are
6 going to be resolved as part of that development, and we are
7 part of the team that's going to be developing the site, and I
8 can assure you that we will do everything to make sure that the
9 two sides are compatible. We see them as being very important
10 components together.

11 And the final item, I believe, regarding ANC is
12 all being addressed through the support letters that have been
13 provided in our package.

14 COMMISSIONER HOLMAN: Thank you.

15 CHAIRPERSON MITTEN: If there are no other
16 questions, I think we'll now proceed to the report by the
17 Office of Planning.

18 MS. MCCARTHY: Good evening, Madam Chair and
19 members of the Commission. The Office of Planning feels that
20 this project is an extraordinary development characterized by
21 very high quality site planning and building design. As the
22 applicants indicated, there has been very comprehensive
23 involvement of D.C. government agencies from the very
24 beginning. Mr. Cochran will review the project in somewhat
25 more detail, although we submitted a fairly comprehensive

1 report, so I think we'll just kind of hit the highlights and
2 ask the Commission for questions in the interest of time.

3 But I would like to indicate to the Commission
4 that this project has the full and enthusiastic support of the
5 Office of Planning.

6 MR. COCHRAN: For the record, my name is Steven
7 Cochran with the Office of Planning.

8 As Ms. McCarthy said, we strongly support the
9 application, believing that the ratio of benefits provided to
10 the relief being sought is exceptionally high. It meets the
11 beauty requirements for height, FAR and parking. It does
12 request variance for lot occupancy. This request is fairly
13 minor. Even under maximum build-out, it would be no more than
14 one percent variance. For side yards it's fairly significant
15 with 23 percent of the units requesting side yard variance
16 under, again, maximum build out.

17 For rear yard it's very minor. It's 14 lots. The
18 OP report had said five based on information then available.
19 It's now 14. There are non-standard streets that have been
20 approved by DPW. Mr. Ken Laden is here if you wanted to ask
21 him any questions about that. The Office of Planning strongly
22 supports those changes.

23 We're prepared to answer any other questions
24 about the report, but we wanted to highlight a few areas of
25 concern that you may want to seek additional clarification on.

1 The applicant has provided most of the answers on these
2 questions, but there might be just a few that you may wish to
3 pin down in order to expedite your decision.

4 Clearly, the biggest issue that the Commission
5 was asking about at the last hearing was on the flexibility
6 language. I'll get to that in just a minute. Roadways Mr.
7 Laden is prepared to address if he needs to. Building
8 materials and signage Ms. Mitten has already addressed.

9 Design review and cumulative FAR and lot
10 coverage. These are all issues that were raised on page 10 of
11 our report. This is where the flexibility comes in. If you
12 look page seven of the proposed order that was handed out
13 tonight, that's page seven, #9, this is the language that the
14 applicant has suggested. I think that having looked at this
15 tonight the Office of Planning may want to suggest that the
16 language also include that the community management association
17 voluntarily transmit the records of the cumulative FAR lot
18 coverage totals to the Zoning Administrator. We all know of
19 instances where, through no fault of the government's own, it
20 may not have the most accurate records on these matters.
21 That's again on the proposed order, page seven, #9, the
22 addition of transmittal of that information to the Zoning
23 Administrator.

24 If I'm going too fast, please let me know. I'm
25 trying to brief.

1 CHAIRPERSON MITTEN: You're doing very well.

2 MR. COCHRAN: Thank you.

3 For the civic facility placement, I believe that
4 that matter, which was again on page 10 of the OP report, has
5 been addressed by many of the members of the Commission and by
6 the panel.

7 The relationship to Camp Simms. This came up
8 right at the end of the questioning of the applicant. The
9 Office of Planning will also be reviewing the Camp Simms
10 development, and we will certainly be looking at the
11 relationship between the two projects. Since this project is
12 up first and since it has such excellent design, in the opinion
13 of the Office of Planning, we're hoping that Camp Simms will
14 have to respond to Henson Ridge rather than vice versa because
15 this sets a very, very good standard.

16 Also, in this same proposed order, you may wish
17 to look at page two, #11 and page six, #3. On page two, it
18 refers to a total cumulative lot occupancy of 37 percent for
19 the entire site. I think it's worth noting that the figure the
20 applicant probably wishes to refer to is that in the
21 conclusions of law that it would be 40 percent, not 37 percent,
22 just to avoid any confusion.

23 On page four, #25, it refers to special exception
24 relief for the business development center. I may simply have
25 missed something here. I know that the applicant did refer to

1 possibly coming back for special exception relief for future
2 community center. I'm not aware of this document having said
3 anything about special exception relief for the business
4 development center. That may simply have been an error on
5 either my part or the applicant's. You may wish to seek
6 clarification on that.

7 Only two more points. Page six, #7D. This item
8 may wish to refer to the March 26 Henson Ridge facade type
9 distribution plan. It says that the brick panel facing shall
10 be no greater than five percent in variance, but that says five
11 percent over what if you're referring specifically to the
12 document that was handed out tonight that's over-sized and in
13 color.

