

GOVERNMENT  
OF  
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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PUBLIC HEARING

+ + + + +

THURSDAY,  
JULY 11, 2002

The Commission met in Suite 220 of 441 4th Street,  
N.W., Washington, D.C. at 6:30 p.m., Carol Mitten, Chair,  
presiding.

COMMISSIONERS PRESENT:

CAROL J. MITTEN, CHAIRPERSON  
ANTHONY J. HOOD, VICE CHAIRPERSON  
JAMES HANNAHAM, MEMBER  
PETER G. MAY, MEMBER  
JOHN PARSONS, MEMBER

STAFF PRESENT:

ALBERTO P. BASTIDA, Secretary, ZC  
SHARON SANCHEZ, Zoning Specialist  
ELLEN MCCARTHY, Office of Planning  
DAVE McGETTIGAN, Office of Planning

Preliminary Matters, ..... 5

Presentation by Cynthia Gordano on behalf of  
the Applicant ..... 6

Witnesses:

    Marie Johns ..... 9

    Daniel Henson ..... 12

    Suman Sorg ..... 17

    Charles Bryant ..... 28

    Leland Edgecombe ..... 31

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

6:35 p.m.

CHAIRMAN MITTEN: Good evening, ladies and gentlemen. This is a public hearing of the Zoning Commission of the District of Columbia for Thursday, July 11, 2002. My name is Carol Mitten and joining me this evening are Vice Chairman Anthony Hood and Commissioner John Parsons. We expect to be joined by Commissioners Peter May and James Hannaham shortly.

The subject of this evening's hearing is Zoning Commission Case No. 02-05. This is a request by the District of Columbia Housing Authority and the associated private development team of ANR/THCLLC and East Capitol Street Gateway LLC for the first stage of a two-stage planned unit development to construct a large residential development under Chapters 30 and 24 of the District of Columbia Zoning Regulations 11 DCMR for property known as Lots 51 through 56 and 67 through 78 in Square 5246; Lot 51 in Square 5272; Lot 53 in Square 5279; Lots 99 through 114 and 118 through 204 in Square 5280; and Lots 36 through 92, 96 through 98 and 101 through 139 in Square 5281.

Notice of today's hearing was published in the D.C. Register on May 17, 2002 and in the Washington Times on May 25, 2002.

This hearing will be conducted in accordance with the provisions of 11 DCMR Section 3022, which are the procedures, the procedures for contested cases.

1                   Copies of today's hearing announcement are  
2 available to you and are located on the table near the door.

3                   The order of procedure will be as follows.  
4 Preliminary matters, the Applicant's case, report of the Office  
5 of Planning, reports of other government agencies, reports of the  
6 affected Advisory Neighborhood Commissions, in this case 7C and  
7 7E; parties and persons in support, parties and persons in  
8 opposition, rebuttal by the Applicant.

9                   The following time constraints will be maintained  
10 in this hearing. I believe the Applicant has requested 45  
11 minutes. Parties will have 15 minutes. Organizations will have  
12 five minutes, and individuals will have three minutes.

13                   The Commission intends to adhere to the time  
14 limits as strictly as possible in order to hear the case in a  
15 reasonable period of time. The Commission reserves the right to  
16 change the time limits for presentations, if necessary, and notes  
17 that no time shall be seeded.

18                   All persons appearing before the Commission are to  
19 fill out two witness cards. These cards are located also on the  
20 table near the door where you came in. Upon coming forward to  
21 speak to the Commission, please give both cards to the reporter  
22 sitting to our right.

23                   The decision of the Commission in this case must be  
24 based exclusively on the public record. To avoid any appearance  
25 to the contrary, the Commission requests that persons present not

1 engage the Members of the Commission in conversation during any  
2 recess or at any other time.

3 The staff will be available throughout the hearing  
4 to discuss procedural questions so you can direct those to Mr.  
5 Bastida or Ms. Sanchez at the end of the table.

6 Please turn off all beepers and cell phones at this  
7 time so as not to disrupt these proceedings. And we have now  
8 been joined by Commissioner Peter May.

9 At this time, the Commission will consider any  
10 preliminary matters.

11 Mr. Bastida, do we have any preliminary matters?

12 MR. BASTIDA: Madam Chairman, the only preliminary  
13 matter we have is the Notice of Posting and the Applicant has  
14 complied with it and staff believes that it has been properly  
15 done.

16 CHAIRMAN MITTEN: Thank you. Does the Applicant  
17 have any preliminary matters?

18 (No response.)

19 CHAIRMAN MITTEN: All right, would all those  
20 planning on testifying this evening either in favor or in  
21 opposite please rise now to take the oath.

22 (The witnesses were sworn.)

23 CHAIRMAN MITTEN: Thank you. I'd like the  
24 Applicant to come forward at this time.

25 I believe we're incorporating in the record of this

1 case the record of the case on the senior building so that we can  
2 streamline the presentation in terms of some of the background  
3 information and I can assure you that the Commission has read the  
4 submissions so far, so maybe in the time that you spend now you  
5 want to highlight if there's anything new in terms of what we've  
6 been handed this evening, that would be helpful.

7 MS. GORDANO: Good evening, Madam Chair, Members of  
8 the Commission. My name is Cynthia Gordano with Arnold & Porter  
9 law firm for the record.

10 This evening's presentation is a continuation of  
11 the presentation on the senior building. We understand that  
12 you're incorporating the record of that case into this case and  
13 we will dispense with the background on the development team and  
14 how the project really came to be and the Hope 6 relationship,  
15 unless there are any questions about that. And we have submitted  
16 a new booklet. The project plans in the booklet are essentially  
17 the same as what you had previously with the exception of there  
18 is some change in the elevation of the townhouses. We've reduced  
19 the number of elevations for the townhouses. It's really a  
20 second stage issue, but we wanted to introduce the concept of the  
21 architecture this evening and get any comments that the  
22 Commission may have. The architect will go into that in more  
23 depth in a bit.

24 We'd like to pass out at this time just an outline  
25 of the presentation. We also have written testimony from Ms.

1 Danna Henson who is with the Henson Development Company on the  
2 minority business

3 employment goals for the project and did an extensive  
4 presentation last time. So we're not going to repeat that, but  
5 we do have written information on that. And Mr. Gross'  
6 testimony, planning testimony, we're also going to submit in  
7 writing this evening, so we don't do any oral testimony on that.

8 But if there are questions, both individuals are here to  
9 entertain questions.

10 So let me go ahead and submit that.

11 Our first witness this evening is Marie Johns who  
12 is co-chair of the Steering Committee for the project. And she's  
13 going to present a little background on the Steering Committee  
14 work and the community involvement in the project. And then we  
15 will move on to Ms. Hamilton who is going to be presenting this  
16 evening, just doing an update, basically, on the -- actually, I  
17 guess Mr. Henson is going to do an update on the project.  
18 Basically, what I'd like to ask Mr. Henson to do, we're not going  
19 to provide a lot of information on the background because we did  
20 that last time, Mr. Henson, but just provide the Commission with  
21 an update on the timing of the project and the financing. As you  
22 know, the senior building component of this project was approved  
23 by the Commission at their last regular meeting a week ago and  
24 that portion of the project is proceeding in front of the rest of  
25 the project. This is a first stage PUD. We will -- we plan to

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1 follow up very quickly though with the second phase of this PUD.

2 The commercial component has been extracted out of  
3 the rest of the PUD. We wrote the Commission a letter on that in  
4 our pre-hearing submission. We've had a little bit of a setback  
5 on that portion of the project in that the grocery store chain  
6 that we expected was going to lease the big box portion of that  
7 shopping center has had a change of mind, but the city is working  
8 with them to try and bring them back into the project. So we had  
9 predicted that we would file that first stage submission on the  
10 commercial component within the next month or so. That's  
11 probably optimistic. It may not be able to catch up with this  
12 for a combined second stage application, but the PUD portion that  
13 we're considering tonight is the single family housing portion,  
14 the multi-family project and the community center.

15 And as I indicated, the senior building has already  
16 been approved and they are going to be proceeding very rapidly  
17 with building permit plans and application on that portion.

18 So without further ado, at this point I'm going to  
19 ask Ms. Johns to present her testimony.

20 CHAIRMAN MITTEN: Could I just ask, we have a  
21 problem sometimes with feedback, so if you could just shut off  
22 the other two mikes when they're not in use?

23 MS. JOHNS: Good evening, Commissioners. My name  
24 is Marie Johns and I'm honored to serve as  
25 co-chair of the New East Capitol Hope 6 Project Steering

1 Committee. And on behalf of my co-chair, Evelyn Brown, who was  
2 unable to be here this evening, I am pleased to offer this brief  
3 statement in support of this exciting initiative.

4 The New East Capitol Steering Committee was formed  
5 in September 2000 and is comprised of D.C. Department of Housing  
6 -- the D.C. Housing Authority, I'm sorry, staff. We are joined  
7 this evening in the audience by Kim Kendricks who is the DCHA  
8 Regional Administrator and other members of her team. Residents,  
9 community representatives, the residential developer, the  
10 commercial developer and city and government, county government  
11 officials.

12 The purpose of this Committee is to provide  
13 oversight and guidance for the overall direction of this major  
14 revitalization effort in Southeast Washington.

15 The Steering Committee reviews the designs of  
16 proposed projects, reviews financial information, discusses and  
17 determines relocation strategies,  
18 re-entry criteria and many other issues relevant to the  
19 revitalization.

20 The Steering Committee meets the second Thursday of  
21 each month and each quarter we convene at Shadd Elementary School  
22 on East Capitol, the Community Task Force meeting.

23 The Community Task Force meetings provide a  
24 mechanism for sharing information on the progress of the  
25 revitalization effort, but more importantly, it's a chance to

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1 receive critical feedback from the community regarding how the  
2 effort is progressing and to hear what residents have to say  
3 about any particular comments or concerns, so that that feedback  
4 can be incorporated into the planning effort. These meetings are  
5 open to the general public and generally attract in excess of 100  
6 people.

7 As you can see, this has been a highly  
8 participatory process, including the planning charettes that  
9 produced the concept plan that's before you tonight. Therefore,  
10 the concept plan that is presented before you this evening has  
11 resident and community support and is an exciting endeavor for  
12 the revitalization for this entire area of the city.

13 As a resident and business person in Washington,  
14 D.C., the strength and vibrancy of our city in all quadrants is  
15 very important to everyone, so therefore it's with great  
16 enthusiasm that I respectfully seek your positive consideration  
17 of our plan.

18 Thank you very much.

19 MS. GORDANO: Thank you. Mr. Henson?

20 MR. HENSON: Thank you very much. It's a pleasure  
21 for me to have the opportunity to be here this evening. My name  
22 is Daniel Henson. I'm president of the Henson Development  
23 Company and I'm a partner in a joint venture between A&R  
24 Development Corporation and the Henson Development Company which  
25 is involved in the redevelopment of the East Capitol community,

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1 we call this now the New East Capitol Development and we will  
2 shortly develop a new name for the development, probably some  
3 time within the next 60 to 90 days.

4 This concept goes back about three years and our  
5 joint venture has been involved in it now since January of 2000  
6 when we were selected by the Housing Authority to be the  
7 developer to apply for a Hope 6 grant in the 2000 round. We  
8 successfully competed with applications from around the country.

9 We were successful in landing a grant, a \$30.1 million grant for  
10 the District of Columbia Housing August and have now been  
11 involved in a series of meetings, charettes, discussions. You've  
12 heard Ms. Johns describe a very participatory process in an  
13 attempt to get as much consensus as we can around the development  
14 process. And you're going to hear tonight what we have decided  
15 to do collectively.

