

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: :  
: :  
CAPPER/CARROLLSBURG - PHASE :Case No. 03-12A/  
1 FINAL APPROVAL AND : 03-13A  
MODIFICATIONS TO THE :  
CONSOLIDATED AND PRELIMINARY :  
PUDS :  
: :  
-----:

Monday,  
December 19, 2005

Hearing Room 220 South  
441 4<sup>th</sup> Street, N.W.  
Washington, D.C.

The Public Hearing of Case No. 03-12A/03-13A by the District of Columbia Zoning Commission convened at 6:41 p.m. in the Office of Zoning Hearing Room at 441 4<sup>th</sup> Street, N.W., Washington, D.C., 20001, Carol J. Mitten, Chairperson, presiding.

ZONING COMMISSION MEMBERS PRESENT:

CAROL J. MITTEN	Chairperson
ANTHONY J. HOOD	Vice-Chairperson
GREGORY JEFFRIES	Commissioner
MICHAEL G. TURNBULL	Commissioner (AOC)

OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN                      Acting Secretary

OFFICE OF PLANNING STAFF PRESENT:

JENNIFER STEINGASSER  
STEVE COCHRAN

The transcript constitutes the minutes  
from the Public Hearing held on December 19, 2005.

## I-N-D-E-X

Presentation by Whayne Quin, Applicant	7
Presentation by Paul Rowe, DCHA	9
Presentation by Aakash Thakkar, EYA	13
Presentation by Cheryl O'Neil, Torti-Gallis	23
Presentation by Steven Cochran, Office of Planning	41
Persons in Support of Phase 1	
David Meadows	47
Brian DeBose	49
Glada Hearn	49
Yvonne Clary	50
James Jennings	52
JoAnn Lowery	56
Persons in Opposition of Phase 1	
Luella Johnson	58

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

(6:41 p.m.)

CHAIRPERSON MITTEN: Good evening again, ladies and gentlemen. This is a public hearing of the Zoning Commission of the District of Columbia for Monday, December 19<sup>th</sup>, 2005. My name is still Carol Mitten and joining me this evening are Vice Chairman Anthony Hood and Commissioners Mike Turnbull and Greg Jeffries. The subject of this evening's hearing is Zoning Commission Case Number 03-12A/03-13A. This is a request by Capper/Carrollsborg Venture LLC on behalf of the District of Columbia Housing Authority for; one, final approval of Phase 1 of a planned unit development under the existing R-5-B District; two, modifications to the preliminary and consolidated Capper/Carrollsborg PUD approved by Commission Order 03-12 and 03-13 for property that is part of the larger PUD approved for the redevelopment of the Capper/Carrollsborg project.

This portion of the project includes parts of the blocks bounded by 3<sup>rd</sup>, 4<sup>th</sup>, K and M Streets, more specifically lots 44 through 50 and square 799 and lots 20, 25 to 28, 816 and 818 through 820 in Square 800, and the east side of 5<sup>th</sup> Street between K and L Street SE which is the western part of Lot 800

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1 in Square W-881.

2 Notice of today's hearing was published in  
3 the DC Register on October 28<sup>th</sup>, 2005 and copies of  
4 that hearing announcement are in the wall bin near the  
5 door. This hearing will be conducted in accordance  
6 with the provisions of 11 DCMR Section 3022 and the  
7 order of procedure will be as follows. First, we'll  
8 take up any preliminary matters, then we'll have the  
9 presentation of the Applicant's case, report by the  
10 Office of Planning, Report by any other government  
11 agencies, report by the effected Advisory Neighborhood  
12 Commission, which in this case is 6-D, organizations  
13 and persons in support and organizations and persons  
14 in opposition.

15 The following time constraints will  
16 adhered to in this hearing. The Applicant will have  
17 15 minutes. Organizations will have five minutes and  
18 individuals will have three minutes. The Commission  
19 intends to adhere to these time limits as strictly as  
20 possible in order to hear the case in a reasonable  
21 period of time. The Commission reserves the right to  
22 change the time limits for presentations, if  
23 necessary, and notes that not time shall be ceded.  
24 All persons appearing before the Commission are to  
25 fill out two witness cards. These cards are on the

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1 table by the door. Upon coming forward to speak to  
2 the Commission, please give both cards to the reporter  
3 who's sitting to our right.

4 Please be advised that this proceeding is  
5 being recorded by the court reporter. Accordingly, we  
6 ask you to refrain from making any disruptive noises  
7 in the hearing room. When presenting information to  
8 the Commission, please turn on and speak into the  
9 microphone, first stating your name and home address.  
10 When you're finished speaking, please turn off the  
11 microphone so that it doesn't pick up any background  
12 noise. The decision of the Commission in this case  
13 must be based exclusively on the public record. To  
14 avoid any appearance to the contrary, the Commission  
15 requests that persons present not engage the members  
16 of the Commission in conversation during a recess or  
17 at any other time.

18 Staff will be available throughout the  
19 hearing to answer any procedural questions and you can  
20 direct those to Ms. Schellin. I ask you now to turn  
21 off all beepers and cell phones so as not to disrupt  
22 the hearing. And at this moment, we'll take up any  
23 preliminary matters. Ms. Schellin, is there any  
24 preliminary matters?

25 MS. SCHELLIN: No, just to advise that the

1 Applicant has filed their Affidavit of Maintenance.

2 CHAIRPERSON MITTEN: Thank you. Mr. Quin,  
3 anything? Okay, then I'd ask anyone who is planning  
4 on testifying this evening, rise now, raise your right  
5 hand and Ms. Schellin will administer the oath.

6 WITNESSES SWORN

7 MS. SCHELLIN: Thank you.

8 CHAIRPERSON MITTEN: Thank you. Mr. Quin,  
9 go ahead.

10 MR. QUIN: Good evening. My name is  
11 Whayne Quin with Carrs, Freeman, Holland and Knight.  
12 We represent the Applicant in this case. As set forth  
13 in our prehearing statement, this application seeks  
14 essentially two things. First; a final stage approval  
15 of the development of three squares, 799, 800 and 881  
16 West, including the layout of modifications resulting  
17 from, and this is important, from the DCHD, DHCDs not  
18 acquiring 15 lots properties. And you will recall  
19 that especially Mr. Hood and other members of the  
20 Commission were concerned about the number of  
21 properties we were acquiring and the properties have  
22 all been settled out. There are two purchases, three  
23 condemnations and the balance have been excused at  
24 this point, so they will be there.

25 The second area of relief is a

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1 modification of parking for certain units, the A, D  
2 and E type units, so as to permit the option of using  
3 one of two spaces for additional recreation space as  
4 an amenity at the option of property owner. And there  
5 also is -- I haven't really said it was a part of  
6 those two but you mentioned it in your opening  
7 statement, Madam Chairperson, a request for an  
8 extension of time in which to seek a building permit  
9 for the community center and to start construction of  
10 the center.

11 And our proposed timing would be that  
12 that's normal under Section 2409.1. And we have a  
13 witness that will address that if there are questions.  
14 I think this is covered by -- everything is covered by  
15 our submissions, including our prehearing statement.  
16 We are very pleased with the Office of Planning's  
17 report. We had one area where we were negotiating  
18 today and that is, you may recall that on the two H  
19 units there was a request that we put two decks in and  
20 we felt -- our clients felt that two decks would not  
21 be appropriate because it would curtail the light and  
22 ventilation for the unit below at the second level, so  
23 we worked that out in terms of providing only one deck  
24 for the two H units but they will be a little bit  
25 larger decks.

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1           We are prepared to submit this case on the  
2 record. We understand that you would like a brief  
3 presentation and we would like to move straight into  
4 that unless there are questions. So our first witness  
5 is Mr. Paul Rowe of DHCD.

6           MR. ROWE: Actually, that's DCHA. My name  
7 is Paul Rowe, I'm the Project Director for the  
8 District of Columbia Housing Authority. We are the  
9 sponsor of this Hope 6 redevelopment, joined today by  
10 Mid-City/Far City (phonetic) our development partner,  
11 EYA Builders and also Torti-Gallis, our design and  
12 architectural firm, both of whom are sitting next to  
13 me this evening. If for only the benefit of the two  
14 new members of the Commission, I'd like to just  
15 briefly go through an overview of the total project  
16 which started back in 2001 when we got awarded the  
17 Hope 6 grant.

18           This project is a mixed income, mixed use  
19 redevelopment, formerly two public housing properties,  
20 Arthur Capper and Carrollsburg, 707 units. We're  
21 transforming that into 1600 residential units, 700,000  
22 square feet of office, 51,000 square feet of retail  
23 and 28,000 square feet of community space in the form  
24 of a community center which is designed for lead  
25 certification. We've made significant progress since

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1 we've last met. We started construction on Senior 1,  
2 less than a year ago. We'll be completing that in  
3 November of next year and this month we started site  
4 work on Senior 2, which is located on 5<sup>th</sup> and M Street  
5 and that should be completed in March of 2007.