14 CHAIRPERSON MITTEN: Mr. Cochran, page six, #7D
15 does not exist if we're looking at the proposed order from the
16 applicant.

17 MR. COCHRAN: Sorry. 8D.

18 CHAIRPERSON MITTEN: Okay.

19 MR. COCHRAN: 8D1, five percent over that March
20 26 document that was handed out tonight. On page seven, again
21 you may wish to have the condominium management association
22 submit the records to the ZA. That concludes the
23 Office of Planning report.

24 CHAIRPERSON MITTEN: Thank you.

25 MR. COCHRAN: There's an advantage to my not

1 having dinner.

2 CHAIRPERSON MITTEN: I would like to get
3 clarification from the applicant on the point that you raised
4 about the business development center and the leasing center
5 since we didn't talk about that specifically either.

6 MR. DePUY: Madam Chair, we did in the
7 application and in the pre-hearing submission request special
8 exception for the leasing center and the business development
9 center, so we specifically did advertise and request that
10 relief.

11 CHAIRPERSON MITTEN: All right. I think I can
12 figure out what the leasing center for, and the business
13 development center would be used for what?

14 MR. DePUY: Business development center is for
15 training and for management. It's primarily going to be
16 involving community activities as well as management functions.

17 CHAIRPERSON MITTEN: Management functions for
18 Henson Ridge?

19 MR. DePUY: Homeowners association.

20 MR. McCAHAN: Let me clarify on that. It is more
21 specifically to business development and economic development
22 activities including training in that center.

23 CHAIRPERSON MITTEN: Of residents exclusively,
24 residents of this project exclusively?

25 MR. McCAHAN: Resident-generated activities, Just

1 You Wait and See, management activities, operational
2 activities, and it'll be run out of the leasing center.

3 CHAIRPERSON MITTEN: Are there proposed hours for
4 those uses?

5 MR. McCAHAN: I don't think that we've submitted,
6 but we could give them to you.

7 CHAIRPERSON MITTEN: That would be helpful.
8 Thank you. Any questions for the Office of Planning? Any
9 cross examination by the applicant of the Office of Planning?

10 MR. DePUY: We have no cross examination but if
11 we might just respond to the recommendation made by the
12 Planning Office that the community management association
13 submit records of the Zoning Administrator as acceptable and
14 also the clarification with respect to the five percent
15 standard. I think we're in agreement with the Planning Office
16 on that and, if language is necessary, we'll submit that as
17 well.

18 CHAIRPERSON MITTEN: All right. Thank you. I
19 know Mr. Leyden is here. I don't believe that we have a report
20 from the Department of Public Works. Is that correct? Mr.
21 Leyden, would you come forward?

22 MR. LEYDEN: Good evening. My name is Ken
23 Leyden. I'm the Associate Director for Transportation
24 Planning, D.C. Department of Public Works.

25 We did submit a report to the Office of Planning

1 which they incorporated into their report to the Board.

2 CHAIRPERSON MITTEN: You know, I don't think that
3 that was attached. I know that they, I'm sure, incorporated
4 some of the ideas.

5 MR. LEYDEN: I have a copy I can submit to the
6 Board.

7 CHAIRPERSON MITTEN: That would be helpful, and
8 I'm sorry that we didn't have a chance to review that prior to
9 this evening. Could you give us the highlights?

10 SECRETARY BASTIDA: Do you have an extra copy so
11 we can make copies of it for the Commission or not?

12 MR. LEYDEN: Unfortunately, I just have the one
13 copy. I've been handed an extra copy so you can have copies
14 made.

15 CHAIRPERSON MITTEN: Thank you.

16 MR. LEYDEN: I'll also try to be brief. The
17 Department has worked extensively with this particular project
18 and looking at the road way system. There was a request for a
19 modification of the rights of way to slightly narrow them a
20 little bit. We took a look at that. We thought, given the
21 residential nature of the neighborhood and balancing the needs
22 of the community, we think we've come up with a road way with
23 sidewalk widths, rights of way widths, that we can live with.
24 Again, we are going to be looking at this to make sure it does
25 function properly, but we believe that the waivers we provided

1 are reasonable, acceptable. We've looked at it with our solid
2 waste administration to make sure that the alleys were adequate
3 for truck traffic. We also looked to make sure that they met
4 the minimum requirements in terms of emergency vehicle
5 response.

6 So again, I think that was the main issue that we
7 dealt with and we're satisfied with the way that the developer
8 has worked with us to incorporate our recommendations.

9 CHAIRPERSON MITTEN: Is there any concern -- I
10 know the intention is eventually to dedicate these streets to
11 the city and I know that you've given waivers for them to build
12 these and use them as private streets. Is there going to be
13 any problem with the city accepting them as public streets
14 because of the waivers which you've given?

15 MR. LEYDEN: No. I think we've looked at this in
16 light of future dedication back to the city and we would be, as
17 long as they construct them as we've indicated, will have no
18 problems accepting them. I believe, again, we will need to
19 look at the materials and the design to make sure that it is
20 consistent with our standards. But if they meet our standards
21 and meet the waiver requirements, we should be all right.

