

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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PUBLIC HEARING

+ + + + +

IN THE MATTER OF:

PARKSIDE RESIDENTIAL LLC -
2nd STAGE PUD Approval of First
Phase of Development & Related-
Map Amendment-Square 5041, Lots
809, 814, 815, 818, 823 and 824

Case No.:
05-28A

Monday,
June 16, 2008

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

The Public Hearing of Case No. 05-28A by the District of Columbia Zoning Commission convened at 7:30 p.m. in the Office of Zoning Hearing Room at 441 4th Street, N.W., Washington, D.C., 20001, Anthony J. Hood, Chairman, presiding.

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD Chairman
CURTIS ETHERLY, JR. Commissioner
PETER MAY Commissioner (NPS)

OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN Secretary
DONNA HANOUSEK Zoning Specialist

OFFICE OF PLANNING STAFF PRESENT:

JOEL LAWSON
STEPHEN MORDFIN

This transcript constitutes the minutes from the Public Hearing held on June 16, 2008.

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

7:26 p.m.

CHAIRMAN HOOD: We will go right into our Public Hearing for this evening and I would apologize to those who waited for Zoning Commission Case No. 05-28A, Parkside - 2nd Stage PUD and Map Amendment. And I would like to apologize to you all for taking up your time.

(Whereupon, off the record for a recess.)

CHAIRMAN HOOD: I'm going to read the opening. Do you need five minutes? Okay. Well, we will do that before I read the statement. We will take a five minute break.

(Whereupon, at 7:26 p.m. a recess until 7:33 p.m.)

CHAIRMAN HOOD: Okay. Let's get started with tonight's hearing. Good evening, ladies and gentlemen. This is the Public Hearing of the Zoning Commission of the District of Columbia for Monday, June 16,

1 2008. My name is Anthony J. Hood. Joining me
2 are Commissioners Etherly and May.

3 We are also joined by the Office
4 of Zoning staff, Ms. Sharon Schellin and Ms.
5 Donna Hanousek, and the Office of Planning,
6 Mr. Lawson and Mr. Mordfin.

7 This proceeding is being recorded
8 by a Court Reporter. It is also webcast live.
9 Accordingly, we must ask you to refrain from
10 any disruptive noises or actions in the
11 hearing room.

12 The subject of this evening's
13 hearing is Zoning Commission Case No. 05-28A.
14 This is a request by Parkside Residential LLC
15 for approval of a 2nd Stage PUD Related Map
16 Amendment for property located in Square 5041.

17 Notice of today's hearing was
18 published in the DC Register on May 2, 2008
19 and copies of the announcement are available
20 to my left in the wall bin near the door. The
21 hearing will be conducted in accordance with
22 the provisions of 11 DCMR 3022 as follows:

1 Preliminary matters; applicant's
2 case; report of the Office of Planning; report
3 of other Government agencies; report of ANC-
4 7D; organizations and persons in support;
5 organizations and persons in opposition;
6 rebuttal and closing by the applicant.

7 The following time constraints
8 will be maintained in this meeting: The
9 applicant 40 minutes; organizations 5 minutes;
10 individuals 3 minutes. The Commission intends
11 to adhere to the time limits as strictly as
12 possible in order to hear the case in a
13 reasonable period of time. The Commission
14 reserves the right to change the time limits
15 for presentations, if necessary, and notes
16 that no time shall be ceded.

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

1 before taking a seat at the table.

2 When presenting information to the
3 Commission, please, turn on and speak into the
4 microphone first stating your name and home
5 address. When you are finished speaking,
6 please, turn your microphone off, so that your
7 microphone is no longer picking up sound or
8 background noise.

9 The decision of the Commission in
10 this case must be based exclusively on the
11 public record. To avoid any appearance to the
12 contrary, the Commission requests that persons
13 present not engage the Members of the
14 Commission in conversation during any recess
15 or at any time.

16 The staff will be available
17 throughout the hearing to discuss procedural
18 questions. Please, turn off all beepers and
19 cell phones at this time, so not to disrupt
20 these proceedings.

21 Would all individuals wishing to
22 testify, please, rise to take the oath. Ms.

1 Schellin, would you, please, administer the
2 oath?

3 MS. SCHELLIN: Please, raise your
4 right hand.

5 (Whereupon, the witnesses were
6 sworn.)

7 MS. SCHELLIN: Thank you.

8 CHAIRMAN HOOD: At this time, the
9 Commission will take up any preliminary
10 matters. Does the staff have any preliminary
11 matters?

12 MS. SCHELLIN: Just two. One to
13 note that we did receive the Affidavit of
14 Maintenance and it's in order and the second
15 one would be the proffered experts.

16 CHAIRMAN HOOD: Okay. Thank you
17 very much, Ms. Schellin. Good evening, Mr.
18 Feola and again, I want to apologize and thank
19 you all for sitting through our Special Public
20 Meeting, which got started just a little bit
21 late, but we appreciate your patience. We
22 will try to move this a little faster, so we

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1 can make up for the lost time.

2 Mr. Feola, if you could, let's
3 just go over our proffered expert witnesses.

4 MR. FEOLA: Yes, sir. We have
5 four witnesses that we would like to have
6 qualified as experts in their respective
7 fields. You have, I believe, their resumes.
8 I don't remember what order we submitted them,
9 but in the field of architecture, Mr. John
10 McLauren of the Lessard Group, Mr. Logan
11 Schutz of Grimm and Parker, both in
12 architecture.

13 CHAIRMAN HOOD: Okay. Let's just
14 run down the whole list.

15 MR. FEOLA: Mr. Robert Schiesel in
16 traffic engineering and Mr. Dennis Carmichael
17 in landscape architecture.

18 CHAIRMAN HOOD: Okay. Thank you.
19 Colleagues, I think we have the resumes and
20 the submission from May 27th. Mr. Schiesel
21 has been here, so we can take him off the
22 list. We will automatically -- I mean, not

1 automatically. He has already been proffered,
2 so no objections on that.

3 Mr. Schutz, Mr. McLauren and Mr.
4 Carmichael.

5 MR. FEOLA: Mr. Chairman, Mr.
6 McLauren has testified as an expert before
7 this Commission in the past.

8 CHAIRMAN HOOD: He has? Okay.

9 MR. FEOLA: So has Mr. Schutz, I'm
10 told, and Mr. Carmichael is shaking his head
11 yes.

12 CHAIRMAN HOOD: So everybody has
13 been here before?

14 MR. FEOLA: Yeah.

15 CHAIRMAN HOOD: Okay. We just
16 don't see you often, so maybe that's what --
17 at least I don't see you often. So you may be
18 here often, but I don't see you. Okay. Any
19 questions? Commissioner May?

20 COMMISSIONER MAY: You know, I
21 would just note for the record and for future
22 use that when it comes to the resumes that are

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1 submitted for the record, that Mr. Schutz has,
2 you know, a good long list of what seems to be
3 relevant projects. And Mr. McLauren, I note,
4 having -- he has been accepted before as an
5 expert witness, but what we have is, in terms
6 of the resume, not very detailed.

7 I have no problem with accepting
8 as an expert in this circumstance, but I think
9 that we'll note for the future that it's good
10 to see that little detailed list of prior
11 projects. Thanks.

12 CHAIRMAN HOOD: I think that's
13 great and I think we're starting to see a lot
14 of that, Commissioner May. So I'm going to
15 ask staff, Ms. Schellin and Ms. Hanousek, to
16 work with applicants and let them know that
17 that will be a question that they will hear
18 from Commissioner May until we get it right.

19 So we want to ask that we start
20 doing that and look for those, a list of
21 those, relevant projects to the project that
22 is before us. Okay.

1 Mr. Feola, they are all proffered
2 as experts.

3 MR. FEOLA: Thank you.

4 CHAIRMAN HOOD: You may begin.

5 MR. FEOLA: Can we have the
6 lights? Thank you, Mr. Chairman. Again, for
7 the record, my name is Phil Feola with the Law
8 Firm of Pillsbury Winthrop Shaw Pittman. And
9 we are here on behalf of the applicants in
10 this case, the Parkside Senior Housing, LLC,
11 which is a venture between the Bank of America
12 Community Development Corporation and Victory
13 Housing, a long time provider of affordable
14 and elderly housing in the Washington region,
15 as well as Parkside Townhomes, LLC, which is
16 an entity of a local developer known as City
17 Interests.