16 The whole process here of what will be on the site  
17 and where it will be on the site and how things will happen once  
18 we start from the beginning of the development to construction to  
19 management and following all the way through, again has been an  
20 effort where we've been involved thoroughly with everybody within  
21 the community and within the city of the District of Columbia.

22 There are a couple of key areas of the site plan  
23 that will be focused on as we move forward. Again, we're talking  
24 today about what now is the first stage of a two-stage PUD which  
25 is the second part of an overall development. As Ms. Gordano has

1 pointed out, we received approval for the senior building the  
2 other night. We're looking for the rest of the housing to be  
3 moving forward. The senior building, by the way, will start  
4 construction in October and the idea of building the senior  
5 building on that schedule is so that we can -- there's an  
6 existing senior building where people are housed now and while we  
7 are relocating all of the families off the site, we want to be  
8 able to relocate the seniors only once, so the idea is to start  
9 the construction of the senior building now, have that building  
10 ready by Christmas of 2003, move folks across East Capitol Street  
11 once, have them in their new homes and then demolish that  
12 building and begin building what you're going to see tonight on  
13 the other side of the street.

14 But there is also an effort here to create a  
15 community center that is an enlargement of an existing community  
16 center that's there which will provide comprehensive services to  
17 everybody in the community. There's a real need here to provide  
18 services to uplift the lives of people who live in the community,  
19 to design plans for people to help them achieve their educational  
20 goals, to help them achieve their employment goals and to uplift  
21 their lives. And that's not a short-term effort on our part. We  
22 define the plan, design the plan that we believe essentially is  
23 on-going because we're funded with an endowment that we've wrote  
24 into the grant. For HUD, it's a \$4 million endowment that allows  
25 us essentially to continue the services that we're providing on

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1 site.

2 As I have pointed out, we have pretty much  
3 completed a lot of the predevelopment efforts on the senior  
4 building. We're now working through the issues on the other  
5 buildings. You'll hear a little bit more about that tonight.

6 Two last things, the financing and the property  
7 management. On the financing, this is a very complicated project  
8 and each building has its own special type of financing. The  
9 impetus that gives us the ability to do all of this, however, is  
10 both the cooperation of the District of Columbia, the D.C.  
11 Housing Authority, as well as the large grant that we received  
12 from HUD which allows us essentially to revitalize a whole  
13 community by basically relocating everybody that is currently  
14 there, demolishing all of the existing buildings in sequence and  
15 then rebuilding on the site which you're going to see tonight.

16 But that involves a lot of different financing and  
17 the total amount of money involved here is \$115 million, so the  
18 \$30.1 million federal grant leverages over \$70 million of  
19 additional dollars to create what you're going to see tonight.

20 We're building back in significantly less density,  
21 about half the density that is there now will be built back. The  
22 idea essentially is that the site was one of the most dense sites  
23 or is currently one of the most dense sites in the District of  
24 Columbia. We want to build back in about half the density that  
25 was there before. We think we'll be able to house people more

1 consistent with what is in the rest of the District of Columbia  
2 by doing it that way.

3 And then finally, once the new houses are built,  
4 they will be managed by ART Development, our partners and a  
5 subsidiary of A&R Development Corporation.

6 I should point out that both of the companies  
7 involved here, both A & R Development Corporation and the Henson  
8 Development Company are both 100 percent African-American owned  
9 companies. This is the first large development in the country  
10 that we're aware of that has been undertaken by companies that  
11 are completely African-American owned. I point that out to you  
12 because we believe that we've come a long way in this business.  
13 But the fact is that we've been involved. Both Theo Rogers, the  
14 principal of A & R, and myself, have been in this business for  
15 over 25 years, and doing very complex projects like this  
16 successfully and we've done them in Baltimore, principally in  
17 Baltimore, but also recently in the District of Columbia. So we  
18 think we're very able and capable of doing what we're doing right  
19 now.

20 But essentially, the property will be managed by ART when we're  
21 completed.

22 Thank you.

23 MS. GORDANO: Thank you, Mr. Henson. Should we go  
24 on or do you want to address any questions?

25 CHAIRMAN MITTEN: Keep going.

1 MS. GORDANO: Okay. We're just going to move right  
2 in to the architectural portion of the project. Suman Sorg of  
3 Sorg & Associates has been qualified as an expert by the  
4 Commission before. We have the civil engineer available for  
5 questions, but we didn't plan any direct testimony.

6 We are going to do an overview of the residential  
7 portion and then Mr. Bryant with Bryant, Bryant and Williams is  
8 going to present the community center component of the project  
9 and then we'll have some testimony from the landscape architects.

10 CHAIRMAN MITTEN: Thank you.

11 MS. SORG: Good evening, Madam Chair and Commission  
12 Members. I'm Suman Sorg, principal of Sorg and Associates  
13 Architects. We've been involved in this project since its very  
14 beginning in the master plan, as well as the application to Hope  
15 6 for the grant and then through the design/development portions  
16 of all the buildings that are planned for the site.

17 Just to give you a programmatic overview of the  
18 site, it's approximately 40 acres. The buildings that are  
19 planned are approximately 515 units, that includes 150 units  
20 you've already seen in the senior building; 120 units in the  
21 apartment building; 102 townhouses; 92 semi-detached units; 15  
22 single family houses; and 36 units in what we call grand homes  
23 that have four units each, about 9 buildings.

24 Some of these are rental and some of these will be  
25 home ownership, so just to give you an idea of how these

1 buildings are situated on the land, I wanted also to walk you  
2 through the existing conditions of the property. And I hope you  
3 can see that far.

4 CHAIRMAN MITTEN: Did you want to bring those  
5 closer to you or I can give you this hand held mike, whatever you  
6 like.

7 (Pause.)

8 MS. SORG: Can you hear me now?

9 CHAIRMAN MITTEN: Yes.

10 MS. SORG: So that's the site right here on East  
11 Capitol Street. On Southern Avenue, it's bound by 56th Street  
12 here and 57th Street there, with 58th Street forming a very  
13 important arterial through it. Part of the site is zoned R-5A,  
14 C-2D and  
15 R-5D, as you can see here.

16 There are several buildings on the site right now.  
17 Some of them are small apartment buildings and on the corner of  
18 Southern Avenue and East Capitol Street are the high rise  
19 buildings that are not in these pictures, but I'm sure you are  
20 familiar. These buildings are all planned to be demolished and a  
21 new infrastructure is proposed for the entire site, but in order  
22 to preserve the trees that are there now, on the south side of  
23 the site, south of East Capitol Street and on 58th Street, what  
24 we are proposing, some of the existing streets be kept so that  
25 the large trees that are around the existing streets are not

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1 demolished. Plus, as you can see in that model there, there's a  
2 huge grade differential. It doesn't look like that big, but from  
3 here to there on the top of the hill to this street is almost 40  
4 feet and from the bottom of 58th Street, another 30 foot or so  
5 drop. So in the initial site plan what was planned is that to --  
6 was to take out this hill as much as possible, grade as sort of a  
7 gentler slope from here to there and take out all the trees and  
8 do a new infrastructure that connected through to this alley  
9 here, but after looking at the trees and the amount of this very  
10 shady neighborhood, we decided that instead of moving some of  
11 these trees, it would be more important to preserve the hill  
12 quality of this site as well as the trees. So the new  
13 infrastructure on the south side utilizes some of the existing  
14 streets that are in the gray and then proposes new streets,  
15 mostly in the flatlands here where the townhouses are going to  
16 go.

17 On the north side of East Capitol Street, there are  
18 existing streets leading to these apartment buildings that you  
19 saw that are to be -- are demolished and the commercial parcel  
20 has been carved out of that here and a new street has been  
21 created behind the commercial parcel, the original Blane Street  
22 went straight across and a new street has been created to create  
23 a buffer between the commercialities and the houses which will  
24 then face that newer street.

25 On the corner here, you've seen that, which is the

1 senior building. That will be located here near the park and at  
2 the corner of the new Blane Street, as well as 58th Street. And  
3 then the high rise buildings on the corner of East Capitol and  
4 Southern Avenue will be replaced by the apartment building, the  
5 low rise apartment building.

6 And then scattered about this new -- the new and  
7 existing infrastructure here on the south side and the north side  
8 will be single family housing units. They'll either be  
9 townhouses or they'll be duplexes or they'll be grand homes and  
10 in some cases right on the top of the hill there will be single  
11 family houses.

12 How did we decide which kind of house goes where?  
13 There is a method to this. I'll walk you through.

14 Here is a diagram that shows the building types on  
15 the site. We worked through this whole exercise by sort of  
16 looking at the micro environment in which these buildings will be  
17 located.

18 Here along East Capitol Street we thought we should  
19 have larger, taller buildings and this is probably the only place  
20 where the site is flat enough to have a building on a slab and  
21 then above that the super structure. And in most of the other  
22 cases, it's either a walk in three story with a two story back or  
23 a walk in two story with a three story back. So what's happening  
24 is along East Capitol are taller, three story townhouses  
25 punctuated by two of the larger grand homes.

1           And on the corner, next to the existing school will  
2 be the community center. Then in the flat lands we have a  
3 different kind of neighborhood which will essentially be the  
4 townhouses, sort of in a tightly knit urban mini-neighborhood of  
5 its own. Along 58th Street, we've strung a garland of buildings  
6 that respond to the garland that's across the street also, you  
7 know, single buildings spaced apart, but some break at the  
8 intersection of this street with some taller townhouses. And on  
9 the top of the hill will be the single family houses which front  
10 a new park and then punctuating that new park as an accent at the  
11 corner will be a grand home. The grand homes are also used here  
12 as well as up on the north to anchor the corners.

13           Here, the townhouses on the north create a little  
14 setback to show off the corners and just this building and give  
15 it its own breathing space. So that's how these -- on this  
16 street, the buildings are also townhouses, but they're two-story  
17 because that's quite high up. So basically how the building type  
18 distribution was established.

19           This map shows that some of the units will have  
20 parking within them and some of them will have parking from  
21 alleys and some of them will have clustered parking in the back.

22           Starting from the top, these units will have  
23 garages that will come in from the back, as you can see little  
24 driveways from alleys coming in from the back so that the front  
25 part remains car-free.

1           These units will have also parking in the back, but  
2 there won't be parking in the buildings, just off of the alley on  
3 to pads. These buildings in turn will park from the existing  
4 alley, but a couple of them will have front-loaded garages and  
5 these are duplex units.

6           Here where we've got one single family house at the  
7 end of a row of beautifully arced duplexes, there will a driveway  
8 into the garage and then curb cuts. This is quite a suburban  
9 atmosphere here. There's nothing around you so there will be  
10 curb cuts, two car garages into the buildings and these are  
11 duplex units.

12           Down here in the flats, mostly parking is in the  
13 rear on pads or into the buildings from the rear. And then in  
14 the single family area, we have alley parking with driveways into  
15 garages.

16           In the case of this, these units and those units  
17 and also the other green ones, it is anticipated that the parking  
18 will be on street and then again curb cuts for these duplex units  
19 on 56 street.

20           So that's essentially the parking scenario.  
21 Parking for the rental building will be on grade. There's a  
22 pretty steep slope from the corner of East Capitol and 7th  
23 Avenue, so there is some -- the parking on those flats is sort of  
24 really just ramping up and leveling off and ramping up as you  
25 come towards the -- more towards the west.

1                   And the parking, you know for the senior building  
2 how that works now off of 58th Street. So that's how the  
3 circulation is contemplated.

4                   Let's go on to the -- this is just basically -- any  
5 questions on the site plan? I can answer them now or I can go on  
6 to architecture.