22 CHAIRPERSON MITTEN: Any questions for Mr.
23 Leyden? Any cross examination by the applicant of Mr. Leyden?
24 Okay.

25 MR. LEYDEN: Thank you.

1 CHAIRPERSON MITTEN: Thank you.

2 Any other agencies that are here? Is there a
3 representative from Advisory Neighborhood Commission 8A who
4 would like to make a report?

5 MR. WILSON: Good evening, Madam Chair.

6 CHAIRPERSON MITTEN: Please take a seat and
7 identify yourself for the record. You'll need to turn on the
8 microphone.

9 MR. WILSON: Good evening, Madam Chair and
10 Commissioners. My name is Charles Wilson. I'm the Chairperson
11 for Advisory Neighborhood Commission 8A. Our commission met
12 quite a few times with the developer on this project and the
13 Commission voted by majority vote to approve the application.
14 However, I'm not here on behalf of the Commission. I'm here on
15 behalf of myself.

16 CHAIRPERSON MITTEN: At this time, at this point
17 in time, we'd like to have the report, the official report by
18 the Commission. If you want to testify as an individual, that
19 comes a little bit later.

20 MR. WILSON: Okay.

21 CHAIRPERSON MITTEN: Thank you. Is there anybody
22 here representing Advisory Neighborhood Commission 8A? Are you
23 an ANC Commissioner? From 8B? I'm looking for 8A right now.
24 We have a letter in the record from 8A. There was reference
25 made to a letter from 8B which we do not have. So if someone

1 could provide that and then if there is an official report, are
2 you officially representing 8B?

3 MR. McCAHAN: The letter is in the package that
4 was submitted behind Frederick Douglass/Stanton's testimony,
5 written testimony. I'm sorry. It's behind Ms. Thornhill's.

6 CHAIRPERSON MITTEN: Okay. So that came in this
7 evening. Just bear with me.

8 Is there anything you wanted to add in addition
9 to the letter that we have in the record? All right. Thank
10 you. So we have a letter in the record attached to Ms.
11 Thornhill's testimony from ANC 8B.

12 There was a sign-up sheet in the back of the
13 room. Did anyone collect that? We'll now move to persons in
14 support, and we're going to use the sign-up sheet to lend some
15 order to calling people forward. We would like to have anyone
16 that's interested in testifying come forward this evening, but
17 we also would like you not to be redundant. So anyone that
18 wants to come forward, we'll call forward and we'll call
19 forward the folks who have signed up first and then if anyone
20 has anything that hasn't already been said, then you can come
21 forward. People did not indicate whether or not they're in
22 favor or in opposition, but I believe that Mr. Wilson is in
23 opposition. So if I call you forward and you're not in favor,
24 then please don't come forward at this time because we're
25 looking for persons in support.

1 Clarice Dudley, Elaine Carter, Brenda -- I can't
2 read your last name. Graham. Juliette Wright. I think we
3 have room for four people. Any of those four people, please
4 come forward to give your testimony. If you'd hold your seats
5 until everyone has given their testimony and then we'll have
6 any of the Commissioners ask a question. Are you Ms. Dudley?

7 MS. GRAHAM: No. I'm Brenda Graham.

8 CHAIRPERSON MITTEN: Brenda Graham. Just
9 identify yourself for the record, give your address and then
10 begin, and you'll have three minutes.

11 MS. GRAHAM: Good evening, Madam Chair and other
12 Commissioners. My name is Brenda Graham. I am a relocated
13 resident from Frederick Douglass Dwelling. I'm also a
14 community leader and community activist. I wear many hats, but
15 I'm here today as the Co-Chair for Just You Wait and See. Just
16 You Wait and See is an entity that was created by the resident
17 council for the two community, both Frederick Douglass and
18 Stanton. I was the President of Frederick Douglass, and we
19 merged our two resident councils and created Just You Wait and
20 See, making me one of the co-chairs.

21 I am in support of this application. However,
22 Your Honor, I must admit in the first application I was one of
23 the most adversarial residents, one of the most controversial
24 leaders as a resident, very well highlighted as opposing the
25 application because at first I didn't understand a lot of

1 things myself and a lot of things that I did understand I
2 wasn't in agreement with. However, the Housing Authority began
3 to listen to what I was saying and some of the residents who
4 were in opposition, and we began to create a relationship
5 partnership. In other words, bringing about more inclusion of
6 the residents and more inclusion of our ideas.

7 We felt that we in fact have held the communities
8 up for the HOPE VI to come in and take place so, therefore, we
9 felt that our input was necessary and, most of all, pertinent.

10 I feel that it would be a sad day in this city if we did not
11 move forward with this project because I myself and many other
12 residents that I represent have been relocated. We can't move
13 back into the communities. Where will we take our children?
14 So, therefore, I'm very, very active at the table in
15 participating in the decision making process and representing
16 the residents who duly elected me because I was duly elected
17 and I took a swearing in under oath.