18 And I'm happy to report that Bank
19 of America and the principals of City Interest
20 are a part of Parkside Residential LLC, which
21 started this zoning process a few years ago
22 for the 15.5 acres of property at the

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1 Minnesota Avenue Metro Station.

2 Briefly, I would just like to go
3 over where we are. The Commission approved
4 this Planned Unit Development as a 1st Stage
5 PUD in 2006. It allowed the zoning to be
6 changed to C-3-A and permitted the
7 construction of 3,030,000 -- 3,000 square feet
8 of gross floor area broken down into roughly
9 15 to 2,000 residential units, 20 percent to
10 be affordable units and 20 percent to be work
11 force housing, 30 to 50,000 square feet of
12 community serving retail and 500 to 750,000
13 square feet of office space, as well as 1 acre
14 community park, basically, creating a new
15 community around the Parkside Townhomes, which
16 had been developed in the early 1990s.

17 The application before you is the
18 1st Phase of the 2nd Stage PUD application. As
19 you recall, the 1st Stage permitted the 2nd
20 Stage to be filed in phases, since it's such
21 a large project. And this 1st phase of Stage
22 2, which is more defined in our paperwork that

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1 we filed in the application prehearing
2 submission, is essentially a 98 unit apartment
3 building, all affordable for elderly residents
4 and 112 market and work force for-sale
5 townhomes on adjacent blocks in the Parkside
6 community.

7 We are happy to report, as you'll
8 hear later, that the Office of Planning has
9 recommended approval for this application.
10 There is a letter from the Deputy Mayor for
11 Planning and Economic Development in support.
12 There is a letter from the Ward 7 Council
13 Member in support of the application. And as
14 you'll hear later, ANC-7D voted to support
15 this as well.

16 We have a series of witnesses. In
17 the interest of time, we'll just move right to
18 them without further ado. And our first
19 witness is Mr. Christopher LoPiano of City
20 Interest. Mr. LoPiano?

21 MR. LOPIANO: Thank you. Good
22 evening, Chairman.

1 CHAIRMAN HOOD: You might want to
2 turn your mike on. Thank you.

3 MR. LOPIANO: Good evening, Mr.
4 Chairman, Commissioners. My name is
5 Christopher LoPiano. I'm the Director of
6 Development for City Interests and I just
7 wanted to make three points here at the
8 beginning.

9 First, is context and then I want
10 to talk a little bit about our community
11 planning process and then finally I wanted to
12 make some comments about our affordable and
13 work force goals.

14 The Parkside PUD is in the western
15 edge of Ward 7, immediately east of the
16 Anacostia River. You can see the river right
17 here. It is separated from the bulk of Ward
18 7 by the Kenilworth Avenue Freeway, which runs
19 right here. And it's immediately across the
20 highway or the freeway from the Minnesota
21 Avenue Metro Station, which is an Orange Line
22 Metro Station.

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1 The site is at the confluence of
2 several important public policy initiatives
3 and the development of this vacant 15 acres is
4 not only consistent with those public policy
5 initiatives, but actually critical to their
6 success.

7 First, we have the Anacostia
8 Waterfront, which you can see shaded in green
9 here, and this -- our project actually serves
10 as the gateway to the Northern Anacostia
11 portion of this Waterfront Initiative. It is
12 a gateway and the connection, a strong
13 connection, through the planned pedestrian
14 bridge to the rest of Ward 7.

15 There is also the Great Streets
16 Project, as you see here in yellow, and the
17 development of the 2,000 residential units of
18 this project are critical to the success of
19 Great Streets in that it provides the rooftops
20 that are necessary for the retail
21 revitalization that is envisioned by the Great
22 Streets for the Minnesota and Benning

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1 corridors.

2 The Marvin Gaye Park, which comes
3 across here, is also a green connection
4 between the eastern portion of Ward 7 and the
5 western portion of Ward 7. And we do have a
6 letter of support from the Watts Branch
7 Alliance, which heads up this initiative.

8 And then finally in pink here
9 coming up is the priority development area
10 designation and this development meets many of
11 the objectives of that priority area.

12 At the beginning of this process
13 before we applied for the Stage 1 approval, we
14 engaged for over three months with the
15 community in a community-driven master
16 planning process. You see some photos up here
17 from the various functions that we had.

18 There were over 50 meetings with
19 individuals and small groups, 400 residents
20 and community stakeholders participated in
21 this planning process. We had 14 focus groups
22 and two public meetings which are shown here.

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1 The result of that was a community-driven
2 master plan, which served as a basis of our
3 Stage 1 application. Because of this process,
4 we had near unanimous community support before
5 the Zoning Commission.

6 You can see the plan that came in
7 and created a strong access from the Metro and
8 the eastern portion of Ward 7 across the
9 planned pedestrian bridge all the way to the
10 river. And then the plan that was approved by
11 the Commission shows height along Kenilworth
12 Avenue and then it scales back as it comes
13 into proximity to the existing townhomes,
14 which are right here, the 100 existing
15 townhomes.

16 Our density and height for the
17 Stage 2 is actually lower than what the Stage
18 1 approval envisioned.

19 The third point I want to make is
20 a point about affordable and work force
21 housing. Our Stage 1 approval had a
22 requirement, which we are committed to, for 20

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1 percent of affordable and 20 percent work
2 force housing overall through the 15 acre PUD.

3 Blocks A, B and C which are the
4 subject of tonight's Stage 2 application
5 actually exceed both of these goals. There is
6 a 47 percent affordable component to this
7 project, which is represented by 98 tax -- low
8 income housing tax credit units of senior
9 housing and a 26 percent work force component,
10 work force housing component.

11 In the community planning process,
12 which I just spoke about, mixed income
13 community was one of the number one goals of
14 that master plan. We heard repeatedly from
15 the residents of the community that they
16 wanted more market rate housing. The
17 neighborhood currently is dominated by
18 affordable housing.

19 You have mostly public housing and
20 assisted housing in the neighborhood. Mayfair
21 Mansions, Paradise, the Kenilworth Parkside
22 Public Housing, even the newest project that

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1 was recently completed, Lotus Square, is a 100
2 percent affordable project. So this community
3 wants and needs more work force and market
4 housing. The project is designed to deliver
5 that.

6 Work force housing is defined in
7 our Stage 1 Zoning Order as being housing that
8 is affordable to families who earn between 80
9 and 120 percent of area median income. Of the
10 210 units that are the subject of this
11 application, we would need 42 in that 80 to
12 120 percent range. We, in fact, have over 50
13 units that are below 100 percent of area
14 median. So our work force component is in the
15 lower half of the work force range as defined
16 by the Zoning Order.

17 In the report from the Office of
18 Planning, they touch on this. One of the
19 things they say in the recommendation for
20 approval is that our work force housing should
21 be at 80 percent of area median income. 80
22 percent is an affordable metric, not a work

1 force metric. It is really the dividing line
2 between affordable and work force. And for
3 all of our housing to be in that area of 80
4 percent, it would not be a work force project,
5 but an affordable project.

6 We should -- this should not be a
7 condition of our approval. It is inconsistent
8 with the Stage 1 approval, which says 80 to
9 120 percent. And it would result in two-
10 thirds of our units being affordable housing.
11 As I mentioned before, this neighborhood
12 doesn't need a heavy dose of additional
13 affordable housing.

14 This was not our commitment and
15 it's certainly not what the community
16 expressed in the many community meetings we
17 had in the mast planning process.

18 Also, there are several references
19 in the Office of Planning report that we are
20 committed to reserve 26 percent of our for-
21 sale units for families at 93 percent of area
22 median income. And again, we don't agree with

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1 this. We think that this was misunderstood.
2 93 percent was simply a metric to describe
3 where our sales prices were.

4 And our commitment, once again, is
5 to provide 20 percent of these units to
6 families in between 80 and 120 percent of area
7 median, the definition of work force housing,
8 not just in the Zoning Order, but generally
9 accepted throughout the industry.