6 That's essentially the physical  
7 characteristic of the redevelopment. There is a human  
8 element involved as well. That includes the former  
9 residents, many of whom I've got behind me. We have  
10 -- in order to address various needs of the former  
11 residents -- established a community in support of  
12 services program which is characteristic of most Hope  
13 6 programs around the country, which seeks to address  
14 the needs as it relates to employment, job training,  
15 counseling, literacy and we have about 10 or 15  
16 individuals who have joined us this evening, who are  
17 -- some of which are prepared to testify this evening  
18 with regard to the efficacy of the program.

19 In addition to the former residents, we  
20 attempt to keep the community at large engaged through  
21 various forms, one of which is the steering committee  
22 which is comprised of stakeholders which provide  
23 advice to the Executive Director, Michael Kelly of the  
24 DC Housing Authority. We meet with them bimonthly.  
25 We have our next meeting on Wednesday. We meet with

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1 the community at large in the form of the community  
2 task force, which meets about three times every year.  
3 We met last Wednesday, as a matter of fact, and also  
4 we meet with the ANC whereby, we've gotten recently  
5 support from ANC 6D and conditional support on the  
6 part of ANC 6B.

7 We'd like to proceed now with just a brief  
8 description of the second stage submission which  
9 includes, as Whayne had indicated Square 799, Lots 44  
10 through 50, Square 800, Lots 20 through 28 and 816,  
11 818, 819 and 820 and Square 881, which is adjacent to  
12 National Park Service Reservation 19. One of the  
13 things I'd like to address is the issue of acquisition  
14 of private property which was an issue or concern of  
15 the Commission back in July of 2003.

16 Initially, the plan required 20 privately  
17 held residences to be acquired. Those were located on  
18 Square 799 and 800, either acquired through negotiated  
19 purchase or eminent domain. The 20 properties were  
20 located on Square 799 and Square 800. Pursuant to the  
21 Zoning Commission instructions, we worked diligently  
22 to reduce the number of homes to be acquired. We had  
23 redesigned the layout of Square 799 such that the 15  
24 lots are no longer acquired for acquisition. However,  
25 properties on Square 800 we did proceed with

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1 acquisition, two of which were through negotiation and  
2 three through eminent domain. And those -- just for  
3 reference, you may want to look at Exhibit F in the  
4 pre-hearing statement. Those are physically laid out  
5 there. The three properties that we have proceeded  
6 with eminent domain, we have legal title and are  
7 currently awaiting possession of those three  
8 properties.

9 The second issue I did want to just  
10 briefly address was the relief we're seeking for the  
11 start of the community center, construction start of  
12 the community center. Initially, based on the  
13 February 2004 order, we were granted essentially 16  
14 months to submit permits. In the latest application,  
15 not to second guess ourselves, but we had proposed  
16 eight months extension. As Wayne had indicated, we  
17 would like to be granted relief consistent with what  
18 the Zoning Commission customarily provides which is  
19 two years from approval for a submission of building  
20 permit and then three years for construction.

21 This kind of dove-tails into the  
22 construction schedule of EYA, which is going to be  
23 anywhere from two to three years. It should be noted  
24 that we have already on our possession permit  
25 drawings. We could easily submit them, but it just

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1 didn't make sense from our perspective to begin  
2 construction on a project or community which is  
3 somewhat unpopulated. And I'm free to address any  
4 questions regarding that or any other issues at the  
5 conclusion of this presentation.

6 CHAIRPERSON MITTEN: Thanks.

7 MR. THAKKAR: Thank you, Whayne, thank  
8 you, Paul. My name is Aakash Thakkar. I'm with EYA,  
9 address, 400 Massachusetts Avenue, Number 511, NW,  
10 Washington DC, 20001. I am new in front of the  
11 Commission and it is an honor to be here. I will be  
12 walking through four components, essentially a real  
13 brief introduction on EYA to those Commissioners who  
14 may not be familiar, an overview of EYA's role and in  
15 particular, the two squares that we are submitting  
16 for, to touch on a point that Whayne brought up with  
17 regard to the open court recommendations, the  
18 discussions we've had with Office of Planning and  
19 finally, to discuss and present the request for the  
20 reduction in parking.

21 A brief introduction on the company. As  
22 many of you may know, EYA developed high quality home  
23 ownership, in residential developments throughout the  
24 Washington Region, approximately 26 communities over  
25 the past 13 or so years. We definitely do focus on

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1 revitalization and have been involved with  
2 revitalization efforts in Silver Spring, across from  
3 the Metro and Wheaton, on top of the Metro, the U  
4 Street Corridor with our Harrison Square Project at  
5 13<sup>th</sup> and V, the Southwest Area with our Project  
6 Capital Square at 7<sup>th</sup> and G, and now the Southeast  
7 Waterfront as we're moving forward.

8 In terms of our development philosophy and  
9 focus, urban in-fill in terms of development,  
10 approximate to work, recreation, retail and  
11 transportation, diverse in terms of housing types,  
12 large and small units, price points and geographic  
13 locations. Public/private partnerships are a large  
14 portion of what we do working with DCHA, working with  
15 municipalities in order to forward collective economic  
16 development objectives, revitalization projects,  
17 attempting to help to make the market with our  
18 partners, and the bottom two, I think are most  
19 important, and I'll stress, we hope to put forth  
20 creative site planning, high quality architecture,  
21 high quality materials.

22 I know the Commission had some questions  
23 with regard to the architectural materials which I'll  
24 walk through but we really do try to put forth, you  
25 know, a good quality product, compatible with the

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1 surrounding community and finally, with regard to  
2 community orientation, working with the community,  
3 early and often to insure that what we're putting  
4 forth is something that has consensus with the  
5 community.

6 In terms of our role with Arthur  
7 Capper/Carrollsborg, 319 total low rise units, row  
8 homes and flats, 91 units in this particular stage.  
9 So Square 799 and 800 and I do believe the Commission  
10 knows, Cheryl's got them pointed out, those two  
11 squares, within those two squares we have 51 market  
12 and workforce units. Those will be two to four-  
13 bedroom row homes. We'll have 11 Section 8 home  
14 ownership units, three and four-bedroom row homes  
15 there, and 29 public housing replacement units, on  
16 those two squares two through five-bedroom row homes  
17 and flats with regard to the public housing  
18 replacement units.

19 The diagram on the left, the reason we put  
20 that up there, just to show there are four different  
21 colors and the four different types of units; the  
22 market rate, moderate income, Section 8 and ACC rental  
23 and the goal both with UIA's portion of the  
24 development as with the overall development, it to  
25 really integrate the different types of units

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1 together. So as you'll see, on each of the various  
2 blocks there are all the different colors represented  
3 and by that we mean to show that on each of the  
4 various blocks there are all of these types of units;  
5 market, workforce, Section 8 and public housing. So  
6 the Goal Number 1 is to integrate within the  
7 community. Goal Number 2 is for us to integrate from  
8 an architectural standpoint with the surrounding  
9 community.

10 From a timeline standpoint, we do have PUD  
11 approval, preliminary and consolidated, 797 -- for  
12 Square 797, 798, 824, 825 and 825 South. And we're  
13 moving forward with permits on those squares as we  
14 speak. We're hoping for a ground-breaking for at  
15 least one or two of those squares spring 2006, so some  
16 time next year. In terms of sales of units, spring to  
17 summer 2006 and in terms of actual delivery of those  
18 units, this is harkening back to something Paul was  
19 mentioning, first units to be delivered fall 2007, but  
20 realistically the build-out of those 319 units will  
21 likely take I'd say three years from that point in  
22 time. So we're talking, you know, roughly 2007 to  
23 late 2009 early 2010 build-out for just this portion  
24 of the site, not to mention the future phases of the  
25 site.

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1 More information can be found on our  
2 website and you can register there as well to the  
3 extent Commissioners or the general public wants  
4 updates with regard to timing of the project. From an  
5 architectural standpoint, the goal was really to put  
6 forth a design and a style that was very much in  
7 keeping with the surrounding character of Capitol  
8 Hill. I do have here with me to answer questions and  
9 to get into detail with regard to materials, Jack  
10 McLoren (phonetic), principal from the LaSorta  
11 Architectural Group, who's sitting over there in the  
12 front row, but in general the materials are brick, are  
13 stone over the windows and the goal is really again to  
14 put forth a design very much in keeping with the  
15 adjacent Capitol Hill community.

16 These units, the market rate units do have  
17 a fourth floor deck option as you may be able to see  
18 on some of those on the elevation but the majority of  
19 them will be three story row home units. Some public  
20 housing flats are located within these strings and you  
21 can see some of them located on the ends of the string  
22 on top in terms of those flats but again, the goal  
23 here is public housing, Section 8, market rate and  
24 workforce, indistinguishable from one another.