7                   CHAIRMAN MITTEN: Just keep going.

8                   MS. SORG: Here are the pictures I was going to  
9 show you earlier. These are the high rise buildings that are to  
10 be demolished. You may be familiar with them.

11                   These are sort of prototypes of buildings that  
12 exist now in the neighborhood, mostly privately owned houses.  
13 Some of them are modest. Some of them, you know, have grander  
14 features like conical turrets and porches. And some of them --  
15 and these are very unique, actually, to this area, the flat  
16 fronts. And they're something we did quite a bit of study on.  
17 They sometimes appear completely flat. Sometimes they're  
18 punctuated by a pediment and sometimes they are actually round,  
19 sort of a 1940s duplex house that's really generic to this area,  
20 but quite charming. And then the materials used in the area are  
21 siding as well as brick. It's not all brick as it is in  
22 Georgetown.

23                   So here are the examples of -- starting with the  
24 smallest houses, would be simple bay houses, two story. In this  
25 case brick or siding with trim, sort of the A.J. Downing, very

1 stick architecture looking ones. Same here, either a brick front  
2 facade with a front porch and then maybe the same thing in  
3 siding.

4 Moving on to the taller three story townhouse and  
5 in Southeast this is three stories only in the front and there's  
6 a walk out step in floor on the back, would be again the turret  
7 house either brick or siding and then some of the flat side  
8 houses with projecting bays.

9 The one difference in this that we introduced that  
10 I think will make these buildings personal and different and more  
11 up to date is the amount of fenestration, is more fenestration  
12 here than would be found maybe 60 or 80 years ago and some of it  
13 is placed quite interestingly on the corners so that the views  
14 from inside the house will be down the street as well.

15 These are the duplex houses that -- there are  
16 several types of them. Some of them you just saw -- some of them  
17 are three storied. Some of them are two storied. I'm sorry,  
18 this is the duplex board. These -- they are either -- about 50  
19 percent of the housing will be brick and 50 percent will be  
20 sided. And what we tried to do is to not have patches of brick,  
21 but have buildings that are either all siding or they're brick.  
22 Except in a few cases where we wanted to accent with different  
23 material there. But this, for example, is a semi-detached house,  
24 wonderful French doors opening on to a porch on the second floor  
25 deck, entry off of the turret. The flat front that you saw in

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1 the two-story version, the flat front in the three story version  
2 with a one-car garage tucked underneath and entrances on the  
3 side.

4 The single family houses look like single family  
5 houses, designed in the round with a lot more appendages and  
6 articulation of form. These are the types. We are looking at a  
7 version of this house, based on some community input where we  
8 have just straight corners and not these smaller peaks. We only  
9 have one of these houses which I know will sell first because  
10 everybody likes these kind of antebellum, but the difference  
11 between this and perhaps an older house would be again the type  
12 and amount of fenestration.

13 So those are the houses. And once you put them  
14 together, we have streetscapes, but I think more than these  
15 drawings, if you have a chance and we can bring that forward,  
16 that drawing, you can see how each one of these streets will feel  
17 like -- you can get a sense of how these buildings will look  
18 together.

19 We've been using this drawing as a table cloth, but  
20 --

21 (Laughter.)

22 -- it's just too big to put on a board. Can you  
23 bring it here?

24 (Pause.)

25 Here we go. You get a sense from the top to the

1 bottom how that Blane Street has it's own character. The  
2 buildings will curve around as you drive down to the corner  
3 house. The group of townhouses, you know, creating that  
4 neighborhood, the grand house on the corner and then townhouses  
5 on this heavily trafficked road, bigger buildings, corner is  
6 punctuated by these two buildings, townhouses and then the higher  
7 townhouses along East Capitol. And here you can see the kind of  
8 more dense flat lands down here and then sort of up here, the  
9 single family houses up here and along there and then more  
10 duplexes. And here are the garland of duplexes along 57th  
11 Street. The smaller two story buildings which are up here on  
12 58th Street, so this gives you an idea of the kind of  
13 neighborhood. You may go from this neighborhood to that which is  
14 quite different to that to that which is quite different.

15 So that's about it. If there are any questions,  
16 feel free to ask.

17 MS. GORDANO: We're going to go ahead and proceed  
18 with Mr. Bryant. Mr. Bryant was not in the last senior building  
19 case, but he's been qualified as an expert in architecture by  
20 this Commission a number of times in the past.

21 MR. BRYANT: Madam Chairperson, Members of the  
22 Commission, my name is Charles Bryant. I am president of Bryant,  
23 Bryant & Williams Architects. It's a pleasure for me to have an  
24 opportunity to talk about our assignment in this project.

25 We were given the charge of designing the community

1 building. The community building is located at the western most  
2 edge of the site, at the intersection of East Capitol Street and  
3 56th Street. In the immediate environs, across the street to the  
4 north of that intersection there is a junior high school and  
5 across the street to the west of that corner of the site is an  
6 elementary school, so the intersection at which the community  
7 building is situation is one that has a lot of small people  
8 pedestrian activity during the times when they are going and  
9 coming from school.

10 We will also ask to consider this situation in the  
11 site as the visual introduction as you approach that site, so  
12 that the first built element that you come in contact with would  
13 be the community center. East Capitol Street in this area is  
14 rising as it moves to the east, so it is on a slope and it's on  
15 the south side of the street.

16 The community building is surrounded on all sides  
17 by street activity and while it fronts on East Capitol Street,  
18 the functional entry to the building is actually on the south  
19 side and is on the other side of the building and it is opposite  
20 the fronts of certain of the new houses that are being built.

21 As such, the south entry into the building which is  
22 the entry that is seen in this picture is the principal entry  
23 which will be used by persons going to the community center or by  
24 the children going into the day care and it has a major day care  
25 activity as a part of its functional activities.

1           The north elevation of the building which is on  
2 East Capitol is seen in this picture. And at the intersection of  
3 56th Street and East Capitol Street this is the first element  
4 that you see. The building is a one-story, 15,000 square foot  
5 facility. It has a substantially horizontal alignment and it has  
6 an architectural feature which highlights the corner of the  
7 building and which is topped with a cupola-like architectural  
8 element that is repeated over the center of the building and is  
9 repeated again at the lobby into the daycare portion of the  
10 facility.

11           We are proposing to use a split face block material  
12 which will be gridded to reduce the scale of the building. It  
13 will be in a selected color tone with a ground face block to  
14 contrast providing a contrast at the upper edge of the building  
15 and the window mullions and the mullions in the feature element  
16 will be a profile accent red color.

17           We think that this mixture of colors and textures  
18 of material will not be incompatible with the materials that have  
19 been selected for the wider unit and we anticipate that this  
20 element of the development will, in fact, be an eye catching and  
21 arresting and not a polluting experience as one approaches this  
22 new development.

23           I realize that we probably should have had the  
24 larger drawings for you to see and I will put those up very  
25 briefly.

1 CHAIRMAN MITTEN: We also have in our packages  
2 drawings that we can look at as well.

3 MR. BRYANT: You can perhaps -- am I alive?

4 (Laughter.)

5 CHAIRMAN MITTEN: You look like it.

6 MR. BRYANT: You can see these perhaps better than  
7 these smaller elements. This is the building. This is the East  
8 Capitol Street elevation. This is the feature corner, the first  
9 part of the building that you see as you approach the site.  
10 While this is the actual entrance to the building, it's almost  
11 ceremonial in that the principal activity approaching the  
12 building actually goes in on the opposite side of it.

13 I think that I have probably highlighted most of  
14 the features of this and if you have questions, I will respond.  
15 Otherwise, I will stop.

16 CHAIRMAN MITTEN: Thank you, Mr. Bryant.

17 MR. BRYANT: Indeed.

18 MS. GORDANO: We will proceed with the landscape  
19 architect, Leland Edgecombe, who was qualified as an expert in  
20 landscape architecture in the previous case.

21 MR. EDGECOMBE: Good evening, Madam Chair, Members  
22 of the Commission. My name is Lee Edgecombe. I'm the president  
23 of the Edgecombe Group. We're a landscape and architectural  
24 urban design firm working in the Washington, D.C. area.

25 We have been involved in the senior apartment

1 building PUD application and we were asked by the developer to  
2 also be involved in this Phase 2 application as well.

3           There are a number of things that you already have  
4 in your booklets that we had already presented to you on the  
5 seniors project, so I'm going to kind of forego that. However,  
6 it will give you a general idea in terms of the particular  
7 standards that we're using with respect to the landscape  
8 architecture plant material in particular, trees, ground cover,  
9 shrubs, perennials, as well as the hardscapes being the walking  
10 surfaces, pedestrian controls, fencing and things along that  
11 nature.

12           There are some critical things that I've been asked  
13 to speak up and that, in particular, is the reforestation focus  
14 areas, areas that we're looking at either have considerable  
15 amount of wooded area or areas where the trees, as they exist,  
16 may be impacted upon during construction which we're trying to  
17 preserve as much as we possibly can, trying to keep the grading  
18 within the drip line or the canopy of the tree. However, there  
19 are a number of trees that stand right now that may have to be  
20 removed just because of the nature of their conditions and in  
21 particular along East Capitol Street. You do have a number of  
22 trees that have experienced a considerable amount of disease.  
23 The American Elm which has been ravaged by Dutch Elm disease, so  
24 that's one of the things that we're going to have to work with  
25 the urban forestry division to bring some consideration to that

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1 as to how we're going to address that particularly.

2 But also, a number of the threes have been impacted  
3 upon by the maintenance of the utility companies where you can  
4 see a typical tree with their little branching habits as such  
5 with a big gaping hole in the center. That's one of the other  
6 things that we're going to have to really take it tree by tree as  
7 well as block by block. We're trying to gain minimize the amount  
8 of impact, as much as possible. We do have some focus areas that  
9 we do want to address during the process of construction. One is  
10 along Blane Street, an existed forested area where we're going to  
11 have the removal of some of the trees or shrubs. We're  
12 considering replacing that with native trees, obviously, and some  
13 which may end up be under story or shrub, smaller shrubs that  
14 will thrive underneath of the trees themselves.

15 We're looking at long-term erosion control which is  
16 going to be very important aside from what we do during  
17 construction for short term control. That would be looking at  
18 native varieties, possibly of wild flowers or the like, any time  
19 of herbaceous plant that would allow us to control excessive  
20 amounts of sheet drainage into those existing wooden areas and  
21 also buffering in between some of the buildings, particularly  
22 between 57th and 58th Street which is a row of -- I'm sorry, 56th  
23 and 57th, which is a row of buildings here, as well as 57th and  
24 58th, which is a row of buildings here, where there is  
25 considerable change in grade and it's one of the things that

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1 we're going to have to really address from a buffering  
2 standpoint, as well as an aesthetic standpoint, so those are the  
3 things that become very important.

4 Here -- I don't know if you were able to see the  
5 model, if all of you can see the model, but essentially --

6 MS. GORDANO: Would you like us to bring that  
7 forward? This was not -- there are no photos of this in the  
8 book.

9 CHAIRMAN MITTEN: It's a little bit large.

10 MS. GORDANO: It's in two pieces.

11 CHAIRMAN MITTEN: Oh, it is.

12 MS. GORDANO: If you're interested in one more than  
13 the other.

14 CHAIRMAN MITTEN: Can everybody see it from where  
15 it is? It will be easier if we just leave it.

16 MS. GORDANO: Okay.

17 MR. EDGECOMBE: And then also in the plan you can  
18 see where along Blane Street we have the natural forested area.  
19 That's one of their focus areas that we're going to be considered  
20 in addressing those items that I've just referenced. And then  
21 this is the 56th and 57th Street area here, as well as the 57th  
22 and 58th Street area there. So those are primary focus areas  
23 that we are working on at this point.

