





## I-N-D-E-X

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

6:40 p.m.

CHAIRPERSON MITTEN: This is a public hearing of the Zoning Commission of the District of Columbia for Monday, January 29, 2007.

My name is Carol Mitten, and joining me this evening are Vice Chairman Anthony Hood and Commissioners Mike Turnbull and Greg Jeffries, and we are expecting Commissioner Parsons shortly.

The subject of this evening's hearing is Zoning Commission Case No. 05-39, and this is a request by the Arch Diocese of Washington and Catholic Charities for approval of a consolidated planned unit development and related map amendment for property located at 116 T Street, N.E., which is known as Lots 114 and 115 in Square 3531.

Notice of today's hearing was published in the D.C. Register on October 20, 2006, and copies of that hearing announcement

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1 are available to you in the wall bin by the  
2 door.

3 This hearing will be conducted in  
4 accordance with the provisions of 11 DCMR,  
5 Section 3022, and the order of procedure will  
6 be as follows. First we'll take up any  
7 preliminary matters, and then we'll have the  
8 presentation of the applicant's case, report  
9 by the Office of Planning, reports by any  
10 other Government agencies, reports by the  
11 affected advisory neighborhood commission, in  
12 this case it's 5C, then we'll have  
13 organizations and persons in support, and then  
14 we'll have parties, organizations and persons  
15 in opposition.

16 The following time constraints  
17 will be maintained in the hearing. The  
18 applicant will have 35 minutes, organizations  
19 will have five minutes, and individuals will  
20 have three minutes. The Commission intends to  
21 adhere to these time limits as strictly as  
22 possible, in order to hear the case in a

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1 reasonable period of time.

2 The Commission reserves the right  
3 to change the time limits for presentations if  
4 necessary, and notes that no time shall be  
5 ceded.

6 All persons appearing before the  
7 Commission are to fill out two witness cards.  
8 They look like this. They are on the table by  
9 the door. On coming forward to speak to the  
10 Commission, we ask you to give your cards to  
11 the reporter who is sitting to our right  
12 before you take a seat at the table.

13 Please be advised that this  
14 proceeding is being recorded by the court  
15 reporter, and is also being webcast live.  
16 Accordingly, we ask you to refrain from making  
17 any disruptive noises during the hearing.  
18 When presenting information to the Commission,  
19 we ask you to take a seat at the table and  
20 then turn on and speak into the microphone,  
21 first stating your name and address. When you  
22 are finished speaking, we ask you to turn the

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1 microphones off, because they tend to pick up  
2 background noise.

3           The decision of the Commission in  
4 this case must be based exclusively on the  
5 public record, and to avoid any appearance to  
6 the contrary the Commission requests that  
7 persons present not engage the members of the  
8 Commission in conversation during a recess or  
9 at any other time.

10           If you have any procedural  
11 questions as the hearing proceeds, you can ask  
12 those of Ms. Schellin or Ms. Hanousek.

13           We ask you to turn off all beepers  
14 and cell phones at this time, so as not to  
15 disrupt the hearing.

16           I'd ask anyone who is planning on  
17 testifying this evening, you need to be sworn  
18 in, so I'd ask you to stand up, raise your  
19 right hand, and direct your attention to Ms.  
20 Schellin, and she'll administer the oath.  
21 That's anybody who is planning on testifying  
22 this evening.

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1 MS. SCHELLIN: Do you solemnly  
2 swear or affirm that the testimony you'll give  
3 in this evening's proceeding will be the  
4 truth, the whole truth, and nothing but the  
5 truth?

6 Thank you.

7 CHAIRPERSON MITTEN: Thank you.

8 We have a few preliminary matters  
9 before we start, and the first is that we have  
10 a request for party status from the Eckington  
11 Citizens for Responsible Development, as a  
12 party in opposition, and I just want to  
13 clarify -- well, first let's clarify whether  
14 or not we'll grant party status. I think the  
15 submission was complete in terms of meeting  
16 the test for party status, and I would move  
17 that we accept ECRD as a party in opposition  
18 in this case.

19 COMMISSIONER TURNBULL: Second.

20 CHAIRPERSON MITTEN: Is there any  
21 discussion?

22 All those in favor please say aye.

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1 (Ayes.)

2 CHAIRPERSON MITTEN: Any opposed?

3 Ms. Schellin.

4 MS. SCHELLIN: Staff will record  
5 the vote 4-0-1 to grant party status to  
6 Eckington Citizens for Responsible  
7 Development, as a party in opposition,  
8 Commissioner Mitten moving, Commissioner  
9 Turnbull seconding, Commissioners Hood and  
10 Jeffries in favor, Commissioner Parsons not  
11 present, not voting.

12 CHAIRPERSON MITTEN: Thank you.

13 I just want to clarify, the person  
14 who signed on behalf of the organization is  
15 Stephen White, is Mr. White here, and will you  
16 be speaking for the organization in terms of  
17 conducting cross examination?

18 MR. WHITE: No, I will not.

19 CHAIRPERSON MITTEN: Okay, would  
20 you come forward, and I need you to put on the  
21 record who will be handling that.

22 MR. WHITE: The --

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1 CHAIRPERSON MITTEN: Identify  
2 yourself for the record.

3 MR. WHITE: I'm sorry, Stephen  
4 White. Do you need my address?

5 CHAIRPERSON MITTEN: Sure.

6 MR. WHITE: Okay, 27 Todd Place,  
7 N.E.

8 CHAIRPERSON MITTEN: Okay, and who  
9 will be the principal spokesperson for the  
10 group?

11 MR. WHITE: Andrea Walker.

12 CHAIRPERSON MITTEN: Andrea  
13 Walker, okay, so she'll be conducting the  
14 cross examination.

15 MR. WHITE: That's right.

16 CHAIRPERSON MITTEN: Okay. And,  
17 just to clarify since you are up here, you had  
18 requested 60 minutes, and you'll have  
19 approximately the same amount of time as the  
20 applicant to make the presentation.

21 MR. WHITE: Thank you very much.

22 CHAIRPERSON MITTEN: Thank you.

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1                   And then just to clarify, we had  
2                   an individual who filed to testify as an  
3                   individual party, but I think, and in reading  
4                   that submission they just want their three  
5                   minutes. So, just to make it clear, we only  
6                   had one official request for party status.

7                   All right.

8                   MR. WHITE: Thank you.

9                   CHAIRPERSON MITTEN: Ms. Schellin,  
10                  did you have anything?

11                  MS. SCHELLIN: No, nothing else.

12                  CHAIRPERSON MITTEN: Mr. Quin, did  
13                  you have anything?

14                  MR. QUIN: No preliminary matters,  
15                  ma'am.

16                  CHAIRPERSON MITTEN: Okay. I did  
17                  want to just -- you may be going to include --  
18                  you may be going to address this in your  
19                  presentation, but I just wanted to clarify  
20                  this in case you don't, because it will affect  
21                  the questions that you get from the  
22                  Commission.

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1                   There's an issue that was raised  
2                   at set down by the Office of Planning, an  
3                   issue they raised in their supplemental  
4                   report, that has to do with the fact that  
5                   there are two lots here. And, there is a  
6                   number of different issues that arise. One is  
7                   that both lots appear to be included in their  
8                   totality in the application, but there's a  
9                   section, part of Lot 115 that's not addressed,  
10                  that we don't have much in the record about  
11                  the school, how it's oriented, where the  
12                  parking is, how that will be handled, that  
13                  section of the lot, in terms of landscaping  
14                  and so on. Then you have the new building  
15                  that will straddle Lot 114, so what's your  
16                  plan?

17                         MR. QUIN: The plan is Mr. Suer  
18                         will address that as part of his testimony.  
19                         He's an Urban Planner.

20                                 CHAIRPERSON MITTEN: Okay.

21                                 MR. QUIN: And, familiar with the  
22                                 Zoning regs.

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1 CHAIRPERSON MITTEN: Absolutely.

2 Okay, then I think we are ready to proceed.

3 MR. QUIN: May I proceed now?

4 CHAIRPERSON MITTEN: Yes, please.

5 MR. QUIN: Good, thank you.

6 Good evening, Madam Chairman and  
7 Members of the Commission. My name is Wayne  
8 Quin with Carolyn Brown of Holland and Knight.  
9 We represent the owner and applicant in this  
10 application.

11 This is truly an extraordinary and  
12 unusual PUD. It's designed and planned to  
13 provide 100 percent affordable housing for  
14 mixed, middle and lower-income residents, as  
15 will be described by our witnesses, 178 units.

16 The apartment building proposed in  
17 this PUD will meet and exceed high standards  
18 set by other housing developments in this  
19 City. The applicant has been working on this  
20 PUD for over two years, which, curiously, is  
21 roughly the same time you spent on  
22 inclusionary zoning.

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1                   We believe that the project that  
2 we have before you exemplifies what those  
3 regulations are all about.

4                   And, as you know, the thrust of  
5 most PUDs with housing components, as well as  
6 inclusionary zoning, has been -- the thrust is  
7 to include a relatively modest amount or  
8 percentage of affordable housing in a market  
9 rate project. But here, all of the housing  
10 will be affordable.

11                  Catholic Community Services, and  
12 I'll call them CCS from time to time as we  
13 proceed, has long recognized the need for  
14 safe, clean, attractive, affordable housing  
15 for the City's most vulnerable residents.

16                  As you will hear from our  
17 witnesses tonight, CCS began working with the  
18 City to transform a project originally  
19 conceived for 50 formerly homeless individuals  
20 into a residential development that our  
21 teachers, our nurse assistants, our dental  
22 hygienists, our civil servants, can afford,

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1 and approximately 70 percent of our project  
2 meets that range, in a neighborhood which is  
3 mainly market rate, but is increasing in its  
4 gentrification.

5 In the process of this case, it  
6 has become a model for mid-income level  
7 community buildings, and it boasts some  
8 wonderful features which you'll see, that the  
9 architects will describe, two interior  
10 courtyards, one a passive garden and the other  
11 for children, a library, a game room,  
12 underground parking and spaces in excess of  
13 demand, which can be used by the community,  
14 extensive landscaping, both in and around the  
15 site, and this is extremely important since it  
16 can be observed most readily by passerbys on  
17 the street.

18 The design has been refined since  
19 its been filed substantially, and also since  
20 you all last saw it. It now complements the  
21 neighborhood even more, with a reduction in  
22 the unit count, the lowering of height and

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1 FAR, changes in color and texture in the  
2 architecture, all of that will be explained by  
3 the architects. It's a project that offers  
4 stability to the residential qualities of this  
5 neighborhood.

6 As you know, no process before  
7 this Commission is easy, and we had a  
8 surprise, you remember, the last time. Just  
9 before the set down a landmark designation by  
10 DCPL, D.C. Preservation League, was filed, and  
11 I'm very pleased to -- that was nine months  
12 ago -- I'm very pleased to report, as you can  
13 tell from our pleadings as well, that with the  
14 help of the Office of Planning, the Historic  
15 Preservation Office, the applicant and the  
16 architects, worked diligently with DCPL to  
17 come up with a preservation solution that  
18 would accommodate the convent structure by  
19 moving it to the east and this housing  
20 project.

21 Under the agreement with DCPL, the  
22 convent structure will be moved to the east

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1 and incorporated into the new building. It's  
2 at the corner of Summit and T Street. And  
3 also as you'll see, there are a number of  
4 other preservation elements that are included  
5 in the agreement, and that agreement is set  
6 forth in Exhibit B to our pre-hearing  
7 statement. It's very extensive, and I submit  
8 that it would achieve more than actually a  
9 landmark designation process would normally  
10 achieve.

11 So, DCPL fully supports this, and  
12 I'd like to file for the record a letter from  
13 the D.C. Preservation League that signifies  
14 that support.

15 The applicant has also worked  
16 extremely hard with the entire community, and  
17 is pleased to have the support of the ANC,  
18 voted twice to support it, the Edgewood Civic  
19 Association, the Local Ecumenical Council, and  
20 other numerous area residents, and I'm sure  
21 I'm not including everybody in my specific  
22 naming of them, but there are many people here

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1 tonight in support. If you look at the green  
2 badges, and I submit there will be others,  
3 they are in here in support of this project.

4           Unfortunately, as you know, you  
5 can't always please everyone, and we still  
6 have some who do not fully embrace this  
7 project or our proposal. And, in fact, I'd  
8 like to say that I think in many ways  
9 opposition frequently tunes, fine tunes and  
10 improves a project, and I think it has in this  
11 case. We hope that they will embrace our  
12 proposal as they listen to us tonight.

13           I believe the opposition, in large  
14 part, is based on a misunderstanding about  
15 this project, and what the perceived impacts  
16 are in the community. This is not a Section  
17 8 housing project. It is not a drug  
18 rehabilitation center. The relative size of  
19 the building is consistent with and, in fact,  
20 lower than what could be built as a matter of  
21 right under existing zoning, and less dense.  
22 It has been sensitively designed to complement

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1 row houses and the other institutional  
2 buildings and larger buildings that are in  
3 close proximity to the subject property, and  
4 there will be ample garage space in excess of  
5 the demand, with the opportunity for neighbors  
6 and residents to use it to reduce on-street  
7 parking.

8 As to the comprehensive plan,  
9 that's set forth in detail in our statement.  
10 I only want to reference one section, and it's  
11 set forth in the Office of Planning's report  
12 at page 11, that's the policy of the plan that  
13 encourages the Zoning Commission to provide  
14 density bonuses and bonus incentives for low  
15 and moderate housing. That's Paragraph H1.27  
16 of the plan.

17 Also to make clear, as requested  
18 by the Office of Planning, the applicant  
19 hereby commits to entering into a first source  
20 agreement and LBOC agreement, which is not  
21 heretofore stated. So, we'll have to make  
22 sure that that's on the record, and that will

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1 be submitted prior to final action by this  
2 Commission.

3 We are ready to proceed with our  
4 witnesses, who will go into more detail with  
5 our project. we do have three experts, I  
6 didn't know whether you wanted to deal with  
7 the acceptance of expert testimony now. There  
8 are three people we offer. One is Logan  
9 Schultz, our architect, Iain Banks our traffic  
10 consultant, and Stephen Suer our urban  
11 planner, all of whom have appeared before this  
12 Commission and have qualified as experts.

13 CHAIRPERSON MITTEN: And, you were  
14 kind enough to include their resumes in the  
15 material that you submitted in advance, except  
16 for Mr. Banks.

17 MR. QUIN: Except for Mr. Banks,  
18 and I think that was submitted tonight.

19 CHAIRPERSON MITTEN: Okay. I  
20 think most members of the Commission know  
21 these gentlemen, is there any objection to  
22 accepting them as the experts in the fields in

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1 which they are proffered? Okay, then without  
2 objection, Mr. Quin.

3 MR. QUIN: Thank you. Our first  
4 witness is Ed Orzechowski representing the  
5 Catholic Community Services.

6 MR. ORZECZOWSKI: Good evening,  
7 Commissioners. I am Ed Orzechowski, President  
8 and Chief Executive Officer of Catholic  
9 Community Services. Catholic Community  
10 Services is one of the largest private social  
11 service organizations here in the Washington,  
12 D.C. area.

13 A new entity with a long history,  
14 Catholic Community Services brings together  
15 the expertise of four outstanding social  
16 service agencies with deep roots in our  
17 community, Catholic Charities, Incremental  
18 health, Lieutenant Joseph P. Kennedy  
19 Institute, serving people with developmental  
20 disabilities, and the Spanish Catholic Center.

21 Our mission is very simple, it's  
22 to help people to strengthen and rebuild their

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1 lives, by giving help that empowers them to  
2 achieve their goals and a hope that sustains  
3 them for the long term.

4 We believe in giving people the  
5 skills and strength to move through crisis,  
6 and from isolation to stability and to growth.

7 Through our 90 programs in the  
8 D.C. area and the surrounding Maryland  
9 counties, we serve nearly 120,000 each year,  
10 through a staff of over 800, and over 3,000  
11 volunteers. By far, the fastest growing  
12 request for our services is a request for  
13 emergency financial assistance for rent or  
14 utility payments from working people who  
15 simply cannot afford those escalating costs,  
16 like Valerie, a working mother with a five-  
17 year old son, who came to our office last week  
18 for rental assistance. For the past two  
19 years, her rent has increased now a total of  
20 30 percent, while her wages have increased a  
21 total of 6 percent. She fell behind in her  
22 rent and is now facing eviction.

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1                   Our mission, obviously, has  
2                   expanded to help people who are working simply  
3                   to deal with the high cost of living in our  
4                   region.

5                   A little on the background about  
6                   St. Martin's and its current use and its  
7                   evolution of today's plan. The former St.  
8                   Martin's Convent currently is an affordable  
9                   home for 17 individuals who have completed  
10                  counseling, are now gainfully employed, and  
11                  earn between \$16,000 and \$18,000 a year for  
12                  the most part.

13                  Leonard, who was a resident of St.  
14                  Martin's for almost two years, was previously  
15                  living in a 200-bed shelter, for almost a year  
16                  before coming to terms with his addiction.  
17                  With our assistance, he entered a drug  
18                  treatment program, was discharged to one of  
19                  our transitional housing facilities, secured  
20                  a job, is now earning a little over \$17,000 a  
21                  year.

22                  Despite the success of this

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1 program, we knew we could do better, and serve  
2 many more who needed our services. We also  
3 operate six transitional shelters for men and  
4 women who are coming to terms with their own  
5 challenges and problems, who are now working  
6 earnestly to seek employment. One of the  
7 biggest problems we have is, once they have  
8 succeeded, now earning a decent salary by  
9 their standards, for their own abilities and  
10 with the wages in which they were able to  
11 seek, are able to achieve, they simply cannot  
12 find housing that they can afford.

13 We also saw an enormous  
14 opportunity for the majority of staff at  
15 Catholic Community Services, who earn between  
16 \$28,000 and \$40,000 a year, more and more  
17 being forced out of the communities where they  
18 live and work simply because they can't afford  
19 the housing. These are our staff who serve  
20 people who are homeless, the resident  
21 counselors who serve people with severe mental  
22 illness or developmental disabilities, the

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1 teachers and aides in our daycare centers.

2 St. Martin's site proves to be an  
3 ideal opportunity, because it was both under  
4 developed and under utilized. There are  
5 currently two buildings on that site, the St.  
6 Martin's Convent, which I just alluded to, and  
7 the St. Martin's School, which is currently  
8 occupied by the City Lights Public Charter  
9 School.

10 We initially intended to demolish  
11 the Convent and construct a 225-unit apartment  
12 complex. Under our revised proposal, we will  
13 relocate that convent to a corner of the site  
14 and incorporate it in the new development's  
15 design, which now consists of 178 units. The  
16 City Lights Public Charter School will  
17 continue to operate as it currently does.

18 We clearly started with planning  
19 to build an additional 50 units, and now  
20 looking at 178 units. The project had grown  
21 and it was too large for Catholic Community  
22 Services to undertake on its own. And so,

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1 thanks to the generosity and support of Father  
2 Michael Kelly and the parishoners of St.  
3 Martin's Church, for all practical purposes  
4 they are donating this land on a long-term  
5 lease with Catholic Community Services.

6 The D.C. Housing Authority is a 20  
7 percent partner in this project, and has  
8 committed \$3.5 million to help in the  
9 construction serving those 50 individuals who  
10 will be very low income.

11 This development will be financed  
12 with tax credits and tax exempt bonds provided  
13 by the D.C. Housing Authority -- D.C. Housing  
14 Finance Agency, I'm sorry. Other District  
15 agencies are providing an additional \$7  
16 million.

17 As a requirement of tax credits,  
18 the new project can accommodate only  
19 individuals and families earning no more than  
20 60 percent of the annual adjusted median  
21 income, and what does that mean? The adjusted  
22 median income for this region is currently

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1 \$90,300 for a four-person household. 60  
2 percent of that is \$54,000.

3           Aside from the income requirements  
4 of this project, this project will be run and  
5 operated as any market rate facility, any  
6 market rate apartment building, with strict  
7 scrutiny of applicants, with credit checks,  
8 criminal background checks and the like.

9           This means we will be providing  
10 affordable housing for our City's nursing  
11 assistants, daycare and private school  
12 teachers, radiation technicians, construction  
13 managers, locksmiths, dental hygienists,  
14 physical therapy assistants, human resource  
15 managers, bus drivers and the like.

16           Again, 70 percent of the units  
17 will serve those working individuals and  
18 families, and the balance, as I said earlier,  
19 for the very low income earning between, on  
20 average, \$16,000 to \$18,000 a year.

21           We knew we needed to proceed with  
22 this project, meeting with our neighbors and

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1 the community at large, and we actively  
2 involved the neighborhood in designing the  
3 building. We had participation from the  
4 Edgewood and Bloomingdale Civic Associations,  
5 all nine churches at the Local Ecumenical  
6 Council and both of the ANC single-member  
7 representatives whose district bordered the  
8 site. We wanted to make sure everyone was  
9 informed of our goals, and fully understood  
10 our mission.

11           Neal Drobenare, our Project  
12 Manager, who was formerly with the D.C.  
13 Housing Authority, spearheaded the efforts to  
14 meet with neighbors, solicit their input, and,  
15 hopefully, gain their support for this  
16 ambitious project.

17           We had two presentations to the  
18 Edgewood Civic Association, three  
19 presentations to the Local Ecumenical Council,  
20 five community design meetings, three days of  
21 door-to-door communications with neighbors, an  
22 open meeting at City Lights School, one at

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1 McKinley Tech, three presentations to the ANC,  
2 two presentations to Eckington Civic  
3 Association, and two negotiation sessions with  
4 Eckington Civic Association.

5           Throughout the over 18-month  
6 process, since we have been engaged with the  
7 community, we addressed issues of density and  
8 height, parking and traffic. Our witnesses  
9 will detail these further, but based on the  
10 community input that we had over this period  
11 of time we reduced the number of units by over  
12 20 percent, from the original design of 225,  
13 we increased the parking ratio to far above  
14 apartment standards and requirements, changed  
15 the facade to better reflect the character of  
16 the surrounding area, and moved the convent  
17 building to maintain what was deemed to be an  
18 historical landmark, and that at an additional  
19 cost of \$1.5 million.

20           We entered into a Memorandum of  
21 Understanding with the Edgewood Civic  
22 Association and nine members of the Local

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1 Ecumenical Council. The purpose of the  
2 Memorandum of Understanding was to help set  
3 standards for the project and how it would be  
4 operated after completion, and in that process  
5 also formalize a steering committee that will  
6 be formed once completed.

7 In addition to the normal  
8 complexities and concerns of some of the  
9 community, as Mr. Quin indicated historic  
10 landmark application was filed with the  
11 Historic Preservation Review Board by the D.C.  
12 Preservation League. After extensive  
13 negotiation, we reached an agreement with  
14 DCPL, providing for extensive preservation  
15 commitments, including design review and the  
16 withdrawal of the landmark designation  
17 application. As Mr. Quin referenced, a copy  
18 of this agreement has been filed with the  
19 Commission.

20 We are very happy to have  
21 widespread support as a result of our efforts,  
22 and at the same time, despite our best

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1 efforts, we know we cannot please everyone.  
2 We believe it's an extraordinary project that  
3 will go a long way in solving the housing  
4 needs of our middle-income residents and some  
5 very low-income residents.

6 with the rapid gentrification in  
7 the neighborhood, this project is dedicated to  
8 ensure that it will maintain some degree of  
9 mixed income housing.

10 We are also pleased with the  
11 support of this project by the Office of  
12 Planning, and thank their planners for their  
13 assistance on this project and their guidance,  
14 on how to best deal with neighborhood  
15 concerns. We have strong support in the  
16 community, including the ANC.

17 We have tried to respond to those  
18 who oppose the project, and for the most part  
19 feel that their opposition is generated by  
20 misunderstanding of the high standards which  
21 will govern occupancy of this mixed-income  
22 residential endeavor.

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1 I am happy to answer any questions  
2 that you might have before going on to any  
3 other witnesses.

4 CHAIRPERSON MITTEN: We'll hold  
5 our questions til the end.

6 Thank you.

7 MR. QUIN: Thank you.

8 Our next witness will be Logan  
9 Schultz, Architect, to describe the project  
10 physically and the landscape plan specifically  
11 as well. I'll ask him to go faster if he can.

12 MR. SCHULTZ: Oh, okay.

13 Good evening, my name is Logan  
14 Schultz, I'm with the offices of Grimman  
15 Parker. Sue Haynes, Project Architect, is  
16 also here with me. We'll be glad to answer  
17 questions afterwards.

18 I'll run through the design that  
19 we did. Before you, the first exhibit here is  
20 the area map of the site, North Capitol is  
21 running south here, Rhode Island just above  
22 the site, McKinley High School is right down

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1 here, and this is Todd, Summit and T Street.  
2 The Metro is over to the far left here.

3 Looking at the site, talking --  
4 looking at the top left one here, is the  
5 Convent that's there now that we are now  
6 moving over to the corner of T and Summit. As  
7 you can see, it sits quite up on this hill  
8 about 14 feet. When we go over to Todd  
9 Street, you can see the existing Quonset Hut,  
10 you will notice that the slope of the hill  
11 comes down to the curb, there's no sidewalk,  
12 and there are no street trees. The City  
13 Lights School is just beyond.

14 Again, in the middle of the  
15 picture here is the site, the building will  
16 take the entire piece here. The Convent,  
17 which is located here, will be moved down to  
18 Summit and T. Going around real quickly, we  
19 have townhouses on Todd. this is Todd and  
20 Summit looking down the hill towards McKinley.  
21 Number three is McKinley down at T and Summit.  
22 Again, this is the Convent, another picture of

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1 McKinley, this is looking back up at the  
2 Convent, up T Street. This is the City Lights  
3 from T Street, and then this is the City  
4 Lights from Todd. And again, back Quonset  
5 Hut, the picture you just saw, and this is  
6 Todd Street with the townhouses on the other  
7 side.

8           We also included this picture to  
9 show that in the immediate neighborhood there  
10 are also a lot of larger four and five-story  
11 buildings. Right up here in number seven,  
12 this is 3rd and T, we've got a three story  
13 first at Todd and Lincoln, and then down here,  
14 of course, at 2nd and T is McKinley High  
15 School.

16           Before we start any design, of  
17 course, we look to see what's in the  
18 neighborhood. We looked at the townhouses, we  
19 looked at the existing buildings looking for  
20 clues, so that the building will blend, and  
21 these were -- it was a very rich, rich, varied  
22 architecture in the area, very colorful, lots

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1 of different styles, great palette to work  
2 with.

3 Move on to the site plan, at the  
4 top of the page here is Todd, Summit and T.  
5 You can see across the street the two schools,  
6 McKinley and here's the City Lights, and you  
7 can see that we are actually creating a  
8 transition between this very large-scale  
9 institutional product over to the housing,  
10 and, of course, City Lights here on the side.

11 We have pulled the building back a  
12 little bit off of Todd and back a little bit  
13 off of T. It allowed us to get a little more  
14 landscaping in here. The intent was to put  
15 walk-ups all the way around to imitate the  
16 buildings in the surrounding. The building is  
17 an E shape. this was to face south, to allow  
18 sun to get into these inner courts. We have -  
19 - actually, there are four courtyards, four  
20 plazas, two large ones that are low, and two  
21 higher ones. These are the upper ones, the  
22 upper terraces, and these are the lower ones.