10 Thank you for your time.

11 MR. FEOLA: Mr. Carmichael from
12 EDAW is going to walk us through the land
13 planning exercise. Thank you.

14 MR. CARMICHAEL: Good evening. My
15 name is Dennis Carmichael. I'm a landscape
16 architect with EDAW.

17 Next slide, please. What you are
18 looking at here on the screen is the site of
19 Phase 1 of Parkside. To our immediate
20 northwest, our neighbor is the Neval Thomas
21 School, to the southwest is the PEPCO facility
22 and to the east is an existing townhouse

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1 cluster.

2 Next slide. The site is comprised
3 of two building types, a senior apartment
4 building, which is here on the corner, this is
5 Anacostia Avenue, Foote Street, Barnes is
6 right there, and a townhouse cluster on one
7 flank and a townhouse cluster on the other
8 flank.

9 Next image. As you can see, it's
10 in general conformance with the Stage 1 PUD
11 plan. There's a couple subtle differences.
12 If you look at the senior building here, it is
13 a C-shaped building with a courtyard facing
14 south. That has now been reversed, so the
15 courtyard faces north. And the building entry
16 is now on the south creating a more
17 sympathetic relationship to the townhouses
18 across the street.

19 The townhouses have been tweaked
20 or redesigned in a subtle way to get more
21 green space on the streets. As you can see if
22 you compare that diagram to this diagram, it's

1 the same intent. It's townhouses. They are
2 rear-loaded townhouses with the alleys in this
3 form, but we've got green space on Foote
4 Street here and also at Park up on Anacostia
5 Avenue.

6 Next image. This highlights the
7 four green spaces that are embedded into the
8 neighborhood. We have Anacostia Avenue Park.
9 We have a Linear Park in between the seniors
10 and the townhouses and actually that is a
11 change from the original Stage 1 PUD. That
12 was a street in that diagram and now it's a
13 linear pedestrian use, not for cars, only for
14 people right in here. And then the two open
15 spaces that are courtyards on Foote Street.

16 The landscape plan really has
17 three different types of landscape media:
18 street trees align all the streets at about 40
19 to 50 foot on center and lawn verges along the
20 street. In the courtyards and parks, we have
21 ornamental trees, shrubs, ground covers and
22 perineals. We also have a buffer planting

1 along Foote Street between the townhouses and
2 the seniors and the PEPCO facility, which is
3 on the left hand side of this drain.

4 Next image. Now, we have some
5 details of these individual parks. This is
6 the park on Anacostia Avenue. It is about
7 6,500 square feet. Here is Anacostia Avenue
8 and its sidewalk right there. There will be
9 a walk that goes through it that is completely
10 open to the public and sort of a semi-circular
11 shaped lawn here for small active and passive
12 recreation.

13 As you can see, there is a variety
14 of ornamental and minor trees here. And one
15 of the things that we are keenly interested in
16 in this entire project is using low impact
17 development strategies, which cleanse the
18 water, reduce the velocity and the volume of
19 water that goes into the Anacostia and allows
20 it to absorb into the groundwater.

21 So to that end, in each of these
22 parks we have some of those strategies

1 manifested. So in this case, we have a series
2 of rain gardens against the building where it
3 might otherwise be ordinary foundation
4 plantings. Our intention is to capture the
5 water that runs off the roof, down the
6 downspout and into these rain garden areas.
7 So in effect, it waters those plants and keeps
8 that water from running into the Anacostia.

9 Here is an image of a rain garden
10 in a different context, which is just to give
11 you an idea of what one of those things looks
12 like.

13 The next image is one of the
14 courtyards on Foote Street. These are about
15 4,500 square feet in size. The green lawn
16 here is about 27 feet wide. There might be
17 some decorative paving here. So it's a
18 central lawn panel and all the fronts of the
19 units, each one, fronts onto this common open
20 space.

21 And in a similar gesture, we will
22 use rain gardens along the sides of the units

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1 and along in the fronts, so that wherever we
2 have what is ordinarily deemed as foundation
3 planting, we will have that certainly
4 biological and a storm water management
5 function as well.

6 The next image shows the Linear
7 Park. The key driver towards vacating that
8 street and not having it be a street and
9 having it be a pedestrian use where these two
10 magnificent Oak trees that are here and here,
11 so by doing that, we are able to save those
12 trees. They are really wonderful trees.

13 And what we are saying is we'll
14 have some petty planting underneath them,
15 again, that may incorporate some rain garden
16 ideas, and then a central lawn panel that is
17 along this walkway. And again, in this case,
18 for the townhouses, their front doors are
19 really along that walkway. These are all the
20 fronts and the senior facility is right here.

21 You can also see that there is a
22 subtle grade change from Barnes down to

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1 Anacostia, which shows up in this cross
2 section. Here is Barnes down to Anacostia.
3 It's about 6 feet and that central lawn panel
4 in here is held level about halfway down the
5 slope with a series of small retaining walls
6 that are also seat walls.

7 This shows the idea of a formal
8 treatment of the landscape on Barnes at the
9 front door of the senior building. Here is
10 the front door here in plaid and you just
11 barely see it over here in this perspective
12 view. You see the street trees and the lawn
13 panel along the curb, ornamental trees where
14 there is enough room in the front yard and
15 then foundation planting along the front of
16 the building. You can see in that
17 perspective.

18 We also have a buffer planting
19 that we're going to do on Foote Street to
20 buffer the units from the PEPCO facility. We
21 are proposing to save those Wachova trees,
22 which are here, you can see them in this

1 photograph. They are in pretty good shape.
2 Underplant them with ornamental trees and then
3 add a second row of Evergreen trees on the
4 west side of the sidewalk.

5 There are some existing Pine
6 trees, which show up very faintly here, in
7 plaid and also here in sections. So in their
8 aggregate, it will be a much more rich and
9 dense Evergreen buffer than what you see
10 today.

11 And finally, even the alleyways,
12 we're using low impact development strategies.
13 They will be service ways, as you can see.
14 This is how you get to all the garages. In
15 the center of them, we intend to pitch the
16 drainage to the center and use porous paving,
17 which will again capture the water, reduce the
18 amount of storm water runoff and then it will
19 be cleansed in a sand lens underneath that
20 area here. So that's what all this red
21 striping is in the center of the alley.

22 And in addition, we have a couple

1 of these little corner pieces where landscape
2 can also be rain gardens as well.

3 MR. FEOLA: Thank you. Mr.
4 Chairman, our next witness is Rob Schiesel,
5 who is going to summarize the traffic report
6 that is in your record.

7 MR. SCHIESEL: Good evening, Mr.
8 Chairperson and Commissioners. My name is
9 Robert Schiesel. I'm a Project Manager at
10 Gorove/Slade Associates. Our role on the
11 Stage 2 application was to evaluate the
12 impacts of the development on the traffic
13 network and to review the possible roadway
14 access to Benning Road.

15 The location of the design of the
16 entire Parkside development creates a quality
17 circulation for all modes. It fits the urban
18 character of the neighborhood and provides a
19 good example of transit-oriented planting.
20 There are quality connections to local
21 roadways, regional highways. There are
22 quality connections to transit through the

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1 Minnesota Avenue Metro Rail Station and there
2 is quality access to pedestrian/bicycle
3 connections through the existing pedestrian
4 bridge to new pedestrian bridge and the River
5 Walk Trail System.

6 We have written a traffic impact
7 study for the proposed development, which is
8 essentially an updated version of the Stage 1
9 PUD traffic study revised to include new
10 information, such as the final count and type
11 of the housing units of the senior housing and
12 townhome buildings.

13 In summary, our analysis of the
14 study area and its intersections found same
15 and similar results through Stage 1 study.
16 And that is that the traffic emissions meet or
17 exceed DDOT's standards. And I should note
18 that that includes the entire PUD. And also
19 of note is that the traffic impact proposed is
20 slightly less because of the changes to the
21 parcels in question.

22 Their counterparts in the Stage 1

1 study were a little bit more dense and had a
2 little bit higher traffic impact. Of note,
3 the senior building was not assumed in the
4 Stage 1 and that has a greatly reduced traffic
5 impact compared to more typical housing.