24 Beyond that we're primarily looking at the various  
25 residential site planning standards that we're going to apply to

1 the residential areas as compared to the seniors building which  
2 is a little taller, so we're looking at plants, trees, ornamental  
3 trees that are not going to grow as tall, essentially, or as  
4 wide, so as not to obscure some of the architectural detailing  
5 quality of the architecture.

6 That also falls in line with the selection of  
7 shrubbery with the seasonal variety that we're looking at,  
8 smaller foundation-type shrubbery that would work well around  
9 residential areas, kind of moving everyone out of that mode of  
10 the barberry which seems to be a very typical application of  
11 plant materials used back in the 1960s and 1970s.

12 And then some sensitivity in terms of the hard  
13 scapes where we can use a combination of things, exposed  
14 aggregate concrete walks or brick paving, even stamped asphalt  
15 we've used that with specialized coatings and colors to simulate  
16 brick paving. So these are the things that to a certain extent  
17 are already in your package and if you have any questions I can  
18 yield the rest of my time to that.

19 CHAIRMAN MITTEN: Thank you.

20 MS. GORDANO: That essentially concludes our  
21 presentation. We realize that Ms. Sorg did not really focus on  
22 the multi-family building and we can go back and look at that  
23 site plan, if you want. The exterior facade details are still  
24 under study and being refined, but the site plan, obviously, is a  
25 Phase 1 issue that we can look at or you could address in

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1 questions and as I indicated before, the civil architect from Ben  
2 Dyer Associates is here if there are any questions. We're not  
3 presenting the transportation report, but we're available for  
4 questions on that as well.

5 As Mr. Henson indicated, we're really reducing  
6 significantly the density and traffic is not a major issue here.

7 The new roadways will be subject to very detailed DPW review in  
8 the street and alley closing and opening process. We're closing  
9 some streets and we're opening and reconfiguring others, but  
10 we'll be meeting all the DPW standards for those street widths  
11 and all the safety issues with parking and driveway location and  
12 relation to intersections, etcetera.

13 So it's up to you --

14 CHAIRMAN MITTEN: Let's get into the questions.

15 MS. GORDANO: Okay.

16 CHAIRMAN MITTEN: And we'll go from there. Maybe  
17 before we start the questions, I'll just remind the Commission  
18 that this is a first stage, so it's probably premature at this  
19 point to be asking detailed design or material questions. We're  
20 dealing more with concept, circulation, site plan and so forth.

21 We know Mr. May is just chomping at the bit for  
22 that.

23 Who would like to start? Mr. Hannaham.

24 MEMBER HANNAHAM: I don't mind starting. I look at  
25 this community as an extension of my own neighborhood, really,

1 and I'm very proud of what I've been seeing here and certainly  
2 what we have already visited in terms of the senior building.

3 I wanted to ask Mr. Henson and the other speakers  
4 who came forward, they talked about how this whole thing evolved  
5 and I was just wondering were other -- could you give us a little  
6 more detail as to who was involved in that?

7 I know the local communities, the ANCs. Did you  
8 also extend it to the faith community, to the schools, the  
9 business people? In this community, did you extend your  
10 discussions and involvement with people beyond the immediate area  
11 of the site?

12 MR. HENSON: Obviously, the discussions with the  
13 Housing Authority began with the residents who live at East  
14 Capitol Dwellings and those discussions took place over a couple  
15 of years during the receivership that the Housing Authority was  
16 under for five, almost six years.

17 When we got involved, there had been some, in  
18 January of 2000, there had been some preliminary discussions with  
19 people who live around the community and then we have since, as  
20 part of the partnership that we formed with the Housing  
21 Authority, with the residents and others, have continued  
22 discussions and established formal relationships with home  
23 owners, with the faith community, and with others.

24 That has resulted in several governance bodies.  
25 There are monthly meetings with a Steering Committee that

1 includes a broad range of people who are appointed by the  
2 Executive Director of the Housing Authority who have permanent  
3 seats at the table. We have then a quarterly task force meeting  
4 which I think when Ms. Johns was here she described both -- she  
5 co-chairs both the Steering Committee and the Task Forces. She's  
6 in the business community. As you probably know, she's president  
7 of Verizon so -- and she co-chairs it with a former resident of -  
8 - or a present resident, actually, of East Capitol Dwellings.  
9 But those groups include a lot of different people.

10 Additionally, we have established within the  
11 community, we have established a community development  
12 corporation which is a formal entity that is funded with a \$4  
13 million grant from HUD. And has a board. And that board  
14 includes both residents of East Capitol as well as people from  
15 the surrounding community, as well as at least one minister from  
16 Beulah Baptist Church from the surrounding area.

17 So there are both informal discussions that we have  
18 with folks, as well as formal relationships that we have and that  
19 CDC Board is designed, as I pointed out earlier, through an  
20 endowment that we're setting up to be established in perpetuity.

21 So the relationships will go on. But we've gained a lot by  
22 bringing in people from the surrounding community because they  
23 see things. It's not just a residence on the public housing  
24 site, but the people in the surrounding community see things that  
25 we would never see.

1           Mr. Felix Jones is here tonight, I note. And he's  
2 a resident of the high rise building. He's not a senior, but  
3 he's a resident of the high rise building and he actually is the  
4 president of the CDC Board, so we get a lot of input from  
5 different people, not just -- including the residents of the  
6 public housing site.

7           MEMBER HANNAHAM: There's another aspect of this  
8 that I think is really fascinating and that is the objective  
9 being to bring together such a diverse group of people in terms  
10 of their backgrounds, their economic situation, education and the  
11 whole bit and diversity of housing and costs for housing in some  
12 cases with home ownership, other cases it's other than that.  
13 That always seems to be a desirable objective, but I know it's an  
14 extremely difficult thing to achieve sometimes. My own personal  
15 experience has been involved in this happening, but it took  
16 generations for it to happen, where people really appreciated  
17 each other despite all the differences that existed among them.

18           I was sort of wondering if this is a part of the  
19 sustaining portion of your effort as well?

20           MR. HENSON: That's an astute observation. I've  
21 actually -- I was running kind of late because I've actually been  
22 at a conference all day long over in Georgetown bringing together  
23 people around the issue of sustaining community, sustaining  
24 development of distressed communities and so people from all  
25 around the country -- I sat next to a guy from Pittsburgh and

1 other people who have been doing these kinds of things and sort  
2 of the consensus among folks is that what we're doing here is  
3 we're returning to the past.

4 MEMBER HANNAHAM: Right.

5 MR. HENSON: This is not new. What we recognize is  
6 that sometime in the 1940s, 1950s, 1960s, 1970s everybody was  
7 trying to be different with the way that -- everybody in the  
8 designing communities was trying to be different and that  
9 basically stubbed our toes in terms of the way these communities  
10 behaved later.

11 The high density of East Capitol Dwellings, there's  
12 1100 units there now and the changes in the way that public  
13 housing regulations were changed in the mid-1980s until the early  
14 1990s, basically meant that people who worked in public housing  
15 were basically not given a preference, people who didn't work  
16 were given a preference and so therefore what most of our public  
17 housing communities became were repositories for the very poor.  
18 And then no social services resources were put in which in many  
19 people who were poor stayed poor because essentially there was no  
20 help, to help them out of some of the problems they were having.

21  
22 Now this doesn't solve all of the problem, but what  
23 we have tried to do here is design a program that number one  
24 reduces the density, number two, to recognize that bricks and  
25 mortar doesn't just solve it all. It's not just all about bricks

1 and mortar. What we really need to do here is we need to put in  
2 some social services to help folks who are both being relocated  
3 as well as the people who are going to live here in the future  
4 and then finally to make sure that we manage this in the future  
5 to a fairly high standard. And part of that is by making it a  
6 mixed income community and a mixed tenured community. So we've  
7 got people of different incomes who will be in the community, but  
8 we're also building back a community where people who are renting  
9 houses will live almost side by side with people who are  
10 purchasing houses, but we've also got an opportunity for people  
11 with low incomes to purchase houses as well as people who are  
12 purchasing market rate houses. We'll be selling houses here to  
13 people who will have a first mortgage of around \$80,000 to  
14 \$90,000 and we'll be selling houses here to people who have a  
15 \$200,000 first mortgage and they will live basically side by side  
16 in the community. And it's worked in other places. This is not  
17 the first we've done this and it's not the first time it's been  
18 done, but we think essentially we've learned from our experiences  
19 at Pleasant View Gardens in Baltimore, the Towns of the Terraces  
20 in Baltimore, Willow Creek here in the District of Columbia and  
21 other projects that we've been involved in around the country  
22 that have been very successfully implemented.

23 MEMBER HANNAHAM: Thank you. Madam Chairman, can I  
24 just jump to a quickie question?

25 CHAIRMAN MITTEN: Absolutely.

1 MEMBER HANNAHAM: To Mr. Bryant, nice to see you  
2 again. These markers that were on the corner, these look like  
3 gazebos, but you describe them otherwise, is there any functional  
4 purpose for them aside from --

5 MR. BRYANT: Oh yes, they are functional and they  
6 contain the multi-purpose room for the community center and there  
7 is a balconied area in this taller element. This portion of the  
8 building is  
9 multi-purpose room and there's an overlook in there as well as to  
10 the outside from that area.

11 This is simply a higher area which is above the  
12 principal entry, both from the north and the south into the  
13 building. This one is over the entry into the daycare spaces so  
14 that they are an expression of space at the entry point and that  
15 allow some relief of movement of numbers of people at those  
16 points.

17 MEMBER HANNAHAM: Thank you very much. Thanks.  
18 That's all I have for now, Madam Chairman.

19 CHAIRMAN MITTEN: Thank you. Any other questions?

20 Mr. May, did you want to ask questions?

21 MEMBER MAY: Yes, I can ask them then? Okay.

22 CHAIRMAN MITTEN: Whatever you like.

23 MEMBER MAY: Let me say right off, I do understand  
24 this is a first stage PUD application and so I'm going to ask  
25 questions not really expecting that there will be answers, but

1 that knowing that when we get to the second stage there will be  
2 answers for all these things.

3 And I just want to get some sense of where some of  
4 these aspects of the design are headed. I also do want to start  
5 off by saying that as a first stage PUD application and frankly  
6 having had much of this information for many months and having  
7 seen the senior building and how that's developed, I just want to  
8 commend you all on doing a wonderful job. I think it's coming  
9 along. The senior building itself developed very well and I  
10 would expect that as this goes into the second stage that it's  
11 going to continue to grow on a fine starting point.

12 And let's see having said that to start with, oh,  
13 and in particular, the senior building, I mean the way that  
14 developed over time and the inclusion of more windows and the way  
15 you've addressed some of the facade issues. Looking back at the  
16 way it was originally, there was -- you always lose a little bit  
17 of something from those early phases, but I think in balance,  
18 everything is wonderful and it's great. The units, I think, will  
19 all be very nice. But let's talk about this project.

20 I guess we just got an answer to part of the  
21 question which was the composition of the project financially, if  
22 you will. It was interesting to hear what the range of first  
23 mortgage costs would be, but and we know what the project will  
24 look like architecturally, but is there any -- can anyone  
25 summarize where things are in terms of percentages of rental

1 units versus sold, the different income levels? How much of that  
2 has been worked out?