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1 All of this is on top of the parking garage.  
2 The parking garage follows this entire shape  
3 of the building.

4 This also gives us views to the  
5 south and, obviously, let's sun into the  
6 courtyards. It will be lots of plantings,  
7 some larger trees, but mostly small trees with  
8 lots of small leaves and color.

9 The loading area is over here on  
10 the west side. The entry to the garage is  
11 here off of T Street. Both of these are at  
12 this end. We pushed them as far away from the  
13 school as possible, and from T and Summit.  
14 We'll follow, the street trees will follow  
15 around the site, picking up much like a  
16 typical Washington street with large shade  
17 trees, and then as you look along T Street  
18 here you'll see there will be smaller shrubs,  
19 and bushes, and smaller trees with color,  
20 deciduous trees that will in the different  
21 seasons give us color, but also create a  
22 little more personality for each unit. And,

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1 of course, some of the people will personalize  
2 their landscaping also as you go around the  
3 building here at their walk out.

4 This is some images of the plaza  
5 the way we'd like to see it. These are four  
6 plazas in Washington. The lower right one  
7 here is one of the smaller plazas that will be  
8 for the children, and they are separate and up  
9 on a two-story piece. The center courts will  
10 be more like this, again, seeding areas, some  
11 pavers, but then lots of planting and grass.

12 This is an enlarged plan of the  
13 first floor, and this is also the same level  
14 as the courtyards. Again, at this point the  
15 building is a figure eight. It's the floors  
16 above where it steps back to become an E  
17 shape, and this allows us, of course, to get  
18 the light into the court. There's only this  
19 one-story piece to the plaza, which is right  
20 here and here.

21 The parking garage, as I said  
22 earlier, follows the entire perimeter of the

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1 building above. You can see on Summit we have  
2 the walk-out units here, and over in this  
3 corner is the Convent, and then along T are  
4 more walk-outs with the main entrance here to  
5 a two-story lobby to the main gang of  
6 elevators, and also entry from the garage to  
7 this main lobby. Everything very secure, card  
8 readers to get in and out, and again, over  
9 here is the entry to the garage which will  
10 have limited access based on card access.

11 And, loading is over here. You  
12 will note that we had asked for leniency with  
13 the loading area. Right now, this is shown as  
14 30 feet. However, if a 55-foot truck ever  
15 were to park here, and we don't envision any,  
16 because most of these people come with little  
17 Ryder trucks, the distance to the curb is 60  
18 feet, so if a truck ever did come here, and we  
19 don't envision any, if they did this is a  
20 place for them to park.

21 This is the typical second floor  
22 and upper levels, and this is where it becomes

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1 an E shape. Again, we have these open to the  
2 light, the sun can get in, and also views to  
3 the south.

4 We have these nodes for sitting in  
5 the corridor, and I'll show you a picture of  
6 a typical apartment building that we do. The  
7 doors are recessed at each apartment, to allow  
8 for personalization, and there's a little  
9 packet shelf there for them to dress as they  
10 want.

11 Here is our loading elevator here.  
12 Again, this is the two center elevators.

13 There is laundry on each floor, as  
14 well as a trash room that goes to a trash  
15 chute and then to a compactor.

16 Cross section through this site,  
17 this would be through T Street and Todd, here  
18 are the townhouses up on this hill. We are  
19 cutting the hill down to bury the parking.  
20 You'll notice that on Todd Street the parking  
21 is totally buried, and on T Street, where the  
22 parking is out of the ground, we've in front

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1 of it placed the walk-ups.

2           You'll also see the two-story  
3 plaza for the children, which is elevated.  
4 This is on the south side here on T, and here  
5 is the main plaza right in the center with the  
6 four stories of housing here and in the  
7 background, and again, there's the parking.

8           This is McKinley High School, and  
9 you'll see that the transition actually works  
10 very well from the height of this building  
11 right on through down to the housing, existing  
12 housing.

13           We had met with the community.  
14 One of the things they requested was, after  
15 viewing some of our earlier exhibits, that  
16 they did not want this to be -- to look like  
17 one big giant building. They wanted it to  
18 feel like the rest of the neighborhood, and so  
19 with this design, and you can see on Todd, we  
20 used a townhouse module and it works well with  
21 the walk-up also, and it gives the feeling of  
22 walk-ups to a townhouse, not unlike the rest

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1 of the City.

2 As we move to T Street, you'll  
3 see, this is the two-story space I was talking  
4 about where the children will have their  
5 plaza, and the main plazas are down behind  
6 these two areas. This is the building in the  
7 back, so the apparent height on T Street is  
8 just these three pieces. The Convent is on  
9 the corner here, and it's still elevated a  
10 little bit, not unlike it was originally,  
11 although the hill is somewhat smaller right at  
12 the corner of Summit and T.

13 This is the City Lights building.

14 This is the view along Summit.

15 This is the Convent, and the building is  
16 attached to it. We have this -- link to allow  
17 a Convent to be perceived as its original  
18 style, and then we start the townhouse motif,  
19 again, with the walk-ups all the way up to  
20 Todd. This elevation right here is the  
21 elevation right next to the City Lights, so  
22 it's very close to that. And then, as we get

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1 closer to T we start picking up more detail.

2 This is a view looking up Todd,  
3 just kind of giving an image of the townhouse  
4 motif again, and on the right here is some  
5 details trying to use very residential-looking  
6 windows, details, some Victorian, some are  
7 suppressed with pseudo turrets, and change in  
8 color in brick detail, as well as different  
9 kinds of gables.

10 To mimic, these are pictures of  
11 walk-ups, actually, more up towards Northwest,  
12 but ones that we thought were appropriate to  
13 the scale of what we are trying to do.

14 And, this is similar to the rear  
15 of the building that we propose -- excuse me,  
16 the front of the building, which would be the  
17 main entrance.

18 This is a blow up of the public  
19 areas. You'll see starting over here on the  
20 left, those are vending and laundry. We also  
21 have a computer lab, a library, and then above  
22 the library is a gazebo for sitting out. We

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1 move to the meeting room, which will fit from  
2 40 to 60. Here's the two-story space with the  
3 monumental stair, cafe and lounge, a billiards  
4 room, game room. And, over here off the plaza  
5 is the exercise area, which have Nautilus and  
6 treadmills.

7 And, looking out then on this  
8 beautiful courtyard it will be fully  
9 landscaped. There are some bay windows here,  
10 which will give seating.

11 The corridor at this point kind of  
12 inundates to allow for seating, and for  
13 meeting, and places for displays, display  
14 cases for activities that people are doing.

15 This is one of our projects. This  
16 is a view down into the lobby that we propose,  
17 the overlook from the second floor looking  
18 down into the lobby that faces on T Street.

19 The upper left will be a typical  
20 corridor. All these pictures are from  
21 apartment buildings that we've designed,  
22 again, showing the recess for the doors which

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1 are down here. There's a little light sconce  
2 by each. There's a package shelf at each  
3 door.

4 This is the cyber cafe, here it is  
5 with the billiards table, and here is another  
6 view of another kind of a cyber cafe, and  
7 again, a meeting room. Library, typical  
8 library with a computer station, fireplace,  
9 and again, a meeting room.

10 Another view down into the lobby.  
11 Again, these are all proposed based on type of  
12 buildings that we do. Here is just a  
13 billiards room. We tried to really play it up  
14 with actual pictures to get people in the mood  
15 for playing pool.

16 And, that's it. I'll pass it on.

17 MR. QUIN: Madam Chairperson, I'd  
18 like to move, I think at this point in view of  
19 the time limitations we will not call our  
20 traffic consultant, especially because DoT, we  
21 understand, has filed a report this evening  
22 supportive of the application. Frankly, I

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1 haven't read it all, but I understand it's  
2 supportive. So, I'd like to call Mr. Suer to  
3 answer, specifically, those questions which I  
4 think can be answered fairly quickly, and to  
5 give a few other observations from an urban  
6 planning standpoint.

7 CHAIRPERSON MITTEN: Thank you.

8 MR. SUER: Good evening, Madam  
9 Chair, Members of the Commission.

10 For the record, my name is Stephen  
11 Suer, the Director of Zoning and Land Use  
12 Services with the law firm of Holland and  
13 Knight. A few observations, as Mr. Quin  
14 called them.

15 Property is presently zoned R-4  
16 and the proposal is to zone it R-5-B. Both of  
17 those are generally considered moderate  
18 density residential zones, and would be  
19 consistent, or not inconsistent, with the  
20 designation on both the existing comprehensive  
21 plan generalized land use map and the proposed  
22 future land use map, which designate the site

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1 and much of the surrounding area for moderate  
2 density residential development.

3 As we've indicated before, under  
4 the R-5-B district the matter of right height  
5 is 50 feet, the PUD guideline is 60 feet, we  
6 are at 56 feet, so right in the middle there.  
7 The matter of right FAR is 1.8, the PUD  
8 guideline is 3, we are at 2.64.

9 As the Chair indicated in the  
10 opening statement, and as the application and  
11 the materials reflect, this property now  
12 consists of two record lots, 114 and 115. We  
13 would propose to consolidate those into a  
14 single record lot, but create two, I'll  
15 loosely call them, zoning lots, one for the  
16 new construction of the residential building  
17 and one which would accommodate the existing  
18 City Lights School.

19 The computations that are part of  
20 the application include the City Lights School  
21 in what is shown here, both in terms of FAR  
22 and in terms of lot occupancy. The school is

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1 included in those computations, so when we say  
2 2.64 FAR that's 240,000 square feet, 20,000 or  
3 slightly in excess of 20,000 square feet is  
4 the school building itself.

5           And, as to lot occupancy, those  
6 numbers are cited in the computations included  
7 in the application, and I want to note as to  
8 occupancy, at the lowest level of this project  
9 we are at -- we exceed the 60 percent  
10 permitted under R-5-B, and again, that  
11 includes the school site. At the lowest  
12 level, we are at 74 percent. the lowest  
13 level, if you recall the drawings that Mr.  
14 Schultz just went through, includes a parking  
15 deck which, essentially, covers the whole site  
16 west of the line that -- sorry, east of the  
17 line that divides the school from the  
18 apartment building, and because it is above  
19 the level of the main floor, the main floor  
20 being where the principal entrance is located,  
21 it counts in our occupancy.

22           As you may also remember, it's

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1 partially buried back into the hill as you go  
2 up towards Todd Place. When you get to the  
3 second floor and above, we are at 60 percent.  
4 So, technically, we need relief on that first  
5 floor where we have the residential units that  
6 line Summit Place and T Street, but above the  
7 -- the next floor up we meet the 60 percent  
8 lot occupancy permitted by the regulations.

9           The one other area that we need  
10 some relief on is the requirement for the  
11 loading berth, as indicated an apartment  
12 building with more than -- with 50 or more  
13 units requires one 55-foot berth, we have a  
14 30-foot berth which could actually accommodate  
15 a somewhat larger truck without blocking the  
16 street right of way, but we think that a 30-  
17 foot berth is what is likely to be needed in  
18 a building of this size and type, and the size  
19 of units that are included herein.

20           As noted in the plans that we've  
21 submitted, we have a mix of units that  
22 includes efficiencies, junior one bedroom, one

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1 bedroom, two bedroom, and three bedroom units,  
2 for a total of 178 units. As noted earlier,  
3 all of these units will be affordable in the  
4 sense that 50 units will be for very low  
5 income households, and the remaining 128 will  
6 be for households making up to 60 percent of  
7 the area median income. When viewed on its  
8 own, that is in itself a mixed income project,  
9 but when viewed in the larger context of the  
10 neighborhood, where the neighborhood is,  
11 essentially, a community of market rate houses  
12 where the increase in prices and values have  
13 been going up fairly significantly over the  
14 last couple of years, this will be one of the  
15 few remaining, if it is approved and built,  
16 units of low and moderate income housing in  
17 the neighborhood.

18 With respect to the public  
19 benefits and project amenities, again, we have  
20 housing, we have affordable housing, we have  
21 the historic preservation of the Convent, we  
22 have the on site amenities for building

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1 residents, including the meeting rooms, the  
2 computer labs, the exercise rooms, the  
3 interior courtyards, the streetscape  
4 improvements and so forth, and as Mr. Quin  
5 indicated at the outset we will also be  
6 involved in the first source and local  
7 business employment programs, and we'll have  
8 memorandums of agreement on those too.

9           With respect to the comprehensive  
10 plan, as Mr. Quin noted, there are some  
11 specific pieces of the housing element of the  
12 existing comprehensive plan that talk about  
13 encouraging the private sector to meet housing  
14 needs through the development of in-fill  
15 housing that suggests the Commission should  
16 provide zoning incentives as appropriate to  
17 developers prepared to build low and moderate  
18 income housing, and that PUDs should be used  
19 to encourage the construction of additional  
20 single and multi-family housing at suitable  
21 locations. We also deal directly with the  
22 requirements and suggestions and policies of

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1 the historic presentation element.

2 I think in my view what we have  
3 here is a fairly reasonable tradeoff between  
4 additional density, which is all residential,  
5 and, in fact, all affordable housing, for the  
6 benefit of the City as a whole, and,  
7 obviously, for the people who will reside in  
8 that housing, and I think that that is  
9 something which the PUD regulations,  
10 specifically, provide for and encourage, and  
11 I believe this is a project worthy of your  
12 approval.

13 MR. QUIN: Mr. Suer, just one  
14 other question. In terms of the flexibility  
15 for parking to serve the neighbors in excess  
16 of our required parking and demand.

17 MR. SUER: What we have is a  
18 situation where for 178 units the Zoning  
19 Regulations for R-5-B require parking at the  
20 rate of one for two. I used to be able to do  
21 that in my head, but I think that works out to  
22 be 79 -- 89 -- see, I can't do it in my head

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1 anymore either -- 89 parking spaces.

2           We have 109 accessible parking  
3 spaces, most full size, a few compacts. We  
4 have 19 additional stack spaces along the  
5 north wall of the garage, along Todd Place.  
6 Our best estimates of what the real parking  
7 demand for this building would be, would be  
8 somewhere in the vicinity of 90 or so spaces,  
9 based on what we estimate the car ownership is  
10 likely to be for households having the income  
11 levels that are going to be part of this  
12 project.

13           To the extent that there are  
14 excess parking spaces not used by the  
15 residents of this building, we would like the  
16 ability to make those spaces available for  
17 rent to persons in the neighborhood who would  
18 like to rent them. This is going to be a  
19 rental project that will have the opportunity  
20 to adjust that obviously, if demand for  
21 parking on the part of residents increases  
22 over time we will have to reduce the available

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1 number of spaces that could go to residents in  
2 the community, but if we have excess parking  
3 that's not being used we don't want it to sit  
4 there, and we understand that there may be  
5 demand in the neighborhood for people who  
6 would like to be able to rent a space, so we'd  
7 like to be able to accommodate that.

8 MR. QUIN: Just for the record,  
9 Madam Chairperson and Members of the  
10 Commission, I'll reference two Zoning  
11 Commission orders where that same situation  
12 was permitted. One is Zoning Commission Order  
13 No. 304, dealing -- a January 12, 2004  
14 decision for Belmont Street, and the other one  
15 is Zoning Commission Case No. 04-13, of March  
16 14, 2005, and that related to property and  
17 1200 to 1224 R Street, N.W.

18 And, that completes our direct  
19 presentation. We would be glad to answer any  
20 questions that you have, or any party has.

21 CHAIRPERSON MITTEN: Thank you. I  
22 suspect we are going to have a few.

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1 Questions from the Commission?

2 Mr. Hood?

3 VICE CHAIRMAN HOOD: Thank you,  
4 Madam Chair.

5 Mr. Quin, I like you, you  
6 definitely do your homework. I don't know if  
7 I remember those two cases, I may not have  
8 been on the Commission at that time, but  
9 anyway -- no, I know I was here -- I know I  
10 was here.

11 Let's see, Mr. Quin, you  
12 mentioned, I think earlier in your statement,  
13 that there's a misunderstanding. Help me with  
14 what the misunderstanding is. You may have  
15 mentioned it, but help me refresh my memory.

16 MR. QUIN: Well, I think what you  
17 will find and what you may hear is, there has  
18 been some discussion, and, really, you know,  
19 I'm just representing this because I can't  
20 give testimony, but represent that what we  
21 understand some of the opposition to go to is  
22 that maybe people that are formerly homeless

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1 at the lower rate, lower income rate, may not  
2 be blending in with market rate housing as  
3 prices have gone up.

4 Stated another way, and maybe the  
5 worst way, is that some people who are not  
6 able to make money for various different  
7 reasons are somehow not as good -- do not make  
8 as good neighbors. And, I think that that's  
9 a misunderstanding here for many reasons, but  
10 one of which is that the screening and the  
11 attributes of this particular program, it's  
12 not a situation where it's just unsupervised,  
13 it's a very taut ship and it will be -- these  
14 neighbors will be great neighbors we believe,  
15 and fit right in with the community.

16 VICE CHAIRMAN HOOD: Okay. I see  
17 you are going to enter the First Source and  
18 LBOC, you all are accepted applicants.

19 MR. QUIN: Yes, that's correct.

20 VICE CHAIRMAN HOOD: You know my  
21 old speel about making sure that we give the  
22 pool, especially with the First Source and

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1 LBOC, make sure we give adequate notice to  
2 DOES and LBOC to make sure that the District  
3 residents have a pool, so when we get to that  
4 point we won't say, and I know you've heard me  
5 say this before --

6 MR. QUIN: Yes.

7 VICE CHAIRMAN HOOD: -- we won't  
8 say we don't have a pool. So, as much advance  
9 notice as we can do on that, I would greatly  
10 appreciate.

11 MR. QUIN: Yes.

12 VICE CHAIRMAN HOOD: I'm just  
13 asking in this case.

14 MR. QUIN: Well, we will want to  
15 do that because it's also partly funded by  
16 DCHA, as a partner I guess you would call it  
17 in this matter, so that's an additional  
18 requirement for us.

19 VICE CHAIRMAN HOOD: Okay. I'm  
20 not sure who to direct this question to, but  
21 when I was reading the submittals, one of the  
22 concerns that I had was, we are already trying

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1 to -- and let me just say this, when we did  
2 the IZ, the income ranges and everything I was  
3 told that it was not reachable, and here we  
4 are a month or two later with a case in front  
5 of us where I see some of the numbers that I  
6 was looking at when we were doing the IZ. So,  
7 I applaud the applicant. I don't know where  
8 this case is going to end up or how it's going  
9 to end up, but I applaud the applicant for  
10 bringing something forward to where I felt we  
11 should have been anyway. But, when I saw  
12 \$16,000 to \$18,000 income for a certain type  
13 of unit, that's even -- the threshold, the  
14 income is even lower than what I asked for  
15 during the IZ. I was trying to get to \$30,000  
16 a year, but I see we've gotten even lower, so  
17 I applaud the attempt. I'm not sure what's  
18 going to happen with it, but I applaud the  
19 attempt.

20 Let me just ask this, though,  
21 keeping in context with what I just mentioned.  
22 \$43, and I read this, I think it may have been

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1 in the planning report, \$43 monthly for rental  
2 of a parking space, when you start adding on  
3 \$43 rental for a parking space, and you start  
4 -- and I want to make sure we keep this  
5 affordable -- and you start adding -- is there  
6 some type of association fee, and I didn't see  
7 that if it was in the submittals, no  
8 association fee.

9 MR. ORZECOWSKI: There are no  
10 plans for association fees.

11 VICE CHAIRMAN HOOD: So, upkeep is  
12 going to be governed how?

13 MR. ORZECOWSKI: Through the  
14 rents.

15 VICE CHAIRMAN HOOD: Oh, so that's  
16 going to be included in the rents.

17 MR. ORZECOWSKI: Included in the  
18 rents. The only additional planned fee is the  
19 parking.

20 VICE CHAIRMAN HOOD: Parking.  
21 And again, applicants have to  
22 qualify. Do they have to qualify?

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1 MR. ORZECHOWSKI: Applicants have  
2 to qualify as having at or below 60 percent of  
3 the AMI.

4 VICE CHAIRMAN HOOD: Okay. And,  
5 \$16,000 to \$18,000 a year income, I forgot for  
6 which type of unit, but is that a hard, fast  
7 rule? That's going to happen?

8 MR. ORZECHOWSKI: Yes. Of the 178  
9 units, 50 are for individuals making at or  
10 below 30 percent AMI, and that is \$18,000 per  
11 year.

12 VICE CHAIRMAN HOOD: Okay. And, I  
13 may have missed the MOU, you entered into an  
14 MOU with Edgewood. Edgewood and Eckington,  
15 and I can ask this later, which civic  
16 association areas are they in? I know it's  
17 not in both, and it's nice to have a courtesy,  
18 obviously, that you are working with both.  
19 And, I think we've had this issue in that  
20 neighborhood once before, which civic  
21 association actually is it in?

22 MR. ORZECHOWSKI: I really can't

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1 answer that question.

2 VICE CHAIRMAN HOOD: I'll ask it  
3 later.

4 Now, the plaza is going to be open  
5 just for occupants of the site, am I correct,  
6 the plaza, the open area?

7 MR. ORZECOWSKI: The only way to  
8 access the plaza is directly through the site.

9 VICE CHAIRMAN HOOD: And, the  
10 meeting area is not for community use, it's  
11 for the residents' use.

12 MR. ORZECOWSKI: It is for  
13 residents' use, but if the Resident Council  
14 would like to open it up for periodic  
15 community meetings we would not object.

16 VICE CHAIRMAN HOOD: Now, can  
17 somebody help me, show me the relationship  
18 between the entrance to McKinley Tech and the  
19 entrance to the garage, I believe it's a  
20 little further up the street. I know where  
21 the entrance to the garage is, you showed us  
22 that.

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1 MR. SCHULTZ: For the record,  
2 Logan Schultz, with Grimman Parker again.

3 Turning to the exhibit that shows  
4 the site plan, and if you can see it, the  
5 garage entrance is here off of T, and McKinley  
6 is down here, and here's that road --

7 VICE CHAIRMAN HOOD: That's the  
8 entrance into the McKinley Park?

9 MR. SCHULTZ: Right, that's the  
10 road into McKinley.

11 VICE CHAIRMAN HOOD: Now, your  
12 entrance to the garage is at the top of the  
13 hill, I believe, right?

14 MR. SCHULTZ: Pardon?

15 VICE CHAIRMAN HOOD: Your entrance  
16 to your garage is at the top of the hill.

17 MR. SCHULTZ: No. Well, it's -- T  
18 does kind of rise up here, but, yes, it's  
19 right here.

20 VICE CHAIRMAN HOOD: But, I'm  
21 saying, that's kind of at the incline.

22 MR. SCHULTZ: Yes.

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1                   VICE CHAIRMAN HOOD: That's kind  
2 of up at the top.

3                   MR. SCHULTZ: Yes.

4                   VICE CHAIRMAN HOOD: So, if I'm  
5 coming down that hill, if I'm going on T  
6 Street -- let's go back, let me just, if I'm  
7 coming down the hill on T Street, I guess  
8 that's going east.

9                   MR. SCHULTZ: East, you've got to  
10 east, this way.

11                  VICE CHAIRMAN HOOD: Right. If  
12 I'm going east, and I want to make a left into  
13 -- and this may be for your traffic expert,  
14 Mr. Quin, if I want to make a left into the  
15 garage, and I have a car coming westbound on  
16 T Street, what traffic mitigation measures,  
17 and maybe this is for your -- because to me,  
18 it seems like if I'm flying up T, things may  
19 have changed, I went to school there matter of  
20 fact, so things may have changed since I was  
21 in school, people maybe are driving a lot  
22 slower now, but when I was going there we were

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1 driving a lot faster, and a lot of your  
2 students drove to school.

3 MR. SCHULTZ: I can't comment on  
4 how fast you were driving, but --

5 VICE CHAIRMAN HOOD: I'm being  
6 real here.

7 MR. SCHULTZ: -- but I can say  
8 that T Street is one way eastbound.

9 VICE CHAIRMAN HOOD: Oh, it's one  
10 way east now. Well, they've made some changes  
11 since '82, I believe. It's one way east.

12 MR. SCHULTZ: That's what --

13 CHAIRPERSON MITTEN: Okay, we are  
14 going to get it clarified, we don't need a  
15 group answer.

16 MR. SCHULTZ: We should clear that  
17 up with the traffic consultant, because it  
18 varies in terms of time of the day.

19 VICE CHAIRMAN HOOD: The time,  
20 right, I saw that, it changes, and that was  
21 one of the things in the DDoT report, they  
22 asked from certain times, I don't know when

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1 it's one way and when it's two way, certain  
2 times, but that's still accommodating with the  
3 garage.

4 CHAIRPERSON MITTEN: Shall we get  
5 Mr. Banks up here now?

6 VICE CHAIRMAN HOOD: Well, I'm  
7 going to have more discussion, because a lot  
8 of us haven't had the time to really think  
9 through the DDoT report.

10 MR. QUIN: Yes, and I haven't seen  
11 in detail the report either.

12 VICE CHAIRMAN HOOD: So, that will  
13 be a question for later. We don't necessarily  
14 need to ask it, because that's a question I'm  
15 curious about, as far as depending upon the  
16 time, school lets out, and making sure that we  
17 have the precautionary cautions in place,  
18 cautionary measures in place, for the  
19 residents who are going to be in that traffic  
20 path. So, I'm just going to ask DDoT, I mean  
21 not DDoT, but your traffic expert, Mr. Banks.

22 Now, another thing, and then I'm

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1 going to yield to my colleagues, the height.  
2 I think I read where it's going to be  
3 excavated down?

4 MR. QUIN: That's correct, and it  
5 will be -- there are two interesting factors  
6 here. One is, as you know in R-5-B you  
7 measure to the top of the roof, and in R-4 you  
8 measure to the ceiling. So, in effect, a  
9 person can build in an R-4 district the 40  
10 feet to the ceiling plus the roof, and Logan  
11 can show a diagram which indicates where, as  
12 a matter of right, an R-4 building can go.  
13 He's showing it now, versus the height of our  
14 proposed building with excavation.

15 VICE CHAIRMAN HOOD: Okay.

16 Thank you, Madam Chair.

17 CHAIRPERSON MITTEN: Do we have  
18 that in front of us yet, that particular  
19 section? That drawing isn't numbered on your  
20 screen.

21 MR. QUIN: We have a series of  
22 plans that incorporate all updated exhibits

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1 tonight.

2 CHAIRPERSON MITTEN: A9, is that  
3 something you submitted tonight, because we  
4 don't have that yet.

5 MR. QUIN: No, that's a previous  
6 submittal.

7 CHAIRPERSON MITTEN: Oh, okay.

8 MR. QUIN: We do have updated  
9 drawings.

10 CHAIRPERSON MITTEN: Do you have  
11 that -- oh, okay, great, we are getting them.

12 Other questions from the  
13 Commission?

14 COMMISSIONER TURNBULL: Madam  
15 Chair?

16 CHAIRPERSON MITTEN: Mr. Turnbull.

17 COMMISSIONER TURNBULL: Mr.  
18 Orzechowski, I just had a question. You had  
19 said earlier, and it's supported by the  
20 documents, that DCPL will pull back its  
21 requirement for landmark status on this.