6 The Stage 1 PUD application
7 included the addition of a new pedestrian
8 bridge to compliment the existing pedestrian
9 bridge. The design and engineering of this
10 bridge is underway, as is detailed in several
11 letters included in the file.

12 Of note, the Stage 2 parcels we
13 are talking about are located within a 10
14 minute walking area of the new bridge, which
15 is the purple and blue areas shown on the
16 diagram.

17 It was requested in the Stage 1
18 PUD Zoning Order that a more detailed look at
19 the Benning Road access be given. We reviewed
20 the possibility of this access and came to the
21 conclusion that the connection, although it
22 would have some benefits, is both unnecessary

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1 and infeasible.

2 Our traffic impact study that
3 concluded that access was acceptable and
4 projected future conditions, did not assume
5 this connection. It assumed only the existing
6 connections that are there.

7 After a site visit and review of
8 the property boundaries involved, we saw there
9 were numerous barriers that a new roadway
10 would have to overcome, that in our opinion
11 makes it infeasible.

12 MR. FEOLA: Thank you. Mr.
13 Chairman, our next witness is Logan Schutz,
14 who is going to talk about the architecture
15 and design intent of the senior building.

16 MR. SCHUTZ: Good evening. As
17 introduced, I'm Logan Schutz, Principal with
18 the Grimm and Parker Architects. And I will
19 discuss the senior building.

20 The senior building is located in
21 Block A, which is the most northwest corner of
22 the community. The front entrance is on

1 Barnes and the new townhouses are located
2 directly across Barnes to the south and to the
3 east. Across Anacostia Avenue is the Neval
4 Thomas School. And then to the far west is
5 the PEPCO plant.

6 Next slide. Locating the front
7 entrance on Barnes creates a strong connection
8 to the rest of the community, which is to the
9 south and east and moves the garage entrance
10 and parking away from the townhomes to
11 Anacostia Avenue where our parking is across
12 from the Neval Thomas School parking.

13 Placing the Linear Park between
14 the senior building and the townhomes to the
15 east creates an opportunity for a park that
16 the seniors and the townhomes can use. The
17 site slopes down, approximately, 6 feet from
18 Barnes to Anacostia making the parking garage
19 access from the lower Anacostia Avenue
20 appropriate.

21 Full head room in the garage is
22 achieved by sloping the parking court from

1 Anacostia Avenue down 5 feet, an additional 5
2 feet, which places the garage one level below
3 the first floor. The C-shaped building
4 creates an outdoor space that has an upper
5 residential plaza and a lower auto court.

6 The four story senior building is
7 compatible in scale with the three and four
8 story townhomes to the south and to the east.
9 The building orientation provides a southern
10 exposure for the front entrance, which is
11 important for the winter months. The northern
12 orientation of the terrace allows the west
13 wing to provide shade for the patio and large
14 windows to the multi-purpose room in the
15 summer months, which is along here.

16 Loading to the building has been
17 located to the northwest on the site with
18 access from Foote Street, so that it is remote
19 from the townhomes and the building entrance.
20 Trash is held in the compactor and rolled out
21 on trash day.

22 Next. This slide shows the

1 conformance with the 1st Stage PUD, other than
2 the building orientation.

3 Next slide. This is the section
4 through the center of the building on the site
5 showing the auto court garage and the upper
6 terrace. The garage floor elevation is set by
7 the need to be above the water table. This
8 section also shows the two story great room
9 with overlook in relation to the upper
10 terrace.

11 The parking garage provides 25
12 parking spaces which are eight more than the
13 required 17 spaces. Parking spaces will be
14 assigned or may be assigned or not. They are
15 in the parking court and run on down into the
16 garage. There is ample street parking for the
17 visitors. The building height as shown is 47
18 feet to the roof midpoint and 54 to the ridge.

19 The next slide. Building
20 elevations are characterized by large bay
21 projections over-sized windows and living
22 rooms and bedrooms. The corners of the

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1 building are articulated as towers with
2 curving roof projecting above the eave line,
3 large corner windows and a one story brick
4 base.

5 Mechanical grills are hidden on
6 the return walls of the facade projections and
7 are colored to match the surrounding
8 materials. The base of the building is brick
9 and varies in height from one story to three
10 stories with periodic relief of the eaves
11 panels and piers, which are detailed to appear
12 as stone panels.

13 The top floor has French balcony
14 railings that compliment the townhomes and
15 reinforce the residential feel of the facade.
16 The low sloping roof tends to disappear and
17 gives the building an urban style flat roof
18 and parapet.

19 Next slide. The senior building
20 of the 21st Century has spacious and
21 interconnected activity centers with
22 transparent walls, two story volumes and

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1 generous natural light augmented with
2 specialty and decorative lighting that allows
3 for multiple activities in all the spaces.

4 The complete building and public
5 spaces are plugged into the information age
6 with computer stations in the library, pantry
7 and cyber cafe for opening mail while having
8 a cup of coffee and talking with your
9 neighbors as you surf the web. There is a
10 large salt water fish aquarium beside the cafe
11 and a fireplace in the library for those folks
12 who just want to sit and relax.

13 There is also a beauty salon, arts
14 and crafts center, TV lounge, visiting
15 doctor's wellness center, exercise room and
16 library all located on the first floor. Most
17 of these spaces have visible and physical
18 access to the outdoor terrace, which acts as
19 an outdoor room, intention for the multi-
20 purpose room.

21 The outdoor terrace is one story
22 above the parking court and this space

1 provides secure and shaded outdoor activities.
2 Our philosophy is to provide high quality
3 spaces and furnishings so the resident uses
4 these spaces as their living room and their
5 apartment becomes their bedroom.

6 We like in the new senior
7 communities as cruise ships that don't move.
8 Most of the activities in support of senior
9 needs are conveniently located right here and
10 right in their living room.

11 Next slide. This slide shows the
12 multi-purpose two story space with cyber cafe
13 and aquarium, which is right over here, and
14 there is the cyber cafe. There is a two story
15 overlook.

16 Next slide. This slide shows the
17 other multi-purpose wall and you can look
18 outside through the large glass wall to see
19 the upper terrace.

20 Next. Sustainable and green
21 features have been responsibly provided. The
22 green community's accreditation is a

1 nationally recognized and wonderful
2 sustainable program tailored for affordable
3 residential projects. We have been awarded a
4 grant based on achieving many points beyond
5 the 25 threshold.

6 We have already gone through a
7 green shuri-te process and are now completing
8 the building designed with green features.

9 MR. FEOLA: Mr. Chairman, our next
10 witness is Jack McLauren to explain the design
11 intent of the townhouses.

12 MR. McLAUREN: Good evening.
13 Thank you very much. Again, my name is Jack
14 McLauren with Lessard Group, principal with
15 Lessard, and we are the architects for the
16 townhomes. This slide here indicates which
17 blocks that were -- that the townhomes are
18 composed of Block B, which has 46 units, and
19 Block C, which has 66 units.

20 This slide here starts to talk a
21 little bit about the planting principles. And
22 as mentioned before, the major planting

1 concept is using a home prototype that has
2 alley-loaded garages, most, but not all, units
3 have at least one or two car garages.

4 The advantages to using a rear-
5 loaded scheme are that we have a nice
6 pedestrian friendly streetscape minimizing the
7 need for curb cuts. We only have curb cuts on
8 the alleys. It gives us an infrastructure
9 place for utilities, so that utility meters
10 such as gas and power, which are very
11 obtrusive, do not have to be located on the
12 front. And we have also created several
13 opportunities for rear yards behind some of
14 these units.

15 Next slide, please. Oh, excuse
16 me, we're here. We're right here. We have
17 also created special units which I'll call
18 clone or closer or corner units which remove
19 views and vistas into the alley. So they
20 actually frame the courtyards and the parks to
21 keep views away from they alley.

22 So this slide here illustrates the

1 differences between the 1st Stage and 2nd Stage
2 although it's substantially conformance, you
3 see we have removed a large amount of the
4 impervious area via the structured parking
5 here and all the surface parking over here for
6 the sake of green spaces, these courtyards
7 over here.