3 MR. KIRKLAND: My name is John Kirkland with A & R  
4 Development, the development team on this. I can answer that  
5 question for you. As Suman pointed out, throughout the site,  
6 there's a mixture of unit types as well as the tenure type which  
7 would be, there's going to be some rental units in there and  
8 there's going to be right next to home ownership units. The  
9 breakdown is that we have 52 rental townhomes which are going to  
10 be a mixture of public housing, ACC units and tax credit units,  
11 as well as the multi-family building which will be 120 rental  
12 units which will also be a mixture of public housing and rental  
13 units and tax credit rental units. So all of those are going to  
14 be lower income.

15 We've got in the grand homes which are basically a  
16 fourplex, four unit walk up, those are going to be a mixture of  
17 ACC units, tax credit units and it will also have some market  
18 rate rental units in those grand homes as well and they are  
19 varying in size from one bedroom to three bedrooms.

20 On the home ownership units, we're going to have  
21 157 home ownership units in total throughout a mixture of the  
22 unit types with the exception of the grand homes which will be  
23 all rental.

24 MEMBER MAY: Is the difference in cost of any of  
25 those individual units, is that merely a fact of the cost of

1 those particular units to construct them or is there some other  
2 formula involved and is it tied to income levels in some other  
3 way?

4 MR. KIRKLAND: Some are, yes. The single family  
5 homes are all market rate units, the 15 single family homes will  
6 be all market and because they are the most expensive to  
7 construct.

8 The town homes, basically will have rental units  
9 which are ACC units which are going to be right next to "for  
10 sale" market rate units -- not physically necessarily right next  
11 to each other, but they'll be pretty much indistinguishable as  
12 far as which one is which.

13 MEMBER MAY: Okay. Thanks. With regard to the --  
14 don't go away.

15 (Laughter.)

16 Some of these may wind up in your court. The site  
17 plan itself has been laid out with houses and alleys and all of  
18 that, but is there a plan, maybe there is and I just have glossed  
19 over it in trying to read this, all the material and re-read the  
20 different versions, but is there a lot subdivision plan and is  
21 there a plan for some portion of this to be community space or  
22 walk ways between -- because we have some yards backing up  
23 against each other. Is there community space between them or has  
24 any of that been developed?

25 MR. KIRKLAND: We haven't done the actual lot

1 breakdown yet. Typically, we try to maximize the amount of space  
2 that is dedicated to one particular unit and that way there  
3 becomes the ownership for it. They're responsible for taking  
4 care of the grass, keeping the trash out of it and everything  
5 else and we found that that's been the most successful thing.  
6 There will be some public spaces. We've got a couple of tot lots  
7 tucked away in here. The space north of Blane Street, that's all  
8 open area which blends into the Department of Parks and Rec's  
9 property on through Watts Branch, so that will all be kept as  
10 open space and maintained by the homeowners association and  
11 there's also a little park-like area in the little D shaped  
12 section which is down here in amongst the single family homes and  
13 that will also be maintained by the homeowners association.

14 MS. SORG: If I could add to that, I think the  
15 concept was to use the streets for pedestrian circulation as  
16 well, because they aren't very trafficked streets. They're  
17 really just quiet neighborhood streets and you know as John says,  
18 keep most of the land in private hands, except for the two parks.

19 One is also -- the one in front of the townhouses, as well as  
20 this one will be open to the public, but essentially it's  
21 sidewalks along streets.

22 MEMBER MAY: Okay, thank you. That's very helpful  
23 because what we see in this development is a number of what are  
24 potentially very deep yards and I think that's great. There are  
25 lots of other ways to do it that would be wonderful too, but it's

1 just a question of -- I just wanted to understand what the design  
2 intent was for some of those spaces.

3 And it's also, I think, very interesting that  
4 you've done things like that cluster of townhouses with the  
5 square in front. I think that's another neat feature and  
6 frankly, it's -- I mean it's very useful having that space that's  
7 so eyes on for everybody.

8 Okay, I guess that's it for some of the more  
9 development related questions.

10 I do have questions about materials. Can you talk  
11 more about what the intentions are with regard to the elevations  
12 that we haven't seen, the sides, the backs? I mean you talked  
13 about having brick buildings, siding buildings. Is there going  
14 to be some kind of mixture? Are we going to have vinyl siding in  
15 the backs?

16 MS. SORG: Yes, we are.

17 MEMBER MAY: Okay.

18 MS. SORG: Unfortunately. What I meant by building  
19 as a whole would be, say for example, that row of townhouses that  
20 you're seeing on East Capitol, the ends will have bricks, but the  
21 back will not. At least you have a building in the whole all the  
22 way around, but in the cases where it's siding, it will just be  
23 siding all the way around. But I misspoke a few minutes ago.  
24 There are instances where there is siding and brick in the same  
25 building and an example of that would be -- let me just bring

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1 that board forward.

2 (Pause.)

3 In an instant like this, there is siding --

4 CHAIRMAN MITTEN: Could you just try and direct  
5 your voice into the mike that's on the dais over here. David's  
6 trying to help you out.

7 MS. SORG: So in the case of this -- yet another  
8 one where we have actually a base of brick and then it's siding  
9 above, but essentially that's the idea.

10 The trim pieces will be wood, except for the ones  
11 around the siding which will be made up of siding material.

12 MEMBER MAY: So that means -- is the siding then  
13 all vinyl siding when it's on the front of the buildings?

14 MS. SORG: Yes.

15 MEMBER MAY: Okay. Give me one second. Oh, there  
16 was a reduction in the number of different elevation types. Can  
17 you explain why?

18 MS. SORG: Oh, I'm glad you brought that up. Yes,  
19 we had many more units and types and when we released our -- in  
20 that drawing, the one on the wall, the table cloth, really showed  
21 up how we really didn't need that many types and it was just too  
22 complicated and to created the neighborhoods and to create the  
23 corners the way we wanted to we had just too many types and we  
24 ran out of places to put them and it was just was a building  
25 nightmare. So I think we have enough variety and the variety is

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1 created not just by the difference in architecture, but a  
2 building, if you see it all in siding or in brick it's really  
3 different because the colors change, trim materials are expressed  
4 differently, so we did reduce that.

5 MEMBER MAY: Okay, I can completely appreciate that  
6 answer in terms of dealing with the complexity of it and also  
7 wanting to make a simplified, more unified palette if you will.

8 I've also noticed that in the plan you not only  
9 tried to save the streets, but in many cases tried to save the  
10 alleys and continue to make use of those. I guess my question is  
11 how does that fit in philosophically with your site plan overall  
12 because you have this mixture of valleys and then curb cuts and  
13 garages on the fronts of buildings and I guess I just want to  
14 understand why you're going with that particular mix as oppose to  
15 trying to push alleys everywhere which is a bit more standard for  
16 at least historic neighborhoods in the District.

17 MS. SORG: Well, there are two very important  
18 reasons. One is that you're really competing in Prince George's  
19 County here to attract buyers and the safety of the car, the  
20 safety of being able to get in the house, in the car and then  
21 getting out of the car and getting into the house is very  
22 important. And I think that has to be appreciated here, but we  
23 did do one thing which is different from Prince George's County  
24 is that we only have one car garages, we don't have wide, you  
25 know, two car garage doors in the front of every house. So I

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1 thought -- and also, the other things is this is more, I'd say  
2 suburban, almost exurban in some areas of a neighborhood. It  
3 isn't the tightly knit neighborhood say even down nearby MLK or  
4 you know in the older parts of Anacostia. So having curb cuts or  
5 -- you know, I can just imagine kids playing basketball or  
6 something in front of their houses on these things or riding  
7 bikes. It's that kind of mixture that we were aiming for, but  
8 whenever we had the opportunity to have an alley access, we did  
9 bring a car from the back.

10 JUDGE RUSSELL: Okay. Thanks. I think -- I guess  
11 the only other comment I have is about the townhouses is there  
12 seems to be a very eclectic mix of window types and I'm assuming  
13 that there will be some sort -- you cited things like having the  
14 windows on the corner of the building which I think in those  
15 particular elevations and I'm not sure how it works with the  
16 interior of the plan of the building, but it's, I think you're  
17 exploring some new territory with that and that's --

18 MS. SORG: Yes. It's not a bad thing.

19 MEMBER MAY: I'm not saying it is.

20 MS. SORG: No, no. One of the things that we all  
21 tend to look at these is from the outside, but houses are really  
22 experienced on the inside and there's nothing like a corner  
23 window where you can see both directly to the front and to the  
24 side. Those are spaces that people put big chairs in. There  
25 might be a big lamp and they glow at night.

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1           So I think that's something that we were thinking  
2 about especially in the living rooms, etcetera.

3           That's just the variation in style of size of  
4 opening is just what makes residential buildings residential.  
5 They aren't curtain and glass and they aren't ribbons and they  
6 aren't all the same. So -- and there's something -- we were  
7 trying to achieve also which is there's a lot of glass. I must  
8 say, there's a lot of glass and there's some areas, we just  
9 wanted to leave blank, but just get some slivers of light in so  
10 that's where we are.

11           MEMBER MAY: Okay, the slivers are very noticeable  
12 and that's why it's -- I'm not saying that it won't be very  
13 convincing and compelling in the end. It may well be. I just  
14 had to comment on it being unusual. There may well be  
15 precedence. Actually, it was very helpful seeing the precedent  
16 photographs that you have on the board there and I assume that  
17 we'll get copies of those if we don't have them already I don't  
18 think.

19           MS. SORG: Yes, I can provide them.

20           MEMBER MAY: That's very useful. I think that's  
21 about it for me.

22           CHAIRMAN MITTEN: Thank you, Mr. May. Mr. Parsons?

23           MEMBER PARSONS: I am really excited about your  
24 architecture. I think this is just going to be a wonderful place  
25 to live. It really is. The balconies, the porches, the bay

1 windows. I've just got my fingers crossed that you can afford  
2 this.

3 (Laughter.)

4 Because if we lose the richness of this design, it  
5 would be a shame. Of the projects that we've seen over the past  
6 three or four years which are doing the same thing, this is just  
7 superb. It really is.

8 MS. SORG: Thank you.

9 MEMBER PARSONS: I wanted to look at the landscape  
10 plan, if we could. I know if it's folded over there.

11 MEMBER MAY: By the way, I do agree with what John  
12 was saying. I don't want to make it sound like I was all  
13 negative.

14 MEMBER PARSONS: I wanted to follow up on a couple  
15 of Mr. May's comments. Right here in these open spaces which I  
16 guess you defined as parks, I'm hoping that as we go forward to  
17 the next stage you're going to embellish them. I see some of  
18 your gazebos and things that you've shown to us before. I don't  
19 know whether -- the slope doesn't seem too steep here to use for  
20 recreational activities, ball games, things of that nature. And  
21 of course, if you leave it open, that's what's going to happen  
22 and I'm not sure that's best for the residences that flank them.  
23 So I wonder if you're going to heavy up the landscaping or  
24 you're going to leave it open for free play or maybe that's a  
25 second stage comment. It's a comment I want to explore later, so

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1 if you're not ready to talk about that now, we can get it in the  
2 next stage.

3 MR. EDGECOMBE: If you have a chance, as a first  
4 stage comment, if you have a chance to take a look at the model,  
5 you'll see that there is a substantial differential in the grade,  
6 at least to the point where you're not going to be able to  
7 utilize that for any kind of ball field or play field unless you  
8 go through some substantial grading to terrace or level it off.

9 One of the plans was to use a combination of some  
10 deciduous and evergreen trees that can grow relatively fast to  
11 create a substantial buffer so that you're not essentially just  
12 looking at the roof of the homes behind you or in front of you,  
13 if you will.