22 MR. ORZECHOWSKI: Correct, they

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1 have withdrew their application.

2 COMMISSIONER TURNBULL: And, but  
3 there is some language, you are going to have  
4 to go before them to review -- the plans are  
5 going to have to be reviewed further for them.

6 MR. ORZECHOWSKI: Well, they did  
7 review the plans in terms of particularly how  
8 the Convent was to be connected in order to  
9 maintain sort of the wholeness of the Convent,  
10 so they did review the plans that we have  
11 submitted.

12 COMMISSIONER TURNBULL: You don't  
13 have to go back before them and make sure that  
14 there's no changes to what you do as the  
15 drawings get finalized?

16 MR. ORZECHOWSKI: I can't answer  
17 that question. Somebody else might need to.

18 MR. QUIN: My understanding is  
19 that under the agreement, when the plans reach  
20 95 percent there's another opportunity for  
21 DCPL to review.

22 COMMISSIONER TURNBULL: Okay,

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1 thank you.

2 Next, on the school site, is there  
3 anything being done on the school site,  
4 landscaping, is that sort of just the end of  
5 what we are doing on the PUD? Is there  
6 anything going on? There's nothing that we  
7 have that shows anything is happening on the  
8 school site.

9 MR. SCHULTZ: Logan Schultz again  
10 for the record.

11 We are right now just showing  
12 landscaping on our property, on the  
13 residential building. This is the school  
14 right here.

15 COMMISSIONER TURNBULL: Okay. So,  
16 there's nothing on that property at all that  
17 you are looking to address grade-wise or  
18 anything? There's nothing happening on that  
19 site?

20 MR. SCHULTZ: Not at this time.  
21 One of the concerns that we had at one time  
22 was keeping that building in operation, and so

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1       although we did look at some schemes of  
2       renovating or doing work with it, we decided  
3       in the end to leave the building alone.  They  
4       didn't have any place to relocate to.

5                   But, you make a good point,  
6       though, about the landscaping.  We have not  
7       addressed that.

8                   COMMISSIONER TURNBULL:  Okay, I  
9       was just curious.

10                   CHAIRPERSON MITTEN:  Before you  
11       leave that particular point, is it true,  
12       because the plans show the school and that  
13       western part of the site very lightly, so my  
14       eyesight isn't what it used to be, is it  
15       asphalt to the south of the school?

16                   MR. SCHULTZ:  That's correct.

17                   CHAIRPERSON MITTEN:  Okay, and  
18       where is the parking for the school, because  
19       Mr. Suer noted that the density is included  
20       for the school in the overall calculation, the  
21       lot occupancy is included, but I didn't see  
22       the parking requirement included.

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1 MR. SUER: The school was built,  
2 the school building was built prior to 1958,  
3 it doesn't actually have a parking  
4 requirement.

5 CHAIRPERSON MITTEN: But, people  
6 need to park.

7 MR. SUER: Well, under the Zoning  
8 Regulations it does not have a parking  
9 requirement.

10 CHAIRPERSON MITTEN: Okay, well  
11 then humor me and tell me where the people are  
12 going to park.

13 MR. SUER: One of the things that  
14 was under consideration was, perhaps, having  
15 some of the people park in the excess spaces  
16 in the building, but we have not reached a  
17 formal determination of that.

18 CHAIRPERSON MITTEN: What would  
19 the demand be from the school for that?

20 MR. SUER: Sixteen spaces I'm  
21 told.

22 CHAIRPERSON MITTEN: Okay. And,

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1 where do the teachers and staff park now?

2 MR. SUER: Between the school  
3 building and the Convent building there is a  
4 paved area. It's not particularly well line  
5 striped, in fact, I don't know that it's  
6 striped at all, but it is an area where  
7 parking occurs.

8 CHAIRPERSON MITTEN: Okay, thank  
9 you.

10 Sorry, Mr. Turnbull, keep going.

11 COMMISSIONER TURNBULL: Okay,  
12 thank you.

13 Well, just carrying on with that,  
14 wouldn't that eat up most of your excess  
15 parking then for residents? Sixteen more onto  
16 89 is your requirement, it brings you up to  
17 105.

18 MR. SUER: Yes, we're at somewhere  
19 between 110 and 130, 128, something like that.

20 COMMISSIONER TURNBULL: Oh, okay.

21 MR. SUER: So, we have some.

22 COMMISSIONER TURNBULL: Okay.

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1 Well, let me, Mr. Schultz, getting back,  
2 carrying on, maybe you can talk a little bit  
3 more about what you call the two-story plaza  
4 for children.

5 MR. SCHULTZ: Sure.

6 COMMISSIONER TURNBULL: What the  
7 connection is, what they do, how they get up  
8 there. I see it on the plan, but I'm not sure  
9 --you are talking about the roof terrace?

10 MR. SCHULTZ: Yes, these are -- if  
11 you look at the second floor, they would come  
12 up the elevator and go down this corridor to  
13 the west terrace, and then they could go down  
14 this corridor to the east terrace. And again,  
15 we wanted to create some separation between  
16 them and the main plazas, and we didn't want  
17 the reverberation so we kind of put them on  
18 the edge, so it wouldn't be as noisy.

19 COMMISSIONER TURNBULL: What is  
20 the -- what type of a roof surface are we  
21 looking at on the terrace then?

22 MR. SCHULTZ: We would probably

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1 use a paver system that would allow water to  
2 drain down through the cracks, like a Hastings  
3 paver type system, with waterproofing down  
4 below.

5 COMMISSIONER TURNBULL: No  
6 landscaping at all up there?

7 MR. SCHULTZ: There will probably  
8 in that area, because of the heavy use by the  
9 children --

10 COMMISSIONER TURNBULL: Are we  
11 looking at games up here?

12 MR. SCHULTZ: -- yes, games, we'll  
13 probably have some things marked out on the  
14 paving for them. We'll probably put some  
15 plants, maybe in a planter or something.

16 COMMISSIONER TURNBULL: Primarily  
17 use during the day time?

18 MR. SCHULTZ: Yes, and some  
19 umbrellas maybe for the parents to watch, but  
20 the intent is to give them a playing area  
21 that's not down in the plaza area where we  
22 have, you know, our nice ornamental plants,

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1 and so trying to give them a play area, but  
2 not down with this.

3 COMMISSIONER TURNBULL: But, it's  
4 structured play, it's not free, can people go  
5 up there any time, or is it a structured use?

6 MR. SCHULTZ: I don't -- at this  
7 time, they could go up there at any time.  
8 There will definitely be guard rails at the  
9 appropriate height.

10 COMMISSIONER TURNBULL: Parapet  
11 height.

12 MR. SCHULTZ: Yes, I would assume  
13 even -- we would put them even higher than the  
14 42-inch code requirement, we'll probably put  
15 them up to five feet, so that the kids can't  
16 climb out of there. But, it will be a nice  
17 decorative fence, because that is the front of  
18 the building.

19 COMMISSIONER TURNBULL: What's the  
20 connection at that east roof terrace where the  
21 Convent is? There's a porch roof there, but  
22 there's also -- it looks like you can travel

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1 into that too. Is that primarily as an  
2 egress?

3 MR. SCHULTZ: I'm sorry, are you  
4 looking -- which plan are you looking at?

5 COMMISSIONER TURNBULL: I'm  
6 looking at A4, the terrace plan level two.

7 MR. SCHULTZ: Okay.

8 COMMISSIONER TURNBULL: At the  
9 Convent section, there's some steps that go up  
10 to the porch, which you'd think would be just  
11 available to the units in the Convent, but it  
12 looks like you can actually go all the way  
13 through there.

14 MR. SCHULTZ: Yes, right now on  
15 the Convent there is an old porch that is on  
16 the west side of the Convent, and we were --  
17 it will be within two risers or so of the  
18 terrace deck, so that would allow people to  
19 exit the deck. We need two means of egress  
20 from the deck.

21 COMMISSIONER TURNBULL: So, it's  
22 not an entrance.

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1 MR. SCHULTZ: No, the intent was  
2 that you come from the elevators. It would be  
3 merely a means of egress, second means of  
4 egress from that raised plaza, or terrace,  
5 excuse me.

6 COMMISSIONER TURNBULL: Now, it  
7 looks like you are adding an elevator into the  
8 Convent, which won't serve the Convent, but it  
9 actually will serves the rest of the facility.  
10 Is that what I'm seeing, next to the  
11 mechanical room? It looks like there's a  
12 smaller elevator.

13 MR. SCHULTZ: Yes, yes, there's a  
14 very small elevator there.

15 COMMISSIONER TURNBULL: What is  
16 that for then?

17 MR. SCHULTZ: It's a dumbwaiter.

18 COMMISSIONER TURNBULL: Oh, it's a  
19 dumbwaiter.

20 CHAIRPERSON MITTEN: Okay, we are  
21 going to have testimony from the young lady  
22 from your firm she's going to need to be on

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1 the record.

2 MR. SCHULTZ: Okay. That was Sue  
3 Hains from our office, the Project Architect  
4 who was prompting me.

5 CHAIRPERSON MITTEN: As long as we  
6 -- but we have to get it on the record, so  
7 either you say it or she gets on the --

8 MR. SCHULTZ: Yes, that is a  
9 dumbwaiter, and the intent is to bring up  
10 materials and supplies that would service the  
11 plantings and the deck.

12 COMMISSIONER TURNBULL: So, it's  
13 only service.

14 MR. SCHULTZ: It's just service.

15 COMMISSIONER TURNBULL: Just  
16 service, okay.

17 That's all the questions I have  
18 right now.

19 CHAIRPERSON MITTEN: Thank you,  
20 Mr. Turnbull.

21 Anybody else?

22 Mr. Jeffries, would you like to go

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1 next?

2 Okay, Mr. Parsons?

3 COMMISSIONER PARSONS: All right.  
4 Mr. Schultz, I want to look at the T Street  
5 elevation if we could a minute.

6 MR. SCHULTZ: Yes, sir.

7 COMMISSIONER PARSONS: And, I'm  
8 following up with what Mr. Turnbull was  
9 talking to you about. On the roof terrace on  
10 the right, or the east, it seems to have a  
11 trellis up there.

12 MR. SCHULTZ: That's correct.

13 COMMISSIONER PARSONS: And, some  
14 plant materials, some plants sketched in, and  
15 then the one on the left doesn't have a  
16 trellis but it has plant material.

17 MR. SCHULTZ: That's correct, but  
18 it does have -- there will be, you can't see  
19 it, but there's a gazebo further back.

20 COMMISSIONER PARSONS: Oh, so do  
21 you have a plan of that roof terrace, or just  
22 the A4, which shows a grey area? I mean, is

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1 there any sort of plan that you could share  
2 with us or produce?

3 MR. SCHULTZ: I think you have to  
4 go to the site plan.

5 COMMISSIONER PARSONS: And, that  
6 would be?

7 MR. SCHULTZ: Which is the drawing  
8 that I have up on the screen, I'm not sure  
9 what number that is.

10 COMMISSIONER PARSONS: oh, okay,  
11 now I'm understanding it. So, these  
12 structures, or white rectangles and circles on  
13 the east?

14 MR. SCHULTZ: That's the play  
15 equipment for the -- on the east one, those  
16 are the play equipments.

17 COMMISSIONER PARSONS: I see.

18 MR. SCHULTZ: And, there will be  
19 some sort of paving pattern for games on the  
20 left, there on the left, the west terrace, you  
21 see the gazebo is that octagonal structure,  
22 which will allow people just to sit out there.

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1                   And then, it will just be  
2 plantings.

3                   COMMISSIONER PARSONS: All right,  
4 that's helpful.

5                   Then, if we could go to A3, which  
6 is a blow up of the courtyards, there's a note  
7 there that runs across the middle of each,  
8 saying "See landscape plans for drawings in  
9 this area." Are there some landscape plans  
10 that we don't yet have?

11                  MR. SCHULTZ: They are L2 and L3  
12 in your package, is the large description.  
13 They are brightly colored.

14                  COMMISSIONER PARSONS: Oh, I'm  
15 sorry, I guess I don't have those. I'll look  
16 those over then. Okay.

17                  So then, if we could go to -- oh,  
18 that's why I don't have them -- in the far  
19 west -- northwest corner, there's a facility  
20 of some kind, it has a transformer in it, and  
21 when we look at the Todd Place elevation it  
22 appears as an appendage, if you will. There

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1 it is on the lower right.

2 MR. SCHULTZ: Yes.

3 COMMISSIONER PARSONS: What's  
4 going on there, and why does it have to be  
5 located here? Help us with that, will you?

6 MR. SCHULTZ: They are the  
7 transformer location for the building, and  
8 they were to be enclosed in a brick screen  
9 wall.

10 COMMISSIONER PARSONS: Oh, so they  
11 have to be that large? I mean, it's  
12 surprising that you need this amount of space  
13 for that.

14 MR. SCHULTZ: It's based on our  
15 other buildings this size, that's about what  
16 they are, two transformers, that's about --  
17 they are usually 5x5, they need about two feet  
18 of clearance between them. They have doors in  
19 the front of them that PEPCO or the electric  
20 company needs to get into.

21 But, it's screened from the  
22 street.

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1                   COMMISSIONER PARSONS: And, in  
2 there as well is an emergency generator shown  
3 on A2, they have to be co-located, is that it?

4                   MR. SCHULTZ: Yes.

5                   COMMISSIONER PARSONS: So, that  
6 results in a structure that's 24 feet long and  
7 ten feet wide I guess.

8                   MR. SCHULTZ: You are correct.

9                   COMMISSIONER PARSONS: And, none  
10 of this could be located on the roof?

11                   MR. SCHULTZ: The transformers  
12 have to be located by code within ten feet of  
13 an active driveway or paved area for the  
14 electric company to pick the equipment up.  
15 So, it would have -- it has to be remain on  
16 the ground somewhere around the perimeter of  
17 the site.

18                   COMMISSIONER PARSONS: So,  
19 bringing it down in the vicinity of the  
20 loading dock, so it's not facing the street,  
21 I suppose they need access at all times, and  
22 PEPCO is probably driving this rather than

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1 you, I guess?

2 MR. SCHULTZ: Yes. We kind of  
3 went off their recommendation, and that was  
4 the street they wanted us to come off of.

5 COMMISSIONER PARSONS: All right.  
6 That's all I have.

7 CHAIRPERSON MITTEN: Mr. Jeffries?

8 COMMISSIONER JEFFRIES: Thank you,  
9 Madam Chair.

10 I'm going to start off, and I  
11 think I'm going to butcher your name here, Mr.  
12 Orzechowski, is that close? I'm trying to  
13 figure out the development program, and the  
14 reason for 100 percent affordability.

15 First of all, let me get an  
16 understanding about just historically what has  
17 the Archdiocese done in the way of housing  
18 development in the D.C. area? Has it  
19 typically been this type of product?

20 MR. ORZECHOWSKI: Most of the  
21 housing development through different  
22 agencies, for example, Victory Housing is

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1 mostly affordable for elderly and frail  
2 elderly.

3 COMMISSIONER JEFFRIES: You said  
4 mostly?

5 MR. ORZECOWSKI: Mostly through  
6 Victory Housing.

7 COMMISSIONER JEFFRIES: Oh, okay.

8 MR. ORZECOWSKI: Catholic  
9 Community Services has a number of projects  
10 that include single-room occupancy facilities,  
11 transitional shelters, and emergency shelters.  
12 We serve approximately 1,600 homeless and  
13 formerly homeless individuals every day.

14 COMMISSIONER JEFFRIES: So, you've  
15 not done any market rate housing, that's just  
16 not been --

17 MR. ORZECOWSKI: We have not done  
18 any market rate housing.

19 COMMISSIONER JEFFRIES: Yes, okay.

20 In conversations you had with  
21 District agencies beyond the Office of  
22 Planning, did you speak to anyone at the

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1 Deputy Mayor's Office of Planning and Economic  
2 Development?

3 MR. ORZECOWSKI: I personally  
4 have not.

5 COMMISSIONER JEFFRIES: Okay, and  
6 was there ever -- I mean, having worked at  
7 NCRC previously I do know there was a strong  
8 attempt by the District, and not just with  
9 NCRC, but also with the Deputy Mayor's Office,  
10 to really try to achieve mixed income  
11 developments, where you had 70 percent market  
12 rate, 30 percent affordability, or 80/20, or  
13 whatever the mix might be.

14 So, in all your conversations with  
15 the City, you've never heard of such a policy?

16 MR. ORZECOWSKI: The  
17 conversations that we've had with some  
18 District officials, basically, have discussed  
19 this entire neighborhood as having shifted  
20 dramatically in terms of its income. This  
21 really would be one of the few opportunities  
22 for really providing mixed income in this

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1 neighborhood.

2 COMMISSIONER JEFFRIES: But, you  
3 are not really displacing anyone, because this  
4 site is not currently housing.

5 MR. ORZECOWSKI: This site is  
6 currently housing 17 formerly homeless men at  
7 the current St. Martin's Convent.

8 COMMISSIONER JEFFRIES: Okay.

9 MR. ORZECOWSKI: But, that is  
10 all.

11 COMMISSIONER JEFFRIES: That's  
12 all, so that's all that would end up being  
13 displaced. Okay.

14 So, had there ever been a look at,  
15 perhaps, doing more scattered site housing?  
16 I mean, does the Archdiocese have other  
17 locations where they could, perhaps, look at  
18 having less concentration of low and mod  
19 income housing?

20 MR. ORZECOWSKI: There may be  
21 other opportunities that we might look at in  
22 the future. This really was the first

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1 opportunity that we really saw as an enormous  
2 opportunity, and pursued it at this point in  
3 time.

4 COMMISSIONER JEFFRIES: Okay. And  
5 then, about supportive services, now can you  
6 just give me a list of the supportive services  
7 that would be part of this overall  
8 development, or are there any?

9 MR. ORZECOWSKI: All of the  
10 residents certainly would have access to the  
11 array of services of Catholic Community  
12 Services, but, specifically, on site we will  
13 have a resident case manager there, that will  
14 be available primarily for the 50 very low  
15 income individuals, but also available for any  
16 of the residents on site.

17 COMMISSIONER JEFFRIES: Okay. I  
18 think my other questions are for Mr. Schultz.

19 I'm trying to -- this looks  
20 somewhat like a campus to me. It seems to turn  
21 inward, and not really be part of the overall  
22 community. I see that you've worked really

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1 hard in terms of trying to articulate the  
2 elevations, to really mimic some of the  
3 housing styles throughout. I think you've  
4 probably tried a little too hard, but that's  
5 just one person's opinion.

6 But, I'm trying to understand,  
7 particularly, the courtyards, those courtyards  
8 are solely for the residents. How -- I'm  
9 trying to get a sense of what are the benefits  
10 of the surrounding community to this  
11 development? I mean, the housing -- oh,  
12 perhaps, I probably should go back to Mr.  
13 Orzechowski here for a minute, but just  
14 typically in a site planning, it just seems to  
15 me that this site plan seems to be working  
16 inward and not outward.

17 I see all the uses that are along  
18 -- is that T Street, yes, T Street, it just  
19 seems to create some sort of wall, and then  
20 beyond that you have the courtyards, and I'm  
21 just -- can you just walk me through, you  
22 know, this impression that I have?

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1                   MR. SCHULTZ: Logan Schultz for  
2 the record again.

3                   Absolutely, you know, I see your  
4 point. It was something we really thought  
5 about, though. That was one of the reasons  
6 adding the walk-ups all the way around the  
7 perimeter of the building, we felt not only  
8 disguised the garage, but that was part -- our  
9 attempt to take the building and let it bleed  
10 into the street, to activate it. In other  
11 words, instead of just a building with -- let  
12 me go to one of the elevations here -- instead  
13 of just having a building with a wall with  
14 windows, they have doors, and little patios,  
15 and steps, and it's not unlike other walk-ups  
16 anywhere. So, it's much like a street  
17 anywhere in Washington.

18                   Now, going to the plazas, there  
19 was an attempt, because we need to keep these  
20 safe and we need to keep them secure and  
21 watched, to keep them only available to the  
22 residents, so that they can go out at any

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1 hour. We actually looked at one time, we have  
2 a scheme where we had steps that lead from  
3 outside, that you could walk up into the  
4 plaza, and, basically, everybody told us, no,  
5 that's just asking for a problem.

6 So now, the only way to get to  
7 them is through the building, and through a  
8 regulated secure access.

9 Now, on the T Street again, we  
10 tried to do the same thing, to energize it.  
11 Now, it's only two stories in several of the  
12 areas right in front of the plaza. And, lots  
13 of windows on the second floor to show, you  
14 know, the events, the activities inside, you  
15 can see in, what's happening.

16 And again, on the lower level in  
17 the walk-up portion, there will be doors  
18 straight to the street with, you know, with  
19 little sidewalks, and bushes, and shrubs, just  
20 like any other townhouse.

21 COMMISSIONER JEFFRIES: It might  
22 be helpful for me to, you know, get some blow

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1 up of the pedestrian experience, walking along  
2 T Street. I saw it -- I thought I saw it along  
3 Todd.

4 MR. SCHULTZ: This picture right  
5 here is intended, this is an image of  
6 something like we planned. It's, let's see --

7 COMMISSIONER JEFFRIES: And,  
8 that's todd Place, right?

9 MR. SCHULTZ: Yes, these --

10 COMMISSIONER JEFFRIES: Yes.

11 MR. SCHULTZ: -- are on Todd, or  
12 on Summit. T is more -- well, there's a  
13 little bit of a curve there to that. The main  
14 entrance to the building, of course, is in the  
15 center, but then you go to the east and the  
16 west, and again, there's more walk-ups.

17 I go to the site plan, you can  
18 see, I guess you can see some of the little  
19 sidewalks with the plantings outside their  
20 front door, you know, on this west -- all  
21 along here, because they actually have little  
22 front yards.

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1                   COMMISSIONER JEFFRIES: Okay. So,  
2 if I'm walking along T Street, I don't  
3 experience a wall.

4                   MR. SCHULTZ: There are lots of  
5 voids and solids and so forth, so there's a  
6 lot of activity articulation and so forth,  
7 yes.

8                   COMMISSIONER JEFFRIES: Okay. And  
9 then, about Todd Street, what does that look  
10 like? I see your perspective there.

11                  MR. SCHULTZ: Again, there's more  
12 little sidewalks coming out from the walk-ups  
13 onto Todd, trees, shrubs, their front yards.

14                  COMMISSIONER JEFFRIES: Yes, A8,  
15 it looks -- the Todd Place perspective, I  
16 mean, it looks like there's a line there, it  
17 might just be the illustration.

18                  MR. SCHULTZ: I think that's just  
19 the illustration. If you look at --

20                  COMMISSIONER JEFFRIES: I mean, it  
21 just looks rather flat.

22                  MR. SCHULTZ: -- if you look at

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1 the elevation you can see, it's really quite  
2 varied when you look at the Todd Street  
3 elevation on A6.

4 COMMISSIONER JEFFRIES: What  
5 percentage of the elevations will have vinyl  
6 siding?

7 MR. SCHULTZ: Just a second.  
8 We'll have to get you that information.

9 COMMISSIONER JEFFRIES: Okay.  
10 Let's see, and, Mr. Schultz, do you know of  
11 another project in the District of this size  
12 and scale, beyond whether it's affordable,  
13 market rate, that is similar, that's a project  
14 that's of this size and scale, that sort of  
15 landed into an existing R-4 community, that  
16 looks like this? Perhaps, it might be -- I'm  
17 just trying to think of examples where you  
18 would have a development such as this that is  
19 a new development within an existing R-4  
20 community of this size and scale.

21 MR. SCHULTZ: Off the top of my  
22 head no. We've done several, Hope 6, Wheeler

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1 Creek, Capitol Gateway, those we took down a  
2 lot of the neighborhood to put the new  
3 buildings in, but I don't know of one where  
4 it's an R-4 where we've put a building into  
5 the R-4 fabric, except for maybe North Capitol  
6 at Riggs. That's a smaller building, it's not  
7 this size.

8 COMMISSIONER JEFFRIES: Can we go  
9 to A4? I'm trying to figure out, these corner  
10 units that face the courtyard, are those  
11 units, or what are those?

12 MR. SCHULTZ: They are two-bedroom  
13 units. Let's just take this unit in the  
14 northwest corner.

15 COMMISSIONER JEFFRIES: Yes.

16 MR. SCHULTZ: That's a two  
17 bedroom, here's a bedroom, bedroom, and a  
18 living/dining, and there's the kitchen.

19 COMMISSIONER JEFFRIES: Oh, so all  
20 those corner units are two bedrooms?

21 MR. SCHULTZ: Yes.

22 COMMISSIONER JEFFRIES: Okay.

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1 Okay, thank you very much, thank you, Madam  
2 Chair.

3 CHAIRPERSON MITTEN: Thank you.

4 I just want to pick up on a couple  
5 things. What Commissioner Jeffries was asking  
6 for, I think, in terms of the pedestrian  
7 experience, I think what would be helpful is  
8 on each of the sides, it's hard to -- it's  
9 hard to glean exactly from the drawings where  
10 the sidewalk elevation is, relative to the  
11 elevation that we are looking at. And so, the  
12 pedestrian experience is, the person who is  
13 walking on the sidewalk, what are they going  
14 to see. So, if you can submit something for  
15 the record that would illustrate that more  
16 clearly on each of the sides that would be  
17 helpful.

18 MR. QUIN: Would that be in a plan  
19 view?

20 CHAIRPERSON MITTEN: There's --

21 COMMISSIONER JEFFRIES: I'd like  
22 it in perspective.

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1 MR. QUIN: Plan view?

2 CHAIRPERSON MITTEN: On A8, the  
3 enlarged elevation where it shows the body  
4 next to the tree, so you can see what their  
5 experience is. Now, I don't know how you show  
6 the body moving along the sidewalk, but if you  
7 could show the elevation of the sidewalk  
8 somehow so that we could see. Do you see what  
9 I'm talking about?

10 MR. SCHULTZ: Yes, yes.

11 COMMISSIONER JEFFRIES: But,  
12 excuse me, Madam Chair, but I would like to  
13 see a perspective of that, just how one -- I  
14 mean, elevations are, you know, we don't  
15 experience the world like that.

16 CHAIRPERSON MITTEN: Right.

17 I wanted to deal with a couple of  
18 the issues that have been raised by folks that  
19 are in opposition.

20 One of the main concerns is the  
21 fact that the building is too large. And, I  
22 don't think we have any submissions in the

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1 record that deal directly with the issue of  
2 what's across the street. For instance, we  
3 have, in the courtyard section, the old A9,  
4 which is the November 18, 2005 A9, and the  
5 courtyard section we got tonight, the building  
6 that's across whatever it is to the right-hand  
7 side, the building is a different size in the  
8 two depictions. The old elevation shows the  
9 building, that's the grey building on the  
10 right-hand side, is at a different elevation  
11 relative to the project.

12 So, if we could get on all sides,  
13 you know, an exhibit that is focused on the  
14 relationship with the surrounding properties  
15 on each elevation, I think that would be  
16 helpful, instead of the buildings just kind of  
17 sneaking in at the periphery.