18 There are residents who are not in agreement and
19 I respect that, too, as I was before and I'm prayerful that
20 some day they'll be able to understand that it's better for us
21 to become a part of this process and to give our input so that
22 it can make a better future for ourselves and our families. I
23 don't want to ever see any child live like my children and I
24 lived in public housing, condensed like sardines in a can, and
25 that's why we inconvenienced the developers a great deal

1 because we asked them to do some things for the designs and
2 then we asked them to go back and give us some variances. We
3 wanted a variation in our design, and they did that with no
4 problem.

5 I have to honestly say before God and the
6 residents I represent and you all that there is a great deal of
7 resident inclusion in this process. We are given great input
8 in those architects. I've never studied architecture in
9 school, but we've given great input. We've named our senior
10 units at Dudley units. I just felt that it was time for me to
11 grow up a little and put aside my personal views and deal with
12 my principles as a business person opposed to my personality
13 and that's where I'm at today. I know that I need to provide
14 safe housing for my 11 year old son that I have and I also know
15 that I need to have stable housing for myself as well.

16 When I left Frederick Douglass, we left Frederick
17 Douglass on a Section 8 certificate program and that program
18 now has been abolished and merged with the Section 8 voucher.
19 So sub-city programs are being looked at. It's under scrutiny
20 and there's no guarantee that the voucher program we live under
21 will remain as it is today so, therefore, I don't want my son
22 to have to continue to be uprooted. That's just as bad as
23 being condensed and ducking from bullets and things like that.

24 CHAIRPERSON MITTEN: Can you summarize now,
25 please?

1 MS. GRAHAM: Yes.

2 CHAIRPERSON MITTEN: Thank you.

3 MS. GRAHAM: So that is why I'm very active today
4 and I'm able to put aside my personal differences and be more
5 considerate of not only my family but the families that I
6 represent. And thank you all for letting us come down today
7 and speak.

8 CHAIRPERSON MITTEN: Thank you, Ms. Graham. If
9 you would just hold your seat and then perhaps some of the
10 Commissioners would have questions.

11 MS. WRIGHT: Good evening. My name is Juliette
12 Wright. I'm also a relocated resident of Frederick Douglass.
13 I had a dream and a vision and I used to lie on my bed in
14 public housing and pray and ask God why someone couldn't see
15 that even though my income was below level, that I would like
16 to have had the American dream. I would like to own my own
17 home someday, and this is the beginning of that dream. I
18 support this because, because my income is below the median
19 income of this nation, I would like to have something of my
20 own. Everyone knew my income status by where I lived.
21 Everything that happened in my neighbor's house, I knew because
22 there was no privacy. This is a dream and a vision coming true
23 for me and for many poor people and we support this with all
24 our hearts. Thank you.

25 CHAIRPERSON MITTEN: Thank you. Did any of the

1 Commissioners have questions for these ladies? It's very
2 important that you should come down and give us a perspective
3 that we wouldn't have otherwise and I'm very happy to hear
4 that even though you've been relocated, you're still very
5 involved in the process. It says a lot. Thank you both.

6 MS. WRIGHT: May I also say, Mr. Hood, we are
7 part of the process and we are going to make sure that
8 everything that is promised will come to be. And the
9 certificate program is no longer in existence but it's the
10 vouchers. That's what we're under now.

11 VICE CHAIRPERSON HOOD: Let me just ask Ms.
12 Graham and Ms. Wright, either one of you can answer. I have
13 two questions. Ms. Graham, briefly, you just let me know what
14 -- you mentioned a lot of residents were in disagreement. Is
15 it because they have fear of change or what do you see the
16 problem as?

17 MS. GRAHAM: First, I want to thank you for your
18 input because it meant a lot, not only to me but the other
19 residents. That's why we clapped.

20 Fear has a lot to do with it but also lack of
21 knowledge, lack of education. Change is hard. It's very hard
22 for anybody, but then for people who have had little to no
23 concerns brought to our community and then all of a sudden we
24 have a great big HOPE VI, a lot of people just aren't as
25 receptive as others. So I think that it's fear and lack of

1 education and anger because we were very bitter. Nobody
2 thought about us when we were ducking guns and bullets and our
3 children couldn't play. You know what I'm saying? And now
4 everybody in the city, all the dignitaries and everybody are
5 here. So my thing is they're here. Let's make the best of it.

6 You know what I'm saying? Not only for us but we represent
7 over 1,000 families. People, individuals. So we have to think
8 about them, too.

9 I'm just saying that I had to put my principles
10 aside, my personality aside to deal with principles, and I
11 can't expect other people to do what I did because I didn't do
12 it when the people thought I should.

13 VICE CHAIRPERSON HOOD: My next question is to
14 Ms. Wright. How's the relocation process going?

15 MS. WRIGHT: With Fred Douglass, we've been out
16 three years. Stanton is in the middle of relocation. So far,
17 it's been good. For Fred Douglass, it was excellent because
18 most of us took vouchers. They were certificates at that time
19 when we got them. The majority of the people took
20 certificates. They are very happy. We live in decent places.