25 These are just some examples, three quick

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1 examples of architecture on projects we've completed.  
2 This is a project we've completed in Old Town  
3 Alexandria. It is a Hope 6 project, which is why I  
4 show it, and we completed this project with our  
5 partners Mid-City, who is our partner on this  
6 particular project. It is almost done and it has been  
7 a successful showcase of a mixed income community in  
8 the DC area in terms of market rate units and public  
9 housing units residing together.

10 Architecture from our recently completed  
11 Bryant Square Project (phonetic) over on 13<sup>th</sup> and  
12 Independence, again showing an architecture of similar  
13 style on Capitol Hill, and architecture on our  
14 Harrison Square Project on 13<sup>th</sup> and V, again, just  
15 trying to show the architectural style that we're  
16 hoping to put forth at Arthur Capper/Carrollsborg.  
17 That concludes the overview portion of my  
18 presentation.

19 I wanted to discuss for a brief second,  
20 the Open Court Recommendation. Office of Planning  
21 asked for -- and I'm just going to read from the  
22 recommendation that the northern most unit, which is  
23 that C unit Cheryl will point out, would have a roof  
24 deck, and the request for the roof deck was because we  
25 only have a five-foot courtyard, as opposed to the

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1 13.4 feet, 13 foot four inches, that is required for  
2 a courtyard. The reason for that, as Paul and Whayne  
3 mentioned, is that we didn't acquire those units just  
4 to the left of the C unit. So we didn't acquire those  
5 units, came up with the best design solution that we  
6 could. The result was a five-foot courtyard in that  
7 case.

8 Office of Planning came back to us and  
9 said, you know, "We'll support the recommendation  
10 provided that you provide some sort of recreational  
11 space for those four units". So they asked for on the  
12 C unit a roof deck and we will comply with that  
13 recommendation. The two H units, the request was two  
14 four-foot by 10-foot decks, one on top of the other,  
15 so one coming off the second floor, one coming off the  
16 third floor. Both us as the builder, and the Housing  
17 Authority was somewhat uncomfortable with that because  
18 of one, light issues on two floors, where if you had  
19 one deck, you'd have mitigation of light on only one  
20 floor and secondly, the Housing Authority in  
21 particular was concerned about the fact that there  
22 might be -- that might single out those homes in some  
23 way because they'd be the only homes in the entire  
24 development that would have two decks.

25 So the solution that we came up with and

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1 discussed with Office of Planning was to offer one  
2 four-foot by 20-foot deck for each of those two units.  
3 So prior to we had two four-foot by 10-foot decks,  
4 which equals 80 square feet and we said we can  
5 actually do one foot-foot by 20-foot deck, which would  
6 also be 80 square feet, all on one level, all coming  
7 off the second level. And we would offer that deck  
8 for both those H units and the P unit where Office of  
9 Planning also did request a deck. So for all three  
10 of those units, we'd have uniformity in terms of a  
11 four-foot by 20-foot deck and the roof deck on the  
12 other unit.

13 Finally, the issue of parking flexibility,  
14 as you are aware, we are requesting a variance from  
15 1396 spaces to 1241 spaces, a reduction of 155 spaces.  
16 The first component of the reduction is a 25-space  
17 loss due to the loss of units on Square 799. So we've  
18 lost, I believe 15 units on Square 799. That resulted  
19 in a 25-space reduction just because we're not  
20 building those units. To the extent we do, this was  
21 a question asked by Planning, we do build those units  
22 in a future phase of the project, those parking spaces  
23 would be added back to the project.

24 The second component of the reduction is  
25 that we are asking for the flexibility for the

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1 purchaser to select a one-garage space/den as opposed  
2 to a standard two-car garage for up to 130 of the 14-  
3 foot wide and 16-foot wide row homes. So in short, we  
4 originally proposed 416 total spaces for the 208  
5 market rate units and what we're requesting is 286  
6 minimum off-street units for the 208 market rate  
7 units. So what that would be is, if everyone decided  
8 that they'd prefer the one-car garage and the den, we  
9 would have still 286 off-street units for the 208  
10 market rate units. That would be a 1.38 unit -- a  
11 1.38 parking space per unit again if all those  
12 purchasers did decide to take that option, all 78 of  
13 the larger units which make up the balance of our  
14 units, the 18-foot wide, the 24-foot wide, would have  
15 standard two-car parking and there would be no option  
16 to change that standard two-car parking.

17 Just to illustrate, this would probably  
18 make it a lot simpler, the option on the left-hand  
19 side is the two-car tandem parking in those smaller 14  
20 and 16-foot wide units. The option on the right is  
21 the one-car parking and den option that we're  
22 requesting an ability to offer to our purchasers. As  
23 far as the justification for the flexibility, the  
24 requirement for the R-5-B zone is .5 spaces per unit.  
25 To my understanding, the revision offers a minimum of

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1 1.38 per market rate unit. The site, as you're aware,  
2 is adjacent to the Navy Yard metro.

3 I think the next point is fairly  
4 important. The units are on the smaller side, the 14-  
5 foot wide and the 16-foot wide, 1200 to 1500 square  
6 feet, and many of the buyers of these units may not  
7 have -- may have one car or less and we thought it  
8 would be reasonable that in cases where purchasers, in  
9 fact, you know, like myself who live in the city, who  
10 may be married or be single but have one car or even  
11 no cars, who likely would be buying a smaller unit at  
12 Arthur Capper, that they have the flexibility to  
13 choose the one car parking space.

14 So, you know, we're simply offering  
15 consumer choice. We do want to note to the Commission  
16 that there are 480 spaces on the street for visitor  
17 parking and a good portion of these smaller units will  
18 be set aside as workforce housing. So again, just to  
19 emphasize that there may be a desire for the workforce  
20 families -- there may be a demand for additional space  
21 and less parking. So all we'd like to do is offer the  
22 flexibility that in the event families want to choose  
23 that option, they'd be able to do so for those smaller  
24 units. Cheryl.

25 MR. QUIN: Madam Chairperson, as you see,

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1 as you can see from the clock we have exceeded but I  
2 don't know whether you'd want Cheryl just to give an  
3 overview for --

4 CHAIRPERSON MITTEN: Yeah, I think this  
5 has been helpful, so just go ahead and finish.

6 MS. O'NEIL: Good evening, my name is  
7 Cheryl O'Neil. I'm with Torti-Gallis and Partners,  
8 the master planner for the project and the architect  
9 for the community center. The community center,  
10 obviously, will be a very important component of this  
11 new neighborhood. The center that we're proposing,  
12 the construction portion will be 22,000 square feet,  
13 has two very important components, one, a day care  
14 center that will house 66 children, ages two and a  
15 half to five. In addition to that, there will be a  
16 large recreation center, likewise to serve the  
17 community. That recreation center will contain a  
18 number of different kinds of uses, including a  
19 gymnasium, computer labs, community meeting and  
20 classrooms as well as a game room, and it will allow  
21 it to operate as a very important center for  
22 recreation activities for the community.

23 All of those rooms are -- those program  
24 uses are contained within the 22,000 square feet. The  
25 square footage that we've included in the PUD includes

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1 another 6,500 square feet for potential expansion of  
2 the community center in the future for community  
3 offices. And this is something that came out of the  
4 many meetings we had with the community to develop the  
5 program for the center, that there was an interest  
6 that could not be accommodated now, but we have  
7 allowed in the design of the building for that to  
8 potentially happen in the future.

9 The community center is located on the  
10 site immediately adjacent to the Marine Barracks,  
11 Parade and Recreation Grounds and that location is  
12 important, not only because it's in the heart of the  
13 community but also because it allows access for those  
14 recreation grounds for potential structured kinds of  
15 plays, activities, that would be sponsored by the  
16 recreation center. There was a small open space in  
17 front here that creates more perceptual connection to  
18 the parade grounds and also is an open space in front  
19 of the center that will accommodate the required play  
20 areas for the daycare center but also will be open  
21 after hours when the center is not in operation and  
22 therefore, be an open space amenity for the community.

23 Just to note, this is the existing Marine  
24 barracks parking garage which is a three to four-story  
25 relatively tall facility and an important part of the

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1 design of the building was an attempt to screen that  
2 parking garage from the community and make a more  
3 appropriate civic gesture to the streets abutting the  
4 center to announce and articulate the importance of  
5 this building for the community.