8 The other positive change here is
9 this is the PEPCO facility. In here, the
10 previous plan had all these front doors facing
11 the PEPCO facility, albeit, Dennis is doing a
12 great job with screening, we have decided to
13 have the front doors all face the courtyards.
14 The net result is all front doors face either
15 public -- a common green spaces or public
16 streets.

17 Next slide, please. You see a
18 rendering representing the architecture here,
19 which could easily be described as
20 contemporary with traditional building
21 materials, which I'll talk a little bit about
22 in a second.

1 These are townhomes that will be
2 three stories on the front with optional fourth
3 levels set back from the front. One of the
4 demographic items that we have a lot of
5 experience with, there are people's desire for
6 outdoor living space and that is achieved
7 through rooftop terraces. You may have seen
8 the Washington Post article recently that
9 talks about how that is really treated as an
10 amenity and very sought after.

11 Next slide, please. This is one
12 of the courtyards, the two typical courtyards
13 on Foote Street. Again, you will see three
14 story facades with an optional fourth level
15 setback. Also, you will see all the front
16 doors facing onto the courtyard.

17 Next slide, please. This slide
18 here illustrates one of our concepts in
19 designing the actual individual facades. We
20 either design the unit facades individually,
21 such as this elevation here or this elevation
22 over here, or we'll design it in groups of

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1 twos or threes. These are two 14 foot wide
2 townhomes which are designed as a pair to have
3 a different feeling on the street.

4 The end elevation here which is
5 fairly dynamic illustrates the setback fourth
6 level here, which goes on the front elevation,
7 because it's setback, but you will see it on
8 the side elevation over here.

9 Next slide, please. This starts
10 to illustrate how we compose each individual
11 building elevation. Every elevation, every
12 lot will be pre-determined and its elevation
13 and color material scheme. But again, we have
14 individual facades. We have groupings of
15 facades. You will see a variety of unit
16 widths, 20s, 14s, 18s, 20s. The combination
17 thereof will give a nice dynamic streetscape.

18 Next slide, please. These are
19 enlarged elevations which reflect our building
20 materials. We have a board down here in the
21 bottom. It's a little bit dark we can take a
22 look at. But again, like I said, it's a

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1 contemporary facade, but we're using
2 traditional building materials.

3 We have masonry veneer and
4 horizontal siding, but then we are using them
5 in different ways. Our masonry veneer is
6 actually a rock face/split face block. We
7 have metal canopy awnings. Then we have
8 horizontal party plank siding here, which is
9 painted, but then we will also take the siding
10 and start using them in different ways.

11 We go a little vertical siding,
12 tighten up the lap exposure here, a variety of
13 window groupings, bays that are articulated
14 with accent colors.

15 Next slide, please. And then
16 another enlargement of one of our cantilevered
17 corner bays on a unit. Again, a base of split
18 face block material, rock face headers in
19 here, different size of windows, but bays that
20 are accented with accent paint. Also
21 horizontal use of siding changing the lap
22 exposure there, but also going vertical.

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1 Thank you very much.

2 MR. FEOLA: Thank you. Mr.
3 Chairman, our last witness is Mr. Maurice
4 Perry from Bank of America.

5 MR. PERRY: Good evening, Chairman
6 Hood and Commissioners. Again, my name is
7 Maurice Perry. I'm with the Bank of America
8 Community Development Corporation and a member
9 of Parkside Senior Housing, LLC, an applicant
10 in this case.

11 The project will provide a number
12 of benefits for the community as well as for
13 the District. It will bring high quality
14 affordable housing to an area that has few
15 options for seniors on a fixed income. The
16 rents for the senior housing project will be
17 between 50 and 60 percent of the median area
18 income.

19 The project will also bring
20 quality market rate and work force housing
21 options to the community that is comprised
22 largely of subsidized housing presently.

1 The Parkside site has been
2 accepted into the leadership and engineering
3 efficiency and design for neighborhood
4 development, the Lead ND Pilot Program and has
5 incorporated low impact development practices
6 into its site planning. It has also been
7 recognized by the Smart Growth Alliance and
8 the senior building as originally previously
9 stated will be -- will utilize the enterprise
10 community's Green Community Initiative
11 standards.

12 We are also linking the
13 development to the Minnesota Avenue Metro Rail
14 Station by coordinating with District agencies
15 to provide a new pedestrian bridge between the
16 PUD site and the station. We have committed
17 up to \$3 million to establish this bridge and
18 will continue to work with District agencies
19 to see this through to fruition.

20 Finally we plan to enter into an
21 agreement with the Department of Employee
22 Services to promote and encourage the hiring

1 of District residents. Though we initially
2 offered that we would enter into a Memorandum
3 of Understanding with the Local Business
4 Opportunity Commission, we have determined
5 that LBOC's new policy is too stringent.

6 We are willing to make a bonafide
7 effort to utilize Local Small and
8 Disadvantaged Business Enterprises to achieve
9 at least 35 percent participation in the
10 contracted development costs. However, we
11 cannot absorb the risk of the steep fines
12 under the new policy in the event we cannot
13 meet the goals.

14 We are pleased to report that we
15 have presented to a number of community
16 organizations, including ANC-7E, ANC-7A, the
17 Capitol View Civic Association, Fort Davis
18 Civic Association, Neval Thomas Elementary
19 School, the Ward 7 Arts Collaborative and we
20 have also received letters of support from
21 ANC-7D, the Watts Branch Alliance, the Smart
22 Growth Alliance and Council Member Alexander.

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1 We will continue to work with the
2 community to ensure that this is a project
3 that they are looking forward to just as we
4 are. Thank you.

5 MR. FEOLA: Mr. Chairman, that
6 concludes our direct presentation. We are,
7 obviously, here to answer your questions.

8 CHAIRMAN HOOD: Okay. Thank you,
9 Mr. Feola. Ms. Schellin, I'm going to ask
10 that Mr. Turnbull, if he is so inclined, read
11 the record, because when I thought about it,
12 there was three of us up here and I'm not sure
13 where we all are. But let me start off and
14 just tell you what my -- I don't know whether
15 it's the pictures or -- well, I guess this
16 would go to Mr. McLauren.

17 Does this resemble anything else
18 in that community? Because when I look at the
19 -- at your submissions, it just looks like
20 it's -- I don't know whether it is the copying
21 or what, but it just looks like it's out of
22 place to me. It doesn't look like it even

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1 fits with the character of that neighborhood.
2 Maybe it's just the photographs. Now, I will
3 preface my remarks, but I have not had any
4 formal architectural training.

5 But I have been down here for 10
6 years and I have never seen anything like this
7 before. And it may be because of the
8 renderings that is provided to us. It looks
9 to me like this should sit somewhere. And I'm
10 not talking about your architecture or your
11 design, but it just appears to me that I see
12 this by the water in Annapolis somewhere. And
13 I'm just trying to figure out how we got
14 there.

15 MR. McLAUREN: Well, the -- again,
16 as I mentioned, it would be loosely described
17 as contemporary architecture with the
18 traditional materials. But there was a point
19 there where we had to make a decision, what is
20 the context that we want to work with? We
21 decided really that it was, essentially, a
22 clean slate for us.

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1 What we didn't want to do was
2 recreate Capitol Hill. There was no
3 historical context to work with. The existing
4 Parkside townhome community we felt was not
5 strong enough architecturally for us to, you
6 know, continue that theme of a project of this
7 size. So we decided to create something very
8 unique.

9 It is an urban setting, but one of
10 the decisions for the traditional materials
11 was to try to bring it back into a residential
12 scale. I have worked on quite a few townhome
13 projects that have flat roof parapet designs
14 versus gable roofs or mansard roofs. So the
15 flat roof is a form that we are very
16 comfortable with and it allows some of the
17 roof terraces.

18 But in an urban context, you can
19 still have a very residential feeling. So if
20 people are comfortable with materials that
21 they have seen and touched before, masonry,
22 horizontal siding, hardy plank siding, the

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1 colors are bold, but they are not over-bold.
2 They are not bright.

3 If they are comfortable with these
4 materials, you can take some more liberties
5 with the composition of the materials and the
6 facades. And we have had quite a lot of
7 success in doing so. So I think your
8 statement of it not fitting in per se, is an
9 accurate statement. We are actually trying to
10 create a new look and we have a - if this were
11 12 homes, you know, it might look like
12 something that just sort of dropped right down
13 onto a city block.