18 I wondered if, Mr. Quin was  
19 mentioning the fact, and I'll take a shot at  
20 it, Mr. Orzechowski, talking about the fact of  
21 the manner in which the building would be  
22 operated. But, I'm concerned, and, believe

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1 me, I know the Catholic church has a lot of  
2 staying power, and I don't question that, but  
3 I think we need to capture in the order how  
4 this -- you know, what standard you intend to  
5 maintain in terms of the operation of the  
6 building, so that should something happen in  
7 terms of the ownership changing over time,  
8 that the neighbors could be assured that the  
9 same standard that you are advancing now will  
10 be maintained throughout the life of the  
11 project. so, that's just an additional  
12 submission that I would ask for.

13 And then I think, perhaps, it  
14 wouldn't be inappropriate to have -- oh,  
15 before we bring Mr. Banks up, I don't think we  
16 have a roof plan, unless we got one tonight,  
17 perhaps. Is that the closest we have?

18 MR. SCHULTZ: Yes, that's the roof  
19 plan.

20 CHAIRPERSON MITTEN: Okay. Where  
21 is the air conditioning equipment, all that  
22 stuff, going to be housed?

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1 MR. SCHULTZ: This is Logan  
2 Schultz again. Each unit will have its own  
3 incremental unit. It will be a heating and  
4 air conditioning in each -- every apartment  
5 will have its own. There's a little closet  
6 that will have the unit.

7 The large space, there will be  
8 about six split systems, and the outdoor unit,  
9 the air conditioning unit, will be placed on  
10 the ground or, actually, we haven't really  
11 decided where to put them yet, we've looked,  
12 certainly, at hiding them in the terrace, on  
13 the plaza, maybe one or two there, and then  
14 maybe one or two on the upper plaza, and then  
15 maybe one or two between the City Lights and  
16 the apartment building.

17 They are about 30 inches high, and  
18 about 28 inches in diameter, and they would  
19 handle the air conditioning of the corridors,  
20 but only the public spaces have anything that  
21 you will see outside.

22 We are going to disguise the

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1 grills in the bump outs, so that they will be  
2 sticking out as a bump out, they will be  
3 coming out of the side of the bump out.

4 CHAIRPERSON MITTEN: Would you  
5 describe that -- would you be more explicit in  
6 describing, the grills are going to be  
7 disguised in the bump outs, what exactly do  
8 you mean by that?

9 MR. SCHULTZ: It doesn't sound  
10 like a very good architectural term, does it?

11 CHAIRPERSON MITTEN: No, you are  
12 generally speaking my language, I just don't  
13 get it.

14 MR. SCHULTZ: Let's see. If we  
15 look at this elevation right here, this  
16 building has these reverse gables, dormers,  
17 and in the side, in the side where it bumps  
18 out, there is enough room that we can place a  
19 grill that will hide the mechanical unit.  
20 There will probably be some cases where there  
21 may be a grill facing out on the street, but  
22 every apartment will have approximately --

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1 will have a grill that's about 28 inches wide  
2 by 34 inches high.

3 CHAIRPERSON MITTEN: I think I'd  
4 want to see that on the elevation.

5 MR. SCHULTZ: And, they'll be  
6 colored to match the -- either the brick or  
7 the siding, whatever they are in.

8 CHAIRPERSON MITTEN: I think we  
9 need to see that on the elevation.

10 MR. SCHULTZ: Okay.

11 CHAIRPERSON MITTEN: On the  
12 elevations, I should say.

13 Did you have something to add?

14 COMMISSIONER TURNBULL: I was just  
15 going to concur, I would like to see that.

16 COMMISSIONER JEFFRIES: Madam  
17 Chair, are you done?

18 CHAIRPERSON MITTEN: I wanted to  
19 bring Mr. Banks up, but if you had something  
20 before we do that.

21 COMMISSIONER JEFFRIES: Just a  
22 question. Vice Chair Hood started off his

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1 comments about being happy to see a portion of  
2 the housing dedicated for households making 30  
3 percent of area median income. And, I just  
4 wanted you to say for the record how you were  
5 able to achieve that.

6 MR. ORZECHOWSKI: We were able to  
7 achieve it largely through the partnership  
8 with the D.C. Housing Authority. They gave us  
9 a \$3.5 million commitment to develop this  
10 project, as well as they'll provide subsidy in  
11 order to meet the basic levels if the  
12 individual's income does not meet that.

13 These are, again, the 50 that we  
14 are talking about are the 17 that are  
15 currently residing there at St. Martin's, you  
16 know, times three.

17 COMMISSIONER JEFFRIES: Was there  
18 any -- I heard that there was a ground lease?

19 MR. ORZECHOWSKI: There is a  
20 ground lease with St. Martin's Church,  
21 correct.

22 COMMISSIONER JEFFRIES: So, was

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1 there any subsidy tied to the ground lease?

2 MR. ORZECHOWSKI: The only subsidy  
3 tied to the ground lease was the current  
4 income that we are paying to St. Martin's  
5 Church, which is \$12,000 a year that we are  
6 paying for the rental of the St. Martin's  
7 Convent, that we agreed in the agreement with  
8 the parish that they would not lose the income  
9 from that.

10 COMMISSIONER JEFFRIES: Okay.

11 MR. ORZECHOWSKI: And, there was  
12 some additional parking income from City  
13 Lights that we agreed would also not -- they  
14 would not lose, which is about another \$8,000.

15 COMMISSIONER JEFFRIES: Okay.  
16 Another thing that I'd like to see, is I'd  
17 really like to see an axonometric, Mr. Schutz,  
18 or a volumetric, that shows this development  
19 in the context of the neighborhood. It does  
20 not have to be overly detailed. I mean, just,  
21 because I still sort of feel this looks a  
22 little monolithic to me, it looks a little

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1 large, and I just want to see it in the  
2 context. Next to the school, I would imagine  
3 that that's not such a problem, but I just  
4 would like to see, you know, how the roof line  
5 of this development plays with the rest of the  
6 R-4.

7 CHAIRPERSON MITTEN: Thank you.

8 Can we get Mr. Banks up for a few  
9 minutes, please?

10 I don't if, perhaps, you had a  
11 little time to glance at the DDoT report, but  
12 I just want to ask you for the record, I know  
13 the answer, but I want you to say it into the  
14 record, whether or not your traffic study took  
15 into account the fact that T Street is one way  
16 at certain times of day?

17 MR. BANKS: For the record, Iain  
18 Banks with Osborne George and Associates.

19 Our study was undertaken in  
20 November of '05, and DDoT implemented the one-  
21 way restriction to T Street in the spring of  
22 '06.

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1                   So, specifically, we didn't  
2 actually undertake that analysis within our  
3 study. Obviously, we had discussions with  
4 DDoT, obviously, because they had to undergo  
5 their own analysis before our team could  
6 mention that one-way system, because the one-  
7 way system works between school days Monday to  
8 Friday, between 7:00 and 9:00 a.m., and then  
9 2:00 to 5:00 p.m. And, during other times it  
10 is actually two way again.

11                   So, obviously, through discussions  
12 with DDoT we felt, and they felt, that the  
13 system would be able to take additional  
14 traffic.

15                   CHAIRPERSON MITTEN: So, this is -  
16 - these are discussions subsequent to the  
17 report that you wrote?

18                   MR. BANKS: Yes.

19                   CHAIRPERSON MITTEN: And, will you  
20 be submitting a supplemental report for the  
21 record?

22                   MR. BANKS: We haven't as of yet,

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1 but we certainly could do.

2 CHAIRPERSON MITTEN: What's the  
3 applicant's intention there?

4 MR. SCHULTZ: Whatever you need.

5 CHAIRPERSON MITTEN: Okay, I think  
6 it would be appropriate.

7 MR. SCHULTZ: All right.

8 MR. SCHULTZ: Particularly since -  
9 -

10 MR. SCHULTZ: Because, actually,  
11 as I said, we haven't seen the report yet.

12 CHAIRPERSON MITTEN: I understand  
13 that, yes, I understand.

14 MR. SCHULTZ: We've had plenty of  
15 discussions, but no view of the report. So,  
16 I think we should file a supplemental report.

17 CHAIRPERSON MITTEN: That would be  
18 great.

19 And then, could you, to the extent  
20 that you are able at this point, to tell us  
21 about the nature of the discussions with DDoT  
22 about moving the parking garage entrance.

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1                   MR. BANKS: The discussions that  
2 we've had currently have been relatively  
3 brief, in the fact that, obviously, they want  
4 to try and keep it away from the McKinley High  
5 Tech School driveway entrance.

6                   And so, so far the architect, we  
7 moved it as far to the west as possible, which  
8 helps -- alleviates any conflict that you  
9 would have with the high school driveway.

10                  CHAIRPERSON MITTEN: Right, and in  
11 their report they say something that I hope  
12 people won't get all upset about, which I'm  
13 just exploring what they say, one possible  
14 option is to relocate the parking garage  
15 access to Todd Place. Is that something the  
16 applicant would even entertain?

17                  MR. BANKS: It was briefly looked  
18 at, but bearing in mind that Todd Place is a  
19 one-way street with parking on both sides,  
20 it's much narrower than T Street. T Street,  
21 we feel, has been a much better option, would  
22 have been wider, restricted parking during

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1 certain times of the day, as well as the one-  
2 way system.

3 CHAIRPERSON MITTEN: And, was  
4 there any discussion about moving the loading?

5 MR. BANKS: Not as far I'm aware  
6 at this time.

7 CHAIRPERSON MITTEN: Okay, then I  
8 guess we'll look forward to getting your  
9 supplemental report.

10 Does anyone else have questions  
11 for Mr. Bank?

12 VICE CHAIRMAN HOOD: Madam Chair,  
13 I really think they are making a strong  
14 recommendation to move the garage, because I  
15 think in their recommendations, the way I read  
16 it, it says DDoT determined the preferred  
17 location for the parking garage, and shall  
18 coordinate with DDoT staff to ensure the  
19 public interests and handicap accessible.

20 I think there, the way I read it,  
21 Mr. Quin, is their approval or support is  
22 contingent on that. That's just the way I

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1 read it.

2 MR. QUIN: All I can say is, our  
3 other conversations with Mr. Bahr was that we  
4 move it more on T Street. He did not mention  
5 at any time Todd to me.

6 VICE CHAIRMAN HOOD: Let me back  
7 up. Let me read the beginning, "DDoT supports  
8 the project provided the applicant continues  
9 ...," so I guess as long as you all continue -  
10 -

11 MR. QUIN: Yes.

12 VICE CHAIRMAN HOOD: -- then  
13 eventually they'll support it. Okay.  
14 Disregard my comment.

15 MR. QUIN: Okay.

16 CHAIRPERSON MITTEN: Just --

17 MR. QUIN: Maybe I should mention,  
18 the widths of the street that you know that T  
19 Street is 90 feet, a 90-foot street, whereas,  
20 the others are 50 foot, so there's a  
21 substantial difference.

22 CHAIRPERSON MITTEN: Sometimes we

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1 are just trying to sort out what's in DDoT's  
2 mind, as well as what's in our own minds.

3 Who parks on the site now, besides  
4 the teachers and staff from the school, the  
5 City Lights School?

6 MR. BANKS: From my recollection,  
7 and from the testimony we've heard today, I  
8 believe it's only the staff and teachers of  
9 City Lights.

10 MR. ORZECOWSKI: And, there are a  
11 few residents, current 17 residents at St.  
12 Martin's, that do have vehicles and do park  
13 there as well, approximately, four was our  
14 last count.

15 CHAIRPERSON MITTEN: And, do they  
16 pay or is that for free?

17 MR. ORZECOWSKI: Right now  
18 there's no additional fee to them.

19 CHAIRPERSON MITTEN: Okay. I  
20 would just like to -- just to toss out for  
21 further consideration as you reflect on  
22 things, if you would consider what you might

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1 do on the asphalt paved portion of the western  
2 part of the PUD site, which you haven't  
3 addressed at all, I'd be very interested in  
4 seeing some kind of landscaping treatment to  
5 that area. So, just give that further  
6 consideration. Okay?

7 MR. ORZECOWSKI: We will.

8 CHAIRPERSON MITTEN: Now, let's  
9 have the cross examination by the party in  
10 opposition, Ms. Walker. You have to come and  
11 sit here. And, just please identify yourself  
12 for the record.

13 MS. WALKER: Andrea Walker.

14 CHAIRPERSON MITTEN: Okay, and are  
15 you an attorney?

16 MS. WALKER: No.

17 CHAIRPERSON MITTEN: Okay, just so  
18 you know, this is just time to question, and  
19 you don't comment on their answers or  
20 anything, you just ask questions.

21 MS. WALKER: Okay.

22 CHAIRPERSON MITTEN: Okay?

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1 MS. WALKER: All right. What is  
2 the minimum driveway width you are providing  
3 in the parking garage?

4 MR. BANKS: I believe the  
5 architect would have to talk to that.

6 MR. SCHULTZ: It shows 20 feet.

7 MS. WALKER: Okay. What is the  
8 driveway width you are providing for the  
9 loading area?

10 MR. SCHULTZ: Twelve feet.

11 MS. WALKER: What is the length of  
12 the loading zone that you are providing for  
13 the loading and unloading?

14 CHAIRPERSON MITTEN: Just so that  
15 I'm clear, do you mean the berth that's on the  
16 subject property?

17 MS. WALKER: Yes.

18 CHAIRPERSON MITTEN: Okay.

19 MR. SCHULTZ: Thirty feet on our  
20 property.

21 MS. WALKER: Why only 30?

22 CHAIRPERSON MITTEN: Perhaps, you

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1 could explain why the applicant is proffering  
2 30 as opposed to the required 55?

3 MR. SCHULTZ: Let me show you.  
4 This is drawing A2. We are building it into  
5 the hill of the City Lights, and that's the  
6 way it was designed, was to --

7 CHAIRPERSON MITTEN: You had  
8 mentioned earlier about the fact that you  
9 don't expect that people will have the 55-  
10 foot-long trucks.

11 MR. SCHULTZ: Right, and that plus  
12 the fact that, yes, that no one is going to  
13 moving here with a Mayflower truck. It's not  
14 going -- these units people will be moving in  
15 in Ryder trucks, and there is another 30 feet  
16 that is outside of our property line, total of  
17 60 feet.

18 MS. WALKER: On page nine of your  
19 PUD application, you mentioned the 1200 R  
20 Street project. How many units are in the  
21 1200 R Street project, to justify the shorter  
22 loading dock?

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1 CHAIRPERSON MITTEN: Which  
2 submission was that that you were quoting  
3 from, was that the original submission?

4 MS. WALKER: Right, I believe so.

5 CHAIRPERSON MITTEN: Okay, this is  
6 in the December 2, 2005 submission by the  
7 applicant, and what is being cited is, as an  
8 example, is a PUD at 1200 R Street for the  
9 shorter loading berth.

10 Is that a question anybody can  
11 answer right now, or is that something  
12 somebody has to look up?

13 MR. QUIN: May I call my partner  
14 to answer that question, Carolyn Brown.

15 MS. BROWN: Good evening. For the  
16 record, Carolyn Brown with Holland and Knight.

17 I believe the planned unit  
18 development at 1200 R Street had approximately  
19 62 units. I haven't reread the order that is  
20 right in front of us, but I also know that the  
21 waiver was granted for a couple of the  
22 projects up in the 14th and V area and, in

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1 particular, the Monty Hoffman project at 14th  
2 and V have a similar waiver from the 55  
3 loading dock, and I think that had maybe more  
4 like 200 units.

5 CHAIRPERSON MITTEN: Okay, thank  
6 you.

7 MS. WALKER: On that PUD  
8 application, you have referred to studies that  
9 support the statistics. Have you provided  
10 those studies?

11 CHAIRPERSON MITTEN: This is also  
12 on page nine, it says, "Based on statistics  
13 submitted for much larger PUDs, such  
14 households will only generate a need for  
15 smaller trucks or transport vehicles."

16 MR. BANKS: Iain Banks from  
17 Osborne George and Associates.

18 We haven't actually submitted  
19 specific data regarding the need for loading  
20 berths and loading trucks for various  
21 residential units. It's just basically been  
22 our field observations and information from

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1 residential developers who told us that. In  
2 general, they see people who move into a one  
3 or two bedroom apartment, wouldn't need a 55-  
4 foot truck, which is typical to your grocery  
5 store deliveries, such as your Safeway truck,  
6 or your Giant truck. They would generally  
7 tend to have a 30-foot truck, such as a U-  
8 Haul, or Ryder, Budget, that kind of thing.

9 CHAIRPERSON MITTEN: Okay.

10 MS. WALKER: In the PUD you refer  
11 to a cafeteria, and why would that not have a  
12 full-size loading dock?

13 MR. SCHULTZ: I think the word is  
14 a cafe.

15 MS. WALKER: So, retail.

16 MR. SCHULTZ: No, it's like a  
17 coffee bar cafe, it's just for the residents.  
18 There's no prepared meals there.

19 MS. WALKER: Okay. What route  
20 would be necessary to leave the garage in the  
21 morning, assuming the one way?

22 MR. BANKS: Assuming the one-way

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1 system, obviously, all vehicles would have to  
2 turn left out of the garage and to head east  
3 on T Street, which either gives them the  
4 option to head north onto Summit Place, or to  
5 continue along either 2nd or 3rd Street,  
6 depending upon which way they want to head  
7 within the City.

8 MS. WALKER: Okay, so they won't  
9 have access to a major road system  
10 immediately?

11 MR. BANKS: Obviously, heading up  
12 to the east N Street would take you down to  
13 close to New York Avenue, heading either up  
14 Summit Place or up 3rd Street would take you  
15 to Rhode Island Avenue, obviously, which are  
16 the principal arterials within the City.

17 CHAIRPERSON MITTEN: Just in case  
18 you didn't understand our conversation  
19 earlier, they are going to revise their  
20 traffic report to illustrate how the traffic  
21 would flow differently if everybody did during  
22 the morning peak, for instance, have to go out

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1 only to the east.

2 MS. WALKER: Okay. On T Street,  
3 are you proposing that trash trucks load and  
4 unload trash on T Street?

5 MR. BANKS: I'm not familiar where  
6 the trash compactor is located, so I guess  
7 Logan can address that.

8 MR. SCHULTZ: Logan Schultz again.  
9 The trash is -- what happens is,  
10 trash is compacted back in the garage at this  
11 point, it's pulled by a little tractor into  
12 the trash room, and then on the day of trash  
13 pick-up it's pushed out and picked up in this  
14 loading area, and then the empties are pushed  
15 back into the trash room.

16 MS. WALKER: Which is on T Street,  
17 right?

18 MR. SCHULTZ: Off of T Street,  
19 yes.

20 MS. WALKER: Okay. Also on T  
21 Street, you propose maintenance trucks,  
22 service trucks, delivery trucks, to also load

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1 and unload?

2 MR. BANKS: I believe they would  
3 also use the provided loading berth, as  
4 opposed to actually using T Street.

5 MS. WALKER: Where do you propose  
6 landscape contractors park while maintaining  
7 the landscape?

8 MR. SCHULTZ: They would use this  
9 -- the actual loading berth.

10 MS. WALKER: Okay. Where do you  
11 propose emergency vehicles park while  
12 attending to emergencies?

13 MR. SCHULTZ: They would also park  
14 in that loading berth.

15 MS. WALKER: They can both park  
16 there.

17 How many vehicles fit in that 30-  
18 foot loading berth?

19 MR. SCHULTZ: Well, it's 60 feet  
20 long, you could put two, and one would be in  
21 the public.

22 MS. WALKER: So, it's 60 feet long

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1 and 30 feet high is what you are saying?

2 MR. SCHULTZ: It's 60 feet long,  
3 12 feet wide.

4 MS. WALKER: How much will you be  
5 charging for parking for residents? I heard  
6 \$43.

7 MR. SCHULTZ: Between \$43 and \$45  
8 is the current plan.

9 MS. WALKER: And, are utilities  
10 included in the apartments?

11 MR. SCHULTZ: No.

12 MS. WALKER: Okay. And, how many  
13 tenants do you think will be renting out the  
14 apartments?

15 MR. SCHULTZ: Could you repeat the  
16 question?

17 MS. WALKER: How many tenants you  
18 will be renting out the apartments to do you  
19 average?

20 MR. SCHULTZ: How many --

21 MS. WALKER: People would be  
22 living there.

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1 MR. SCHULTZ: -- oh, how many  
2 people would be living there. I really don't  
3 know how to answer that. I think there is  
4 some formulas that one would anticipate,  
5 depending on one or two bedrooms. I really  
6 don't have that information off hand.

7 I should say one thing with regard  
8 to utilities, utilities would be included for  
9 the 50 very low income individuals.

10 MS. WALKER: Okay. How many cars  
11 are you assuming will occupy the parking lot?

12 MR. BANKS: Well, from using the  
13 most recent Census tract data that we have for  
14 this particular area of the City, the current  
15 renting accommodations shows approximately a  
16 third of a car per unit, based upon Census  
17 tract units, but, obviously, taking into  
18 account the submittal to low income usage  
19 there's an inherent -- there's an inherent  
20 connection between low income transit usage  
21 and low auto ownership. And so, it's fully  
22 envisioned that the 50 30 percent units would

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1 probably have very minimal cars, perhaps, a  
2 handful, if that many, with the additional  
3 units probably having, perhaps, half a car per  
4 unit, which would work out to be in the region  
5 of around 90 vehicles, which I believe was  
6 stated earlier.

7 MS. WALKER: Okay. The current  
8 residents, the 17 homeless people, currently  
9 have cars, how many cars are owned by the  
10 current residents?

11 MR. ORZECOWSKI: I don't have the  
12 information today, but when we did the survey  
13 back approximately a year ago, I believe it  
14 was four or five.

15 MS. WALKER: Would 17 spaces in  
16 the parking lot be tandem spaces?

17 MR. SCHULTZ: That is correct.

18 MS. WALKER: What would be the  
19 procedure for those tandem spaces?

20 MR. ORZECOWSKI: I'm not sure  
21 exactly what you mean by procedures, but if  
22 you mean how would the people have, you know,

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1 access to cars that are in the front of the  
2 tandem, it would be our plan that if there  
3 were excess spaces that those would be the  
4 units' parking spaces that could be used by  
5 City Lights teachers, and, of course, they  
6 would be mostly during the day and not in the  
7 evening.

8 MS. WALKER: So, the 17 tandem  
9 parking spaces are for mostly City Lights, is  
10 what you are saying?

11 MR. ORZECOWSKI: That's what we  
12 would hope to be the case, if, in fact, the  
13 exemption or the waiver is granted to allow  
14 that use.

15 MS. WALKER: And, if that doesn't  
16 happen, for the valet service that's provided  
17 or how would those people get their cars if  
18 they are in the back?

19 MR. ORZECOWSKI: We do not have  
20 that detail at this point.

21 MS. WALKER: For any excess  
22 parking that the residents of the apartment

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1 building won't use, do you have to have a Ward  
2 5 permit to park in that lot, or is it open to  
3 anyone?

4 MR. BANKS: I believe that would  
5 be an operation from the actual owners of the  
6 property. It certainly would be a good idea  
7 to have a Ward 5 permit, which would ensure  
8 that no community vehicles would be using  
9 those spaces as to the community.

10 MS. WALKER: So, you haven't  
11 worked it out yet, but there could be  
12 employees using those, too, like if an  
13 employee wanted to pay \$45 a month at McKinley  
14 High School they could use those spaces, or  
15 no?

16 MR. ORZECOWSKI: If there is  
17 excess space and the waiver is granted, and  
18 they would be willing to pay for the rental,  
19 yes, we would be willing to do that.

20 MS. WALKER: Will you be  
21 restricting parking on any streets during  
22 construction?

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1 MR. QUIN: Madam Chairperson, I  
2 think we are going beyond the scope of the  
3 direct presentation.

4 CHAIRPERSON MITTEN: Right.

5 MR. QUIN: Those procedures are  
6 normally worked out with the Department of  
7 Transportation.

8 CHAIRPERSON MITTEN: Right.

9 Two things, one is that you are  
10 supposed to confine your questions to the  
11 direct testimony that you heard.

12 MS. WALKER: Okay.

13 CHAIRPERSON MITTEN: And -- or  
14 written submissions, and issues about what  
15 happens during construction are generally not  
16 at issue before the Commission. Those are  
17 handled by other agencies.

18 MS. WALKER: This was stated, I  
19 don't know if it was written in a submission  
20 or not, but statistics on the average income  
21 of the current community, do you have those  
22 available?

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1 CHAIRPERSON MITTEN: Of the 17, or  
2 do you mean --

3 MS. WALKER: The surrounding  
4 community.

5 CHAIRPERSON MITTEN: -- the  
6 surrounding community.

7 COMMISSIONER JEFFRIES: Not area  
8 median income, you are saying the -- not area  
9 median income, AMI, were you talking about the  
10 Eckington community?

11 MS. WALKER: The Eckington  
12 community. It's been in presentations, but I  
13 don't know if it's been written in the  
14 application or not.

15 CHAIRPERSON MITTEN: I think  
16 that's a fair question, given that the  
17 representation has been made that the area has  
18 been gentrifying, to use shorthand, and --

19 MR. QUIN: Could we just call your  
20 attention to page 14 of the statement at Tab  
21 I, which gives Eckington Census tract 87.01  
22 economic characteristics, and I think that's

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1 about what we can do. We can try to update  
2 that, if that were possible.

3 CHAIRPERSON MITTEN: This is the  
4 December 2, 2005 submission from the applicant  
5 that you guys quoted from earlier, page 14.

6 MS. WALKER: Okay. Does it  
7 include the percentage of people who own  
8 versus rent, in the local community?

9 MR. ORZECOWSKI: No, it does not.

10 MS. WALKER: Does DCPL support the  
11 project or the retention of the Convent floor  
12 plan, the facades and floor plan?

13 MR. QUIN: Yes, we filed an  
14 earlier letter, I'm sorry if you didn't get a  
15 copy of it.

16 MS. WALKER: So, they just support  
17 this preservation component, but not the  
18 project?

19 MR. QUIN: Yes, their interest  
20 goes to the relationship of the Convent, and  
21 that's why they've agreed to withdraw the  
22 application for designation.

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1 MS. WALKER: And, the current  
2 plans aren't 95 percent complete yet.

3 MR. QUIN: That's correct, they  
4 are not construction drawings yet. We would  
5 like them to be.

6 CHAIRPERSON MITTEN: I'm sure Mr.  
7 Schultz is going to get right on that as soon  
8 as we are done.

9 MR. QUIN: I'll try to have those  
10 for her in a responsive brief if you'd like.

11 MS. WALKER: Okay, I just need to  
12 --

13 CHAIRPERSON MITTEN: No, you are  
14 doing fine, take your time, you are doing  
15 great.

16 MS. WALKER: Okay. Can we clarify  
17 if the traffic study was an independent study  
18 or just DDoT has supported it?

19 MR. QUIN: Well, the study that's  
20 been filed for the record was a study that was  
21 filed by Osborne S. George, which is an  
22 independent study.

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1                   The Department of Transportation,  
2 obviously, is its own independent study.

3                   MS. WALKER: So, they haven't  
4 collaborated or approved the current traffic  
5 study?

6                   MR. QUIN: I'm sorry, I can't  
7 speak for the Department of Transportation.

8                   CHAIRPERSON MITTEN: What we have  
9 in the record, and you'll get a copy of it, is  
10 sort of conditional approval -- conditional  
11 support from the Department of Transportation.