6 This is the design of the ground floor of  
7 the recreation center. This is 5<sup>th</sup> Street here. K  
8 Street is on the left and again, this is where the  
9 access to the recreation fields on the Marine Barracks  
10 Parade Grounds would be. Everything in blue that you  
11 see here on the right belongs to the recreation  
12 center. The various beige tones that you see on the  
13 left here belong to the daycare center. The two  
14 buildings operate as one facility but have two  
15 separate entrances appropriate for the different kinds  
16 of age groups involved in the building. The  
17 recreation center is entered directly off of 5<sup>th</sup>  
18 Street, come into a large lobby and then the various  
19 rooms, including the large gymnasium are accessed off  
20 of that lobby.

21 The daycare center is accessed off of the  
22 corner of K and 5<sup>th</sup> Street. There will be drop-off  
23 parking allowed along the parking lanes along 5<sup>th</sup>  
24 Street. Access into that community center is then  
25 into a small lobby and then the various classrooms are

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1 accessed off of that. There's also a kitchen facility  
2 in between the two buildings which is important  
3 because it will be an amenity obviously used by the  
4 daycare center but it will also allow the various  
5 rooms within the community center to operate for  
6 various kinds of community activities and functions to  
7 give it another important identity within the  
8 community.

9 This is the second story of the building.  
10 The gym is obviously a large two-story space. On the  
11 upper level of the recreation center, there are a  
12 number of other rooms, including the computer rooms  
13 and a multi-purpose room with a little terrace  
14 overlooking 5<sup>th</sup> Street giving it an important kind of  
15 presence on the community. All of this is the player  
16 on the ground floor devoted to the daycare center.  
17 The upper part of this building, the daycare center,  
18 which is a one-story building here, is not occupiable  
19 space. This will potentially be used when -- as an  
20 above-ground play area for the recreation center with  
21 appropriate screening and fencing on either side and  
22 then this is the area that allows for potential  
23 expansion for community offices.

24 One of the zoning flexibilities we allowed  
25 or we asked for in the application was to locate this

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1 egress stairway immediately abutting the exterior  
2 facades of the building. Part of the rationale for  
3 that was to accommodate and create a tower-like  
4 entrance at the entrance to the community but also to  
5 allow for the expansion of the upper level of that  
6 space for community offices.

7           These are the elevations of the building.  
8 This is the 5<sup>th</sup> Street elevations you see here. This  
9 you see in the background is actually the -- an  
10 elevation of the Marine Barracks parking garage, which  
11 you can see is a rather tall facility. This is the  
12 entrance into the recreation center right off of 5<sup>th</sup>  
13 Street. The tower and the other elements as well as  
14 a large panel of glass articulate this is a civic  
15 building and invite people to come into the center.

16           On the left-hand side then, this is the  
17 daycare center with its entrance at the corner of K  
18 and 5<sup>th</sup> Street and it has a much more screen-like  
19 transparent appearance. The play area is directly in  
20 front of this and again, it would be accessible to the  
21 community after hours. And then lastly, with regard  
22 to the community center design, sustainability is very  
23 important overall to the development of the project  
24 and the master plan. And this building will be a Leed  
25 Certified structure incorporating many different kinds

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1 of sustainable aspects including a green roof.

2 MR. QUIN: Madam Chairperson, that  
3 completes our presentation. We have two other  
4 witnesses here, Traffic Consultant Cullen Elias and  
5 also our Urban Planner, Steven Shear (phonetic).  
6 They're all available for questions at this point.

7 CHAIRPERSON MITTEN: All right. Questions  
8 from the Commission. Mr. Hood?

9 VICE-CHAIRMAN HOOD: Thank you, Madam  
10 Chair. Mr. Rowe, I was glad to hear that we've cut  
11 that acquisition of homes from I think it was 21 or 15  
12 down to five; am I correct, three were purchased and  
13 two by condemnation.

14 MR. ROWE: From 20 to, yes.

15 VICE-CHAIRMAN HOOD: Okay, that's good.  
16 There was some mention, I'm trying -- I think this was  
17 the case, there was some mention about the Van Ness  
18 School. I was trying to remember. That's not  
19 actually in this PUD, Phase 1. It's not in the PUD.

20 MR. QUIN: No, it is in the PUD now.

21 VICE-CHAIRMAN HOOD: Oh, it is in the PUD.

22 MR. QUIN: Yes, that was part of the  
23 discussion earlier at the last hearing as to what  
24 should happen. There's nothing more than it's being  
25 included at this point. There are no plans that have

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1           been -- but not a part of this particular phase. It's  
2           still part -- but it's still part of the PUD.

3                       VICE-CHAIRMAN HOOD:    Okay, okay, okay,  
4           good. All right, that's all I have. Thank you, Madam  
5           Chair.

6                       CHAIRPERSON     MITTEN:           Commissioner  
7           Jeffries?

8                       COMMISSIONER JEFFRIES: I have a question  
9           for Mr. Thakkar. On the -- I think it's the unit --  
10          the Prototype A, I guess, the Unit A, those are  
11          approximately what width? Those are like 13 or 14  
12          feet?

13                      MR. THAKKAR:    The A is 16 feet.

14                      COMMISSIONER JEFFRIES: Sixteen feet.

15                      MR. THAKKAR:    And there's also a 14-foot  
16          unit that we're requesting that parking flexibility on  
17          which I believe is the D unit.

18                      COMMISSIONER JEFFRIES: It's the D unit.  
19          Okay, and you were sort of mentioning this whole  
20          notion of you know, singles and so forth, for newly  
21          married couples, perhaps, which would opt for one car.  
22          Has that been your experience in terms of other  
23          developments where you've done this, this size?

24                      MR. THAKKAR:    It has been our experience.  
25          For example, at the U Street development at Harrison

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1 Square where those smaller units, there are a mix of  
2 folks. Some do opt for the two-car option but there  
3 are many folks in that demographic, let's say either  
4 singles or folks who don't have a need or desire for  
5 a second car, particularly because of the metro  
6 location of our other developments and this  
7 development that do desire and choose the one-car  
8 parking. And it should be noted that at least our  
9 experience has been that it is not the case that those  
10 purchasers have two cars and only still opt for the  
11 one car parking. It's purchasers that have one or no  
12 cars and therefore, less of a need for the parking.

13 COMMISSIONER JEFFRIES: Okay, and I have  
14 one other question. This might be for the  
15 representative from Torti-Gallis. And perhaps  
16 because I was late to the game, I'm still trying to  
17 get some -- because it's a master plan, I'm just  
18 trying to still see some level of a model or some  
19 volumetric study of the overall campus, just so that  
20 I can get a little bit more comfortable with some of  
21 the high versus some of the low rise here. And I  
22 don't know whether that is just financially --

23 MS. O'NEIL: We have a schematic computer  
24 model that we could share with you.

25 COMMISSIONER JEFFRIES: Yeah, that would

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1 be good.

2 MS. O'NEIL: Bear with me.

3 CHAIRPERSON MITTEN: While you're doing  
4 that, I just want to ask a little follow-up on what  
5 Commissioner Jeffries was just asking about the  
6 parking. In terms of the rate of opting out of the  
7 two-car, because I mean, I'm very much in favor of  
8 fewer parking spaces, believe me. What was the  
9 experience at Harrison Square, for instance?

10 MR. THAKKAR: Fifty percent plus opted for  
11 the one-car, so between let's say 50 and 60 percent  
12 opted for the one-car in those smaller units, same  
13 thing with Harrison. We offered the wider unit and so  
14 a lot of the folks there, as they would here, would  
15 have the two cars and you know, couldn't do anything  
16 about it. But for those units that we offered it, it  
17 was between a 50 and 60 percent clip.

18 COMMISSIONER JEFFRIES: But then in places  
19 where -- did you do any townhouse developments that  
20 were not near a Metro and so forth? What did you see  
21 those numbers look like then?

22 MR. THAKKAR: In those instances, we did  
23 not even offer in many cases that option because we  
24 didn't -- you know, in our study we didn't feel it  
25 appropriate given the purchase of that.

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1                   CHAIRPERSON MITTEN: Well, I know you guys  
2 are good at sort of tracking market behavior for your  
3 projects and it's helpful for us to know what the  
4 market is doing versus what -- you know, in some  
5 communities there's a very strong reaction against  
6 fewer parking spaces and it's just helpful for us to  
7 get educated. That's why some of these questions may  
8 seem a little bit much, but we're just trying to  
9 understand better how the market behaves.

10                   MR. THAKKAR: And I can just speak  
11 antidotally I brought up myself as sort of the target  
12 market for many of these units, and you know, folks I  
13 know and friends and such and I'd say the vast  
14 majority of folks that I've put into this category  
15 have one or no cars and prefer it that way and that's  
16 why they live close to Metro where, you know, both  
17 folks or one person can take the Metro and not have to  
18 deal with, you know, the hassles of parking in other  
19 places, the expense et cetera. So that was some of  
20 our thought in terms of the request here.