21 We had a choice for once where we wanted to live. We could
22 afford to live with other people whose incomes were -- not
23 saying the public housing didn't have various incomes, but
24 higher income level, different thoughts, ideas. When you live
25 in a different environment, you improve your outlook. You want

1 things better. And this is what the Section 8 has done for
2 most of us.

3 VICE CHAIRPERSON HOOD: I thank you both for
4 coming down.

5 CHAIRPERSON MITTEN: Thank you as well, all of
6 you.

7 (Applause)

8 CHAIRPERSON MITTEN: I have one more name on the
9 list and then Mr. Harold Thomas and then I don't know if
10 Clarice Dudley is still here or not but she's welcome to come
11 forward. Come on forward. Did you want to testify? So Ms.
12 Carter, are you in favor or in opposition? Okay. And Mr.
13 Thomas, are you in favor or opposition?

14 MR. THOMAS: In favor wholeheartedly.

15 CHAIRPERSON MITTEN: Okay. Please proceed. You
16 have three minutes.

17 MR. THOMAS: Good evening, members of the Board
18 of Zoning Commission. My name is Harold Thomas. I'm the last
19 resident to leave Fred Douglass. I've been an active community
20 activist at Fred Douglass since 1974. I'm a former ANC
21 Commissioner who has first hand knowledge of the proposed
22 comprehensive development plan, not just for Ward 8
23 Stanton/Douglass Dwelling, but for the entire city. I have
24 revised and shared information with the 8A Commission that
25 there's a *D.C. Register* that has a council amended copy of the

1 comprehensive plan and it's incumbent upon every commission to
2 have that copy so that they can disseminate the correct
3 information to their constituents. If they don't do so, I find
4 them very derelict in duty.

5 Folks who have their personal opinions and hang-
6 ups about something that's signed and sealed in cement as it
7 pertains as the comprehensive development plan related to
8 public housing, not just here locally, but nationwide. It's
9 been thoroughly planned and now is being activated that public
10 housing be replaced with mixed income affordable housing to
11 establish a tax base for poor, deprived, poverty stricken
12 communities. By having a mixture of housing types, it would
13 ensure that those who are homeowners would not allow those who
14 were renters to destroy their community is a safeguard.

15 I have worked with several of the developing team
16 committees. I have attended every community meeting that the
17 development team held to work with the residents. I, for one,
18 was very reluctant to leave Fred Douglass after living there
19 for 40 years, from 1958 to 1999, and I find it very, very
20 offensive for anyone not to be in favor of what's best for the
21 residents. The transition is something that we all have to
22 adjust to. Just to be in opposition to it is to care less for
23 what is inevitable. We can't change the framework. We can
24 become a part of it and get involved.

25 I intend to be among the first to go back to the

1 redevelopment and to be a very, very active participant in the
2 future of that community. As I said, and I'll say it again,
3 bittersweet we have no need for it. If you're not for us, then
4 leave us alone because those who are in opposition have their
5 own personal itinerary. They have their own program. They
6 don't care about the masses. Everybody has to relocate.

7 The folks at Cavanna Green in Chicago, the first
8 housing development that was torn down, was the largest housing
9 complex in the nation. Willow Creek has been torn down. Bear
10 Farm has been renovated. Sheridan Terrace has been torn down.

11 Fred Douglass is being demolished right now. Everyone was
12 relocated from Fred Douglass. People from Stanton Dwelling are
13 being relocated right now. You can fight it but you can't
14 change it, so the question to me is what are you prepared to
15 do? Become a part of the solution or be part of the sour grape
16 group, the problem? Thank you very much.

17 (Applause)

18 CHAIRPERSON MITTEN: Thank you, Mr. Thomas. I
19 have to commend you on your interest in the comprehensive plan.
20 You're an unusual citizen in that regard.

21 MR. THOMAS: That's because, unlike some other
22 ANC Commissioners who are here on their own in opposition after
23 their commission voted in favor of, is outrageous.

24 CHAIRPERSON MITTEN: Any questions for Mr.
25 Thomas? Thank you for coming down.

1 MR. THOMAS: Thank you. Thank you for having me.
2 God bless you.

3 (Applause)

4 CHAIRPERSON MITTEN: Any other persons in support
5 that would like to testify? Very good. Now we will move to
6 persons in opposition. Mr. Wilson and I hope you'll give the
7 folks who are in opposition the same courtesy that you gave to
8 the folks who are in support of the project. Ms. Dudley and
9 Mr. Carter. Mr. Wilson, you can proceed whenever you're ready.

10 MR. WILSON: Thank you, Madam Chair and fellow
11 Commissioners.

12 My name is Charles Wilson. I'm the chairperson
13 for ANC 8A and, as I started to say earlier, our commission
14 voted by majority vote to approve the applicant's application.

15 However, I wanted to speak on behalf of other concerns that I
16 heard during this development presentation and to share some of
17 those with this commission, and I would like to first of all
18 just adopt by reference my letter I submitted and I'll just
19 highlight points on that.