12                   MS. WALKER: Can we ask what the  
13 conditions of the support --

14                   CHAIRPERSON MITTEN: That's what  
15 we were talking about a little bit earlier,  
16 they want to sort out the location of the  
17 parking garage entrance. That was the  
18 principal issue for them.

19                   MS. WALKER: Would you use vinyl  
20 siding in market rate housing in Georgetown  
21 Cleveland Park, Woodley Park, or Dupont  
22 Circle?

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1 MR. QUIN: I object to the  
2 question.

3 MS. WALKER: Okay.

4 CHAIRPERSON MITTEN: Say again?

5 MR. QUIN: I object to the  
6 question, what we would do in Georgetown has  
7 nothing to do with this case.

8 CHAIRPERSON MITTEN: You can make  
9 an assertion, if you want to, in your  
10 presentation, about whether or not that's  
11 appropriate.

12 MS. WALKER: Okay.

13 CHAIRPERSON MITTEN: Okay.

14 MS. WALKER: Has the parking of  
15 all the surrounding buildings, like McKinley  
16 High, there's an apartment on Lincoln and T,  
17 and a new condo unit on Lincoln and T, the  
18 other side, have they all been addressed in  
19 anything that you've done up to date, or  
20 addendum to a traffic study?

21 MR. BANKS: The traffic study  
22 you'll see undertook all existing buildings,

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1 and the traffic that generates to get in the  
2 existing conditions.

3 And, to factor in any known  
4 developments which will be built out, either  
5 before or after the subject developed we added  
6 an additional 2 percent growth rate to the  
7 base traffic levels, because in conversations  
8 with Office of Planning there are no known  
9 developments to be approved or built out by  
10 the time that this development would be  
11 constructed.

12 MS. WALKER: So, new developments  
13 weren't taken into consideration, new  
14 developments were, but not renovations or  
15 rehabs or anything like that.

16 MR. BANKS: No.

17 MS. WALKER: Okay. Has the owner  
18 engaged in addition to the architect or  
19 architecture, an architect or firm experienced  
20 in working with historical properties?

21 MR. SCHULTZ: Mr. Schultz. Have  
22 you been working ever with historic

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1 properties?

2 MR. ORZECHOWSKI: Yes, when we  
3 would undertake to renovate the Convent, we,  
4 obviously, will work with an historic  
5 architect that is used to doing that kind of  
6 work.

7 CHAIRPERSON MITTEN: So, they  
8 haven't been engaged yet, but they will be  
9 engaged, is that right?

10 MR. ORZECHOWSKI: Yes.

11 CHAIRPERSON MITTEN: Okay.

12 MS. WALKER: A significant portion  
13 of our neighborhood is composed of elderly  
14 residents, will retirees be eligible to live  
15 in this development?

16 MR. ORZECHOWSKI: Yes.

17 MS. WALKER: Will the larger  
18 community have access to the facilities and  
19 amenities, the library, cyber cafe, meeting  
20 rooms?

21 MR. ORZECHOWSKI: We feel that  
22 based on the Resident Council, in terms of the

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1 utilization of those spaces, we feel it would  
2 be very appropriate to invite the community  
3 activities there, you know, on somewhat of a  
4 scheduled basis.

5 MS. WALKER: Okay, we're done.

6 CHAIRPERSON MITTEN: is that it?

7 MS. WALKER: I think so.

8 CHAIRPERSON MITTEN: okay, that's  
9 fine. I'll call you up periodically as we  
10 have other testimony, and you'll get to ask  
11 additional questions.

12 Next, we'll have the Office of  
13 Planning and so on, so you can go back to your  
14 seat for now.

15 Thank you very much.

16 Now we are ready for the Report by  
17 the Office of Planning, Ms. Brown-Roberts?

18 MS. BROWN-ROBERTS: Good evening,  
19 Madam Chairman and Members of the Commission.

20 I am Maxine Brown-Roberts with the  
21 Office of Planning.

22 One of the first things that we

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1 addressed in our set down report was the  
2 preservation of the Convent, as the Applicant  
3 said, that some time after the application was  
4 submitted DCPL filed for historic designation.

5 The Office of Planning and the  
6 Historic Preservation Office has worked with  
7 the applicant, and the designation has been  
8 withdrawn.

9 And, as outlined in the agreement,  
10 DCPL will continue to work with the applicant  
11 on the preservation of this building.

12 As part of the preservation of the  
13 building, there was also a reduction in the  
14 FAR, and also in the number of units from 184  
15 units to 178 units.

16 The property is currently zoned R-  
17 4, and they are requesting a map amendment for  
18 the R-5-B district. Both the R-4 and the R-5-  
19 B districts are considered medium density,  
20 residential uses. So, that recommendation is  
21 consistent with the comprehensive plan.

22 The flexibility that the applicant

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1 had submitted related to creating a single lot  
2 of record and requesting flexibility to have  
3 two buildings on a single lot, the loading  
4 berth. They've also submitted tonight,  
5 brought to our attention, that they are also  
6 asking for a lot occupancy flexibility and  
7 also from the parking to allow neighbors to  
8 use their site.

9 The Office of Planning will agree  
10 with the parking to use the -- for the  
11 neighbors to use the site, if that is  
12 something that can be worked out. That is  
13 something we'd support.

14 I think that we would like to see  
15 some more details on the lot occupancy,  
16 because that was something that we did not  
17 assess.

18 The amenities for the project is  
19 the affordable housing, and the principal  
20 amenity is for residents who are up to maximum  
21 of 60 percent of AMI, which works out to a  
22 base of \$30,000 to \$54,000, and also for the

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1 junior apartments, 35 percent -- 30 percent.

2 We considered, there has been some  
3 arguments that this project is going to be a  
4 concentration of poverty within this area, and  
5 that is something that we would like to  
6 dispute. We think that the mission of -- the  
7 mission is to provide rental housing, it is  
8 something that will go on perpetually within  
9 the community. We think it meets the needs of  
10 more people than if it was a home ownership  
11 project.

12 The financier of the project is  
13 also dependent on providing for residents who  
14 are making 60 percent of the AMI.

15 The median sale prices in this  
16 area has increased from 14.5 percent, between  
17 1996, and 22 percent in 2005, and this is one  
18 of the City's most robust housing markets.  
19 There has been decline in rental vacancies in  
20 this area from 11.3 percent in 1994 to 7.4  
21 percent in 2005. There's also been a raise in  
22 rental, the average rental, of about 3

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1 percent, so this project will be affordable  
2 for many working families.

3 We also think that in regards to  
4 neighborhood context, that the height and  
5 scale of the building is appropriate. The  
6 existing topo will be graded to accommodate  
7 the parking, and also to reduce the height of  
8 the building. If it were built as a townhouse  
9 development on top of the hill, we think that  
10 it would be a much higher development and  
11 would have a greater impact.

12 It is not -- the development is  
13 not inconsistent with developments in the  
14 area, as the applicant showed in some of their  
15 plans, there are some institutional buildings  
16 in the area, and also there are also large --  
17 there are some apartment buildings which are  
18 scattered throughout the community. So, we  
19 believe that this is a mixture of uses within  
20 this community.

21 We believe that the building has  
22 also captured the architecture of the -- that

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1 is displayed in the community, with the  
2 mixture of brick on the lower areas. We did  
3 have some concerns about the percentage of  
4 vinyl that was being used. The applicant, in  
5 conversations, informed us that the majority  
6 of the vinyl will be on the side that is  
7 adjacent to the school, and also to the  
8 internal areas that face the courts, the  
9 internal courts. And so, we think that  
10 although it is not our first preference for  
11 the vinyl siding, it is minimized on the outer  
12 areas of the building.

13 The Office of Planning supports  
14 the excess parking, which, hopefully, will  
15 discourage the residents from parking on the  
16 road, and also from along T Street.

17 Regarding the existing parking, I  
18 think the applicant had also informed us that  
19 some of that will either be accommodated, if  
20 permitted, within the building, or that some  
21 private arrangements will be made at other  
22 sites.

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1                   We believe that the development  
2                   meets the purposes of the PUD, and also as  
3                   outlined in our report it meets the  
4                   regulations under the comprehensive plan and  
5                   its public policies. And, in our new draft  
6                   comprehensive plan, there are many instances  
7                   where affordable housing is encouraged, and we  
8                   think that this development meets many of  
9                   those policies and criteria.

10                   The Office of Planning, therefore,  
11                   recommends that the Board approve -- that the  
12                   Commission approves the proposal with  
13                   conditions that the conditions of DDoT be  
14                   incorporated, and also for the First Source  
15                   agreement, and the Memorandum of  
16                   Understanding.

17                   Thank you, Madam Chairman.

18                   CHAIRPERSON MITTEN: Thank you,  
19                   Ms. Brown-Roberts.

20                   Questions for Ms. Brown-Roberts?  
21                   Mr. Turnbull?

22                   COMMISSIONER TURNBULL: Thank you,

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1 Madam Chair.

2 I had -- getting back to our vinyl  
3 issue, I know you'd prefer the cement fiber,  
4 cement board on it, what ratio, when you  
5 talked about the percentage, I mean, do you  
6 have a ratio that you look for?

7 MS. BROWN-ROBERTS: In  
8 conversations, we were told that it was 60/40  
9 percent, 60 vinyl to 40 percent, but they  
10 didn't present that today. So, that was what,  
11 when we asked, that was the answer we got.

12 COMMISSIONER TURNBULL: That's  
13 what you got, so you -- all right, so it's 40  
14 percent brick, 60 percent vinyl.

15 Thank you.

16 CHAIRPERSON MITTEN: Anyone else  
17 have questions?

18 Mr. Jeffries?

19 COMMISSIONER JEFFRIES: Whoa, you  
20 said 60, I thought I read that, that's why I  
21 asked the question. So, they are saying it's  
22 60 percent of the face will be --

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1 MS. BROWN-ROBERTS: No, no, no,  
2 the entire facade.

3 COMMISSIONER JEFFRIES: The entire  
4 --

5 MS. BROWN-ROBERTS: All four  
6 sides, yes, the entire facade.

7 COMMISSIONER JEFFRIES: Okay, so  
8 40 percent of all sides will be brick, and the  
9 remaining 60 percent, I guess --

10 MS. BROWN-ROBERTS: I didn't get -  
11 - it was told that it was 60 percent of the  
12 building would be the vinyl.

13 COMMISSIONER JEFFRIES: But, the  
14 deal is that most of that will be facing the  
15 court.

16 MS. BROWN-ROBERTS: Right.

17 COMMISSIONER JEFFRIES: The  
18 interior court.

19 MS. BROWN-ROBERTS: And, on the  
20 side that faces the school.

21 COMMISSIONER JEFFRIES: Okay.

22 CHAIRPERSON MITTEN: Anyone else?

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1                   Mr. Quin, did you have any  
2 questions for the Office of Planning?

3                   MR. QUIN: No questions.

4                   CHAIRPERSON MITTEN: Okay. Ms.  
5 Walker, did you have any cross examination of  
6 the Office of Planning? In addition to giving  
7 you a little exercise, you need to be on the  
8 mic, that's why we keep bringing you up.

9                   MS. WALKER: Okay. You say that  
10 this project is consistent with the  
11 surrounding properties, but there is a need  
12 for a zoning change, this is R-4 all  
13 surrounding this community, so how is that  
14 consistent with the community?

15                   MS. BROWN-ROBERTS: Because the R-  
16 4 district recommends medium density  
17 residential, and the R-5-B district also is  
18 within that category.

19                   MS. WALKER: And then --

20                   CHAIRPERSON MITTEN: Could I just  
21 clarify, I think it's moderate density.

22                   MS. BROWN-ROBERTS: Moderate

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1 density, I'm sorry.

2 CHAIRPERSON MITTEN: Okay.

3 MS. WALKER: So, it doesn't have  
4 to do with size, it has to do with density,  
5 how many people are in the density.

6 MS. BROWN-ROBERTS: In the  
7 density, yes.

8 MS. WALKER: And then, 60 percent  
9 will be vinyl, but it's saying that only that  
10 part will be in the courtyard, that doesn't --  
11 the map doesn't seem to -- maybe you are not  
12 the right person to ask, I don't know.

13 MS. BROWN-ROBERTS: Well, I was  
14 just telling you what we were told, in fact,  
15 the breakdown on the facade of the building  
16 would be 40 percent brick and 60 percent  
17 vinyl.

18 MS. WALKER: Right.

19 MS. BROWN-ROBERTS: The majority  
20 of the vinyl would be on the side adjacent to  
21 the school or internal to the courtyards.

22 MS. WALKER: Okay.

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1 CHAIRPERSON MITTEN: Rather than  
2 getting preoccupied with the percentages, just  
3 focus on what's being illustrated on the  
4 facades themselves in the submission, and  
5 then, you know, you'll see where precisely and  
6 how much precisely is brick and vinyl.

7 MS. WALKER: Okay. That's it.

8 CHAIRPERSON MITTEN: Okay, great.

9 We have a DDoT report in the  
10 record as we discussed, and I don't think  
11 there's anyone here from DDoT to present  
12 anything.

13 Do we have any other Government  
14 agencies represented here tonight? Come on  
15 down.

16 MR. CORTIELA: Good evening. My  
17 name is David Cortiela. I'm a Project  
18 Coordinator for the Office of Planning and  
19 Development for the District of Columbia  
20 Housing Authority.

21 The Housing Authority has been  
22 before the Commission on numerous times over

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1 the last couple of years for Hope 6 funded  
2 programs throughout the City, and they've had  
3 dramatic impacts in those neighborhoods where  
4 we've located those programs.

5           Each one of those communities has  
6 been transformed as a result of our consistent  
7 planning with the neighborhood, our looking at  
8 the particulars of the design, making sure  
9 that the financing was thorough and complete,  
10 and ensuring that we had a cross mix of  
11 populations residing in there.

12           Over two years ago, we entered  
13 into a partnership with the Catholic Community  
14 Services. Our missions are joined, in that  
15 both our organizations are mission driven, we  
16 serve the poor and working people of the  
17 District. Ours is to provide housing for the  
18 primarily extremely poor, but as a result of  
19 changes at HUD we've been over the last decade  
20 been able to increase the diversity, increase  
21 the percentage of higher working families that  
22 are living within our mixed developments, as

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1 well as in our own communities, our public  
2 housing communities.

3           It's exciting to be in partnership  
4 with the Catholic Community Services, because  
5 they are going to be providing a much needed  
6 housing opportunity to families that we serve,  
7 working family preference is something that  
8 we've been incorporating more and more  
9 throughout the District, giving the  
10 opportunities for working people. These are  
11 custodians, these are health home aides,  
12 teachers aides and others who are working, who  
13 need support because of this ever increasing  
14 and difficult housing market.

15           We are excited also to work with  
16 Catholic Community Charities, because they  
17 bring to us a new and exciting opportunity,  
18 unlike the Hope 6 programs where we are using  
19 our own land and we are mixing the different  
20 incomes within those lands, this is where a  
21 developer, a community developer, has come  
22 forward, donated their land, donated their

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1 fees, to ensure that the units are affordable  
2 to a wide range of income mixes.

3 It gives us the opportunity also  
4 to de-concentrate the poverty that's been  
5 concentrated historically within Housing  
6 Authority, without our own footprint, and go  
7 work with other developers to ensure that  
8 public housing units, ACC supported units, are  
9 located within these affordable housing  
10 developments.

11 And finally, there was discussion  
12 about, and Commissioner Jeffries raised it,  
13 about the requirements for LSDBE, First Source  
14 and others. We'll be submitting a -- I mean,  
15 we will be investing in this project as it was  
16 stated earlier, approximately \$3.5 million.  
17 As part and condition of our supporting this  
18 partnership, we will require LSDBE, Section 3,  
19 where public housing residents are hired in  
20 this development, as well as First Source  
21 agreements right from the beginning. I mean,  
22 we are very aggressive in our monitoring of

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1 this, and ensuring that the community, that  
2 the developer, whoever the ultimate builder  
3 is, fully incorporates each one of the  
4 requirements that the Housing Authority has.

5 And finally, what we'd like to say  
6 is that we are excited about being able to  
7 contribute 50 new additional units that are  
8 aimed or geared towards 0 to 30 percent of  
9 median income into the District. As the  
10 subsidies are dwindling throughout the  
11 country, as they are dwindling here from the  
12 Federal Government permitting us to increase  
13 the supply of affordable housing, having a  
14 development entity that contributes their  
15 land, defers their fees, and contributes a lot  
16 to ensuring affordability, is a project that  
17 we will continue to support.

18 Thank you.

19 CHAIRPERSON MITTEN: Thank you  
20 very much.

21 Any questions for Mr. Cortiela?

22 COMMISSIONER JEFFRIES: Is that

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1 Cortiela?

2 MR. CORTIELA: Yes.

3 COMMISSIONER JEFFRIES: I have a  
4 question.

5 CHAIRPERSON MITTEN: He didn't  
6 wince when I pronounced it, so I figured I got  
7 close.

8 COMMISSIONER JEFFRIES: Can you  
9 just draw the distinction between the program  
10 that's being presented tonight and a Hope 6  
11 program?

12 MR. CORTIELA: Sure.

13 COMMISSIONER JEFFRIES: Income  
14 levels.

15 MR. CORTIELA: Income levels,  
16 sure.

17 In a Hope 6 program, first we  
18 start with a lot more acreage. It gives us  
19 the opportunity to be able to increase density  
20 from what was previous just 100 percent public  
21 housing. As a result of increasing density,  
22 it prevents us to cross subsidize the rental

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1 units with the home ownership units.

2 When we are looking at Hope 6  
3 units, we are looking at replacing, on the low  
4 end 180 units, to high end 707 units, of  
5 public housing within our own footprint.

6 In order to be able to subsidize  
7 that, we usually look at about two thirds of  
8 mixed population with one third public  
9 housing.

10 COMMISSIONER JEFFRIES: Now, that  
11 mixed population is comprised of what?

12 MR. CORTIELA: Wide range, it's 0  
13 to 30, or 0 to 60 --

14 COMMISSIONER JEFFRIES: Two  
15 thirds.

16 MR. CORTIELA: Oh, two thirds?

17 COMMISSIONER JEFFRIES: Yes.

18 MR. CORTIELA: Okay, two thirds on  
19 the market and workforce housing, one third  
20 public housing.

21 COMMISSIONER JEFFRIES: So, one  
22 third of the Hope 6 does include market rate

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1 housing?

2 MR. CORTIELA: In most cases, yes.

3 COMMISSIONER JEFFRIES: Okay.

4 Yes, okay, and what about the New Communities,

5 is there a difference with New Communities

6 Program and Hope 6? Are they pretty much --

7 MR. CORTIELA: The New Communities

8 is pretty much the District's contribution to

9 the lack of support from the Federal

10 Government of the Hope 6, so it's a District-

11 based Hope 6. But, we are not certain of that

12 completely, because the District still has

13 not, beyond the planning phase and the

14 original loading studies, hasn't gone to the

15 funding phase yet. But, it's similar.

16 COMMISSIONER JEFFRIES: So, if

17 there was a certain percentage of households

18 that were part of this development that were

19 market rate, would that somehow -- I mean,

20 would that have any impact at all on the

21 community?

22 MR. CORTIELA: I don't understand

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1 your question. I'm sorry.

2 COMMISSIONER JEFFRIES: If, I  
3 mean, because these are two different  
4 programs, what's being presented tonight is a  
5 100 percent low to mod income project. Hope  
6 6 has market rate, a third, working, I guess  
7 it's 60 to 80 percent working income, and then  
8 low income. I guess what I'm trying to  
9 understand is, you just talked about how  
10 wonderful the Hope 6 projects are, but that's  
11 not what's really being presented here  
12 tonight.

13 MR. CORTIELA: Oh, no quite the  
14 opposite. I mean, this is a program where the  
15 contribution of land, the piecemealing  
16 together of different funding sources, I mean,  
17 this is not unlike what other community  
18 development corporations throughout the  
19 District or throughout the nation do, is try  
20 to pull together a lot of different sources.

21 What we have on the public housing  
22 side is that, we get a large chunk of dollars,

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1 I mean, \$29 to \$35 million from the Federal  
2 Government, that we are able to leverage six,  
3 seven ,eight times over.

4 Unlike what the funding stream is  
5 on this program, it's not there, so it's --  
6 you can't -- it's apples and oranges in a huge  
7 way, only because there isn't the huge amount  
8 of dollars coming in that permits us to  
9 leverage that the way that we do in the Hope  
10 6 side.

11 COMMISSIONER JEFFRIES: I just  
12 want to, you know, I've read a lot of  
13 testimony here about concern about  
14 concentration. Now, it's not poverty, because  
15 clearly, I mean, these are working  
16 individuals, but I'm still trying to make  
17 certain that you are clear what this  
18 opposition is, and that is, you know, why  
19 couldn't there be more market rate housing, or  
20 market rate housing that's part of this  
21 development. And, my question to you is,  
22 that's what's being presented in the Hope 6

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1 programs. What would be the problem with it  
2 being part of this program?

3 MR. CORTIELA: I mean, I leave  
4 that up to the developer, the Catholic  
5 Community Charities -- Catholic Community  
6 Services, putting together a funding stream  
7 that makes sense to be able, one, to subsidize  
8 our 50 units on the operating side, and that  
9 will permit us to have working preference on  
10 the 50 units that we're contributing to this  
11 partnership, to this deal.

12 COMMISSIONER JEFFRIES: But,  
13 market rate development also can help  
14 subsidize, you know, some of the low income  
15 units as well. I guess what I'm still trying  
16 to get to understand, you know, I mean, if you  
17 are applauding Hope 6 programs, why couldn't  
18 somewhat of that type of program exist here?

19 MR. CORTIELA: I mean, the way  
20 that we saw the financing, the financing with  
21 the 4 percent tax credits, and the other  
22 funding sources, permits us to have the cross

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1 subsidies that makes this deal work. This is  
2 a very strong economic deal, it has the  
3 capital up front to be able to build what's  
4 being proposed, and it has the operating  
5 throughout the life of this deal that will  
6 permit it to be operated in a very high class  
7 quality way.

8 So, we are not at all concerned  
9 that the financial stream over time will in  
10 any diminish the quality of life for the  
11 residents who are living there, not only  
12 public housing residents, but the other  
13 residents who are there.

14 COMMISSIONER JEFFRIES: Thank you.

15 CHAIRPERSON MITTEN: Anyone else,  
16 questions?

17 Mr. Quin, any questions?

18 MR. QUIN: No questions.

19 CHAIRPERSON MITTEN: Ms. Walker,  
20 any questions?

21 we're fine, Mr. Quin, you are  
22 fine. I guess we are moving.

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1 MS. WALKER: This is actually a  
2 question to you, can we ask you a question?

3 CHAIRPERSON MITTEN: I'll try and  
4 help you if I can.

5 MS. WALKER: Okay.

6 CHAIRPERSON MITTEN: What DO YOU  
7 mean?

8 MS. WALKER: If this project is  
9 approved, is there anything to prevent for  
10 profit development from coming in later on?

11 CHAIRPERSON MITTEN: One of the  
12 things that I was asking earlier is, in terms  
13 of the operation over time, how do we ensure  
14 that what they are representing to us today is  
15 incorporated in conditions.

16 So, to the extent that you have  
17 concerns that you want to make sure that  
18 things happen the way they are being  
19 presented, you should talk to the applicant  
20 and make sure that they proffer conditions  
21 that deal with your concerns, and there will  
22 be time between this hearing and the close of

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1 the record for you to work with them on that.

2 MS. WALKER: Okay.

3 CHAIRPERSON MITTEN: Okay?

4 MS. WALKER: All right. That's  
5 it.

6 CHAIRPERSON MITTEN: Okay, great,  
7 thank you very much.

8 Okay, it's been noted in testimony  
9 that ANC 5C has voted twice in support of this  
10 project, but we don't have a written  
11 submission, so we don't know who might have  
12 been authorized to make a presentation on  
13 behalf of the ANC.

14 MR. QUIN: I believe we submitted  
15 their initial approval, if I'm not mistaken.

16 CHAIRPERSON MITTEN: Is that in  
17 the December 5, 2005?

18 MR. QUIN: Oh, it was just handed  
19 in, I'm sorry.

20 CHAIRPERSON MITTEN: Oh, okay.

21 MS. SCHELLIN: I was going to say,  
22 we'll make copies of the resolution.

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1 CHAIRPERSON MITTEN: Who is  
2 authorized to represent the ANC?

3 MS. SCHELLIN: It does not say.

4 CHAIRPERSON MITTEN: Okay, so what  
5 we'll do is, we'll just take the report into  
6 the record, and then if -- I know that at  
7 least one ANC Commissioner, Single Member  
8 District Commissioner, has signed up. We'll  
9 take their testimony in the normal course, if  
10 they haven't been designated to represent the  
11 ANC.

12 So, now we will move to  
13 organizations and persons in support, and I  
14 would just ask, we have a number of people who  
15 have signed up to testify from St. Martin's.  
16 In the interest of time, I would just ask you  
17 if you want to, basically, just second, you  
18 know, someone else's testimony, we'd just like  
19 to get original testimony, we don't have to  
20 have people keep repeating. So, I'll call  
21 folks up, and if they just want to endorse the  
22 testimony that they've already heard, that's

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1 fine.

2 MR. QUIN: Madam Chairman, I'm  
3 sorry.

4 CHAIRPERSON MITTEN: Yes.

5 MR. QUIN: One thing I forgot,  
6 there's been a lot of discussion about whether  
7 the historic landmark designation has been  
8 withdrawn.

9 CHAIRPERSON MITTEN: Yes.

10 MR. QUIN: And, the answer is it  
11 has not. I just wanted to call your attention  
12 to the agreement, which provides that the DCL  
13 shall withdraw the pending application to  
14 designate within three business days after  
15 approving plans for demolition, alteration and  
16 subdivision, as described in Paragraph 5, and  
17 that's all in the record.

18 There was some confusion as to  
19 whether it had been withdrawn or not.

20 CHAIRPERSON MITTEN: Okay, thanks  
21 for the clarification.

22 Okay. First, I'm just going to

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1 call folks off the witness list, so if you all  
2 wouldn't mind taking a seat, and we can have  
3 it by panels of four, I guess.

4 Peter, I don't know how to say  
5 this, T-A-T-I-A-N, Cheryl Cort, Robert  
6 Pohlman, Ted McGinn.

7 Why don't you go ahead.

8 MR. TATIAN: Okay, thank you,  
9 Madam Chairman and Members of the Commission.

10 My name is Peter Tatian. I live  
11 at 149 Uland Terrace, N.E., and I've been a  
12 homeowner in the Eckington neighborhood since  
13 November, 2004.

14 I'm here tonight to express my  
15 support for the proposed residential  
16 development at 116 T Street, N.E., and my home  
17 is located approximately 400 feet from the  
18 proposed development.

19 The proposed residential  
20 development will provide much needed  
21 affordable housing in the Eckington  
22 neighborhood. As we all know, Washington,

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1 D.C. is currently facing an unprecedented  
2 challenge in affordable housing.

3 As reported in the Housing in the  
4 Nation's Capital Report, the average rent for  
5 a one bedroom apartment, which had been  
6 affordable to a bookkeeper in 2001, was no  
7 longer affordable at this salary in 2004.