21                   CHAIRPERSON MITTEN: Good, we're getting  
22 somewhere in the city. Good.

23                   MS. O'NEIL: Just in response to your  
24 question, Mr. Jeffries, these are a couple of  
25 preliminary or even --

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1 COMMISSIONER JEFFRIES: I'm sorry, I can't  
2 make it out. I'm wondering whether --

3 CHAIRPERSON MITTEN: We can turn off the  
4 lights, that might --

5 COMMISSIONER JEFFRIES: Thank you.

6 MS. O'NEIL: On the left, obviously was  
7 the neighborhood prior to the development of the  
8 master plan. On the right, the development of the  
9 master plan. You can see that an essential feature of  
10 the master plan is the development of the Canal Park,  
11 taller buildings, including two not part of this PUD  
12 but certainly including ours are 110 stories on the  
13 lower part of the Canal Park, abutting the corner of  
14 M Street. Towards the rear of that, the buildings  
15 then step down to make an appropriate transition into  
16 Capitol Hill.

17 Over here you see the low rise fabric that  
18 Aakash was just talking about, again, makes an  
19 appropriate transition to the Capitol neighborhood,  
20 Capitol Hill neighborhood on the other side of the  
21 southeast freeway and the along M Street with the  
22 exception of this one senior building, buildings are  
23 taller in mass as appropriate to that corridor which  
24 is rapidly changing, 110 feet at this end  
25 transitioning down to 90 feet in terms of the two

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1 office buildings down there at the corner. This is an  
2 existing senior building that's currently owned by  
3 DCHA and the second senior facility is designed as a  
4 lower building to transition back to the low rise  
5 elements that are again, part of the diverse in terms  
6 of family style housing to the north.

7 CHAIRPERSON MITTEN: Anyone else?

8 MS. O'NEIL: And again, in terms of the  
9 overall massing and heights of structures, this was  
10 part of the approval with the preliminary --

11 COMMISSIONER JEFFRIES: Oh, yeah, I  
12 recognize sort of that we're looking at a fairly  
13 narrow scope here but I just wanted to obviously  
14 understand it in the context of the overall master  
15 plan. So --

16 CHAIRPERSON MITTEN: Commissioner  
17 Turnbull. Do you want the lights again?

18 COMMISSIONER TURNBULL: Yes, thank you.  
19 I just had a -- this is obviously, a very exciting  
20 plan. It's got a lot of amenities, I think, for the  
21 community. But I just had a couple of questions and  
22 mainly, I guess they're on the streets, I guess, you'd  
23 designate as either 4<sup>th</sup> Place or 3<sup>rd</sup> Place. This is  
24 where all the garages and everyone comes in. I am  
25 looking at your little pictures that you've got in

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1 your book here of some similar developments. What is  
2 the width of that? I mean, I see here you've got all  
3 the garages are coming out here. Everyone enters in  
4 and out and you have the decks overhanging the  
5 garages. What's the width of that street?

6 MR. THAKKAR: You mean the alley behind  
7 the garage?

8 COMMISSIONER TURNBULL: Yeah.

9 MR. THAKKAR: The width is typically 20  
10 feet, not including the deck overhang, so 20 feet of  
11 you know, right of way type space and then four feet  
12 or five feet on each side for the deck, so a total of  
13 30 feet from building to building and a total of 20  
14 feet of drive aisle let's call it.

15 COMMISSIONER TURNBULL: Okay.

16 MR. THAKKAR: Which I believe is standard,  
17 maybe a couple feet larger than DC regulations.

18 COMMISSIONER TURNBULL: This is where you  
19 really show your love for your neighbor out here. The  
20 lighting that I see, is it mainly coach lighting on  
21 the garages and on the decks? Is that the only -- is  
22 there other lighting, supplemental lighting for the  
23 alleyway?

24 MR. THAKKAR: There isn't any more  
25 lighting than what is supplied. I believe that

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1 there's a light that comes standard with each unit  
2 below the deck that lights the alley when you come  
3 through but --

4 COMMISSIONER TURNBULL: Okay, so it's  
5 basically the coach lighting.

6 MR. THAKKAR: I believe so.

7 COMMISSIONER TURNBULL: Okay, and the  
8 decks are made of pressure treated, they're unpainted?

9 MR. THAKKAR: You know, I was asking that  
10 question in-house today. It's either pressure treated  
11 wood or Duradeck (phonetic) which is sort of a  
12 synthetic wood material that lasts a little longer, so  
13 I think we're still working through, you know, which  
14 one of those two we'd be using.

15 COMMISSIONER TURNBULL: Okay, yeah, I  
16 guess I just see that a lot of things happen here.  
17 You've got your garbage pickup, you got people washing  
18 their cars. It gets to be a very busy place with  
19 people and grills going and I just see that this is  
20 going to be the life of the place, this is where  
21 everybody is going to be hanging out back here and you  
22 want to make it as safe and as attractive as you can  
23 and --

24 MR. THAKKAR: Sure, sure.

25 COMMISSIONER TURNBULL: Okay, I think it's

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1 a wonderful development. There are little things I  
2 feel uneasy about, just tightness of size and getting  
3 people in and out and I just worry about enough  
4 maneuverability for people getting in and out.

5 The only other thing you mentioned about  
6 the other deck was four feet by 20 feet.

7 MR. THAKKAR: Yes.

8 COMMISSIONER TURNBULL: I'm just wondering  
9 how useable that's going to be, but --

10 MR. THAKKAR: Sure, I will say that the  
11 majority -- the decks overall on the project are four  
12 feet by whatever width the home is, so it could be  
13 four by 14 or four by 16. So we just wanted to make  
14 them commensurate with the adjacent homes.

15 COMMISSIONER TURNBULL: Okay, thank you.

16 CHAIRPERSON MITTEN: I just had a couple  
17 of small questions. One is, I just wanted to clarify,  
18 Mr. Thakkar, what I heard -- what I thought I heard  
19 you say. I just wanted to be clear. Did you say that  
20 the 15 market rate units that will not be built in  
21 this phase will or may be built in a subsequent phase?

22 MR. THAKKAR: I said may be built in a  
23 subsequent phase. I think it would be the desire for  
24 the team to want to build you know, the 50 units in a  
25 future portion of the development. But because we

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1 don't know exactly what everything will look like in  
2 terms of densities and such, we don't know whether or  
3 not we can incorporate them into the -- you know,  
4 whether they be Square 882 or phases, you know, moving  
5 forward. So I think the intent will be to try to. I  
6 just don't know if we're far enough along to say  
7 definitively that, yes, we could do that.

8 CHAIRPERSON MITTEN: Okay, the reason I  
9 ask is because when we were doing the original  
10 decision making on this, there seemed to be this very  
11 tenuous relationship between the number of market rate  
12 units and the amount of commercial density that was  
13 being made available to, you know, what was required  
14 to subsidize the rest of it. So I'm just -- as we go  
15 through subsequent approvals, I'll be interested in an  
16 update on the economics, because it sounds like it  
17 wouldn't -- you don't need it from an economic  
18 standpoint, which I guess is good but, you know,  
19 values have continued to go up.

20 MR. THAKKAR: Right. And I don't know  
21 that we wouldn't need it from an economic standpoint  
22 only because the value or the cost to build the  
23 subsidized housing has gone up, you know, maybe not  
24 directly but to some extent as well. So I think, like  
25 I said, the hope would be that we'd have to -- we

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1 could include it somewhere else but we'd have to come  
2 back to you with obviously, revisions somewhere  
3 because we've got all the density accounted for, you  
4 know, in the numbers that we've submitted. So I think  
5 the goal is, correct me if I'm wrong, Paul, to look at  
6 the site plan and see what we can do with regard to  
7 that issue.

8 MR. ROWE: You drew a very good conclusion  
9 which is, you know, the economics of building market  
10 rate townhomes contributes to the development of the  
11 public housing units. So to the extent we can make up  
12 that 15 somewhere else that translates into greater  
13 proceeds for the Housing Authority.

14 CHAIRPERSON MITTEN: It's just something  
15 that maybe as you come back to us, you can kind of  
16 just keep us updated on where things are tracking  
17 because I know that was -- you know, it was a little  
18 bit of a struggle on the Commission when we were  
19 trying to decide what the height was going to be on  
20 that east office building, the one most to the east.  
21 And there was a concern that we were tipping the  
22 balance away from the viability of the project by  
23 restricting that. It sounds like things are at least  
24 settled into a reasonable area where you can afford  
25 it, so that's why I ask.

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1           Just a -- one question on the community  
2 center that occurred to me is, is this going to be  
3 operated by some group that's associated with Arthur  
4 Capper/Carrollsborg, or is it going to be the Parks  
5 and Rec?

6           MR. ROWE:       Actually, we've been  
7 negotiating with Parks and Rec and our desire would be  
8 for them to manage it on a day-to-day basis since  
9 that's what they do.