20 One of the things I heard most from the residents
21 about this development was the environmental impact statement,
22 and that more than anything else resounded with me because I
23 know the Frederick Douglass development has been there for
24 years. I know because I had a sister who lived there who I
25 used to babysit for a number of years ago. However, when I

1 learned that there was asbestos, there was underground storage
2 tanks, and that kind of thing in here and I actually saw these
3 things, and then learned from other residents that dust and
4 particles from the demolition were traveling in the wind and
5 things like that, I became very concerned and the developers'
6 assurances that an environmental impact statement was not
7 necessary here really didn't address that for me as a
8 Commissioner.

9 So I wanted to bring that aspect of it as well as
10 other concerns of the community, things like the school and
11 easy access to the current day care facilities and recreational
12 facilities there and how that would play with a lot of this
13 development going on, the trucks in and out of there, the
14 equipment in and out of there, and I never really got the -- I
15 don't think the developer ever really addressed those things
16 other than that if the residents did have any problems with
17 that, then please bring them to their attention.

18 One thing I've kind of experienced and learned
19 about these kind of things is, like Ms. Graham said, a lot of
20 the residents don't know and they feel this kind of thing and
21 they have concerns about being displaced and removed and not
22 really coming back. There are a couple of other developments
23 in the area, at least one, the Helen Wilson development, where
24 that was promised and didn't happen.

25 CHAIRPERSON MITTEN: I need you to summarize now.

1 MR. WILSON: I really just wanted to say that I
2 wanted to bring another perspective here and that was a
3 perspective that I had heard from other residents and
4 homeowners in the community regarding this project here. I
5 think it's a welcome addition to Ward 8. We've been trying to
6 get this kind of attention for years and I really look forward
7 to it but again, my concern was to raise some of the concerns
8 and issues before this Commission that I heard from other
9 residents in the community. Thank you.

10 CHAIRPERSON MITTEN: Thank you.

11 Ms. Dudley.

12 MS. DUDLEY: Yes. Good evening. My name is
13 Clarice Dudley. I, too, am a relocated resident of the
14 Frederick Douglass dwellings. I am now residing in Berry Farms
15 and I think someone mentioned that it was redeveloped, but my
16 concerns are listening to the testimony of the professionals, I
17 heard one say that there would be no impact on Alabama Avenue
18 and Stanton Road during the high volume of traffic that goes
19 back and forth on both of those streets was ridiculous and I
20 have a mother that lives on Alabama Avenue that this project is
21 interfering with and I feel personally that a lot of people did
22 not come because they are in opposition to what has gone down.
23 We were almost like rushed out. We were given misinformation.
24 Money was even taken in the relocation that I've had to go and
25 appeal for. So no one, regardless of who they are, say that I

1 don't understand it because they don't know what they're
2 talking about. I have both of the HOPE Vis and have read them
3 from front to back. I'm very much aware of what's going on. I
4 have no problem educational wise and like this young man said,
5 my concerns also is the impact of what we have lived in.

6 When you read the HOPE VI application, it states
7 the educational levels that have been damaged through what we
8 lived in and no one even has addressed that. There are kids
9 out here that have learning disabilities, learning problems,
10 that was done by housing and I feel someone needs to address
11 it. Housing, D.C. government or whoever. But they need to be
12 compensated for this and I will fight this and I will continue
13 to fight until I'm heard. Thank you.

14 CHAIRPERSON MITTEN: Thank you, Ms. Dudley.

15 Ms. Carter.

16 MS. CARTER: I'm not too good with words. My
17 name is Elaine Carter and I am President of the Resident
18 Council of Stanton Dwellings, or I assume that I am. I'm not
19 sure. When I came to be the President of Stanton Dwellings, no
20 one wanted to run for it. No one. Then I was offered to be
21 the president if I would do something illegal. I went to
22 Housing and I told them all this. They joined hands against
23 me. So right now I wrote a paper concerning what was going on
24 and I come to the conclusion that we have combined as a group
25 called Just You Wait and See which I gave the name to. They

1 didn't want me in the group because when I went to Housing, I
2 told them what was going on and I asked for a hearing. I was
3 refused a hearing. So I told them that I love bracelets but I
4 don't like handcuffs and I'm not going to jail for nobody for
5 illegal grants.

6 My name had been put on grants and then they
7 said, I thought you knew. No, don't think I knew because no
8 one can sign my name but me. They can get grants and say,
9 well, this is for our resident council. They don't even have
10 to say Elaine Carter. They can say resident council. So this
11 is the letter that I wrote and, like I say, I'm not too good at
12 words but I got an education also. I wrote this. I don't know
13 if I should read this but I hope I can.

14 CHAIRPERSON MITTEN: If you would like to submit
15 it for the record, we'd be happy to receive it.

16 MS. CARTER: I would both of them but I would
17 like to read this one.

18 CHAIRPERSON MITTEN: Okay. You only have about a
19 minute left.

20 MS. CARTER: Crime do pay in D.C. The crimes
21 that pays is in D.C. housing. It is called a HOPE VI grant.
22 The recipient of housing illegally obtains it with other proofs
23 that call consulting and the development team. Money had been
24 taken. We went to housing to get it and still they hide these
25 people -- more money. Yes, crime do pay, especially when the

1 government know all this. Those consultants who was hired to
2 steal money from the residents is hired to steal more. The
3 residents have already been complaining. They went to a
4 meeting and signed their name. They did not know that when
5 they signed their name, it was approval for the HOPE VI.