14 But we feel like we have enough
15 critical mass here to tell a story that makes
16 some sense.

17 CHAIRMAN HOOD: I will be
18 interested and I'm hoping that Mr. Turnbull
19 will be able to read the record. Because I
20 will be interested in hearing comments from my
21 colleagues, who have that training.

22 MR. McLAUREN: If I could just add

1 one more thing? I apologize for interrupting
2 you, but --

3 CHAIRMAN HOOD: That's fine.

4 MR. McLAUREN: You know, we do
5 have this large senior building that we need
6 to address as well. So there is a
7 compatibility issue. If I went with a very
8 traditional gable roof type of architecture,
9 very key simple row home type design, you
10 know, there might be some clashes with the
11 multi-family building and then, you know,
12 future larger buildings further south on the
13 site.

14 So part of the idea was to create
15 a topology that did give you a larger building
16 mass, rather than individual townhome units.

17 CHAIRMAN HOOD: Okay.

18 MR. McLAUREN: Thank you.

19 MR. LOPIANO: Mr. Chairman, if I
20 may also address the question? The Lessard
21 Group did follow the request of the developer
22 in not producing project that would be

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1 typical Ward 7 townhomes. We have done a lot
2 of market study of who our target buyer would
3 be. And they are going to be young, single
4 professionals and professional couples. And
5 our demographics show that our buyer is not
6 going to be traditional families.

7 And so we looked at other
8 projects, other urban projects inside the
9 Beltway in the Washington market that are very
10 similar in style to these and they have all
11 been very successful. They have all hit the
12 demographic very strongly. This is the --
13 we're quite confident that this design is a
14 design that will appeal to young
15 professionals, multi-ethnic, the
16 psychodemographic cosmopolitan, for instance,
17 which have begin to migrate east of the river
18 in quite a growth over the last decade in Ward
19 7, for instance going from almost zero in the
20 population to about 10 percent.

21 So we didn't want a traditional
22 town. Our instruction was not to give us, you

1 know, the traditional brick with front porch,
2 what you would see in Capitol View and in
3 Burrville and Fort Dupont. We asked for a
4 contemporary design. We think it's what is
5 going to sell in this market. We also think
6 it's over the creation of this 3,000 square
7 foot Planned Unit Development and is going to
8 be quite compatible with the multi-story condo
9 residential buildings and apartment buildings
10 that are going to be built around it.

11 CHAIRMAN HOOD: Okay. And I'm
12 sorry, your last name again is?

13 MR. LOPIANO: LoPiano.

14 CHAIRMAN HOOD: LoPiano. Mr.
15 LoPiano, can you give me -- you alluded to
16 some projects that have been very successful
17 across the city. Can you tell me what one or
18 two of them are?

19 MR. LOPIANO: Well, one that we
20 liked --

21 CHAIRMAN HOOD: That look similar
22 to what I'm seeing here.

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1 MR. LOPIANO: Yes. One we liked
2 very much was a project in the ARTS District
3 in Hyattsville right on the -- off the Route
4 1 corridor up from the Peace Cross, if you
5 know where that is. It's the old Lustine --
6 not Lustine, but the old -- is it Lustine?
7 Yeah, the old Lustine car dealerships that
8 have been redeveloped. Very similar
9 architecture to this in height, in scale, in
10 width and in materials and in the
11 contemporary. And they have sold very well.
12 It's a beautiful community. It's urban. And
13 it is, I guess in some ways, non-traditional,
14 but it has been very successful.

15 CHAIRMAN HOOD: You know, that's
16 not too far from where I live. I'm not going
17 to share with you my comments. So one thing
18 about it --

19 MR. LOPIANO: You're not --

20 CHAIRMAN HOOD: -- I know I'm
21 consistent.

22 MR. FEOLA: Chairman Hood, you're

1 not our demographic.

2 CHAIRMAN HOOD: That's fine. I'm
3 not in the demographic. But I will tell you
4 I smiled because when you said that, I
5 remembered the comments when I rode by there
6 that I actually see it. And one thing about
7 it, like I said, I must be learning from my
8 colleagues down here on architecture.

9 Again, this may be something that
10 is evolving, as you stated. And I appreciate
11 your -- and sometimes for folks like me, it
12 takes a little while to get used to it. And
13 this may be the way things are going.

14 But what I'll do is -- I've talked
15 enough this evening. What I'll do is ask my
16 colleagues if they have any questions.
17 Commissioner May, I think you're the man
18 tonight. We're all interested in hearing what
19 you have to say.

20 COMMISSIONER MAY: I've got a few
21 questions. First of all, on the basics,
22 what's the status of the rest of the PUD? I

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1 mean, it covered everything in that picture
2 pretty much except for what was already done
3 with the Parkside or is it just this --

4 MR. LoPIANO: The State 2
5 application just covers these three blocks.

6 COMMISSIONER MAY: No, I know.
7 But what's -- what was in Stage 1, I guess?

8 MR. LoPIANO: Oh, I'm sorry. It's
9 -- Stage 1 starts at Hayes and runs along
10 Kenilworth Avenue. There is a 6 acre parcel
11 that fronts the highway and that -- where the
12 Stage 1 PUD has allowed heights of 110 feet.

13 COMMISSIONER MAY: And that's just
14 a State 1 PUD at this moment?

15 MR. LoPIANO: That's --

16 COMMISSIONER MAY: No --

17 MR. LoPIANO: -- correct.

18 COMMISSIONER MAY: No Stage 2?

19 MR. LoPIANO: No Stage 2 has even
20 been applied for for that.

21 COMMISSIONER MAY: Okay.

22 MR. LoPIANO: And then behind

1 that, immediately behind it and parallel to
2 it, is five other parcels that are meant to be
3 a transition. They are mixed-use, some
4 office, mostly residential. And they are a 90
5 foot -- 50 foot as you go back towards the
6 townhomes.

7 COMMISSIONER MAY: I'm just trying
8 to --

9 MR. LOPIANO: Nothing has been
10 applied.

11 COMMISSIONER MAY: -- understand
12 where they are in the stage of development,
13 that's all.

14 MR. LOPIANO: The only other
15 parcel where we have active negotiations would
16 be this parcel here.

17 COMMISSIONER MAY: Uh-huh.

18 MR. LOPIANO: Where we are in
19 negotiations for a medical office building.

20 COMMISSIONER MAY: Okay. And all
21 of those are going to come in at some point
22 for Stage 2, but in pieces, I guess?

1 MR. LOPIANO: Yes, that's correct.

2 COMMISSIONER MAY: And what's the
3 timing that you expect for the full or for all
4 of those State 2s to come in? Do you have a
5 sense of that?

6 MR. LOPIANO: Well, we had hoped
7 that the Stage 2 applications would be
8 occurring in the next 2 to 4 years.

9 COMMISSIONER MAY: Okay.

10 MR. LOPIANO: With completion of
11 the project in the next 5 to 7 years.

12 COMMISSIONER MAY: Okay. Now, the
13 extent of this, this doesn't go all the way
14 up. There is a residential apartment building
15 that was built right on Kenilworth Avenue that
16 is just further up the road, that's not
17 your's, is it?

18 MR. LOPIANO: No, no, it's not.

19 COMMISSIONER MAY: Good.

20 MR. LOPIANO: No, it's not.

21 COMMISSIONER MAY: Okay. Then
22 I'll keep my comments to this.

1 MR. FEOLA: Commissioner May, if I
2 may interrupt? Commissioner May?

3 COMMISSIONER MAY: Yes.

4 MR. FEOLA: In our prehearing
5 submission, page L1-8, is the full master plan
6 with the Stage dropped in.

7 COMMISSIONER MAY: Okay.

8 MR. FEOLA: If you need to look at
9 it.

10 COMMISSIONER MAY: Great. Thanks.
11 I knew I had seen it at some point. Let's
12 see, I had one comment for Mr. Schiesel about
13 the -- which had to do with the Benning Road
14 connection. I was very interested to see
15 that. I hadn't caught that before and you say
16 it's not feasible and I'm just -- and you
17 found that it was not feasible, but you didn't
18 tell us why you found it not feasible.