10          CHAIRPERSON MITTEN: Right.

11          MR. ROWE:       But we haven't finalized  
12 anything yet, but they are receptive to doing that.

13          CHAIRPERSON MITTEN: And the same with the  
14 daycare portion of it?

15          MR. ROWE:       The daycare would be run by a  
16 private operator, daycare provider and we, in fact,  
17 will be putting out an RFP, you know, before  
18 construction for that. So in fact, we're looking at  
19 extended daycare service since that's apparently a  
20 need here in the District, anywhere from 6:00 a.m. to  
21 12:00 p.m. something on that order.

22          CHAIRPERSON MITTEN: And this would not be  
23 exclusive to residents of this community but they  
24 would be given some kind of first --

25          MR. ROWE:       Residents would be given a

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1 preference.

2 CHAIRPERSON MITTEN: Okay, okay, anyone  
3 else? Okay, thank you very much. Now, we're ready to  
4 move to the report by the Office of Planning.

5 MR. COCHRAN: Thank you, Madam Chair. For  
6 the record, my name is Steve Cochran with the Office  
7 of Planning. OP would like to stand on its report  
8 with the exception of one clarification and two  
9 concerns. The first clarification is that we concur  
10 with the description that the Applicant gave about the  
11 desirable changes to the decks that OP had recommended  
12 be located in Square 799. I'd like to point out that  
13 the four foot by 20-foot decks would be entered from  
14 the center of the deck, so you wouldn't have that much  
15 of a jamb up on them.

16 Two concerns, OP may have missed whether  
17 the Applicant clarified where the Section 8 unit  
18 eliminated from Square 799 would be located. I'm not  
19 sure -- that was something we'd mentioned in our  
20 report. I'm not sure I heard that in tonight's  
21 testimony. And finally, our other concern, we have  
22 some concerns about the change in the timing for the  
23 extension in the construction of the community center.  
24 OP wonders whether there will be a lag time between  
25 the occupancy of publicly assisted units and the

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1 completion of the community center and if so, how  
2 long? From what the Applicant showed tonight in the  
3 slides it looks like there'd be a gap from fall 2007  
4 to an estimated February 2008 -- excuse me, let's see  
5 three years -- no, February 2009 for the actual  
6 occupation of the center. So OP was a little  
7 concerned about that, a year or year and a quarter lag  
8 time.

9 CHAIRPERSON MITTEN: Okay, thank you. Can  
10 you address those two things, the specific location of  
11 the Section 8 unit that was removed. The new location  
12 of the Section 8 unit that was removed from 799 and  
13 then the difference in timing between delivery of the  
14 first housing units versus delivery of the community  
15 center.

16 MR. ROWE: Sure, the delivery of the --  
17 well, the location or relocation of the Section 8 unit  
18 will be Square 882, which will be a future submission  
19 to the Zoning Commission. That's what we envision it  
20 actually being relocated to. The second question  
21 having to do with the timing of the community center,  
22 I put together a little chart as I did want to be  
23 clear as to what we were asking for.

24 Ideally, as we had stated earlier, we  
25 would be looking at, again, what is customary for the

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1 Zoning Commission in terms of granting the ability to  
2 submit for permit two years from approval and then  
3 could start construction three years again from  
4 approval. According to a caution, again, our  
5 production schedule shows that he's going to be  
6 beginning delivery of units in the summer of 2007 and  
7 ultimately won't be finishing the entire build-out of  
8 those townhomes on Square 799 and 800 until 2009,  
9 2010. So we're talking of, you know, a two to three-  
10 year period.

11 If we were to start along the lines of  
12 what is currently in the final report, we would be  
13 required to file for a permit in March of next year  
14 and then start construction in March of 2007, which we  
15 think is considerably early in advance of the  
16 community being populated with a population that would  
17 support the operation of the community center. So  
18 again, ideally, we would like to start later if  
19 possible.

20 CHAIRPERSON MITTEN: And then when would  
21 you deliver the community center?

22 MR. ROWE: Again, if, in fact, as proposed  
23 the revised proposition, we would be looking at  
24 starting at 2009 and finishing approximately a 12 to  
25 15-month schedule, spring/summer of 2010. But again,

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1 these would be outside dates. Obviously, we could  
2 submit for permit earlier. As I mentioned before, we  
3 already have permit drawings to do that. The other  
4 issue quite frankly, is the financing of this. The  
5 public housing units are supported by the sales of the  
6 market rate units and clearly it would be more  
7 advantageous to look towards the end of the build-out  
8 and at the beginning for those proceeds.

9 CHAIRPERSON MITTEN: Just put this whole  
10 thing -- just put the community center in context for  
11 us in the totality of the project. So we have 91  
12 units that we've been talking about tonight. I should  
13 know all these but I know you have them right off the  
14 top of your head. The total build-out and --

15 MR. ROWE: Sure, sure, sure. The squares  
16 that we're talking about tonight, 799 and 800, are  
17 pretty much the last two squares within that internal  
18 envelope. There are three other -- no, actually five  
19 other squares, I believe, involved in that and that in  
20 total is 300 family units. So at the conclusion of  
21 say 2009, 2010, we will have 300 -- approximately 319  
22 units built out. So that's, I think, the magnitude  
23 that perhaps you're looking at.

24 CHAIRPERSON MITTEN: Okay, so take that  
25 and now work it back to if the community center were

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1 to deliver on the schedule that is currently planned,  
2 how many -- and I'm just trying to compare what the  
3 population of this -- of this project would be on the  
4 early delivery versus what you're requesting.

5 MR. ROWE: Well, if we were to start  
6 again, assuming we file for permit in July '05, no, of  
7 March '06, excuse me, start in '07, we would be  
8 completed in the summer of 2008, which would  
9 approximately be what two years after you originally  
10 started?

11 MR. THAKKAR: Yeah, in an aggressive case,  
12 there would be -- 100 units would have been delivered  
13 by that point in time, roughly, between you know, the  
14 first units delivered, mid-2007 to, you know, 100  
15 units I think probably on the aggressive side we'll  
16 say 100 units delivered by mid-2008. So that would be  
17 the population, you know, that would be moved in by  
18 that point in time.

19 CHAIRPERSON MITTEN: Okay, so we sort of  
20 -- the two bookends are deliver summer of 2008, the  
21 community center and -- or deliver spring 2010, 100  
22 versus 319.

23 MR. ROWE: Yes.

24 MR. THAKKAR: It probably should be noted  
25 that there's a number of units in addition to that

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1 that will be delivered at or after that time. So you  
2 know, the 1700 roughly total units and the majority of  
3 those will be delivered the latter end of that time or  
4 even farther out than that. So we're talking, you  
5 know, 319 of our units, some senior units, but over  
6 1,000 units that will yet to be delivered, you know,  
7 in those -- even in those later time frames. I think  
8 you're looking for the overall perspective.

9 CHAIRPERSON MITTEN: Okay, uh-huh. Yes,  
10 thanks. Now, since you had those questions and we're  
11 looking for advice from Office of Planning, what's  
12 your reaction to those? Do you have anything that  
13 you'd like to amend in terms of your report or --

14 MR. COCHRAN: I simply didn't understand  
15 the -- what I saw in the slide that said delivery of  
16 seven units in fall of 2007. I wasn't sure whether  
17 there were any public housing units as opposed to Aggy  
18 Young, and Talb (phonetic) units that were going to be  
19 delivered any sooner than 2008. That's all I was  
20 looking for clarification on.

21 CHAIRPERSON MITTEN: Okay. Okay, any  
22 questions for the Office of Planning? Questions. Mr.  
23 Quin, did you have any questions? All right. Is  
24 there anyone here representing another government  
25 agency besides the Office of Planning who would like

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1 to make a report? Okay. Do we have a representative  
2 from the ANC 6-D? Okay. I would just note for the  
3 record that we did get a submission from them dated  
4 December 14<sup>th</sup>, 2005 and they took a vote at their  
5 December 12<sup>th</sup> meeting and by a vote of six to one,  
6 moved to support the application that's before us.

7 Now, we'll move to organizations and  
8 persons in support and I have a witness list and not  
9 everybody checked the boxes, so I'm going to -- the  
10 people who checked which side they're on, I'll call  
11 those up first and then anyone else who is in favor,  
12 we'll start with all the folks in support. David  
13 Meadows, Glada Hearn, and I can take two more people  
14 who would like to testify in support. And I have a  
15 bunch of names, but I'm not sure where you stand, so  
16 anyone else who would like to testify in support, you  
17 can have a seat at the table.

18 And we'll do another panel, so if you  
19 don't get up on the first one. I'll have each of you  
20 testify and then we'll have questions for the panel  
21 when you're all done. Mr. Meadows, why don't you go  
22 first? I need you to turn the mike on for me. Thank  
23 you.