6 Yes, I would love to have a home. I have
7 grandchildren. I would love to have one. But while we're so
8 busy feeding ourselves, what about the residents that's
9 outside, outdoors in D.C. Village, no home? Some of these
10 people never even worked with children until these grants came
11 about.

12 Yes, crime do pay. They are rejoicing over this
13 HOPE VI grant, this weapon that is sent from hell to be used by
14 satan and company.

15 CHAIRPERSON MITTEN: Ms. Carter, I'm going to
16 have to ask you to submit that for the record.

17 MS. CARTER: Okay. I will.

18 CHAIRPERSON MITTEN: Thank you very much.

19 MS. CARTER: So this is why I'm opposing it.

20 CHAIRPERSON MITTEN: Okay.

21 MS. DUDLEY: I have one more thing to say. I
22 just heard mentioned that there's going to be something in Fred
23 Dudley's name. Dudley. I never gave consent to it and I hope
24 and pray that they don't try it. I don't want my name on
25 anything having to do with what they're doing.

1 CHAIRPERSON MITTEN: I'm sure you can take that
2 up with the developer.

3 Are there any questions for these folks?

4 VICE CHAIRPERSON HOOD: Madam Chair, I just have
5 one question for Ms. Dudley. Well, two actually. I want to
6 ask you the same question that I asked the group that was up
7 previously. How's the relocation process going?

8 MS. DUDLEY: Terrible.

9 VICE CHAIRPERSON HOOD: My next question. You
10 kind of lost me. I believe the chair of the ANC mentioned it,
11 but I kind of got lost in the explanation of how the kids with
12 learning disabilities were affected. Can you elaborate briefly
13 for me and kind of bring me up to speed?

14 MS. CARTER: Yes. In the HOPE VI, like I said, I
15 have a 1997 and a 1998. I have both of them because one was
16 submitted and was objected. Then we have the '98 that was
17 accepted. Within that HOPE VI it explains all the asbestos
18 that we have lived in and I moved over there in 1971. Now, my
19 children were in danger and I know for a fact, listening to
20 Doctor Jacobs testify down at the City Council, HUD knew about
21 the asbestos. They knew about the lead based paint ever since
22 1971 when I moved in. But nothing was done about the
23 situation.

24 So yes, I was wondering why so many kids in my
25 block or in my neighborhood had learning disabilities and was

1 in that special program.

2 VICE CHAIRPERSON HOOD: I follow you now, Ms.
3 Dudley. Thank you.

4 MS. CARTER: Can I say one more thing?

5 CHAIRPERSON MITTEN: If you can keep it brief.

6 MS. CARTER: It will be brief. Our houses about
7 12 or 13 years ago were remodeled. We got new fences, the
8 housing was fixed up and everything, new grass and everything.
9 So now we have to move again because if it's remodeled, then
10 all the government have to do is spend money remodeling places
11 and then putting people out. I mean I'm for like moving if it
12 would be best, but how can we afford these houses? Some of our
13 residents are living on the street, so relocation is really not
14 working because these people is in D.C. Village.

15 CHAIRPERSON MITTEN: Thank you, and thank you all
16 for coming down.

17 Are there any other persons in opposition? Any
18 other persons in opposition?

19 Rebuttal by the applicant.

20 MR. DePUY: Mo rebuttal by the applicant?

21 CHAIRPERSON MITTEN: Did you have a closing
22 statement?

23 MR. DePUY: Given the hour, I'll make it very
24 brief. We think we have proven the benefits that are required
25 by the PUD. We've submitted a project that is well within the

1 limits with respect to the PUD standards and we believe we've
2 met the applicable test with respect to the relief that we've
3 asked for which, as has been mentioned, arises principally out
4 of those situations in which individual homeowners will request
5 options that will impact on side yard, rear yards and lot
6 occupancy.

7 I would at this point like to close by requesting
8 that the Commission establish a tight time frame for submission
9 of requested information from the applicant in time for any
10 responses that the Commission feels are appropriate because we
11 would like, if at all humanly possible, to request the
12 Commission make a decision on the case at its June meeting.
13 We'd close with that request.

14 CHAIRPERSON MITTEN: Very good.

15 MR. DePUY: Thank you very much.

16 CHAIRPERSON MITTEN: And I think we can
17 accomplish that if you'll help us out, particularly since we
18 already have your proposed findings of fact and conclusions of
19 law. Very helpful. Maybe along with the additional
20 submittals, if you would revise the proposed findings of fact
21 for those few items that Mr. Cochran had suggested, that would
22 be very helpful to us.

23 MR. DePUY: We will definitely do that, Madam
24 Chair.

25 CHAIRPERSON MITTEN: All right. Mr. Bastida,

1 what kind of a date are we looking at in order to get this on
2 our June 11 agenda?

3 SECRETARY BASTIDA: I need to have the
4 submissions done on Friday, June 1. That way, we can include
5 it in your package for the June 11 meeting.