8 Other research has documented the  
9 loss of affordable rental units in the City,  
10 by result of both rising rents and condominium  
11 conversions.

12 Like many neighborhoods in the  
13 City, Eckington is not immune to these market  
14 forces. Between 2000 and 2005, home prices in  
15 the Eckington neighborhood cluster increased  
16 22.5 percent per year in real dollars, even  
17 higher than the City average increase of 17.6  
18 percent.

19 In addition, several developments  
20 of luxury condominiums have appeared in the  
21 neighborhood in recent years.

22 While Eckington has the potential

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1 to be a strong diverse community, positive  
2 action is needed to make room for all families  
3 of all incomes and to ensure that both new and  
4 old residents have a home in our neighborhood.

5 In its final report, the  
6 Comprehensive Housing Strategy Task Force  
7 stated that 19,000 new units of affordable  
8 housing must be built to accommodate future  
9 growth in the City, and this includes 7,600  
10 units affordable to households between 30 to  
11 60 percent of area median income -- I'm sorry,  
12 7,600 below 30 percent area median income, and  
13 5,700 units affordable between 30 to 60  
14 percent of area median income.

15 The proposed development at 116 T  
16 Street will provide 128 units affordable at 40  
17 to 60 percent area median income, and 50 units  
18 affordable below 40 percent AMI. This  
19 represents, I believe, a reasonable  
20 contribution of the Eckington neighborhood  
21 towards reaching the overall City goal for new  
22 affordable housing.

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1                   so, I thank you for considering my  
2 views, and I urge you to support the planned  
3 unit development and amend the zoning map.

4                   Thank you.

5                   CHAIRPERSON MITTEN: Thank you,  
6 Mr. Tatian.

7                   MR. TATIAN: Yes, thank you.

8                   CHAIRPERSON MITTEN: Ms. Cort.

9                   MS. CORT: Thank you, Chairman.

10                  My name is Cheryl Cort, and I am  
11 with the Coalition for Smarter Growth. We've  
12 recently merged the Washington Regional  
13 Network for Liveable Communities with the  
14 Coalition for Smarter Growth, and I'm now the  
15 Policy Director for the Coalition. We have a  
16 bigger team, and we should be accomplishing  
17 more this year. So, we look forward to  
18 getting inclusionary zoning implemented this  
19 year.

20                  The Coalition for Smarter Growth  
21 supports this PUD application, as it offers  
22 critically important workforce housing in a

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1 City and neighborhood where it's rapidly  
2 disappearing.

3 The applicant has also responded  
4 to concerns by residents by modifying the  
5 plans many times, and we support those  
6 modifications.

7 The proposal integrates a new  
8 building of moderate and low-income rental  
9 homes close to robust transit network,  
10 proximity to downtown and hundreds of  
11 thousands of jobs.

12 Through securing permanent  
13 affordable housing opportunities through such  
14 a proposal, we address the critical need to  
15 provide more housing for moderate and low-wage  
16 workers in the core of our increasingly costly  
17 region. This is an important part of  
18 protecting our environment and giving people  
19 better transportation choices.

20 I'd like to make a couple of  
21 specific comments. One is related to the  
22 income targeting for this project. Given the

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1 rapid changes in the neighborhood, and the mix  
2 of mostly moderate and some low-income units  
3 in this project, we think that the proposed  
4 new rental homes will not negatively affect  
5 continued rise in property values in this  
6 area. The project will serve households  
7 earning up to 60 percent of the area median  
8 income, or about \$55,000 for a family of four.  
9 This is generally higher than the \$41,000  
10 median family income for the Census tract,  
11 according to the 2000 Census. The provision  
12 of nearly 200 moderate and lower-income  
13 housing units will help assure that even as  
14 the neighborhood continues to see rising  
15 housing values, people who grew up in this  
16 neighborhood or renters who would like to  
17 remain will have the option to live there.

18           Secondly, we wanted to make some  
19 comments about the transportation portions of  
20 this application. We strongly support the  
21 applicant's separation of housing from parking  
22 costs, so that renters can pay for parking if

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1 they want it, but they are not forced to pay  
2 for parking if they do not.

3 Overall, given the site's  
4 proximity to transit and downtown, and the low  
5 car ownership rates in the neighborhood, even  
6 less parking would be appropriate.

7 According to the 2000 Census, most  
8 workers rode transit, walked, carpooled, or  
9 worked from home to get to work. Only 30  
10 percent drove alone. 42 percent of all  
11 households in this Census tract owned no car.  
12 In fact, over 67 percent of renters in the  
13 neighborhood did not have access to a vehicle.

14 Thus, the proposed parking ratio  
15 and pricing to rent parking is an appropriate  
16 compromise with some neighbors who have asked  
17 for more parking to be provided. Beginning at  
18 \$20,000 and moving up to over \$50,000 for  
19 underground parking space, off-street parking  
20 comes at a huge cost. The high rate of  
21 carless households in this neighborhood, and  
22 the high rates of commuters who ride transit

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1 or otherwise do not drive alone to work,  
2 demonstrate that providing more parking would  
3 needlessly burden housing costs.

4 Reducing and pricing parking is  
5 one of the most important ways to reduce  
6 overall vehicle trips from the site.

7 Also important to reducing the  
8 number of vehicle trips is encouraging the use  
9 of public transit and bicycling. We recommend  
10 the following transportation demand management  
11 measures also be included. Require the  
12 management to designate and train an on-site  
13 staffperson to provide transit information;  
14 provide Smart Trip Cards to all tenants and  
15 workers; and offer secure and convenient  
16 bicycle storage for all residents and workers.

17 In addition, we recommend the  
18 applicant provide parking spaces for Zip Car  
19 or Flex Cars at the site, for the use of  
20 building residents and also the surrounding  
21 neighborhood. This would also be an amenity  
22 to the community.

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1                   So, we do, in fact, support this  
2 proposal and urge you to move forward with it.

3                   Thank you for your consideration.

4                   CHAIRPERSON MITTEN: Thank you.

5                   Mr. Pohlman.

6                   MR. POHLMAN: Thank you.

7                   Good evening, my name is Robert  
8 Pohlman, and I'm the Executive Director of the  
9 Coalition for Non-Profit Housing and Economic  
10 Development.

11                   I'm here to testify in favor of  
12 the application from the Archdiocese of  
13 Washington and Catholic Community Services.

14                   I served on the District's  
15 Comprehensive Housing Strategy Task Force, co-  
16 chaired by Dr. Alice Redland and Adrian  
17 Washington, that published a report last  
18 January of findings and conclusions about the  
19 state of housing in the District of Columbia.  
20 In that report, we recommended that the City  
21 build at least 19,000 new units of affordable  
22 housing over the next 15 years, for low and

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1 moderate-income residents.

2 St. Martin's apartments is the  
3 kind of housing we had in mind, serving  
4 moderate income working families, as well as  
5 some lower income residents who need housing.

6 Who are the people who will live  
7 in St. Martin's apartments? There are daycare  
8 workers who take care of our children, bus  
9 drivers who transport us, retail clerks who  
10 work in our local stores, Government  
11 employees, hotel workers, and others. These  
12 are the people who are the backbone of our  
13 economy and who make the City work. Who  
14 better to have as a neighbor?

15 Families of poor, making 60  
16 percent of area median income, who will live  
17 at St. Martin's, will actually be earning 100  
18 percent of D.C.'s median income for a family  
19 of four. This means that the incomes of most  
20 of the residents of these apartments will fall  
21 squarely in the middle of the income range of  
22 all D.C. residents.

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1                   The Coalition for Non-Profit  
2                   Housing and Economic Development is a  
3                   membership association of organizations that  
4                   work to revitalize neighborhoods and build  
5                   affordable housing. We are very pleased to  
6                   see affordable workforce housing being built  
7                   in this neighborhood, because too often  
8                   affordable housing is provided only in  
9                   distressed neighborhoods, where there is a  
10                  high concentration of lower income residents.

11                  We believe it is vitally important  
12                  to the future of our City for affordable  
13                  housing to be built in every neighborhood, and  
14                  particularly in neighborhoods that are  
15                  undergoing transition with home prices rising  
16                  rapidly, as is true for both the Edgewood and  
17                  Eckington neighborhoods.

18                  We ask the Zoning Commission to  
19                  consider the need for affordable housing in  
20                  all neighborhoods and to support this worthy  
21                  effort to provide affordability in a rapidly  
22                  changing neighborhood. We hope that the

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1 Zoning Commission supports making it possible  
2 for working class families to remain in their  
3 neighborhood, and for the children of those  
4 families to be able to continue to live in the  
5 neighborhood in which they grew up.

6           Increasingly, this is not possible  
7 in many neighborhoods throughout the City.  
8 You have the opportunity to support the  
9 preservation of affordability and mixed-income  
10 neighborhoods by approving the St. Martin's  
11 housing proposal. We urge you to do so.

12           Thank you.

13           CHAIRPERSON MITTEN: Thank you,  
14 Mr. Pohlman.

15           Mr. McGinn?

16           MR. MCGINN: Good evening. My  
17 name is Ted McGinn. I live at 49 R Street,  
18 N.E., and I'm speaking to you tonight as the  
19 Chairperson of the Local School Restructuring  
20 Team at Emery Elementary School, which is on  
21 the Greater Campus shared by McKinley Tech,  
22 High Public Charter School, the Harry Thomas

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1 Recreation Center, and the Emery House Shelter  
2 for Working Men.

3           Since the inception of this  
4 project, I've been sharing this information  
5 with the Local School Restructuring Team, and  
6 with the PTA, which I'm also the Vice  
7 President of the Emery PTA.

8           When my daughter first started  
9 going to school there, she's in 6th grade now,  
10 in kindergarten, there were over 477 students  
11 at Emery. Our current enrollment is 228. As  
12 many of our urban schools have come under, you  
13 know, scrutiny and have been found lacking,  
14 there's been a exodus, and there's also been  
15 an attrition of units of housing within our  
16 community that would hold families. And, you  
17 know, right now at T and 2nd Street, at T and  
18 Lincoln Road, there are vacant apartment  
19 buildings that used to hold families. On my  
20 own street, at 149 R Street, there is a  
21 multiple unit apartment building that used to  
22 hold families that's now market rate condos.

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1 This is a trend throughout that community, and  
2 we need to bring more kids into our school.

3 The Local School Restructuring  
4 Team and the Emery PTA support the St.  
5 Martin's apartment projects, because we see  
6 this as bringing new kids into our school and  
7 sort of recharging the pump. And, this is a  
8 school worth recharging, it's one of 25  
9 schools in the City that made annual yearly  
10 progress last year, and it's, you know,  
11 receiving awards right and left, but it's only  
12 viable if there's families and kids going to  
13 it. This is a very important issue to us.

14 On a personal note, I've lived in  
15 the community since 1988. I've seen many  
16 changes, and, you know, most of them for the  
17 better now, but there is this change over  
18 where you don't have new families coming in,  
19 and this is a very serious issue for us.

20 So, we would like your support,  
21 bringing new families into our community and  
22 recharging our school systems.

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1 Thank you.

2 CHAIRPERSON MITTEN: Thank you  
3 very much.

4 questions from the Commission for  
5 the panel? Any questions?

6 Mr. Quin, any questions?

7 MR. QUIN: No questions.

8 CHAIRPERSON MITTEN: Ms. Walker,  
9 did you have any questions for the panel?

10 MS. WALKER: Someone mentioned new  
11 condos in the area, and I was wondering where  
12 those new condos were located.

13 CHAIRPERSON MITTEN: Mr. McGinn, I  
14 think you were mentioning that.

15 MR. MCGINN: Yes, at 149 R Street,  
16 N.E., at the corner of Eckington Place and R  
17 Street, that used to be an apartment building.

18 MS. WALKER: Eckington Place and R  
19 Street, is that on the other side of McKinley  
20 High School from the project?

21 MR. MCGINN: Yes, it's located at  
22 Eckington Place and R Street, N.E., that is

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1 just south of the campus. It's on the  
2 southern boundary of the campus.

3 There is also -- there were  
4 apartments on Lincoln Road, I think you may  
5 have mentioned that earlier, right across from  
6 the Harry Thomas Rec Center, and that's being  
7 converted to market rate condos.

8 MS. WALKER: Okay, but those  
9 places are not 200 feet within this area, they  
10 are not that close.

11 MR. MCGINN: No, they are not  
12 within 200 feet, but they are part of the  
13 greater Eckington/Edgewood community.

14 MS. WALKER: And, someone  
15 mentioned that displaced residents would now  
16 get to live in this area. Do they get first  
17 priority, displaced residents of Eckington, do  
18 they get first priority in the new apartment  
19 building?

20 CHAIRPERSON MITTEN: Who mentioned  
21 that? Did anybody mention that?

22 MR. MCGINN: No one mentioned

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1 that.

2 CHAIRPERSON MITTEN: We can have -  
3 - the applicant can clarify that when they do  
4 their closing.

5 MS. WALKER: Okay, that's it.

6 CHAIRPERSON MITTEN: Okay, thank  
7 you.

8 Thanks to the panel.

9 Richard Bahr, Reverend Simpson,  
10 Gregory Morgan, Jr., Cleopatra Jones.

11 sorry, we are just having a little  
12 conference up here.

13 Mr. Bahr? No. Oh, Simmons, okay.

14 REVEREND SIMPSON: And, I'm  
15 Reverend Simpson.

16 CHAIRPERSON MITTEN: Simpson,  
17 okay, that's good. Are you in support,  
18 though? Yes, you are in support, you have a  
19 green button. Okay.

20 And, Mr. Bahr, not here. Okay. I  
21 just want to see who I've got.

22 And, Reverend Simpson, are you

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1 speaking on behalf of the Washington  
2 Interfaith Network?

3 REVEREND SIMPSON: I am.

4 CHAIRPERSON MITTEN: Okay, then  
5 you'll have five minutes for that, and we'll  
6 start with you.

7 REVEREND SIMPSON: All right, I am  
8 Reverend Robin Simpson. I am Pastor of Luther  
9 Place Memorial Church and M Street Village.  
10 We are located at 1226 Vermont Avenue, N.W.,  
11 at Thomas Circle.

12 We also started something that I  
13 would love to invite you to, M Street Village,  
14 which very much is what we are talking about  
15 today, except 20 years ago. We took our  
16 parking lot, and that's a big sacrifice for  
17 urban churches, and built a seven-floor unit,  
18 we have 52 affordable housing, low-income  
19 residents living there, and then we also have  
20 a transitional housing community where we  
21 bring women who are homeless into this  
22 transitional center and offer them job

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1 training, education, self-esteem classes, and  
2 all those things, and the goal is to get them  
3 back into the community and to live as  
4 independent people. Well, unfortunately, we  
5 are struggling with that, because even though  
6 many of these women are working, have full-  
7 time jobs and are very much ready to live on  
8 their own, they have no place to go. They  
9 have no support system, and we are not going  
10 to kick them on the street.

11 So, the system that's made to get  
12 these people moving through has actually  
13 stopped or come to a grinding halt, because  
14 there isn't a place for moderate or low-income  
15 people to go in the City. These people who  
16 have had roots, and who have lived, many of  
17 them, right here, have lived in this community  
18 forever, and can't do it anymore. They cannot  
19 afford to stay here.

20 So, Washington Interfaith Network  
21 is an association of 45 organizations,  
22 churches, schools, community groups, that have

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1       come together and want the neighborhood to be  
2       heard, and the neighborhood wants a diverse  
3       community.

4                   One of the things that WIN did was  
5       to go into the community and start asking  
6       neighbors, all kinds of neighbors, what do you  
7       want in your community, and I was amazed that,  
8       Luther Place is located at Logan Circle, how  
9       many people, gentrified people, moved here  
10      because they wanted a diverse community. They  
11      wanted to live with people of all races,  
12      ethnic backgrounds, gender diversity, they  
13      wanted people of diversity and that's why they  
14      moved here. So, not only is this a place  
15      where just the gentrified people can live, but  
16      it's a place where all people are wanted and  
17      needed.

18                   I also want to talk a little bit  
19      about the workforce group. I want my sexton,  
20      I want my secretary, to be able to live where  
21      they work.

22                   And, my last comment is, I want to

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1 be able to live in this community. I qualify  
2 to live in this community, and I hold two  
3 Master's degrees. So, I want you to really  
4 get a feel, look behind me at these people,  
5 and really understand what this means to them,  
6 and how much this means to them, and please  
7 take that into consideration.

8 Thank you.

9 CHAIRPERSON MITTEN: Thank you,  
10 Reverend Simpson.

11 Ms. Jones.

12 MS. JONES: Good evening. My name  
13 is Cleopatra Jones. I'm a former ANC  
14 Commissioner for ANC 5C-02, and Chair for the  
15 Harry Thomas Community Center.

16 I applaud this project. I think  
17 that it is beneficial to our community and to  
18 the blue collar workers in the City, that they  
19 will be able to have a decent place and  
20 affordable place to live, somewhere that they  
21 can begin to set stepping stones so that they  
22 can move in to a home one day, a place that

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1 they can call their home, but a decent  
2 community, a decent area, and nice venue for  
3 them to be able to raise their kids and do  
4 what is needed for them to be able to move  
5 forward in achieving the dream that everyone  
6 have, to live somewhere, feel comfortable,  
7 feel safe, and be able to pay the rent, not  
8 having to be always looking over your shoulder  
9 as to whether I'm going to make it next month  
10 or whether I'm not going to make it, but the  
11 value is set and they know what they can  
12 afford and what they will be able to do.

13 I think it is great for St.  
14 Martin's to undertake and to make this land  
15 available to Catholic Charities to provide  
16 this service to the residents of this City and  
17 the Metropolitan D.C. Area. It is just like,  
18 there's nothing else they can do, you know,  
19 like State Farm say, like a good neighbor  
20 State Farm is there, well, like a good  
21 neighbor St. Martin's has been there. They  
22 have been there on every avenue and in every

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1 aspect of this community, and this will be  
2 something I would like to see supported and  
3 that you will take all of this into  
4 consideration.

5 This is for our future leaders and  
6 for the residents of this City to have  
7 somewhere decent to live.

8 CHAIRPERSON MITTEN: Thank you  
9 very much.

10 I can't quite read your --  
11 Commissioner Miller?

12 MS. ALLEN: No, Farmer Allen.

13 CHAIRPERSON MITTEN: Farmer Allen,  
14 oh, I got that wrong.

15 MS. ALLEN: I'm Commissioner  
16 Farmer Allen, 5C-06. I was the sitting  
17 Commissioner at the time this project came  
18 before 5C-06, and I'm still the sitting  
19 Commissioner.

20 I'm in support of this project. I  
21 think that -- matter of fact, I know that my  
22 neighborhood needs affordable housing.

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1 Everywhere throughout this City we need  
2 affordable housing.

3 Right now, we have people that  
4 don't have places to live, because they can't  
5 afford to live. We have people that are  
6 looking for jobs that can't get jobs, and  
7 their job is out here.

8 So now, I support this project.  
9 I'm blessed with having the church in my  
10 neighborhood. I live on Rhode Island Avenue.  
11 I'm within the 200 yards of the church. I  
12 want my children to be able to grow up and  
13 maybe get an apartment there, but first  
14 they've got to be able to afford the  
15 apartment. So, at the rate that we are  
16 talking about, hopefully, they'll be able to  
17 live there or my grandchildren will be able to  
18 live there.

19 But, I do support the project,  
20 I've always supported the project, and I would  
21 like this Board to support the project, and I  
22 ask you wholeheartedly to give this project a

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1 chance, you know, we are giving people lives,  
2 I mean, we are making their lives greater.

3 Thanks.

4 CHAIRPERSON MITTEN: Thank you  
5 very much.

6 Reverend Simmons? I need you to  
7 turn the mic on.

8 REVEREND SIMMONS: Good evening.  
9 If I use my preaching voice I wouldn't have to  
10 turn on the mic.

11 CHAIRPERSON MITTEN: Then we  
12 wouldn't get you on the record.

13 REVEREND SIMMONS: I won't, I'll  
14 spare you that, though.

15 It certainly is a pleasure to be  
16 here tonight in support of this project. My  
17 name is Reverend Earl Simmons. I'm the Pastor  
18 of the Mt. Olives United Missionary Baptist  
19 Church, where I'm located at 134 U Street,  
20 N.E., which is one block north of Todd Street,  
21 which is very close to the St. Martin's  
22 apartment project.

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1                   We are very -- we, the  
2 congregation and I, are very supportive of  
3 this project. My congregation is 150 active  
4 members, 60 percent of those members live in  
5 the community itself, right there in the Todd  
6 Place, Summit Place, U Street, right in that  
7 area. My son attends McKinley Tech High  
8 School. I, myself, am a D.C. resident, and I  
9 live there in Ward 7.

10                   I've met St. Martin's -- I met  
11 Father Kelly seven years ago, when I came on  
12 as a Pastor at Mt. Olives, and Father Kelly  
13 has always been a very concerned and very  
14 compassionate priest and servant, and I've  
15 always been very impressed with his efforts  
16 and with the efforts of St. Martin's church.

17                   I believe that this project is a  
18 project that can be very positive to our  
19 community and to our neighborhood. At a time  
20 when people are divided and people are kind of  
21 confronting one another, and talking more  
22 about negative issues, I think this is a

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1 project that speaks very positively about  
2 blending diversity and blending individuals of  
3 race, individuals of class, individuals from  
4 different ethnic backgrounds.

5           In my church we have many children  
6 who attend my church, who come from single-  
7 family homes, struggling households, I have  
8 unemployed young men in my church, and they  
9 live in that neighborhood. And, I believe  
10 that this type of apartment housing unit can  
11 be a benefit to them, as we increase the  
12 quality of the space that they are living in,  
13 and so we increase the quality of  
14 opportunities that they have available to  
15 them.

16           So, I just wanted to come tonight  
17 in support of Father Kelly. I'm a Board  
18 Member of the Ecumenical Council, but someone  
19 is going to come and speak to that. We have  
20 various other Board Members here who are going  
21 to speak about the Ecumenical Council support,  
22 but I'm an active outreach individual, and

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1 I've been here, I've been in the community  
2 with the ANC chairpersons and with Jones, and  
3 with Farmer, and so I just want you -- this,  
4 you know, committee and you all to know that  
5 we support it, and we support it 100 percent.

6 Thank you.

7 CHAIRPERSON MITTEN: Thank you,  
8 Reverend Simmons.

9 Questions from the Commission for  
10 the panel?

11 Mr. Hood?

12 VICE CHAIRMAN HOOD: Madam Chair,  
13 a quick question for Commissioner Allen. This  
14 is your area which you represent the site,  
15 this has been your single -- your former  
16 single-member district here.

17 MS. ALLEN: No, I'm still sitting,  
18 it's my single-member district.

19 VICE CHAIRMAN HOOD: Okay, thank  
20 you.

21 Thank you, Madam chair.

22 CHAIRPERSON MITTEN: Anyone else

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1 questions for the panel?

2 Mr. Quin, any questions?

3 MR. QUIN: No questions.

4 CHAIRPERSON MITTEN: Ms. Walker,  
5 any questions for the panel? No? Okay,  
6 great. I can't see her back there.

7 Thank you all for your testimony.

8 Next I have Celia, it looks like  
9 Barnes, Darren Cambridge, Earl Washington,  
10 Sharon Winget, Robert White.

11 Okay, I'm just going to go down  
12 the table, because I can't see everybody's --  
13 you are Ms. Winget?

14 MS. WINGET: Yes.

15 CHAIRPERSON MITTEN: Okay, please,  
16 go ahead. Turn on the microphone for me,  
17 though.

18 MS. WINGET: Good evening. My  
19 name is Sharon Winget, and I live at 56 U  
20 Street, N.W., in the Bloomingdale neighborhood  
21 of Northwest D.C. I live less than four  
22 blocks from the proposed site of the project

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1 we are talking about tonight.

2 I want to speak briefly, both  
3 personally and professionally, to this issue.  
4 On a personal level, my husband and I have  
5 owned our house in Bloomingdale for 15 years.  
6 We bought at a time before the gentrification  
7 that's happened recently has taken place, and  
8 we've seen, what we've seen happen to our  
9 neighbors is pretty incredible, that there's  
10 less and less affordable housing, and it's  
11 affecting neighbors, friends, co-workers in a  
12 very serious way. And, the reality also is  
13 that my husband and I, we are also educated  
14 people, we could not afford the house that we  
15 live in now. We could not live in  
16 Bloomingdale at this time, if we hadn't bought  
17 15 years ago.

18 Professionally speaking, I am a  
19 Social Worker. I've worked with -- I  
20 currently work with Incremental Health, and  
21 I've worked with battered women, homeless  
22 persons, and the chronically mentally ill in

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1 D.C., for almost 25 years. I can speak first  
2 hand to the importance of affordable housing  
3 in people's lives, and helping them stabilize.  
4 I've also known, literally, dozens and dozens  
5 of people that I would be proud to have as  
6 neighbors, people who were formerly homeless,  
7 people who have overcome a lot of obstacles.

8 I have no objections at all to  
9 this project in my neighborhood or next to my  
10 neighborhood, and I urge you to support it.

11 CHAIRPERSON MITTEN: Thank you  
12 very much.

13 Mr. Cambridge.

14 MR. CAMBRIDGE: Good evening. I'm  
15 Darren Cambridge, and I live at 130 Todd  
16 Place, N.E. My wife, Cara Goch, and I live  
17 directly across the street from the proposed  
18 development.

19 Consequently, we are among the  
20 most directly affected by the outcome of your  
21 decision. There's much about our neighborhood  
22 we love. It's delightful to catch a glimpse

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1 of the Washington Monument, to feel removed  
2 from the roar of the City, to always have a  
3 street parking space available right in front  
4 of our house, and to be able to get to know  
5 the names of most everyone on our block.

6 It would be nice if none of these  
7 things will change, but some of them probably  
8 will if this development is approved.

9 However, we also recognize that we  
10 are the face of change. We are young, White,  
11 relatively well paid, new to the neighborhood.

12 Prior to moving here, we lived in  
13 Columbia Heights, Mt. Pleasant and Dupont  
14 Circle, and there's certainly ways that we'd  
15 like to see Eckington change, to be more like  
16 those neighborhoods. We'd love a more vibrant  
17 street life, with more varied retail, sit-down  
18 dining and live entertainment options within  
19 walking distance. I guess we are gentrified  
20 people.

21 But, there are also changes we  
22 witnessed that we'd never wish upon our new

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1 home. Over the last four years, we've seen  
2 many of our working class neighbors, most of  
3 them Latino and African American, forced to  
4 leave as rents rose out of reach, and  
5 landlords rushed to convert affordable housing  
6 into lucrative market rate condos. People who  
7 had invested much of their lives in their  
8 community no longer have a place.

9 Eckington is in danger of  
10 suffering the same fate if the work of  
11 organizations like St. Martin's and Catholic  
12 Charities isn't supported.

13 Although I work in Fairfax, I  
14 choose to live in the City because I value its  
15 diversity. My wife and I want to live in a  
16 community where people of all incomes and  
17 ethnicities are welcome. We want the waitress  
18 who serves us breakfast at the Waffle Shop,  
19 the daycare worker who may some day educate  
20 our children, and the man who changes the oil  
21 in the taxi we'll take home very late tonight  
22 to be able to live on our block.