14 So that was one of the ideas that we had. In both  
15 of those examples, or cases, because in both of those cases you  
16 do have a reasonable drop in grade, so we're going to have to  
17 really carefully look at some other areas as we're identifying  
18 play areas or recreational areas on green -- green areas, I  
19 should say.

20 MEMBER PARSONS: It's tricky because if you start  
21 to put in too many trees, then you're creating habitat for  
22 teenagers at 2 o'clock in the morning. It's a delicate balance.

23 MR. EDGECOMBE: Right.

24 MEMBER PARSONS: But the open space alone, mowed  
25 grass in perpetuity here is a burden on the community to keep

1 that the way it should be, so I'm not sure I have any ideas for  
2 you, but that's not why I'm here, I guess.

3 I'm concerned about the folks on Blane Street and  
4 although we're not talking about the commercial component  
5 tonight, it appears that that could be a difficult environment  
6 looking at the rear of what I believe is the rear of that one  
7 market place, it's labeled. This here. And I see you've placed  
8 some landscaping in there, but what kind of real environment are  
9 they backing up to here? Is it envisioned that it's the rear of  
10 the commercial or is that just the wrong question to ask tonight?

11 MR. KIRKLAND: Without really having the benefit of  
12 the architectural elevations and expression of that area, one of  
13 the things that we tried to do and understanding that any time  
14 you have residential properties abutting any commercial property,  
15 then buffering and screening becomes one of the primary  
16 objectives. Now again, that's an area that we'd probably need to  
17 get to a secondary phase to really kind of massage it and play  
18 with it and unfortunately, we don't have the architects as well  
19 of the particular property to maybe expound on it a little  
20 further either.

21 MEMBER PARSONS: Okay, is Blane Street one of those  
22 existing streets you're going to save, one of the yellow streets?

23 MR. KIRKLAND: Actually, Blane is being slightly  
24 relocated. It's going a little bit further to the west on --  
25 from where it is currently.

1 MEMBER PARSONS: West up?

2 MR. KIRKLAND: West would be to the right, I'm  
3 sorry, to the east. To the right. That way.

4 (Laughter.)

5 So the existing Blane Street runs through that  
6 building that you're talking, you're speaking of.

7 MEMBER PARSONS: I wanted to see if you could push  
8 Blane Street up.

9 MR. KIRKLAND: Well, we actually have pushed it up  
10 as far as the grades will allow.

11 MEMBER PARSONS: Oh.

12 MR. KIRKLAND: As you see on the model here, it  
13 drops off between this street here, where we have these  
14 townhouses or the duplexes here and down in the Watts Branch.

15 MEMBER PARSONS: It would be in the creek, okay.

16 MR. KIRKLAND: Right. It falls away pretty  
17 quickly.

18 MEMBER PARSONS: All right.

19 MR. KIRKLAND: We will do the -- the architect that  
20 will probably address that area on this side of Blane Street on  
21 the commercial site will probably have something that appears.  
22 Currently, that's a very thick thicket with some fairly mature  
23 trees along there. So most of this area is blocked from view now  
24 and we will look to reinforce that. It's also very steep there  
25 as well, so the grade helps screen things.

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1                   MEMBER PARSONS: Well, I was just imaging the worse  
2 case, that this is the dumpster area and the loading kind of  
3 activity that goes on at odd hours of the day.

4                   MR. KIRKLAND: Those would be relocated to other  
5 corners.

6                   MEMBER PARSONS: Where's my pointer? Anyway, the  
7 back side.

8                   MR. KIRKLAND: No, that would be facing Blane  
9 Street there would be more of a formal side to it.

10                  MEMBER PARSONS: Oh good, thank you. That's all.

11                  CHAIRMAN MITTEN: Mr. Hood, any questions?

12                  VICE CHAIRMAN HOOD: Yes, I just have two or three,  
13 Madam Chair.

14                  Mr. Henson, if you could come back to the table,  
15 please?

16                  (Pause.)

17                  I know that the Hope 6 grant has its own rules and  
18 regulations and process and you mentioned the relocation of the  
19 seniors, how that whole process of things were going to work like  
20 clockwork. But you didn't mention anything or maybe this is not  
21 the time, but you didn't mention anything about what you're going  
22 to do for those existing residents that may relocate back to the  
23 site that you're going to demolishing and once you start  
24 construction. Is there a process in place or does the Hope 6  
25 grant have something in place that you're supposed to adhere to

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1 or is this something that you guys have in place with all that  
2 outreach that you've done with the community?

3 MR. HENSON: Let me introduce the Housing Authority  
4 to talk about this. This is Kim Kendricks who is the Regional  
5 Administrator in charge of this area.

6 MS. KENDRICKS: We have a re-entry committee that  
7 was set up and it was comprised of residents in the Housing  
8 Authority to set up criteria for those persons who were going to  
9 relocate to come back to the community and there were certain  
10 criteria that each resident would have to meet in order to come  
11 back.

12 VICE CHAIRMAN HOOD: Each resident that now -- that  
13 lived through the conditions now?

14 MS. KENDRICKS: yes.

15 VICE CHAIRMAN HOOD: All have been afforded the  
16 opportunity to reapply or re-entry, whatever you call it?

17 MS. KENDRICKS: Yes, everybody will have an  
18 opportunity to apply to come back to the area, not everybody is  
19 guaranteed a spot because, as you -- we talked about earlier, the  
20 numbers of units are going to be very different.

21 VICE CHAIRMAN HOOD: Right, right. I understand.  
22 I guess my concern is having lived through that with another  
23 neighborhood and also being there to testify and support and then  
24 I look back at that and I'm sure that this won't happen with this  
25 Hope 6 grant, but I look back at that -- which will remain

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1 nameless, the people that I see over there now in the  
2 neighborhood is like maybe two or three families out of all those  
3 units and I was just wondering, hopefully, that the same thing  
4 doesn't happen here.

5 MS. KENDRICKS: What we're hoping is and that's why  
6 we're working with the community right now, and that's why we're  
7 working with the residents to help them, if there are any issues  
8 because a lot of our residents are very good residents and who  
9 will be coming back because they will be able to meet the  
10 criteria. And really, we're looking at who can be a good  
11 neighbor. If you can be a good neighbor, then you have an  
12 opportunity to come back. For those persons who are not good  
13 neighbors, they won't be able to come back.

14 VICE CHAIRMAN HOOD: So it that what you're telling  
15 me happened in the situation I was talking about. They weren't  
16 good neighbors, so they went to Ward 9?

17 MS. KENDRICKS: I have absolutely no idea what  
18 community you're talking about.

19 VICE CHAIRMAN HOOD: Okay, I'll just leave that one  
20 alone.

21 MR. HENSON: Let me just reiterate also the  
22 community support service program which we started formally back  
23 in January. We've been working on it for two years, have formed  
24 a board made up of residents of the community, as well as  
25 residents of the surrounding community, have a \$4 million grant

1 and a commitment from the DOES, the Department of Employment  
2 Services to assist us in taking all of the residents. And we  
3 have 400 residents in that program.

4 Taking all the residents that lived at East Capitol when the  
5 grant was awarded in 2000, in August of 2000 and to make them  
6 economically self-sufficient.

7 Now the issue here is that's not just a matter of  
8 linking them to job training and jobs, as I think a lot of people  
9 thought of. The number one issue in this community is health and  
10 health issues range all the way from people who haven't seen  
11 doctors since they got their shots to go to kindergarten who are  
12 now in their 40s and 50s, all the way to people with substance  
13 abuse problems and so we're investing significant dollars in  
14 removing the barriers created by health problems as well as  
15 educational issues, as well as all kinds of other issues and we  
16 could go on and on about this effort. But we started in January  
17 in earnest. We're working through some of the toughest issues  
18 we've ever had to deal with in terms of working with the  
19 community and the idea here is that the people who live there  
20 before will be able to come back because we're going to assist  
21 them to be ready and to be good neighbors. And so to the extent  
22 that they may have had problems in the past, we are hopeful that  
23 two, two and a half years from now we would have removed those.

24 Extensive relocation here is also happening using  
25 Section 8 certificates.

1 MS. KENDRICKS: Section 8 vouchers.

2 MR. HENSON: Housing, tourist vouchers we call them  
3 nowadays and Ms. Kendrick and her staff has been working very  
4 hard with us to figure out creative ways to relocate people  
5 because the interesting thing is that the District is a very  
6 tight housing market nowadays, both with public housing, what  
7 used to be worse housing authority in the country with vacancies  
8 all over the place, now has no vacancies. It's now one of the  
9 best housing authorities in the country. So we don't have a lot  
10 of vacancies within the Housing Authority and as all of you know,  
11 essentially, the District is one of the hottest housing markets  
12 bar none in the country, and so we don't have a lot of rental  
13 units that people can get, so we're creatively looking at ways to  
14 relocate people, but as we do that, what we're finding is a lot  
15 of people are winding up a lot better off than they were before  
16 and a lot of them may be happy to live where they're living and  
17 not want to come back. But those who do want to come back, we're  
18 creating the opportunity and we'll continue to work with them in  
19 a manner to make them economically and self-sufficient so that if  
20 they do want to come back, they can come back.

21 VICE CHAIRMAN HOOD: Thank you. It looks like  
22 things are improving. Thank you, both.

23 I want to ask Mr. Bryant, if you can just come  
24 forward for a second. I'm sorry you left. Actually, the next  
25 question will be for Mr. Bryant.

1                   Mr. Bryant, just a quick question on the community  
2 center. I believe it was stated and I believe it's only one  
3 story high, right?

4                   MR. BRYANT: One story, yes.

5                   VICE CHAIRMAN HOOD: My concern with that is,  
6 knowing the area, that we're not -- I just want to make sure and  
7 this will probably come up again at stage 2, is that we're  
8 maximizing and we're getting the most we can out of it and we  
9 also have room for expansion in that community center. I just  
10 see us limiting ourselves. A lot of times, and I'm not  
11 criticizing the architecture because I haven't finished my degree  
12 like my colleagues have, in my degree for architecture, but I  
13 just want to make sure that we leave room for expansion and also  
14 that we maximize the space that we have down there because I  
15 think that's one of the models for that particular area and  
16 that's something maybe we can look at on down the line.

17                   So you don't necessarily have to answer. I just  
18 wanted to bring it to your attention unless you're prepared to  
19 answer now and then maybe we'll mention it again at Stage 2.

20                   MR. BRYANT: It's interesting that you should bring  
21 that issue up because it was one that concerned us when we got  
22 started with it. Actually, what has been designated for this  
23 building is a pretty tight planning situation at that corner and  
24 to look at it in any master plan sense for future utilization is  
25 a bit tricky. That should always be done. It would probably

1 result in some reprogramming and if reprogramming took place,  
2 then the potentials for expansion on the site would exist, but as  
3 it is planned at this point, it's probably going to be a rather  
4 intensive use of the building with daycare activity and the other  
5 activities that are projected for it.

6 It's also a tight site in that it's got streets on  
7 four sides and not a lot of land area in relation to the  
8 building, although if you compare it in an FAR sense it's not  
9 intensive use overall and that's owing to the fact that it's only  
10 one story.

11 VICE CHAIRMAN HOOD: Again, maybe that's something  
12 the developer, maybe we can look at because we don't want to  
13 close the door as soon as we go in there.

14 MR. BRYANT: Indeed.

15 VICE CHAIRMAN HOOD: Thank you. Ms. Gordano, in  
16 the back of Office of Planning's Report, there were a number of  
17 letters and recommendations that different agencies had posed and  
18 certain things that they have required. I want to know has the  
19 effect of that or these recommendations been started being worked  
20 on before we get to stage 2? I don't necessarily want to get  
21 specific.