19 MR. SCHIESEL: That's okay. We
20 were prepared to answer that question.

21 COMMISSIONER MAY: Okay.

22 MR. SCHIESEL: So --

1 MR. FEOLA: The full extent of Mr.
2 Schiesel's report is in our prehearing
3 submission.

4 COMMISSIONER MAY: Um-hum.

5 MR. FEOLA: But he'll go over it
6 right now.

7 MR. SCHIESEL: Yeah, I could go
8 over the highlights of that report. There is
9 -- okay, yeah, just to start, here is the
10 three parcels we are talking about over here.

11 COMMISSIONER MAY: Yeah.

12 MR. SCHIESEL: And Parkside,
13 Kenilworth Avenue and Benning Road. There is
14 an existing road that comes up between the
15 PEPCO facility and some Park Service land to
16 a trash transfer facility. So early on in the
17 master planning process, we kind of saw that,
18 you know, this little red line kind of shows
19 if you were to put a road there, it kind of
20 looks on an aerial map, like you made a
21 connection.

22 COMMISSIONER MAY: Yeah.

1 MR. SCHIESEL: This red-dashed
2 line, I'll kind of get into later, it shows a
3 possible other alignment that you may take.
4 So looking through, you know, going out there
5 on the site and looking at some records we had
6 from the Office of Planning, GIS, we kind of
7 came up with a little feasibility on how we
8 would do this road.

9 Looking at it, this kind of shows
10 property boundaries of PEPCO, D.C. Government
11 and NPS land. This line, possible alignment,
12 is only around 25 feet wide. So looking at
13 that and how it would align with this
14 intersection, because currently the center
15 lines don't match up, so you would have to
16 widen it on the PEPCO side.

17 So the question then would become,
18 if you wanted to make it a road standard, up
19 to District standards, if you want all the
20 nice things, you know, sidewalks, nice lane
21 widths to accommodate the trucks, you would
22 probably want at least look at doubling the

1 right-of-way.

2 You know, we did not look at any
3 formal type of survey working out how it would
4 work out, but it seems clear that a fair
5 amount of PEPCO land and National Park Service
6 land would be needed.

7 The physical barriers, hopefully
8 these pictures show up, are if you look right
9 here, there is the Orange Line goes over here.
10 There is a viaduct for the Metro Rail system
11 and it appears that it may interfere with any
12 type of widening or connection down here at
13 this intersection.

14 Right after that, there is a water
15 feature and a bridge. And most likely that
16 bridge would have to be replaced, unless we --
17 a substandard road was approved, if it could
18 handle excess traffic. You can see that it
19 abuts directly up to the PEPCO facility, so
20 security and expansion of land on that side,
21 we're just unsure how that would happen.

22 COMMISSIONER MAY: I think I just

1 want the summary level version.

2 MR. SCHIESEL: Oh, okay.

3 COMMISSIONER MAY: Not every inch
4 of it. But it's -- I mean, it has to do with
5 how much land it -- would have to be taken.

6 MR. SCHIESEL: Yeah, and the last
7 major issue is right here. The road actually
8 starts to elevate to get into the truck
9 facility.

10 COMMISSIONER MAY: Yeah.

11 MR. SCHIESEL: It actually enters
12 the truck facility at the second level.

13 COMMISSIONER MAY: Uh-huh.

14 MR. SCHIESEL: So most -- that's
15 why we -- this dashed line is here saying
16 that's probably a more feasible -- unless the
17 truck -- trash can facility was removed or
18 redesigned.

19 COMMISSIONER MAY: Yeah.

20 MR. SCHIESEL: We don't see how it
21 can mix in at that point.

22 COMMISSIONER MAY: Right. Okay.

1 Thanks.

2 MR. LOPIANO: Commissioner May, if
3 I may add that I talked to DPW and got their
4 monthly truck traffic for the month of
5 December of 2007 and it was 6,000 trucks
6 hauling trash in and out of the site. It
7 seems incompatible with vehicular traffic.

8 COMMISSIONER MAY: Right.

9 CHAIRMAN HOOD: Can I ask a
10 question about that trash? I think I remember
11 asking about that before, but wasn't that
12 trash transfer station --

13 COMMISSIONER MAY: It was a zoning
14 case.

15 CHAIRMAN HOOD: Yes, it was a
16 case, but wasn't it redesigned? Has it been--

17 COMMISSIONER MAY: It was recently
18 renovated.

19 CHAIRMAN HOOD: Renovated. Okay.
20 About two years ago?

21 COMMISSIONER MAY: Completed
22 within the last -- yeah, it would have been

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1 two years.

2 CHAIRMAN HOOD: Okay. Okay. I
3 remember that being in front of us, so that's
4 why I wanted -- okay. All right. Thank you.

5 COMMISSIONER MAY: Okay. Thank
6 you very much. It's good to understand that,
7 how complicated that would be. I kind of knew
8 it would be that complicated.

9 The various mini parks and rain
10 gardens and those things, how is the
11 maintenance going to work on those? Is that
12 going to be -- is there a neighborhood
13 association or something like that that will
14 own it and maintain that? So that means all
15 the front yards belong to the neighborhood
16 association?

17 MR. LOPIANO: There will be a
18 homeowners association for the 112 townhomes.

19 COMMISSIONER MAY: Yes.

20 MR. LOPIANO: As well as a master
21 association for the entire PUD. And we do
22 intend for the exterior maintenance of the

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1 units and of the yards to be handled
2 professionally through the homeowners
3 association.

4 COMMISSIONER MAY: Okay. Is that
5 going to -- will you maintain an interest in
6 that in the long-term or will it eventually
7 become --

8 MR. LOPIANO: No.

9 COMMISSIONER MAY: -- completely
10 owned by the townhome owners?

11 MR. LOPIANO: It will be owned by
12 the townhome owners.

13 COMMISSIONER MAY: Okay.

14 MR. LOPIANO: It would be a
15 typical homeowners association akin to a
16 condominium association where --

17 COMMISSIONER MAY: Yeah.

18 MR. LOPIANO: -- their dues would
19 pay for the maintenance. They would have a
20 governing board.

21 COMMISSIONER MAY: Right.

22 MR. LOPIANO: There would be some

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1 restrictions and maintenance that would be
2 handled by the master association outside of
3 that.

4 COMMISSIONER MAY: Is there
5 something similar to that going on now with
6 any of the spaces at Parkside? The townhouses
7 there.

8 MR. LoPIANO: The existing 100
9 townhouses are a condominium regime.

10 COMMISSIONER MAY: Yeah.

11 MR. LoPIANO: So they do have
12 private front yards that they maintain
13 themselves.

14 COMMISSIONER MAY: Um-hum.

15 MR. LoPIANO: But much of the
16 grounds are governed by the condo association.

17 COMMISSIONER MAY: Public -- I
18 mean, it's part of that --

19 MR. LoPIANO: Yeah.

20 COMMISSIONER MAY: -- condo
21 association. And that -- I assume, I haven't
22 been there in a while, it is being well-

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1 maintained?

2 MR. LOPIANO: Yes, it is. It's a
3 very stable neighborhood.

4 COMMISSIONER MAY: Um-hum.

5 MR. LOPIANO: Very few sales, just
6 a half a dozen sales in the last four or five
7 years. It's very stable and very well-
8 maintained.

9 COMMISSIONER MAY: Okay. The rain
10 gardens in the front, which will -- in the
11 fronts of these houses they are going to be
12 taking water from the roof. Is that right?
13 And what portion of the roof? Are they going
14 to be shedding forward? I don't see a pitched
15 roof. Is it just the --

16 MR. PERRY: The intention is that
17 water that will be flowing in that direction
18 from the roof, because no roof is really that
19 flat, it will --

20 COMMISSIONER MAY: Right.

21 MR. PERRY: -- flow in one
22 direction. That water that is going in that

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1 direction will drain down the downspout into
2 the rain garden.