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1                   We reject, without qualification,  
2                   the implicit contention that people who make  
3                   not very much money would be lesser neighbors.

4                   We believe those residents who  
5                   lived through the tough years ought to enjoy  
6                   the benefits of change of which we are a part.

7                   The St. Martin's project is part  
8                   of the solution. There's nothing in the  
9                   design itself that poses a threat to the  
10                  improvements for which many of its opponents  
11                  are doing passionate and essential work.  
12                  However, there needs to be a comprehensive  
13                  plan in order to match these improvements with  
14                  the goal of affordable housing.

15                  And, as a member of the Washington  
16                  Interfaith Network, St. Martin's is committed  
17                  and accountable to a City-wide agenda of  
18                  neighborhood reinvestment.

19                  Eckington is one of 12  
20                  neighborhoods WIN that helped convince the  
21                  City Council to target for reinvestment, I  
22                  hope that the other organizations represented

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1 here in opposition will join St. Martin's and  
2 WIN to develop a balanced plan for Eckington's  
3 growth, with the St. Martin's apartments as a  
4 centerpiece.

5 CHAIRPERSON MITTEN: I need you to  
6 conclude now.

7 MR. CAMBRIDGE: Last sentence.

8 I look forward to seeing them each  
9 morning as I wake for years to come as a  
10 testament to that effort's success.

11 Thank you.

12 CHAIRPERSON MITTEN: Thank you.

13 Ms. Barnes.

14 MS. BARNES: My name is Celia  
15 Diane Barnes. I normally go by Diane. I'm  
16 the former Chair of 5C, and during that time  
17 we did approve the PUD for St. Martin's.

18 I've been in the area for 32  
19 years, Bloomingdale as a matter of fact, and  
20 I've seen many, many changes, but we still  
21 need to have more changes as far as affordable  
22 housing. So, I really do hope that the

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1 Commission will approve this project.

2 Thank you.

3 CHAIRPERSON MITTEN: Thank you.

4 Deacon White.

5 DEACON WHITE: Good evening. My  
6 name is Deacon Robert White. I'm a  
7 Washingtonian, new to the St. Martin's  
8 community, but not new to Washington. I also  
9 could not afford to live in the neighborhood  
10 where I grew up if we did not already own a  
11 house in that area.

12 I would remind the Board that  
13 although many issues have been raised, that  
14 the project has addressed those issues, issues  
15 of density, issues of traffic, issues of  
16 aesthetics, at each step we have involved the  
17 community and have taken diligent steps  
18 towards addressing their expressed concerns.

19 There are some concerns that  
20 aren't expressed that we are unable to  
21 address. Those concerns will have to lay to  
22 their own hearts.

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1 I would remind you that St.  
2 Martin's has been a part of this community for  
3 over 100 years, and will continue to be a part  
4 of this community in the next 100 years, no  
5 matter what happens here today, and we will  
6 continue to fight for the rights of those who  
7 aren't able to fight for themselves, who don't  
8 have the means to provide the type of housing  
9 that they desire for themselves and for their  
10 family, and for their posterity, so that one  
11 day they may be able to come before this  
12 Board, or even sit at this Board, and hear the  
13 concerns of other citizens of the District of  
14 Columbia.

15 We thank you for your  
16 consideration, and we encourage you strongly  
17 to support the housing project for St.  
18 Martin's.

19 Thank you.

20 CHAIRPERSON MITTEN: Thank you,  
21 Deacon White.

22 Any questions from the Commission

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1 for the panel?

2 Any questions?

3 Mr. Quin, any questions?

4 MR. QUIN: No questions.

5 CHAIRPERSON MITTEN: Ms. Walker?

6 MS. WALKER: No.

7 CHAIRPERSON MITTEN: No.

8 questions.

9 Okay, thank you all for your  
10 testimony.

11 Reverend Anthony, it looks like  
12 Michael Clark, Rashidi Christian.

13 Anyone else who would like to  
14 testify in support? Okay, let's just get the  
15 young lady who stood up, and then we'll get  
16 the next round.

17 Reverend Anthony, why don't you go  
18 ahead.

19 REVEREND ANTHONY: Madam Chairman,  
20 Members of the Commission, I am the Reverend  
21 Doctor Lewis Anthony, the Senior Pastor of the  
22 Metropolitan Wesley African Methodist

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1 Episcopal Zion Church, that has been in  
2 existence this year 170 years.

3 I'm here, not only as Pastor of  
4 the congregation, but also as the Ecumenical  
5 Representative of the Bishop, that also sends  
6 his support of this project.

7 Martin Luther King preached his  
8 last formal sermon in the City, and in that  
9 last formal sermon he said this, "On some  
10 positions cowardice asks the question, is it  
11 expedient, expedience asks the question is it  
12 politic, vanity asks the question is it  
13 popular, but conscience asks the question is  
14 it right."

15 We are here today because we  
16 firmly believe that this project is right.  
17 It's right because when you consider the  
18 studies that have been done by myriad  
19 personalities in this community, the Brookings  
20 Institution, Metropolitan Council of  
21 Governments, the D.C. Fiscal Policy Institute,  
22 the Urban Institute, the Council of the

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1 District of Columbia, the Mayor of the  
2 community, all say with loud voices, we  
3 desperately need affordable housing, and that  
4 rental housing of this order is critical to  
5 our future.

6 We believe it's right, because  
7 we've come to understand, if you lived in  
8 Washington as I have, a third generation  
9 Washingtonian I am, that the Rs in our  
10 community have proven themselves problematic,  
11 for whenever we hear renewal, revitalization,  
12 redevelopment, and renaissance and renewal it  
13 generally leads to one other word which is  
14 removal.

15 Therefore, we are particularly  
16 happy at this refreshing project that tells us  
17 that we can all live together and do so  
18 usefully.

19 It's right because it enjoys the  
20 rightist support of community and resident.  
21 It's overdue because, as I pull down this copy  
22 of the Kerner Commission Report that's

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1 tattered, 39 years ago we said the same thing,  
2 and have yet to do it.

3           There is a final reason why it's  
4 right. Chief Redjacket, many years ago,  
5 speaking about the own situations of his  
6 tribe, and the experience of being in a place  
7 where he once lived, finding that he could  
8 live there no longer, said this, he says,  
9 "Brother, our seats were once large and yours  
10 small. You have now become a great people,  
11 and we have scarcely a place left to spread  
12 our blankets."

13           This is the question today, before  
14 this Commission, before our City, because we  
15 are watching large numbers of persons who have  
16 worked and carried the burden in the heat of  
17 the day, having no place to spread their  
18 blankets.

19           I, therefore, commend you to give  
20 every favorable attention to this project, and  
21 pray that you will do so, because if you don't  
22 I'm dreadfully afraid that we will have to

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1 petition the Congress to change some of the  
2 words on some of the buildings around here,  
3 the buildings that says, "I tremble when I  
4 consider that God is just and that His justice  
5 can't sleep forever," the words that say over  
6 the door of the Supreme Court that, "This is  
7 supposed to be the place of equal justice  
8 under law," the words that say on the  
9 Roosevelt Monument, "The test of our progress  
10 is not whether we add more to the abundance of  
11 those who have much, it is whether we provide  
12 enough for those who have too little."

13           Whether we go to the Archives  
14 Building and ask permission to change the  
15 documents that are kept there, to strike out  
16 the phrase in the Declaration of Independence  
17 that says, "Life, liberty and the pursuit of  
18 happiness," and to strike out the "we" that is  
19 in the Preamble of the Constitution, because  
20 if you need affordable housing in the District  
21 of Columbia, if you can't pay you can't stay.

22           I, therefore, urge you to give

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1 every appropriate attention to granting the  
2 variances that have been requested of you,  
3 because if you do I'm quite certain that  
4 wherever Redjacket may find himself, he will  
5 be pleased to hear that the St. Martin's  
6 Church did something to make sure that people  
7 would have a place for their blankets, and the  
8 model of the city, Justicia Omnibus, Justice  
9 for All, will be more than a phrase, but a  
10 reality.

11 (Applause.)

12 CHAIRPERSON MITTEN: Thank you,  
13 Reverend Anthony.

14 Mr. Clark. Can you follow that?

15 MR. CLARK: Good evening, Madam  
16 Chair, Members of the Commission, my name is  
17 Michael Clark. I live at 151 Todd Place, N.E.  
18 I live right across the street on the Summit  
19 side of this apartment project, and will be  
20 greatly affected by it.

21 I am also the President of the  
22 Edgewood Civic Association, which has been in

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1 operation since 1953, which incorporates the  
2 Edgewood and the Eckington communities.

3 And, the reason we incorporate  
4 both the Edgewood and the Eckington community,  
5 was back in 1953, unfortunately, people of  
6 color were not allowed to join the Citizens  
7 Association of the Eckington Group, so they  
8 had to form their own civic association, so  
9 that's why the Edgewood Civic Association, not  
10 only incorporates Edgewood, which is also --  
11 not only includes Edgewood, but also the  
12 Eckington communities.

13 I'm here, the Edgewood Civic  
14 Association is here tonight, to give testimony  
15 in favor of the building of the St. Martin's  
16 project located at 116 T Street, N.E.,  
17 Washington, D.C. Over the year,s Catholic  
18 Charities has provided great support to the  
19 Edgewood community in many ways.

20 The history of CCS testifies to us  
21 humanistic and sacrificial care for our people  
22 and its state of affairs. The works of CCS

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1 have consistently reported positive outcomes  
2 that empower our people and have no record of  
3 ill will, such as criminal elements, property  
4 deterioration, vagrants, parking, et cetera,  
5 nor non-performance of its mission and vision.

6           As a matter of fact, for the past  
7 two decades and presently, CCS has provided  
8 social services and housing to disparate  
9 single parents, men and seniors within blocks  
10 of my home. All have survived without record  
11 of negative effect, but has produced positive  
12 outcomes. It has gone beyond its stated  
13 mission to give consideration to the  
14 neighboring school, presently High Leadership  
15 Public Charter School, which has allowed its  
16 staff parking.

17           CCS has provided itself a positive  
18 force and agents of integrity, which is big,  
19 given the real fact that so many developers  
20 have come with selfish motivations and hidden  
21 dishonesty that have been instrumental in  
22 causing further harm or separation and

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1       disparity to our community.

2                       We fully support the St. Martin's  
3       project, believing that the same high level of  
4       humanistic care will be rendered with  
5       integrity. We believe that CCS will deliver  
6       to the community in this projected development  
7       no less than what it has promised, the much  
8       needed workforce housing that will help to  
9       abate the out pricing of our neighbors and  
10      their children, who have lived here and want  
11      to stay here.

12                      Edgewood Civic Association has  
13      followed closely and believe Catholic Churches  
14      have met satisfactorily the D.C. Historic  
15      Preservation League's Review Board and ANC  
16      5C's concerns.

17                      We have heard that there are  
18      concerns about the significance of the hill.  
19      once again, I can testify that this site is  
20      being used mostly as a parking lot and a place  
21      where children like to hang out playing ball  
22      with our programs of significance.

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1                   To address the question of density  
2                   and the size of the project, one only needs to  
3                   look at the past project that was approved by  
4                   this Board, the Fairfield project, which would  
5                   have, if it had been successful, brought in  
6                   over 1,200 residents, three high-rise units,  
7                   from seven to 11 stories, and town homes with  
8                   a tremendous increase in traffic and many  
9                   public safety concerns. Comparable to the  
10                  much lower number of units of this project,  
11                  and the ample provision is allowing for  
12                  parking, it has satisfied us that CCS will be  
13                  a good neighbor, that CCS would be a good  
14                  neighbor, has formed a community steering  
15                  committee from the beginning of the project,  
16                  and has kept the community informed and  
17                  involved in the process.

18                         And, we, the Edgewood Civic  
19                         Association, hopes that this Commission will  
20                         see that this is the type of housing  
21                         opportunity that would give working class  
22                         residents a safe place to live.

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1 Thank you.

2 CHAIRPERSON MITTEN: Thank you,  
3 Mr. Clark.

4 Mr. Christian.

5 MR. CHRISTIAN: Good evening. My  
6 name is Rishidi Christian, and I live at 1729  
7 North Capitol Street, N.E., and I'm going to  
8 regress from my written statement, because  
9 there have been some other things said here  
10 this evening that I don't include, I think  
11 need to be cleared up. And, my experience may  
12 show some light.

13 At 1729 North Capitol Street, the  
14 rear of my home is Lincoln Road. On the east  
15 side of Lincoln Road, which is the rear of my  
16 house, is the Emery Men's Shelter. Now, that  
17 shelter has been there for over 20 years now.  
18 At the beginning of it, it had a capacity of  
19 200 men. Now lately, it has been changed to  
20 be residential, but for those 20 years I lived  
21 there, and during those 20 years we are  
22 talking about a totally changing population,

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1 almost every day. All right.

2 I live there, I have neighbors who  
3 live there, and when we complained, we didn't  
4 complain about the homeless being there in our  
5 community, our problem was that it was so  
6 close to the Emery Elementary School. Okay.  
7 And, there's been no real effort to have it  
8 moved. There's been some changes made, but  
9 that shelter is still there.

10 Now, that lets you see how the  
11 effect of economics doesn't really matter too  
12 much, okay, right, there's another home that  
13 was just renovated that stayed vacant for  
14 approximately 20 years, okay. There's two  
15 rooms in the basement, two rooms on the ground  
16 level floor, and two rooms above. That home  
17 was renovated and sold for over \$300,000.  
18 There's no sidewalk. When you walk out the  
19 front door, you walk onto the sidewalk of  
20 Lincoln Road. There is no back door from the  
21 ground level. To get out of that house in the  
22 back you have to go to the basement and come

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1 up.

2 Now, if the impact of poor people,  
3 a shelter right across the street, okay,  
4 didn't stop these people from buying, and  
5 they are still there, all right, they are  
6 still there, I haven't heard any complaints  
7 from these people about that shelter. Okay.

8 So now, we are talking about a  
9 fabulous place, for the most part, coming into  
10 a community, all right, with people who are  
11 going to be working every day, and these men  
12 from the shelter a lot of them worked every  
13 day, okay, every single day.

14 And, I'm saying my experience is  
15 different in terms of what my mentality is,  
16 okay. I'm not, as they would say, poor now,  
17 but something could happen to me to where --  
18 something could happen, but what I'm trying to  
19 say is that, the difference between me and  
20 people who are really against this project is  
21 real experience with people who have been put  
22 out.

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1 CHAIRPERSON MITTEN: Thank you,  
2 Mr. Christian.

3 Ma'am?

4 MS. TAYLOR: Yes. My name is --

5 CHAIRPERSON MITTEN: Would you  
6 turn on your microphone, please?

7 MS. TAYLOR: Oh, thank you.

8 My name is Barbara Taylor. I live  
9 a half a block from the proposed project of  
10 St. Martin's.

11 I, like Mr. Christian, at one time  
12 had a concern about the shelter, and I'm only  
13 mentioning that because I have a son who is  
14 now 25, and when I first told him about the  
15 St. Martin's project he was oh so excited.

16 And, I wanted to also add that to  
17 see the new condos going up, all you have to  
18 do is take a stroll around the neighborhood  
19 like this, a new condo right at Lincoln Road  
20 and Todd, which surprised me, because the unit  
21 block of Todd is the block of Todd that I have  
22 always been ashamed to call Todd Place. I

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1 always made it very clear to people, because  
2 it's so raggedy and run down, and now I'm  
3 impressed, though, there's this new condo  
4 there.

5 There's another condo, they are  
6 all over the place, there's another condo on  
7 R Street, between 2nd and 3rd. There are  
8 condos going up on T Street, like between 2nd  
9 -- also between 2nd and 3rd.

10 And, I just wanted to come here  
11 tonight to say that I support this project,  
12 and maybe one day my son, who wasn't affected  
13 by that shelter, because I thought it was a  
14 poor image right next door to an elementary  
15 school, he has a good job with a law firm and  
16 I'm proud of that.

17 That's all.

18 CHAIRPERSON MITTEN: Thank you.

19 Any questions from the Commission?

20 Mr. Hood?

21 VICE CHAIRMAN HOOD: Madam Chair,  
22 quick question for Mr. Clark.

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1                   Initially in our submittals, it  
2                   had -- Edgewood Civic Association was in  
3                   opposition, well, they didn't support the  
4                   project. I understand this morning you --  
5                   well, that's the Office of Planning Report,  
6                   you all have entered into an MOU?

7                   MR. CLARK: Yes.

8                   VICE CHAIRMAN HOOD: Okay.

9                   MR. CLARK: We've always been in  
10                  support of the project.

11                  VICE CHAIRMAN HOOD: You've always  
12                  been in support of the project.

13                  MR. CLARK: So, I never --

14                  VICE CHAIRMAN HOOD: The Edgewood  
15                  Civic Association, okay, that's fine. That's  
16                  fine.

17                  Thank you.

18                  CHAIRPERSON MITTEN: Anyone else  
19                  questions?

20                  Mr. Quin, any questions for the  
21                  panel?

22                  MR. QUIN: No questions.

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1 CHAIRPERSON MITTEN: Ms. Walker?

2 Any questions for the panel?

3 Okay, thank you.

4 Thank you all for your testimony.

5 Anyone else who would like to  
6 testify in support, please have a seat at the  
7 table. Okay, hold on, just hold on, we need  
8 another panel after this.

9 Go ahead, please. We'll take  
10 these four, and then we'll see who else we  
11 have. We'll start with this young gentleman  
12 here, and work our way down the table.

13 MR. BRAXTON: Good evening, Madam  
14 Chairman and Members of the Commission.

15 My name is Frank Braxton, Frank E.  
16 Braxton, Sr. I live at 2314 2nd Street, N.E.  
17 I've lived there since 1952. I paid \$15,000  
18 for my home, it's already paid for years and  
19 years and years ago. And, I wonder about the  
20 cost of the same type of house in which I live  
21 in now versus what people have to pay for  
22 homes here in the neighborhood now.

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1 I lived in the City for many,  
2 many, many years. I've seen the changes, and  
3 I take real serious concerns about the  
4 opposition to this building of which St.  
5 Martin's and Catholic Charities is proposing  
6 to put up. And, I wonder, like someone else  
7 in the high -- a very high place in our court  
8 system, because sometimes we forget from  
9 whence we came.

10 I notice who put up the opposition  
11 here tonight. Now, I'm in a position to voice  
12 opposition to everything of which I do oppose,  
13 and I oppose and I detest someone to forget  
14 from whence they came.

15 I'm sorry, you have to bear with  
16 me, I just got out of the hospital from  
17 intensive care yesterday, yesterday evening,  
18 so I made sure that I got here.

19 I'm definitely in support of this  
20 project to be put on by St. Martin's. Father  
21 Kelly and Catholic Church is doing us a very,  
22 very dear favor here in our community for

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1 those of us who cannot afford some of the  
2 prices to be paid here.

3 Now, I look at those who could not  
4 -- probably could not have afforded Southwest,  
5 Georgetown and upper Northwest, they are  
6 looking for affordable homes over there, and  
7 they couldn't find it, so they ventured east  
8 and found what was somewhat affordable for  
9 them, and they settled here, and they were  
10 welcomed here, versus to what we encountered  
11 when I moved into the community in 1952.  
12 There were crosses burned, there was an exodus  
13 from the City. All these happened, and then  
14 again, I wonder sometimes about whether some  
15 of these people who are in opposition to this  
16 project, what would they have done back in the  
17 time when I moved into this neighborhood.  
18 Would they have been with the people who at  
19 one time marched down Pennsylvania Avenue,  
20 would they have burned crosses, what would  
21 have happened if some of these people in  
22 opposition had been present at that particular

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1 time.

2 CHAIRPERSON MITTEN: I need your  
3 closing thought, Mr. Braxton.

4 MR. BRAXTON: Yes, I'm always  
5 going to be Frank Braxton, and I've sat on  
6 many boards and commissions in this City, and  
7 I don't have to beg anyone's pardon for what  
8 I say.

9 I thank you very, very much.

10 CHAIRPERSON MITTEN: Thank you  
11 very much.

12 (Applause.)

13 CHAIRPERSON MITTEN: Folks, let's  
14 not have any demonstrations, and please take  
15 care of yourself, would you?

16 MR. BRAXTON: By the way, i'm 92  
17 years old tomorrow.

18 CHAIRPERSON MITTEN: Okay, we'll  
19 have a demonstration for that.

20 (Applause.)

21 MR. BRAXTON: So, my experience in  
22 the City extends a long period of time.

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1 CHAIRPERSON MITTEN: Okay.

2 MR. BRAXTON: Thank yo8u.

3 CHAIRPERSON MITTEN: Thank you  
4 very much.

5 Ms. Fairfax.

6 MS. FAIRFAX: Yes, good evening.  
7 My name is Charlene Fairfax. I live at 9  
8 Evarts Street, N.E. I'm a Native  
9 Washingtonian, and I grew up here in the area  
10 of the City very near St. Martins. I'm a  
11 Pharmacist and work for the D.C. Government  
12 and also for CVS Pharmacy. I'm saying all  
13 that because I had the privilege of being  
14 educated at St. Martins Grade School from  
15 kindergarten through 8th grade, and I really  
16 think it needs to go on the record about the  
17 spirit of St. Martins that is still operating  
18 at the property in question.

19 I need to mention the nuns who  
20 actually taught at St. Martins, who helped  
21 reinforce the values that were instilled by my  
22 parents, values of social justice, commitment,

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1 inclusion, and welcome.

2 And, I was very upset when I found  
3 out that the convent was going to be moved as  
4 part of our concessions in this proposal.  
5 However, after praying about it, I felt that  
6 there's probably nothing more befitting the  
7 spirit of St. Martins that the convent is now  
8 going to become the cornerstone of the St.  
9 Martins apartments.

10 And, I thank you all for listening  
11 to me, and I want you to know that I  
12 wholeheartedly support this application on  
13 behalf of the Washington Archdiocese, and the  
14 Catholic Community Services, and I hope that  
15 you all will endorse it.

16 Thank you.

17 CHAIRPERSON MITTEN: Thank you,  
18 Ms. Fairfax.

19 Ms. Washington.

20 MS. WASHINGTON: My name is  
21 Lillian Washington, and I live at 164 Todd  
22 Place, which is a half a block from the site.

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1 I've been living in my home for 56  
2 years and seven months, and I really hope that  
3 we can get this going, because we need some  
4 available, affordable housing in the District,  
5 and especially in our ward, and I wish you all  
6 would consider it.

7 Thank you.

8 CHAIRPERSON MITTEN: Thank you.

9 Ms. Holliday.

10 MS. HOLLIDAY: Yes. My name is  
11 Dr. Bertha Garrett Holliday. I reside at 49 T,  
12 N.W. I'm a Community Psychologist, and I'm  
13 here tonight as Treasurer of the Bloomingdale  
14 Civic Association, which is bounded by N.  
15 Capitol on the east, 2nd Street, N.W., on the  
16 west, Florida Avenue on the south, and  
17 Channing Street on the north.

18 Bloomingdale Civic Association is  
19 a 501(c) membership organization that was  
20 established nearly 50 years ago in 1958, and  
21 has operated continuously since then.

22 I make this point because I think

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1 it is the longevity and the long-term  
2 commitment to neighborhood improvement that  
3 informs the Bloomingdale Civic Association's  
4 view of the proposed St. martins apartment.

5 Indeed, the Bloomingdale Civic  
6 Association and St. martins Church, which is  
7 located within the boundaries of the Civic  
8 Association, have a long history of  
9 coordination and collaboration.

10 The Bloomingdale Civic Association  
11 believes that much of the controversy  
12 surrounding the proposed development stems  
13 from mis-information or lack of information.  
14 For example, among opponents of the  
15 development, there's been an apparent lack of  
16 understanding about the differences among  
17 public housing, Section 8 housing, and  
18 affordable workforce moderate income housing,  
19 and the differences in the type of clientele  
20 that these different types of housing serve.

21 Thus, on a community they are  
22 serving in various written literature, the

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1 proposed St. Martins apartments has often been  
2 characterized as, "a low-income project."

3 Many also voiced opinions that  
4 reserve a distinct naivety about both the  
5 salaries of many public servants and the  
6 variability of family situations and family  
7 constellations.

8 Consequently, some suggest that  
9 there would be little demand for affordable  
10 workforce housing, and that St. Martins really  
11 intends to fill the proposed apartments with  
12 low-income Section 8 voucher holders.

13 Others, to their credit, who are  
14 in opposition, sought to do some research on  
15 various design options, but, unfortunately,  
16 they tended to focus on critiques of low  
17 income, high-rise, public housing projects of  
18 the 1950s and the '60s, with which the design  
19 of the proposed St. Martins apartments has  
20 very little in common.

21 Others did research in terms of  
22 this whole issue of mixed-income housing. The

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1 bulk of the literature on mixed-income housing  
2 addresses exactly the same type of mix that  
3 St. Martins is proposing, that is, most of the  
4 literature that supports the notion of the  
5 value of mixed-income housing is talking about  
6 persons with less than 30 degree area median  
7 income, in combination with persons with 60 to  
8 80 degree of area median income.

9 In fact, the little bit of  
10 literature that exists on low income versus  
11 market rate suggests that that situation, in  
12 most cases, does not work, because the market  
13 raters will either figure out a way to push  
14 out or buy out the low income persons, or they  
15 abandon the units to the low income persons.

16 Because the Bloomingdale Civic  
17 Association fundamentally trusts St. Martins  
18 Church, and its longstanding commitment to the  
19 betterment of our community, we made sure that  
20 we were represented at early community  
21 discussions about the apartments, we were  
22 involved in the evolution of the development's

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1 design for matter of right townhouses to  
2 apartments. We were involved in advocating for  
3 increasing the income eligibility ceiling. We  
4 took an official position when issues of  
5 historic preservation were raised and argued  
6 that we believe historic preservation and  
7 affordable housing could coincide with each  
8 other. We believe that St. Martins and the  
9 Catholic Community Services have listened to  
10 community concerns and have significantly  
11 altered their design of the proposed  
12 apartments in response to those concerns, and  
13 they have increased the cost of the proposed  
14 development by doing so.

15 We believe that affordable housing  
16 is direly and urgently needed in the District  
17 of Columbia, especially in neighborhoods such  
18 as Bloomingdale/Eckington, where  
19 gentrification and rising housing costs are  
20 rapidly displacing many of its working  
21 residents.

22 The Bloomingdale Civic Association

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1 believes that a vital urban community must  
2 have at its heart economic, social, racial and  
3 other demographic diversity, and that this  
4 diversity should take the form of socially and  
5 economic integrated, not segregated,  
6 neighborhoods.

7           The Bloomingdale Civic Association  
8 knows that St. Martins Church to be a good  
9 neighborhood steward, and we are committed to  
10 continuing to work with St. Martins to ensure  
11 that St. Martins apartments will be the City's  
12 premiere workforce housing development, and we  
13 support the request of Archdiocese of D.C. of  
14 the Catholic Charities.

15           CHAIRPERSON MITTEN: Thank you  
16 very much.

17           Is it Ms. Santana?

18           MS. SANTANA: Santana. Good  
19 evening. My name is Njera Santana, I live at  
20 49 S Street, N.W., which is approximately four  
21 blocks from the proposed project. I've been  
22 there for ten years, I'm a third generation

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1 Washingtonian, and I have a five-year old son.