22 MS. GORDANO: We are coordinating with DPW and I  
23 don't think that they have completed a report yet, but we've met,  
24 our traffic consultants have met with DPW. We are going to be  
25 following up with the Fire Department on some of their

1 recommendations so the answer is yes.

2 VICE CHAIRMAN HOOD: Okay, good, thank you. And  
3 also I really think and I know this is not necessarily in our  
4 jurisdiction at this time, I know that you mentioned it, but that  
5 commercial piece, I think is going to be key. I would hope that  
6 whoever is coming will come. I think that will be viable for  
7 that neighborhood and that community and maybe people can stop  
8 going up to Ward 9 and using the Safeway and everything up the  
9 street.

10 Thank you.

11 CHAIRMAN MITTEN: Thank you. I just had a couple  
12 of circulation questions, so I don't know who is the best person  
13 to answer those.

14 MR. BRYANT: Why don't we start with the architect  
15 and we also have representative from O.R. George and Associates  
16 with the traffic consultant.

17 CHAIRMAN MITTEN: All right. One of the concerns  
18 that I have is where the community center is located near the two  
19 schools is, seems like a wonderful relationship and yet it seems  
20 like it might encourage or perhaps a lot of pedestrian traffic  
21 across East Capitol Street and at least as I understand it,  
22 there's no controlled intersection right there and children are  
23 notorious for not being orderly and going to a traffic light. So  
24 I was wondering if you have given any thought to that.

25 (Pause.)

1 It looks like there is a traffic light there.

2 MR. ELIAS: Yes, good evening, Madam Chair, Members  
3 of the Council, good evening. I'm Cullen Elias of O.R. George  
4 and Associates. My company was responsible for preparing the  
5 traffic assessment in support of this PUD.

6 In answering your question, yes, there is a traffic  
7 signal proposed for the new extension of 57th Place at East  
8 Capitol Street. It will be that cross walks will be provided at  
9 that intersection which could be used by pedestrians coming from  
10 the north to access the community center.

11 CHAIRMAN MITTEN: Okay, great.

12 MR. ELIAS: And vice versa.

13 CHAIRMAN MITTEN: Great. Another question I have  
14 is there's a new traffic light that's planned, it's the one  
15 that's the traffic light that's just to the left of the one at  
16 Southern and East Capitol Street, and it's right in the middle,  
17 yes, the commercial area.

18 Now the relationship of that to the driveway to the  
19 multi-family apartment building is the driveway is not aligned  
20 with the traffic light and I wondered why that was or if you  
21 anticipated that there would be any problems with people trying  
22 to come out of the driveway for the apartment building and  
23 attempt to go west on East Capitol Street?

24 MR. ELIAS: Yes, Madam Chair. It's my  
25 understanding that there will be some offset between the driveway

1 to the apartments and the new intersection that will serve the  
2 commercial component of this PUD.

3 I think with proper signage that driveway serving  
4 the apartments will be limited to right in, right out traffic  
5 movements. With proper signage, left turns to go westbound on  
6 East Capitol will be prohibited.

7 CHAIRMAN MITTEN: I guess I maybe ask you to take  
8 another look at that. Because the relationship between those two  
9 is close enough that it's going to be -- and there is no really  
10 good alternative for someone turning out of the apartment  
11 building to try and go west and it's close enough that there will  
12 be this great temptation to do something that's actually very  
13 dangerous.

14 MS. SORG: Madam Chair, if I may answer that. We  
15 are currently looking at that site plan for the rental building  
16 and that's a moving target right now.

17 CHAIRMAN MITTEN: Okay.

18 MS. SORG: We are aware of this relationship with  
19 the driveway across into the commercial and the cut in the median  
20 and so we are looking at that and trying to align it up. You're  
21 absolutely right. It's almost there and it's so dangerous when  
22 people illegally try to make that left turn.

23 CHAIRMAN MITTEN: Okay, and one final question  
24 which is particularly as we're getting much more sensitized to  
25 trans-oriented development and this is a version of that.

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1           Is there anything about the design of the  
2           circulation design that is going to encourage people to use the  
3           Metro, or is there something that can be done to make it easier  
4           for people to get to the Metro by the design of the streets or  
5           the way the sidewalks are configured or something like that?

6           MR. ELIAS: I think, Ms. Sorg, you can answer that  
7           question.

8           MS. SORG: Actually, for that I would like to bring  
9           your attention to the design of the site plan off the senior --  
10          of the rental building which is on, at the back of your book. I  
11          personally don't have a board for that.

12          There are -- the corner of that building right at  
13          Southern Avenue and East Capital is a little more -- it shows a  
14          little terrace there, but a little more hardscape is envisioned  
15          so that if you cross from the Metro on towards East Capitol you  
16          will have some more pedestrian pathways there. So that's  
17          essentially a response to the people coming out from Metro or  
18          going in. There isn't any bridge planned or anything like that.

19          CHAIRMAN MITTEN: I don't know these things because  
20          I've studied them, but for instance, it seems to me that at least  
21          the sidewalks as they appear are very narrow and not that meet a  
22          standard, but in terms of a standard -- you might want to exceed  
23          the standard and if you're attempting to encourage people to use  
24          the sidewalk when it might be not their favorite thing to walk  
25          some distance to the Metro, but if you can make that a more

1 pleasant experience, they might be more willing to do it.

2 Maybe at this point it's just food for thought.

3 MR. ELIAS: Yes, I think so.

4 CHAIRMAN MITTEN: Thank you. Any other follow up  
5 questions?

6 Mr. Hannaham?

7 MEMBER HANNAHAM: Yes. I just have another one.  
8 Perhaps Ms. Sorg, you've already indicated and Mr. Bryant has,  
9 that he had in mind when he did the community center that there's  
10 the entry way from the west.

11 Has any consideration, corresponding consideration  
12 been given to the fact that not only is the entry way from the  
13 east into the project, but also to the city? Have you thought of  
14 the grandness of this particular entryway to the east of the  
15 city?

16 MS. SORG: Right, the existing buildings that we  
17 are demolishing, although they aren't very attractive, they did  
18 form a gateway into the community, into the city right there on  
19 the corner of Southern Avenue and East Capitol.

20 The intent here is on the rental building to have a  
21 building that's four stories tall and no taller which makes it a  
22 very long and serpentine building along East Capitol Street. It  
23 does emphasize and reinforce the streetscape of East Capitol  
24 Street, but on the corner, we do want to have, and if you look at  
25 your elevation in your booklet, you see that the very corner will

1 have on the ground floor at least more glass, perhaps a more  
2 public use and then the corner itself will be expressed by a  
3 conical turret roof.

4 So there is some architectural response to the  
5 corner there.

6 MEMBER HANNAHAM: Do you think that is sufficient to  
7 respond to the need for a grand entryway into the city? Or do  
8 you think that's a need or a responsibility for this particular  
9 project?

10 MS. SORG: Well, East Capitol is such a wide  
11 street, I mean that entry right there -- you know, a gateway can  
12 only be created by both sides of the street. On the other side  
13 is envisioned a store of some sort on the corner which I haven't  
14 seen any designs for that, but I'm hoping that it will have some  
15 feature.

16 I think it's adequate. I think the scale is  
17 definitely one of horizontality rather than a vertical tower or  
18 anything there. I mean entering the District might be more of a  
19 subtle experience there than perhaps elsewhere.

20 MEMBER HANNAHAM: It's pretty bland right now.

21 MS. SORG: It is.

22 MEMBER HANNAHAM: Thank you.

23 CHAIRMAN MITTEN: Anyone else?

24 MEMBER MAY: I want to just echo that point. I  
25 think that the notion of entry into the city at that corner is an

1 important one that I think should be given some consideration for  
2 that building. I mean for years that intersection has been  
3 recognizable as the beginning of the city and it should be a very  
4 positive thing, I think. I'm not saying that you need to erect a  
5 giant tower on the corner to celebrate it or anything like that,  
6 but I think that's a very good point.

7 MR. HAMILTON: Madam Chair? I'm Cheryl Hamilton  
8 with A & R Development and I just want to assure the Commission  
9 that we do recognize that this is a gateway into the city. We  
10 just haven't gotten there yet as to how that's going to be  
11 expressed, but through signage and landscaping and some building  
12 embellishment on both the commercial side as well as the multi-  
13 family building, we do recognize and are working on that right  
14 now.

15 CHAIRMAN MITTEN: Thank you.

16 MR. HAMILTON: So when we come back you should see  
17 that.

18 CHAIRMAN MITTEN: Thank you.

19 MEMBER MAY: That's all I have.

20 CHAIRMAN MITTEN: All right. Terrific. Thank you.

21 I think we're ready to move on now to the report of  
22 the Office of Planning and I would just like to compliment Mr.  
23 McGettigan, as usual, for the thoroughness of his written report  
24 so that his oral report can be just hitting the highlights.

25 MR. McGETTIGAN: Thank you, Madam Chair. I won't

1 be needing the screen tonight.

2 (Laughter.)

3 I'll try to keep it very brief. Good evening,  
4 Madam Chair and Members of the Commission. I'm David McGettigan  
5 from the Office of Planning. I'll be presenting the brief report  
6 from the Office of Planning.

7 CHAIRMAN MITTEN: Thank you.

8 MR. McGETTIGAN: The project before you represents  
9 the results of years of work by the Housing Authority and other  
10 District agencies to bring this very large and complex project to  
11 fruition. The Office of Planning has been providing input and  
12 guidance on this project for almost two years now. And the  
13 results of these efforts are before you and represent a  
14 culmination of community, agency and design professionals  
15 cooperation in bringing this project forward.

16 I'm going to discuss some of the critical issues  
17 the Office of Planning in review of this project.

18 The existing conditions are important to understand  
19 because they explain the design solution that's proposed for the  
20 site, the majority of the site is occupied by two and three story  
21 apartment buildings and a super block cul-de-sac configuration.  
22 The units are architecturally similar and provide little variety.

23 The infrastructure is deteriorated due to the age of the project  
24 and the neglect.

25 To address these issues, the Housing Authority

1 proposes demolishing the existing structures and constructing new  
2 infrastructure and structures which provides the opportunity for  
3 new urban design with the four major components. One is  
4 improving the interconnection of the vehicular and pedestrian  
5 network between the development and the surrounding  
6 neighborhoods. And these large blocks that were once isolated  
7 from the rest of the neighborhood will be reconnected with the  
8 new street pattern.

9           Second is the environmental problems that now exist  
10 will be corrected. New landscaping, new storm water management  
11 infrastructure, combined with the design that we feel is  
12 respectful with the topography, provides some environmental  
13 sensitivity of the design. Many areas of the existing  
14 development suffer from erosion due to slope failure. Many of  
15 these slopes will be regraded to more stable slopes and erosion  
16 problems will be corrected. In addition, the Applicant is  
17 committed to preserving some mature trees, if feasible, and  
18 tailor the design to increase the probability of saving trees.  
19 Also, the land swap with Watts Branch Park will help with that  
20 effort and provide a buffer for the creek.

21           The third thing is the context of the development  
22 needs to fit in with the area. We've seen that the architecture  
23 is thoughtful. It has a mix of housing types and for mix of  
24 incomes presents a challenge, but we think they've done very  
25 well. We did note that some of the designs disappeared and we

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1 were hopeful that some of them might come back. We'll talk more  
2 with the Applicant about it in the future.

3 But some of the elevations could use a little more variety, we  
4 think, in the townhouse area. So we'll be working with the  
5 Applicant further on that.