6 VICE CHAIRPERSON HOOD: Madam Chair, I would like
7 for applicant also to respond to the leaking underground
8 storage tanks, the accusation.

9 MR. DePUY: We'd be pleased to do that.

10 VICE CHAIRPERSON HOOD: Please respond to that.

11 CHAIRPERSON MITTEN: Perhaps we could just run
12 through the items that are going to be submitted. As you
13 leave, just be mindful of the fact that the hearing is still
14 going on, so please be quiet.

15 SECRETARY BASTIDA: I series of items. There was
16 a request at the beginning from Mr. Hood. I don't know if he
17 really wanted it for the record or not, which is a copy of the
18 reentry program. That means moving back into the --

19 VICE CHAIRPERSON HOOD: Oh, did I ask for that?

20 CHAIRPERSON MITTEN: Yes.

21 VICE CHAIRPERSON HOOD: Well, if I asked for it,
22 I want it.

23 SECRETARY BASTIDA: There is a second item that
24 is more inconclusive that is related to the database to be
25 submitted in that regard of all the deviations on the

1 regulations, the maximum and so on. I think that the applicant
2 is clearly aware of all that information that has been
3 required.

4 Also, there's a need for sample materials and
5 those sample materials need to be photographed and submitted as
6 an exhibit that we can include into the record. So it will be
7 appreciated if you have for the commissioners the materials and
8 then the illustration so they can be put into the record.

9 Also, we need to establish the flexibility of the
10 material selection that you want to establish and that is
11 usually done by labeling the elevations and on the alterative
12 what you want to do and then provide a table that in fact gives
13 the number of housings and so on in architectural terms so the
14 commission knows what they are acting on.

15 There is nothing about signage in the package.
16 Some of the commissioners requested that information. Also,
17 there is not any light fixtures. You requested flexibility on
18 light fixtures but in my review of the application, there is
19 not a specific on that. So if you provide the light fixtures
20 that you would like to use and the flexibility of any that you
21 would like, it would be of importance.

22 Also, there is a concern about visual design
23 review, how that is going to be done and how is it going to be
24 implemented. In the database is to include a cumulative FAR
25 and any other possibilities of the additions that you would

1 think would be done by the home buyers and that is an estimate
2 and by the rental owners.

3 Ms. Mitten requested that you address on the
4 proposed finding of fact and conclusions what Mr. Cochran
5 referred to, page 3D-1, page 6D-1. Also, I think that a little
6 more information is needed for the business development center
7 and that means the activities that are going to take place
8 there, the hours of operation and the number of people that
9 will be coming to that area and the potential impact that would
10 have in the community.

11 The same thing with the -- Center. And the other
12 item which is a little more difficult. I know that you have
13 reached an agreement with the Department of Public Works about
14 that road improvements would be done specifically under certain
15 specifications that are required. But we need to put that into
16 the record as part of the conditions so we know that you in
17 fact can comply with that and then those roads can be turned
18 over to the public sector without any problem.

19 That concludes my list.

20 CHAIRPERSON MITTEN: Very good.

21 VICE CHAIRPERSON HOOD: Madam Chair, I think what
22 I asked for was response to leaking underground storage tanks.

23 SECRETARY BASTIDA: I assumed that that was first
24 item.

25 VICE CHAIRPERSON HOOD: I wanted to make sure it

1 was on your list.

2 SECRETARY BASTIDA: Yes. I think that we
3 interpreted that as environmental factors on the demolition of
4 existing buildings and environmental negative impact that it
5 could have considering all asbestos lead paint etcetera.

6 VICE CHAIRPERSON HOOD: What I wanted, Mr.
7 Bastida, was just a response on the underground storage tanks.

8 SECRETARY BASTIDA: Okay.

9 CHAIRPERSON MITTEN: Very good.

10 MR. FORSBURG: Madam Chair.

11 CHAIRPERSON MITTEN: Yes.

12 MR. FORSBURG: I'm sorry. One last request. Was
13 Mr. McCahan to provide the percentage of persons per acre under
14 the proposal?

15 CHAIRPERSON MITTEN: If you could work that up.
16 Thank you.

17 Before I read the formal closing remarks, I know
18 that you all have been going through this process literally for
19 years and the project is a very exciting one and we will do our
20 best to get you a speedy decision at our June meeting. So we
21 appreciate your cooperation in responding to us quickly and
22 we'll do the same with a speedy decision.

23 Ladies and gentlemen, the members of the
24 Commission and I wish to thank you for your testimony and your
25 assistance with this hearing. The record in this case is

1 closed except for the information specifically requested by the
2 Commission that Mr. Bastida just enumerated which must be filed
3 no later than the close of business on Friday, June 1 in Suite
4 210 of this building.

5 We already have findings of fact and conclusions
6 of law. The Commission will make a decision in this case at
7 one of its regular monthly meetings following the closing of
8 the record. Any individual interested in following this case
9 further, please contact staff.

10 I now declare this public hearing closed.

11 (Whereupon, the hearing ended ta 9:55 p.m.)

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