2 I'm here today in support of the  
3 project. I know earlier there was some  
4 questions in reference to the need of it, and  
5 there was an actual report from the Urban  
6 Institute and Fannie Mae which cited the loss  
7 of 2,300 apartments to condos in 2005.  
8 According to the study, this was four times  
9 the number in 2004.

10 So, there's definitely an urgent  
11 need for having this affordable housing.

12 Mr. Jeffries, Mr. Parsons, Ms.  
13 Mitten, Mr. Hood, and Mr. Turnbull, I'm also  
14 a District Government employee. Like you, I  
15 know that there are many 5s, 7s, 6s, 9s that  
16 work in the District Government that would  
17 love to live in the District of Columbia --  
18 District Government, and I think that that  
19 shows you exactly the character of people that  
20 work with us every day that could live in this  
21 affordable unit.

22 Secondly, I wanted to just state

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1 that I saw an article in The Washington Post  
2 on an affordable housing project in Manassas  
3 that they had 180 apartment unit since 1996,  
4 and it's been successful.

5 You have people who are 72, you  
6 have people who are like my age, 26, which I'm  
7 actually a little older, but they have a two-  
8 year old kid.

9 CHAIRPERSON MITTEN: Don't you  
10 remember when you got sworn in, you have to  
11 tell us how old you are.

12 MS. SANTANA: I'll be 31 in  
13 another week.

14 But, they also have handicap  
15 individuals that live in this. But, I don't  
16 need to go to Manassas, I can actually go  
17 right there near the Convention Center, that's  
18 where I kind of grew up, right there on 4th  
19 and M, and you have Bishop McCollough who saw  
20 a foresight over there and there are people  
21 who went to the car show, I'm pretty sure,  
22 this Saturday, didn't realize they were

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1 walking past low-income housing, and they feel  
2 comfortable. They parked their cars, and they  
3 went to the car show, and this is in a very  
4 small density area right next to residential  
5 homes there as well.

6 So, I think that we definitely  
7 have more than enough examples in the City,  
8 outside the City, that shows us that this  
9 project works.

10 And, my last point that I wanted  
11 to make is that I also perused the Eckington  
12 list from here to there, and this is a comment  
13 that I saw from one of the people who are  
14 opposed to the project, "However your point  
15 was that the look of the place, granted the  
16 proposed look of the St. Martins project is  
17 very nice, with the exception of them tearing  
18 down the nice green building. I'm more  
19 concerned with the very large concentration of  
20 low-income occupants in this transitional  
21 neighborhood. If this area had already  
22 attracted the business of the Dupont Circle,

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1 the addition of low-income housing complex  
2 would have little effect on the surrounding  
3 homes in the neighborhood." And, I think that  
4 that pretty much shows where the opposition's,  
5 you know, feelings lie as far as this project,  
6 not really dealing with traffic and density,  
7 but who is going to be living at the proposed  
8 site.

9 Thank you.

10 CHAIRPERSON MITTEN: Thank you,  
11 Ms. Santana.

12 Okay, wait, let's see if anybody  
13 has any questions.

14 Any questions from the Commission?

15 MR. QUIN: No questions.

16 CHAIRPERSON MITTEN: Ms. Walker?

17 Okay, great.

18 Thank you all for your testimony.

19 I think we have at least one more  
20 panel in support. Anyone else who would like  
21 to testify in support? Anyone else who would  
22 like to testify in support should come forward

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1 and take a seat at the table.

2 Ms. Robinson.

3 MS. ROBINSON: Hi, good evening.

4 My name is Christina Robinson, and I'm a  
5 Native Washingtonian. I love D.C., it is dear  
6 to my heart. I went to school here. I go to  
7 church here. I work here, and I lived here  
8 until recently. I was one of the ones being  
9 forced out by condo conversions, and have only  
10 found affordable housing in Virginia. So, I'm  
11 having to leave my beloved City of D.C., and  
12 just ask you and implore you to please,  
13 please, please, consider this project. It's  
14 an excellent thing. I wish it was up now, so  
15 that I could have a chance to live there and  
16 still live in my beloved city.

17 So, thank you very much for  
18 listening to me.

19 CHAIRPERSON MITTEN: Thank you.

20 Sir?

21 MR. LEE: My name is Willie

22 Mobley, I'm a Supervisor at the Homeless

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1 shelter on New York Avenue. I work for  
2 Catholic Charities, and I'm also one of the 17  
3 guys that's still at the site, and I'm here  
4 to, on their behalf, to, you know, represent  
5 the fact that every one of those guys go to  
6 work every day. They don't make that much  
7 money, but at the same time they are law-  
8 abiding citizens. They do things that's  
9 helpful in the neighborhood, and all of them  
10 would like to live in a better situation,  
11 except for the income.

12 But, this project will offer them  
13 a little bit of hope that maybe they might  
14 fall into the category where they could become  
15 one of the apartment owners, and I think this  
16 would be a great upliftment for them, as well  
17 as myself.

18 Thank you, and I hope you approve  
19 the proposal.

20 CHAIRPERSON MITTEN: Thank you,  
21 sir.

22 Any questions for the panel?

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1 (Applause.)

2 CHAIRPERSON MITTEN: No

3 demonstrations, please.

4 Any questions for the panel?

5 Mr. Quin?

6 Ms. Walker?

7 CHAIRPERSON MITTEN: Okay, thank

8 you both.

9 Okay. Now we are ready to move to  
10 the folks in opposition, and we are just going  
11 take a little break, but before we do that can  
12 I see a show of hands, not for people that  
13 will testify with the party in opposition, but  
14 individuals who want to testify in opposition?  
15 Okay.

16 Okay, we are going to take a five-  
17 minute break.

18 (Whereupon, at 10:16 a.m., a  
19 recess until 10:26 a.m.)

20 CHAIRPERSON MITTEN: Okay, we are  
21 back on the record.

22 Now, I just want to, I want to say

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1 that we really need to close this out by 11:30  
2 tonight, because people need to catch the  
3 training going home, so I'm going to offer  
4 something to the party in opposition, and also  
5 to the applicant, but I'm asking the party in  
6 opposition first, which is, we could put this  
7 on for a second -- you could present your case  
8 as a second case on the 8th of February, if  
9 you want more -- you know, you don't want to  
10 feel pressed. But, it would be at 8:00 on the  
11 8th, 8:00 p.m., we have a hearing at 6:30, and  
12 it's your preference, but we really are going  
13 to need to move quickly if you decide you want  
14 to go forward tonight.

15 MR. BENZING: We're just checking  
16 our schedules.

17 CHAIRPERSON MITTEN: Sure.

18 UNIDENTIFIED SPEAKER: (Off mic)  
19 February 8th at 8:00 p.m.

20 CHAIRPERSON MITTEN: Okay, and is  
21 that your preference, and we could take the  
22 individuals in opposition tonight, so that if

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1 they weren't available, but it's really about  
2 you and then whether the applicant is  
3 available. Will that work?

4 MR. BENZING: In the interest of  
5 all getting home, I think that's reasonable.

6 CHAIRPERSON MITTEN: Okay, and  
7 let's just -- since you spoke on the record,  
8 would --

9 MR. BENZING: Oh, Adam Benzing.

10 CHAIRPERSON MITTEN: Okay.

11 Mr. Quin, how does that work for  
12 you all?

13 MR. QUIN: Unfortunately, it  
14 doesn't work well, because Mr. Orzechowski  
15 will be out of town that day, and so will Mr.  
16 Suer.

17 I mean, if this is the only way to  
18 do it, obviously, we will try it, but I would  
19 like to have the opportunity to ask Mr.  
20 Orzechowski several questions, which I think  
21 are quite germane to the questions that have  
22 been asked tonight.

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1 CHAIRPERSON MITTEN: Okay. Would  
2 you be willing to do that now?

3 MR. QUIN: Yes.

4 CHAIRPERSON MITTEN: Okay, let's  
5 do that.

6 So, we'll have the party in  
7 opposition, you guys will -- you'll be up at  
8 8:00 p.m., on the 8th of February.

9 We'll take, Mr. Quin, we are going  
10 to take the individuals in opposition tonight,  
11 and then you can ask Mr. Orzechowski --

12 MR. QUIN: All right, after that.

13 CHAIRPERSON MITTEN: -- whatever  
14 questions after that.

15 MR. QUIN: Yes.

16 CHAIRPERSON MITTEN: Okay, is that  
17 going to work?

18 MR. QUIN: Well, maybe we could  
19 close the whole thing out tonight.

20 CHAIRPERSON MITTEN: Well, that's  
21 -- I just don't want to get jammed up, and I  
22 want to give the party in opposition adequate

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1 time.

2 MR. QUIN: Okay.

3 CHAIRPERSON MITTEN: All right, I  
4 understand your desire, and that's why we are  
5 trying to move as quickly as possible to  
6 reschedule.

7 MR. BENZING: May I ask a  
8 question?

9 CHAIRPERSON MITTEN: Yes.

10 MR. BENZING: We do have one  
11 member who will not be able to attend on the  
12 8th. Will it be a problem to switch out her  
13 name with some of the others?

14 CHAIRPERSON MITTEN: No, not at  
15 all. It's your case to put on. It will be  
16 your 40 minutes.

17 MR. BENZING: Okay.

18 CHAIRPERSON MITTEN: You can spend  
19 it as you see fit. Okay, so if you guys could  
20 step back to your seats, and the individuals  
21 who wanted to testify in opposition, if they  
22 would come forward now.

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1                   And, I know that there's a -- that  
2                   the folks who are going to testify in  
3                   opposition, there are a lot of people here in  
4                   support, but I want you to give them the  
5                   respect that they are entitled to, in terms of  
6                   expressing their opinion.

7                   Is there anyone else who wants to  
8                   testify in opposition?

9                   MS. WHITE: Our neighborhood -- my  
10                  name is stephanie White. I live at 27 Todd  
11                  Place, which is on the adjacent block to the  
12                  project site.

13                  CHAIRPERSON MITTEN: Okay.

14                  MS. WHITE: Our neighborhood is  
15                  comprised of two-story row houses. We have  
16                  front porches, small yards and narrow streets.  
17                  Some of us have parking behind our houses,  
18                  most of us don't.

19                  The large-scale apartment building  
20                  being proposed is completely out of scale with  
21                  the surrounding homes. It's inconsistent with  
22                  the style of the buildings and the neighborly

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1 small-scale feel.

2           The traffic this project would  
3 generate will also be an issue. The majority  
4 of the level surface of the lot that it will  
5 be built on is currently used for parking by  
6 the residents of the SRO and the staff of City  
7 Lights School. It is full on a daily basis.  
8 The proposed planned building has fewer  
9 parking spaces than the spaces currently in  
10 use, and it will be displacing street parking  
11 that's already tight. It will be displacing  
12 the cars that are already there, and adding  
13 additional cars to street parking that's  
14 already tight on T Street and Todd Place.

15           Often times, when fire trucks go  
16 down these streets, or try to make it around  
17 the corners, a firefighter already has to get  
18 out to try to guide the engines around. It's  
19 just that tight. I can't see adding this many  
20 more cars and displacing the existing ones,  
21 and still having a viable traffic pattern,  
22 especially during the morning, because the

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1 houses are going to have -- the cars are going  
2 to have to come out of the garage and make a  
3 left-hand turn, and that proposed exit to the  
4 garage is just below the crest of the hill.  
5 So, when you are making that left onto T, you  
6 are not going to be able to see if there's a  
7 car coming about to crest that hill. And,  
8 buses from McKinley come through there in the  
9 morning, so it's going to be quite difficult  
10 for those cars, as well as the kids who are  
11 trying to cross the street there.

12 This site is situated some  
13 distance from the main roads, where one  
14 usually finds our 5B buildings. Our  
15 neighborhood is solidly R-4, and rezoning this  
16 parcel in its center for a large-scale  
17 building would be an example of spot zoning at  
18 its worst.

19 I would find the construction of  
20 row houses far preferable, and would be in  
21 favor of granting a variance that would allow  
22 some percentage of them to be divided into

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1 three or four units, instead of just two.  
2 This design could accommodate ample parking in  
3 the rear if it had an alley like the other row  
4 houses. It would also allow residents to be  
5 integrated into the neighborhood, rather than  
6 barricaded in a monolithic building.

7 I'd also like to address the  
8 statement that was made earlier, to the effect  
9 of the opposition to this project being  
10 opposed to having the formerly homeless in the  
11 neighborhood or somehow thinking that they are  
12 less than. We weren't -- many members of the  
13 neighborhood weren't invited to participate in  
14 these early meetings. They seemed to be  
15 something that had taken place among various  
16 congregations. And, we've heard that at those  
17 early meetings there was an R-4 proposal that  
18 would simply have expanded the program that  
19 they currently have for the 17 men to 50 men,  
20 and many of us are in favor of that. We would  
21 love to see this expanded to an R-4 row house  
22 project, purely for the formerly homeless men.

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1 That would be fine by a lot of us.

2 CHAIRPERSON MITTEN: I need you  
3 your closing thought now.

4 MS. WHITE: Okay. The goals of  
5 this project can be met within an R-4 zoning,  
6 or with minor variances to allow further  
7 subdivision of these row houses. There's no  
8 need to spot zone on the site to R-5-B and  
9 change the character of our neighborhood  
10 forever.

11 CHAIRPERSON MITTEN: Thank you.

12 Sir, go ahead.

13 MR. DISNEY: Okay, thanks.

14 All right, my name is Robert  
15 Disney, and I live at 20 Quincy Place, N.E.,  
16 that's a couple blocks off of where the  
17 proposed project would be built.

18 I moved into the neighborhood  
19 because of the character of the neighborhood.  
20 I moved in fully aware of Emery. I moved in  
21 fully aware of the diversity of the  
22 neighborhood, and that's what attracted me to

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1 it.

2 My next door neighbor struggles  
3 constantly, you know, and they are the best  
4 neighbors I've ever had.

5 Folks across the street from us  
6 are loaded, I mean, our street is just such a  
7 diverse street, and it reflects the Eckington  
8 in the whole.

9 And, I want to tell you that I  
10 started -- when I began, when I graduated from  
11 school, I was a Peace Corps volunteer in  
12 Africa, and after Peace Corps I worked in a  
13 refugee camp, and now I continue to work in  
14 international development, and so I have a  
15 soft spot for folks who are struggling.

16 So, this neighborhood really fits  
17 with why I moved in, we are Black, we are  
18 White, we are poor, we are rich, we are  
19 Christian, we're Muslim, we're gay and we're  
20 straight. It's a fantastic neighborhood. I  
21 just don't want to see that change.

22 And, my opposition to this project

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1 is, it's, basically, taking one -- it's saying  
2 that one group, one type of people have to  
3 live in this giant block, and it doesn't  
4 become part of the neighborhood. It just  
5 doesn't fit with what we have. What's so  
6 great about Eckington, why I love it so much,  
7 you know, people have talked about how they've  
8 been there for, you know, 30-40 years, I want  
9 to be there for 30 or 40 years, but I want it  
10 to be what it is right now. I want it to  
11 continue to be the great neighborhood that it  
12 is.

13 The ANC, the past ANC  
14 Commissioner, got up here and testified saying  
15 that she was in support of it, the ANC in our  
16 area has changed over significantly, because  
17 of this issue. The two votes that they had  
18 talked about supporting it, I think if you  
19 forced them to have another vote I think you'd  
20 find a very different thing. I think you'd  
21 find a very split ANC, and it's because of  
22 this.

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1                   There are two other apartment  
2 buildings that are vacant. If the church were  
3 really -- if the church were really on board  
4 with helping us to bring the neighborhood back  
5 into its full vibrancy, bringing in, you know,  
6 families, they would build on the blight that  
7 we have. We have empty -- we have huge empty  
8 apartment buildings, they should be focusing  
9 on those if they really cared about it.

10                   I'm sorry, I just got a little bit  
11 --

12                   CHAIRPERSON MITTEN: I understand.

13                   MR. DISNEY: -- and, as far as  
14 talking about Fairfield and how it, you know,  
15 oh, they went and they approved it, but they  
16 are not willing to approve St. Martins,  
17 Fairfield is on the very, very edge of our  
18 community. It's right on North Capitol. It's  
19 right on a main thoroughfare. This is in the  
20 heart of our neighborhood.

21                   I just want to see -- I'm fine  
22 with the project being built, I think it's a

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1 great thing, but I want it to fit the  
2 neighborhood. I want it to fit the size of  
3 the neighborhood, and I want it to represent  
4 the rest of the diversity of our neighborhood.

5 CHAIRPERSON MITTEN: Thank you.

6 Sir?

7 COMMISSIONER HAMMOND: Hello, my  
8 name is Kris Hammond, and I'm the new  
9 Commissioner for 5C-02. I actually initially  
10 came into this room tonight not intending to  
11 testify, but after hearing some of the things  
12 I've heard I thought I should speak up, and I  
13 want to try and remain neutral, but I've been  
14 told that I should register for or against to  
15 be more properly recorded.

16 My district includes the south  
17 side of T Street and McKinley Tech High  
18 School, and there are three items I wanted to  
19 provide for you if I could tonight.

20 The residents residing immediately  
21 south of this project are deeply divided.  
22 During my election campaign, I walked door to

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1 door and specifically asked people an open  
2 question, do you know about the project that  
3 St. Martins Church is looking to build, and if  
4 so, what do you think about it. About one  
5 third were against, about one third were for  
6 it, and about one third did not have enough  
7 information. So, it was pretty evenly  
8 divided, and I'm hoping that you would not be  
9 emotionally swayed by the number of proponent  
10 witnesses tonight, but, in fact, there are  
11 many people who are against it that are not  
12 here this evening.

13 Then Commissioner Jones voted in  
14 favor of this project. I do not know if she  
15 disclosed to the Commission her membership in  
16 St. Martins Church, but she lost her race  
17 against me on November 7th, primarily, due to  
18 the fact that she was out of touch with the  
19 residents, and part due to the fact that she  
20 fully embraced this project without  
21 reservation.

22 Commissioner Farmer Allen, whose

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1 district will encompass this proposed project,  
2 captured less than 50 percent of the vote in  
3 November, and this project was possibly a  
4 factor in that.

5                   Incidentally, neither  
6 Commissioner, nor the applicant, have made a  
7 serious effort to consult with the principal  
8 of McKinley Tech High School prior to the ANC  
9 vote. They did, however, recently, and I've  
10 actually appreciated the applicant's moves  
11 lately, I think they really stepped up to the  
12 plate lately, and they were present for  
13 community forums that the current ANC  
14 organized on January 10th.

15                   The second point I want to make is  
16 I question whether the votes by ANC 5C in  
17 favor of this project are entitled to the  
18 statutory great weight standard. Proper  
19 notice of meetings and the proposed meeting  
20 agenda have been a continual problem with ANC  
21 5C. Many times, the pending agenda has been  
22 a game of hide and seek. The specifics of at

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1 least some of the early votes early on are  
2 somewhat vague.

3 Thirdly, despite an attempt during  
4 the election cycle to paint me as "against  
5 affordable housing," I think we need more  
6 affordable housing given the market trends,  
7 which may dramatically reverse if the housing  
8 bubble theorists are correct.

9 I would like to see this project,  
10 a project similar to this to be built in the  
11 proposed site. My opposition is not as strong  
12 as those very dedicated individuals to my  
13 left. However, and, in fact, I would agree  
14 that the applicant's heart is in the right  
15 place, and I concur with a lot of the  
16 statements that people have made tonight in  
17 favor of the project. However, we face -- we  
18 did face a large turnover with the Commission  
19 this past November, eight of the 11 seats are  
20 filled with new Commissioners, and some of  
21 those Commissioners have told me privately  
22 that they would like to have an opportunity to

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1 review this project, and possibly work out a  
2 memorandum of understanding with the project.  
3 So, they, too, want to see affordable housing,  
4 but they have some concerns around the edges,  
5 and so I submit that to you as a possible  
6 action you could take.

7 CHAIRPERSON MITTEN: Thank you,  
8 Commissioner Hammond.

9 Any questions for this panel from  
10 the Commission?

11 Any questions?

12 Mr. Quin, any questions?

13 MR. QUIN: No questions.

14 CHAIRPERSON MITTEN: Ms. Walker,  
15 any questions? Okay.

16 Thank you all very much for your  
17 testimony.

18 Okay, we'll have Mr. Quin and Mr.  
19 Orzechowski, I guess, sort of partial rebuttal  
20 right now, is what we'll call it.

21 MR. QUIN: Three quick questions  
22 for Mr. Orzechowski. The first one is, let's

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1 say you have a resident in the project that's  
2 built, and his income meets the requirements,  
3 and he works very hard, and his income -- he's  
4 fortunate, and his income goes up so that  
5 instead of \$18,000 it goes to \$25,000, or  
6 instead of \$50,000 it goes to \$70,000, is he  
7 required to leave the project?

8 MR. ORZECOWSKI: For those  
9 individuals who are making 60 percent or below  
10 of area median income, if the entire project  
11 is a 60 percent or below development, then the  
12 individuals do not have to leave even though  
13 incomes do go above the income ceilings, once  
14 they are in the project.

15 To get in, however, they must be  
16 within the income guidelines.

17 MR. QUIN: Thank you.

18 Second is, there was a question  
19 that was asked about a preference to residents  
20 of the neighborhood in terms of occupancy as  
21 renters or homeowners, either one.

22 MR. ORZECOWSKI: Well we would

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1 expect that a good number of the area  
2 residents would be interested in coming to  
3 this apartment complex and living there. We  
4 really are not in a position to give  
5 preference to any particular group. We feel  
6 that that probably would be in violation of  
7 the Fair Housing Act, and as a result we would  
8 take them really on the face of each applicant  
9 for what it is.

10 MR. QUIN: Thank you.

11 They are the only three questions  
12 I was going to ask. I do have a brief  
13 closing, but I don't know whether it's  
14 appropriate to do it now or see if we can get  
15 through the other witnesses.

16 CHAIRPERSON MITTEN: Well, we are  
17 going to -- we were going to hold off on your  
18 closing, and we are going to take the party in  
19 opposition on the 8th. So, that's the  
20 agreement.

21 MR. QUIN: There's no way -- it's  
22 only 10:43.

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1 CHAIRPERSON MITTEN: We've already  
2 -- we've gone over that bridge. Okay.

3 MR. QUIN: All right. I sure  
4 would like you to reconsider that, because I  
5 think we could finish by 11:15.

6 CHAIRPERSON MITTEN: Well, the  
7 party in opposition is going to have 40  
8 minutes.

9 MR. QUIN: All right.

10 CHAIRPERSON MITTEN: And, we've  
11 already discussed with them whether they could  
12 trim it back, and they have said they want the  
13 full time. So, we are just going to --

14 MR. QUIN: I just wanted the  
15 client to know that we were trying to get this  
16 finished.

17 CHAIRPERSON MITTEN: Mr. Quin is  
18 trying really hard. Okay.

19 Anybody have any questions on the  
20 follow-up for Mr. Orzechowski?

21 Did you have any questions on the  
22 follow-up? Okay.

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1 MS. WALKER: Okay. Will people who  
2 have 30 percent AMI, the incomes that are  
3 \$19,000, will they be able to stay in the  
4 apartment, too?

5 MR. ORZECOWSKI: They would be  
6 able to stay in the apartment, but if they  
7 exceed the ACC limits for the Housing  
8 Authority they would have to move into a one-  
9 bedroom apartment at those rents.

10 MS. WALKER: If that's not  
11 available, then what?

12 MR. ORZECOWSKI: They would be  
13 able to stay until one was.

14 MS. WALKER: Okay.

15 CHAIRPERSON MITTEN: Okay, great.  
16 Now, just --

17 VICE CHAIRMAN HOOD: Can we make  
18 sure that -- let's remember it depends upon --  
19 make sure that's reflected somewhere, I guess  
20 we -- was that some -- is that going to be  
21 somewhere else in the order, Mr. Quin, or  
22 where?

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1                   MR. QUIN: Yes, we can put that in  
2 the order, as a finding of fact of the  
3 Commission.

4                   VICE CHAIRMAN HOOD: Okay, good. I  
5 just want to make sure that's reflected.

6                   Thank you.

7                   CHAIRPERSON MITTEN: Okay, so just  
8 to be clear, when we reconvene on the 8th it  
9 will be for the two purposes, and two purposes  
10 only, it will be to hear the testimony of the  
11 party in opposition, and then any closing  
12 remarks or further rebuttal by the applicant,  
13 and that will be it. So, we won't have  
14 anymore individual --

15                   MR. BENZING: Does that mean there  
16 will be no opportunity for witness statements  
17 in opposition, additional witness statements  
18 in opposition?

19                   CHAIRPERSON MITTEN: No, just in  
20 terms of what we do at the hearing, the record  
21 is still open, at least until the 8th, to  
22 receive any other --

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1 MR. BENZING: So, there will be an  
2 opportunity for some -- for additional  
3 opposing witness statements?

4 CHAIRPERSON MITTEN: -- sure,  
5 that's fine.

6 MR. BENZING: Okay.

7 CHAIRPERSON MITTEN: That's fine,  
8 we just won't have individuals testifying, if  
9 they are not part of your case.

10 MR. BENZING: Okay.

11 CHAIRPERSON MITTEN: Okay, and  
12 then just to review a few things. Well, why  
13 don't we do that at the very end, just the  
14 additional submissions. If you wanted to  
15 provide anything between now and the 8th, we'd  
16 certainly be happy to receive it.

17 MR. QUIN: Yes. I think maybe  
18 what we might also do is to make a list of the  
19 items that we've heard you request.

20 CHAIRPERSON MITTEN: Okay.

21 MR. QUIN: So that, that way we'll  
22 all be together if there's any other

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1 information, if we -- whatever we can't  
2 provide.

3 CHAIRPERSON MITTEN: Okay.

4 Do you want to start, or do you  
5 want me to start?

6 MR. QUIN: Maybe you should start,  
7 I've got my own notes, but I was thinking we  
8 would submit it for the meeting on the 8th,  
9 but we can do it either way.

10 CHAIRPERSON MITTEN: Oh, the list?

11 MR. QUIN: Yes.

12 CHAIRPERSON MITTEN: Great, let's  
13 do that. That's fine.

14 MR. QUIN: All right.

15 CHAIRPERSON MITTEN: Okay,  
16 terrific. Okay?

17 MR. QUIN: In other words, we  
18 would prepare it now --

19 CHAIRPERSON MITTEN: I understand.

20 MR. QUIN: -- and have it to you,  
21 so that when you go and we can all be together  
22 on what else, and we may be able to answer

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1 some of the things that have already been  
2 requested.

3 CHAIRPERSON MITTEN: Okay, yes, I  
4 understand.

5 MR. QUIN: Thank you.

6 CHAIRPERSON MITTEN: And, I agree.

7 MR. QUIN: Thank you.

8 CHAIRPERSON MITTEN: Okay, thank  
9 you all for your participation tonight, and  
10 any of you who would like to come on the 8th,  
11 we'd welcome your additional participation,  
12 and we'll see you then.

13 Thanks.

14 (Whereupon, the above-entitled  
15 matter was concluded at 10:45 p.m.)

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