6 The proposed development is also going to be safer,  
7 we feel, with the design of the streets, the more public open  
8 spaces, the street edge to promote eyes on the street and  
9 eliminating the cul-de-sacs will help make it a safer community.

10 The Comprehensive Plan, the generalized land use  
11 map calls for moderate density, residential and some low density  
12 retail in the site area. The rezoning proposed is compatible  
13 with the comp. plan and the proposed development furthers the  
14 comp. plan goals of stabilizing and improving the District's  
15 neighborhoods, preserving and promoting cultural natural  
16 amenities, respecting, improving the physical character of the  
17 District and preserving and ensuring community input.

18 We feel that the proposed RF-IA zoning reflects an  
19 appropriate zone for the uses proposed as compatible with the  
20 abutting zoning designations. The benefits and amenities are  
21 adequate. Housing and affordable housing, uses of special value  
22 to the neighborhood, which include the community center, daycare  
23 center, tot lots and open and green space that are being  
24 provided. Urban design, architecture, landscaping, creation and  
25 preservation of open spaces, site planning is efficient and

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1 economical use of land. The environmental benefits such as storm  
2 water runoff controls and the preservation of open space for  
3 trees and the effective and safe vehicular and pedestrian access.

4 So the Office of Planning finds that the proposed  
5 project site is suitable for use as a planned unit development,  
6 that the character, scale, mixture of uses and design of the  
7 proposed uses are appropriate and that the proposed development  
8 is compatible with the comprehensive plan with the goals of the  
9 plan unit development regulations and with the PUD evaluation  
10 standards.

11 Therefore, the Office of Planning recommends  
12 approval of stage 1 of the proposed planned unit development.  
13 The proposed streets, alleys, parking and structures create a  
14 contextual interconnected, environmentally sensitive and safe  
15 development that will be an asset to the District.

16 More detailed plans of the proposed development  
17 should be prepared and submitted for Stage 2 approval. These  
18 plans at a minimum should provide the following plans and  
19 information: (a) Preliminary subdivision plat showing dimensions  
20 of proposed lots, center lines and widths of proposed streets and  
21 alleys; a rough grading plan showing the proposed grading of  
22 lots, location of retaining walls in areas of critical slope; a  
23 utility plan showing the general location of utilities including  
24 storm water management and BMP devices, more detailed landscape  
25 plan, particularly in regard to streetscapes; continued

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1 architectural detailing, material samples, likely location of the  
2 brick units, composition of rowhouse sections and further  
3 detailing on the multifamily dwelling. Detail of pedestrian and  
4 vehicular systems including signage, crosswalk and detailed  
5 streetscape design and finally, maintenance plans and HOA  
6 documents to see how the common areas will be maintained.

7 This concludes the Office of Planning's report.

8 CHAIRMAN MITTEN: Thank you, Mr. McGettigan. Any  
9 questions from the Commission for the Office of Planning? Any  
10 questions?

11 MEMBER PARSONS: Mr. McGettigan, I completely  
12 missed this concept of land exchange. What is that about?

13 MR. McGETTIGAN: There is sort of a jagged, angled  
14 tooth along Watts Branch and some of that will be straightened  
15 out to be parallel to Watts Branch and hopefully providing a land  
16 area along Watts Branch that's more consistent in width.

17 MS. GORDANO: That was covered, Mr. Parsons, in the  
18 senior building case.

19 MEMBER PARSONS: Oh yes. Okay, it's not discussed  
20 --

21 MS. GORDANO: It's not in addition.

22 CHAIRMAN MITTEN: Just turn on the mike, if you're  
23 going to --

24 MR. HENSON: It's essentially this area back here  
25 where in order to basically straighten out some issues that the

1 Department of Recreation has and some issues that we have, we're  
2 basically just going to do a land swap to straighten out the  
3 property line.

4 MEMBER PARSONS: So it's not going to continue past  
5 the top line?

6 MR. HENSON: No, it doesn't affect -- and it  
7 doesn't affect the plan one bit. It just is a swap of ownership  
8 and it's more of a technical thing than it is anything else.

9 MEMBER PARSONS: Well, good. I'm glad you're doing  
10 that.

11 CHAIRMAN MITTEN: Anyone else? Ms. Gordano, any  
12 questions for the Office of Planning?

13 All right. Okay. Thank you. I would just note  
14 that attached to the Office of Planning report we have reports  
15 from the Department of Health, Fire and Emergency Medical  
16 Services Department, D.C. Water and Sewer Authority, and the  
17 Department of Housing and Community Development. Is there anyone  
18 here representing any of those agencies who would like to  
19 testify?

20 (No response.)

21 Any other government agencies represented that  
22 would like to testify?

23 (No response.)

24 All right, are there representatives here from  
25 either ANC-7C or 7E?

1 MEMBER MAY: Madam Chair, before we get too far  
2 away from it, can I ask a question of the Office of Planning?

3 CHAIRMAN MITTEN: Sure.

4 MEMBER MAY: I assume that you did the usual  
5 referral to the D.C. Public Schools as well?

6 MR. McGETTIGAN: Yes, we did.

7 MEMBER MAY: Did you get any response this time?

8 MR. McGETTIGAN: No, I didn't.

9 MEMBER MAY: Okay, thank you.

10 CHAIRMAN MITTEN: All right, so no one is here from  
11 ANC-7C or 7E. We got a letter from the Chair of ANC-7C, but it  
12 does not meet the requirements for great weight, but I believe  
13 that the questions that were posed in it have actually been  
14 answered during the testimony.

15 No one had signed up on our sign in sheet. I  
16 forgot to tell people at the beginning that you should do that.

17 Is there anyone who would like to testify in  
18 support?

19 MR. JONES: Excuse me, Madam Chair --

20 CHAIRMAN MITTEN: If there's anyone else, please  
21 come to the table at this time. If you wouldn't mind giving the  
22 cards to the reporter first.

23 Good evening.

24 MR. JONES: Good afternoon, Chairman and  
25 Chairpersons. My name is Felix Jones and I'm from East Capitol

1 Dwelling. The last time I was here I was with ladies. Well, I'm  
2 not with them tonight.

3 CHAIRMAN MITTEN: I hope you haven't had a falling  
4 out.

5 (Laughter.)

6 MR. JONES: No, we're still in good rapport. What  
7 I'm here to tell you today is that since ANR and DCHA have been  
8 with us and helping us to develop a new neighborhood we have been  
9 involved in almost everything that is happening. We go to  
10 meetings. We are implementing programs to help the people to  
11 return to the neighborhood. We are creating jobs. It's numerous  
12 things. We're doing medical research. We're following people,  
13 hopefully for a 30-year period to make those individuals that is  
14 not ready to own homes to prepare them for homes. So I think  
15 we're working really good with ANR and DCHA.

16 Now like a good family, we all have our scrabbles,  
17 but we seem to solve them so I hope that this will be a major  
18 project, not only for my community, but for everybody in the  
19 city. Thank you.

20 CHAIRMAN MITTEN: Thank you very much. Let me just  
21 see if any of the Commissioners have any questions for you.

22 Does anyone have any questions?

23 (No response.)

24 Thank you.

25 MR. JONES: Thank you.

1 All right, anyone else who would like to testify in  
2 support?

3 (No response.)

4 Anyone who would like to testify in opposition?

5 (No response.)

6 All right. Did you have any rebuttal or any  
7 closing statement that you'd like to make?

8 MS. GORDANO: Nothing in particular, just we thank  
9 the Commission further and we intend to bring a second stage  
10 application in less than a year.

11 CHAIRMAN MITTEN: All right. One of the things  
12 that also in following up on some of the comments that the other  
13 Commissioners have made, I think we were very pleased to see the  
14 responsiveness. I mean it's clear there's responsiveness from  
15 the development team to the community and also responsiveness to  
16 the concerns of the Commission. So I just think it's a  
17 wonderfully dynamic relationship that you all have built and it  
18 shows in the end product. So let's just keep on moving.

19 MS. GORDANO: Thank you.

20 CHAIRMAN MITTEN: Mr. Bastida, I think there might  
21 be one or two things that we need to get?

22 MR. BASTIDA: Yes, I only have one item which is  
23 the pictures of existing buildings and the character that sets a  
24 precedent for the architecture that Mrs. Sorg presented to the  
25 Commission and a photograph of the model.

1                   Also, I believe that the drawings, there are some  
2 drawings that are not on the record that you used and we need to  
3 get copies of those for the record.

4                   We need it in the smaller scale. Sorry about that.

5                   CHAIRMAN MITTEN: Just taking a brief little poll  
6 of the Commissioners whose eyes I could catch, are you interested  
7 in a bench decision pending receipt of the material?

8                   MS. GORDANO: Absolutely, because next meeting of  
9 the Zoning Commission isn't going to be until September, so that  
10 would be terrific.

11                  CHAIRMAN MITTEN: Okay, and we wouldn't want a  
12 bench decision to in any way impair you from providing proposed  
13 findings of fact, conclusions of law because I know the staff  
14 always likes to see that.

15                  MS. GORDANO: Okay, we'll do that.

16                  CHAIRMAN MITTEN: All right. Well --

17                  MR. BASTIDA: Madam Chairman?

18                  CHAIRMAN MITTEN: Yes sir.

19                  MR. BASTIDA: Should we --

20                  CHAIRMAN MITTEN: Are you going to tell me we can't  
21 do it?

22                  No, go ahead.

23                  MR. BASTIDA: I am not totally comfortable with  
24 that, but in any event, if you would establish the time table in  
25 which the things should be submitted for the record before you

1 take a vote.

2 CHAIRMAN MITTEN: Sure.

3 MR. BASTIDA: I would like also to ask the  
4 Applicant how soon they believe they can provide that for the  
5 record.

6 MS. GORDANO: One week, we could do it earlier if  
7 that makes you more comfortable with a bench decision.

8 MR. BASTIDA: No --

9 MS. GORDANO: One week would be comfortable for --

10 MR. BASTIDA: One week is okay. Okay, so I would  
11 appreciate if those documents are filed by Friday, July 19th by 3  
12 o'clock. Thank you.

13 Thank you, Madam Chairman.

14 CHAIRMAN MITTEN: Thank you, Mr. Bastida. I hope  
15 what we're about to do does not cause you too much discomfort.

16 I would move approval of the Zoning Commission Case  
17 No. 02-05 as a first stage approval of the residential portion of  
18 the mixed residential portion of the East Capitol -- New East  
19 Capitol Dwellings including the community center.

20 MEMBER HANNAHAM: I would second that, Madam Chair.

21 CHAIRMAN MITTEN: All right. Any discussion? I  
22 think in large measure and with the additional submissions that  
23 we'll get, the submissions meet the standard for first stage  
24 approval. I think this is entirely consistent with the  
25 comprehensive plan and this is going to allow this whole area to

1 be transformed into a new and dynamic residential neighborhood  
2 and I am happy that we can move forward on this this evening.

3 Any other discussion?

4 (No response.)

5 All those in favor, please say aye.

6 (Ayes.)

7 Those opposed, please say no.

8 (No response.)

9 Mr. Bastida? Or Ms. Sanchez, sorry.

10 MS. SANCHEZ: The staff would record the vote 5 to  
11 0 to 0; Ms. Mitten moving, Mr. Hannaham seconding, Commissioners  
12 May, Parsons and Hood all in favor.

13 CHAIRMAN MITTEN: Thank you. I'd like to thank you  
14 all for coming down this evening and participating in this  
15 hearing and we look forward to seeing you again in the second  
16 stage. This hearing is now adjourned.

17 (Whereupon, at 8:34 p.m., the hearing was  
18 concluded.)