24 MR. MEADOWS: Good evening, Chairman  
25 Mitten and members of the Committee. My name is

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1 David Meadows. I am a homeowner of the 300 block of  
2 K Street SE and I wanted to come tonight and  
3 especially thank Commissioner Hood for your work in  
4 helping me and my neighbors retain our homes and our  
5 properties. I'd like to thank the DC Housing  
6 Authority for working with us and working with my  
7 lawyers and the Arthur Capper/Carrollsborg and  
8 MidAtlantic LLCs also and Council Member Sharon  
9 Ambrose.

10 And certainly, the community is -- I'm  
11 looking forward to the community. That's why I  
12 purchased the home five years ago. I've lived through  
13 three murders that were less than 50 feet, drug  
14 related, from my front door, but I know that that's  
15 the way the community was previously, was not good for  
16 the District of Columbia but a mixed development is  
17 what will be good for the District of Columbia.

18 There are some great developments that are  
19 happening right now in the Southeast Navy Yard  
20 Corridor there and the Department of Transportation  
21 building is about to be completed. The Marriott  
22 Building that is three blocks away is about to be  
23 completed and there's a new office building that has  
24 been open for a year with a CVS and some eating  
25 establishments and well, maybe we'll have a vote on

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1 baseball but we're not sure yet since they removed  
2 that today, but -- from the vote tomorrow, but I fully  
3 support the adjustments to this plan and I think they  
4 are reasonable and once again, I fully support the  
5 Phase 2 development.

6 CHAIRPERSON MITTEN: Thank you, Mr.  
7 Meadows. Ms. Hearn, I need you to turn on that  
8 microphone for me.

9 MS. HEARN: My name is Glada Hearn. I'm  
10 at 307 K Street, SE. I just wanted to let you know  
11 David spoke quite frankly for quite a few of us, I'm  
12 sure. And I just wanted to let you know that I do  
13 support this phase and for it to go through.

14 CHAIRPERSON MITTEN: Thank you. Sir.

15 MR. DeBOSE: Good evening, members of the  
16 Commission. My name is Brian DeBose. I was a former  
17 resident at 1104 3<sup>rd</sup> Street, SE, one of the buildings  
18 that was eminent domain for the project. It -- I'm  
19 fully in support of this Hope 6 redevelopment. It  
20 will add much needed benefit to the residents, former  
21 residents who are in public housing and those around  
22 it who lived in buildings that were taken for the  
23 property. As Mr. Meadows talked about, there's  
24 already development occurring there that has been most  
25 welcome in terms of convenience, particularly the CVS

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1 and a couple of those food establishments. The level  
2 of crime obviously has gone down as residents have  
3 pretty much been moved out of the area and those  
4 seeking to return, we know for sure cannot have  
5 criminal records, so we're very happy about that.

6 I have been dealing with CSSP for the most  
7 part and have been very graciously accepting of their  
8 help in terms of getting my credit straight and also  
9 relocating me to a much better apartment as I await to  
10 return to the new homes. I thank you for listening  
11 this evening. That's all I have to say.

12 CHAIRPERSON MITTEN: Great, thank you.  
13 Ma'am.

14 MS. CLARY: Good evening, my name is  
15 Yvonne Clary, and I am an ex-resident of  
16 Capper/Carrollsborg. I work now for Willow Creek CDC  
17 who is representing the residents and getting them  
18 self-sufficient to come back. I want to say that in  
19 my work with the CSSP program, I've had a great  
20 experience to learn the needs, the wants of the  
21 residents and I do know that the residents are looking  
22 forward for coming back to a new and safer community.  
23 They are participating. We are working with them as  
24 Mr. DeBose said, and getting their credit cleared,  
25 jobs, childcare, anything that they come up with that

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1 they need. We reach out to the community  
2 organizations, and they have been very helpful to help  
3 us get them ready for the new community. Thank you.

4 CHAIRPERSON MITTEN: Thank you. Any  
5 questions for this panel? I did just want to --  
6 because Mr. Meadows, I remember very vividly you  
7 coming and testifying before us and I also remember  
8 Mr. Hood's passion on the subject and I know it took  
9 a lot of hard work on everybody's part to whittle down  
10 the number of units that needed to be taken. So I'm  
11 very appreciative of you coming and mentioning that.  
12 But I know it took a lot of hard work on a lot of  
13 folk's part. Thank you all and it's --

14 MS. CLARY: May I say something more?

15 CHAIRPERSON MITTEN: Yes, ma'am.

16 MS. CLARY: And getting back to the  
17 businesses that's coming in the community now, we have  
18 several residents that has gotten jobs with those new  
19 organizations that came up, five guys have hired some  
20 of our residents and one of our residents, I'm proud  
21 to say, has made a manager there.

22 CHAIRPERSON MITTEN: Fantastic. That's  
23 great.

24 MS. CLARY: Thank you.

25 CHAIRPERSON MITTEN: That's a little plug,

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1 five guys, folks.

2 VICE-CHAIRMAN HOOD: Yeah, five guys, but  
3 let me just comment and the Chair said it all, but I'm  
4 glad that you were able to work it out with the  
5 Applicant and things worked out for the betterment of  
6 that neighborhood. I'm glad that you're going to be  
7 there to witness and be a part of it.

8 MR. MEADOWS: I thank you, and like I  
9 said, that's why I moved there, because I wanted that  
10 type of neighborhood to live in and you know, perhaps  
11 we'll come back in five years for a zoning variance to  
12 put decks on our back of our properties.

13 CHAIRPERSON MITTEN: Anyone else who would  
14 like to testify in support? Sir, why don't you go  
15 ahead?

16 MR. JENNINGS: Hello, my name is James  
17 Jennings. I'm the former ANC commissioner of 6-B-02,  
18 '91 through '94 and I've seen significant change in  
19 the area that's being discussed. But our -- I am for  
20 the redevelopment of 799 and I appreciate the  
21 Commission not taking my personal home as well. My  
22 unit is in 799 like 303 K Street, SE. I'm a long time  
23 resident of the area there and I noted that Zoning and  
24 Planning haven't really involved the residents,  
25 homeowners and the other community involved with the

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1 planning, as far as the for sale homes and whatnot.

2 I'm also a police officer. I have sent  
3 letters to the Department of Housing and Department of  
4 Planning referencing and asking questions about the  
5 Police Officer Next Door Program and I'm also a  
6 retired U.S. Army Reserve Soldier and served three  
7 years active duty as a soldier as well. I'm currently  
8 working for the Mental Health Police and I notice that  
9 Ms. Clary, she's a long-term resident as well, she's  
10 noted that only five residents have been hired, and  
11 which initially I was in on discussion of many of  
12 those hearings and many more of residents should have  
13 been hired and involved in the hiring process.

14 I want that be noted and I want to know  
15 what the Commission would do about that. I also give  
16 you copies of my other concerns and issues for the  
17 community. Many of them are here to represent their  
18 other concerns, such as many of them don't know are  
19 they coming back or not. And Ms. Clary have mentioned  
20 there are programs that I envy the Commission stepping  
21 forth, putting in place to get their credit together  
22 and so forth, making them available to come back. And  
23 I appreciate that on their behalfs. So those are the  
24 only questions I have today for the Commission.

25 What is the Commission going to do about

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1 having more residents gainfully employed in some of  
2 those areas that businesses have come into the area.  
3 I notice myself as far as the construction site,  
4 there's not many residents there on those sites.

5 CHAIRPERSON MITTEN: Thank you. Questions  
6 from the Commission for Mr. Jennings? Any questions?  
7 Okay, thank you. And if you want to direct -- there's  
8 -- you have sort of a captive audience here tonight of  
9 some of the people who are directly involved, so you  
10 might want to speak to the representatives of the  
11 Applicant tonight before you leave about some of your  
12 concerns.

13 MR. JENNINGS: Okay, my main concern is  
14 the residents being hired.

15 CHAIRPERSON MITTEN: I understand.

16 MR. JENNINGS: That's falling very short  
17 of initially what was discussed initially that a  
18 resident was going to have opportunities. In fact,  
19 city-wide, a lot of residents are not being hired in  
20 similar construction sites that's going on and  
21 redevelopment in this city.

22 CHAIRPERSON MITTEN: Thank you for calling  
23 that to our attention.

24 VICE-CHAIRMAN HOOD: Madam Chair, and I  
25 know that Mr. Jennings has left, but I think he's

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1 correct, there's a bigger issue but also we need to  
2 find out, Mr. Jennings, maybe you can help with that.  
3 I know the Council is looking at that issue,  
4 especially as far as the zoning practice as far as  
5 PUDs and other profits that are made.

6 One of the things that I've found from  
7 being down here and I'm just making a statement to  
8 you, so maybe it can help you along the way is that a  
9 lot of times we don't have the qualified pool here in  
10 the District and one of the things that I'm sure Mr.  
11 Quin and them will tell you is one of the things that  
12 I always ask is that each Applicant or developer when  
13 they come down, that they let us know up front what's  
14 going to be needed so initially when we get to that  
15 point, we won't have to hear that we didn't have  
16 people in the city that were not qualified, so DOES  
17 can get our folks ready to get that gainful  
18 employment.

19 I've been there almost eight years and for  
20 somebody to come back this quick and tell me they've  
21 got five, while it doesn't seem like it's a lot to  
22 you, being down here and hearing zero for so long,  
23 five to me is an improvement and I'm not making light  
24 of it. It's sad, but we have to start somewhere. And  
25 I think that will be something that maybe you and your

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1 community can look at and work along with DOES and  
2 also with the Housing Authority.

3 MR. JENNINGS: Well, sir, I'd like to  
4 comment on that. This is a longstanding issue in the  
5 District of Columbia and the government of the  
6 District of Columbia has done very poorly to help  
7 improve that situation. I've served three -- eight  
8 years on the project Townhomes on Capitol Hill and we  
9 involved some of the residents there on that project.  
10 It was a very complex thing that you said, as far as  
11 being qualified and having the skills but they was  
12 trained and these developers and contractors are not  
13 willing to train our residents. And there's  
14 opportunities there, sir.

15 CHAIRPERSON MITTEN: Thank you. Okay,  
16 anyone else who would like to testify in support?

17 MS. LOWERY: Hello.

18 CHAIRPERSON MITTEN: Hi.

19 MS. LOWERY: I do support --

20 CHAIRPERSON MITTEN: Yeah, tell us who you  
21 are.

22 MS. LOWERY: Oh, I am -- my name is JoAnn  
23 Lowery. I am an employee of the District of Columbia  
24 Public Schools. I don't actually represent the public  
25 school system. However, I am affiliated with Van Ness

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1 Elementary School which we have special needs programs  
2 in that building and I am an early childhood program  
3 specialist. And as I've heard units being discussed  
4 in the low income and affordable division, we in the  
5 school system are in need of affordable units also and  
6 we were told that there would be market rate as well  
7 as affordable for the school system employees.

8 And it does sound very, very good, the  
9 entire project sounds just superb. And now being an  
10 actual representative, I don't want it to go on record  
11 that I am a representative. However, as you know,  
12 there were reports in the newspapers concerning  
13 teachers not being able to afford housing in the  
14 District. And this project, of course, may be a lead  
15 way or an opportunity for school teachers or other  
16 school system employees to afford not market rate, I  
17 don't know what the market rate prices will be, I've  
18 had some quotes but the affordable, for sale homes  
19 would be what school system employees would be looking  
20 for.

21 And as I said, it sounds like an excellent  
22 project, garages, yes, we like them, decks, yes, we  
23 like them. It just sounds very, very good.

24 CHAIRPERSON MITTEN: Great, thanks, Ms.  
25 Lowery. She needs you to fill our two witness cards,

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1 and they're over on the table by the door or there's  
2 some on the table up front, too. Okay, do you want to  
3 testify in support?

4 MS. JOHNSON: Yes.

5 CHAIRPERSON MITTEN: Okay. Come on down.  
6 Okay, this is going to be the last call for support,  
7 so don't be shy. You're going to miss your chance.  
8 Okay, go ahead.

9 MS. JOHNSON: Good evening. I apologize  
10 for not signing up earlier but I wanted to respond to  
11 the --

12 CHAIRPERSON MITTEN: Would you tell us who  
13 you are?

14 MS. JOHNSON: Yes, my name is Louella  
15 Johnson. I'm the site manager for the  
16 Capper/Carrollsborg Community Support Service Program  
17 and I'm also a DC resident. And as an employee of  
18 Willow Creek City C, we are now recruiting for our  
19 minority workers' training program which is going to  
20 be training youth on construction trade programs, such  
21 as lead abatement, asbestos removal, CPR, things along  
22 those lines. So we are in the business of working to  
23 get these individuals trained so that they would be  
24 prepared to take advantage of these opportunities with  
25 the developers. And so I just wanted to let Mr.

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1 Jennings know that that is something that is in the  
2 process at this time.

3 CHAIRPERSON MITTEN: And do you remain in  
4 contact with the folks that have been relocated, so  
5 that they know that they have specific opportunities  
6 here?

7 MS. JOHNSON: Yes, ma'am, that is correct.  
8 We currently have 274 active clients and we are  
9 currently letting them know about the different types  
10 of services that we have. We have a partnership with  
11 CitiBank to help solve the financial literacy. We're  
12 working with the DC Finance Housing Agency to start  
13 homebuyers' education programs and we also have a job  
14 developer who works with the various developers as  
15 well as organizations throughout the District of  
16 Columbia to assist with employment opportunities for  
17 residents who are seeking jobs.

18 So we're working on the end to help get  
19 them familiar and get them trained so that they'll be  
20 able to do apprenticeship programs and to get  
21 employment opportunities with the construction and  
22 developers and we're also working with individuals to  
23 give various types of employments based on their skill  
24 level.

25 CHAIRPERSON MITTEN: Good to hear. Any

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1 questions for Ms. Johnson? Thanks for coming forward.

2 MS. JOHNSON: Thank you.

3 CHAIRPERSON MITTEN: Thanks. She needs to  
4 get witness cards, too. Okay, now we'll take  
5 testimony in opposition and I have one person that  
6 signed up in opposition, Janet Asher. And if there's  
7 anyone else who would like to testify in opposition,  
8 please come and take a seat at the table.

9 MS. ASHER: First of all, good evening,  
10 everybody and thank you. I'm not fully in opposition.  
11 In fact --

12 CHAIRPERSON MITTEN: Just state your name  
13 for the record, if you would?

14 MS. ASHER: Oh, my name for the record is  
15 Janet Asher. And I own the unit -- the house as  
16 Square 799, Lot 37. And I welcome this  
17 revitalization. I think it's wonderful. It  
18 definitely is something that is needed there and it  
19 has wonderful aspects. I have one very -- my main  
20 concern, though, is the parking. And in this -- and  
21 that's why my opposing of this is that in their  
22 request for modification, they are increase -- trying  
23 to increase overall residential density, even though  
24 it's a small amount, and reducing the parking ratio.

25 And I don't know -- I'm sure you've been

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1 there. Parking in that area has always been difficult  
2 as it is and I think that these -- that the garages  
3 and the way it was set up before where these units  
4 have garages, I think, they need them. And as much as  
5 it's an idealistic goal that you think that the  
6 purchasers are not going to own cars, I don't think  
7 it's very realistic.

8 I'm sure that there is going to be at  
9 least one car for every unit in the area. And so that  
10 is just one thing that I would really like the  
11 Committee to really address and look very closely at,  
12 because as having us sitting there now, parking is  
13 even difficult right now.

14 CHAIRPERSON MITTEN: Okay, thank you. Any  
15 questions for the -- thanks.

16 MS. JOHNSON: Thank you.

17 CHAIRPERSON MITTEN: Okay, anyone else?

18 Okay, Mr. Quinn, anything you'd like to close with?

19 MR. QUIN: I think tonight I will not even  
20 give a closing statement. Thank you.

21 CHAIRPERSON MITTEN: Okay, that's fine  
22 with us.

23 MR. QUIN: I think you've heard  
24 everything. It's in the record.

25 CHAIRPERSON MITTEN: Okay, and I don't

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1 think we're holding the record open for anything else.

2 So we'll put this on our agenda -- oh, Mr. Turnbull?

3 COMMISSIONER TURNBULL: I just had one  
4 question. In looking at the parking, I believe even  
5 with the decrease that you're asking for, you're still  
6 above --

7 MR. QUIN: We're 1.38 and in the R-5-B  
8 zone the requirement is -- if it's multi-family, it's  
9 one for each two units. If it's single family it's  
10 one for one. So we're above, substantially above the  
11 requirement.

12 COMMISSIONER TURNBULL: Thank you. I just  
13 wanted to clarify that.

14 CHAIRPERSON MITTEN: Uh-huh. So this  
15 would be on for our January meeting then, for decision  
16 making. Okay.

17 MR. QUIN: Unless you would like to vote  
18 tonight.

19 CHAIRPERSON MITTEN: I think we want to  
20 just -- those concerns that were raised we'd just like  
21 to digest them and --

22 MR. QUIN: I thought I would at least make  
23 the suggestion. Thank you.

24 CHAIRPERSON MITTEN: Okay, you wouldn't be  
25 doing your job if you didn't, Mr. Quin. All right,

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1 thanks to everyone for coming down tonight and  
2 enduring our little brief special public meeting at  
3 the beginning and we look forward to future phases of  
4 the project. Thank you.

5 (Whereupon, at 7:58 p.m. the hearing in  
6 the above-entitled matter concluded.)

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