3 COMMISSIONER MAY: So will the
4 little roof decks pitch forward? I mean,
5 that --

6 MR. PERRY: Quite probably.

7 COMMISSIONER MAY: -- the floor
8 under there?

9 MR. PERRY: Yes.

10 COMMISSIONER MAY: The roof under
11 the decking?

12 MR. PERRY: And then some of the
13 water that would drain back to the alley would
14 then go into a downspout that would go into
15 the alley.

16 COMMISSIONER MAY: Okay. Do we
17 see downspouts and such on these elevations
18 somewhere that I'm missing or is that going to
19 be -- it's certainly not going to be internal
20 of the facade, right?

21 MR. McLAUREN: Again, Jack
22 McLauren, Lessard Group. I don't think we

1 have actually, at this stage, rendered the
2 downspouts.

3 COMMISSIONER MAY: Okay.

4 MR. McLAUREN: They probably would
5 not be legible with the amount of trim work
6 that we have on these facades, but the idea
7 would be that the front terraces would
8 downspout towards the front.

9 COMMISSIONER MAY: Um-hum.

10 MR. McLAUREN: The upper roof or a
11 non-terrace condition, if nobody accepted the
12 option of a loft, would all slope with a, you
13 know, quarter per foot monotruss towards the
14 rear.

15 COMMISSIONER MAY: Okay. So if
16 there is no terrace, it would just all slope
17 to the back?

18 MR. McLAUREN: Right. Collect in
19 a gutter and have a downspout on each side.

20 COMMISSIONER MAY: Okay. You
21 know, I would think that if there is going to
22 be water shedding toward the front that those

1 downspouts need to be shown in those
2 elevations. We need to see them, because
3 that's part of the public space.

4 MR. McLAUREN: Sure.

5 COMMISSIONER MAY: And they are a
6 significant element. I mean, my next door
7 neighbor's cable wire that runs up the side of
8 -- runs up the front of his house is part of
9 the neighborhood and it drives me crazy. But,
10 you know, we need to see everything that's
11 going to be on the front of the houses.

12 MR. McLAUREN: They actually don't
13 have to. We have done front terrace
14 prototypes before where we bring them in a
15 roof drain and take them out the rear and they
16 come down the rear when it is prohibited to be
17 in the front. The fact that we had the rain
18 gardens, we actually need to keep them, you
19 know, activated and maybe bring water into the
20 front, so it's something we did by choice.

21 COMMISSIONER MAY: No, and that's
22 fine.

1 MR. McLAUREN: Yeah.

2 COMMISSIONER MAY: But just as
3 long as -- if the water is going to be coming
4 into the front, we just need to see how it's
5 going to get into the rain garden.

6 MR. McLAUREN: Okay. Okay.

7 CHAIRMAN HOOD: Mr. May, you might
8 want to tell your neighbor who is watching
9 this webcast live you really didn't mean that.

10 MR. FEOLA: Are we to take that
11 that we are not putting cable in the front of
12 our --

13 COMMISSIONER MAY: Say that again?

14 MR. FEOLA: We're not putting
15 cable in the front of our units, is that --

16 COMMISSIONER MAY: Yeah, I
17 wouldn't put cable in front of it either. And
18 none of those radar dishes, Dish antennas on
19 the front either. Anyway, the -- all right.
20 Well, that's helpful. I like the idea of the
21 rain gardens. And I also like the idea of
22 that the permeable paving in the back.

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1 I assume that you are still going
2 to wind up having to have sand filters and
3 things to deal with a lot of the watershed,
4 because it can't all come into rain gardens.
5 You don't have enough area for that. Although
6 it would be kind of interesting to see how
7 much of it you could -- how -- the extent to
8 which you could integrate some sort of sand
9 filter into that permeable surface in the
10 back.

11 I mean, I don't know if anybody
12 has even tried to do that, but I have to admit
13 those rear alleys where you drive into the
14 garage under the house, it's not a housing
15 type I'm particularly fond of. But if you
16 could make something very useful out of it in
17 terms of filtering water, maybe I would warm
18 up to it a little bit more.

19 MR. PERRY: Yeah, I will say that
20 we haven't done the full calculations to know
21 exactly how much storm water and what
22 direction and what location.

1 COMMISSIONER MAY: Uh-huh.

2 MR. PERRY: But the intention is
3 that we use low impact development strategies
4 throughout, both in the fronts and the rears.

5 COMMISSIONER MAY: Right. It
6 would be nice if there were a little more room
7 in the back in that space to be able to do
8 something that's more than just pavement.
9 Because, as I said, that's really one of my
10 least favorite forms of townhouse development
11 is just having the back to back townhouse with
12 just paving in between. But we will talk more
13 about that in a minute.

14 Let's see --

15 MR. McLAUREN: If I may,
16 Commissioner May?

17 COMMISSIONER MAY: Yes.

18 MR. McLAUREN: These units with
19 the way the garages work on a 14 foot is only
20 a one car. There is opportunity, you know, 14
21 foot wide will only have an 8 foot door, so
22 there will be, you know, landscaping that

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1 you're not normally used to seeing. You know,
2 it's not --

3 COMMISSIONER MAY: And how far
4 into the alley can that go?

5 MR. McLAUREN: I think we are,
6 approximately, 4 feet right now. So you could
7 be in a 4 x 8 foot --

8 COMMISSIONER MAY: Tree box or
9 something like that?

10 MR. McLAUREN: Exactly.

11 COMMISSIONER MAY: If you are
12 proposing to do that, I would very much like
13 to see that in a plan.

14 CHAIRMAN HOOD: Okay.

15 COMMISSIONER MAY: But I'll let
16 you figure out whether that's feasible to
17 figure out. I'm curious, the Parkside, I take
18 it that the existing townhouse development has
19 just parking lots in the back. Is that what
20 it is? And that's where the parking is
21 provided? They don't have individual spaces
22 behind each house. They don't have a full

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1 alley system or anything, right?

2 MR. LOPIANO: They do not have
3 garages.

4 COMMISSIONER MAY: Right.

5 MR. LOPIANO: So they park on
6 parking pads and on the street.

7 COMMISSIONER MAY: Right. And is
8 that development significantly different in
9 terms of the density of units? Do you get a
10 lot more houses by doing it with the garages
11 underneath? Is that why it's not done the
12 same way as Parkside? Because Parkside seems
13 to be a very pleasant setting the way that has
14 been developed.

15 MR. LOPIANO: Well, I think it's
16 both in order to get additional units, but
17 also I think two other points I would make is
18 that it is not an urban -- it's not a very
19 urban looking community and it's not the kind
20 of look that we're looking for in terms of our
21 marketing.

22 And then second, I think if you go

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1 through there, you will see that some of the
2 private space isn't well cared for. And the
3 sort of buyers that we're anticipating aren't
4 looking for a lot of yard work. They are not
5 looking for a lot of maintenance.

6 COMMISSIONER MAY: Um-hum.

7 MR. LOPIANO: And so it's a way to
8 also address that lifestyle, if you will.

9 MR. McLAUREN: And some of it is
10 market-driven. I mean the market is looking
11 for a certain number of garage parking.

12 MR. LOPIANO: Right.

13 COMMISSIONER MAY: I think I have
14 asked this question before in the context of
15 this style of development, but is the
16 demographic that you are looking for a high
17 percentage of people without children?
18 Because roof decks and children are not a good
19 combination.

20 MR. LOPIANO: The market study we
21 had done for the PUD overall showed that only
22 less than 20 percent of our buyers are likely

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1 to be families and they were likely to be non-
2 traditional families, working, single-headed
3 households, for example. And that the bulk of
4 our purchasers would be at either end of the
5 spectrum, empty nesters.

6 COMMISSIONER MAY: Um-hum.

7 MR. LOPIANO: And young urban
8 professionals, singles and couples.

9 COMMISSIONER MAY: Okay. So there
10 really isn't -- there aren't opportunities
11 within the realm of or the range of
12 development here for somebody to sort of move
13 up within the neighborhood? I mean, the young
14 urban professional moves in, buys the
15 townhouse, doesn't care for the yard work, but
16 then has children. They can't move next door
17 or across the street to the townhouse that has
18 the yard?

19 I mean, is there eventually going
20 to be that kind of opportunity here or is it--

21 MR. LOPIANO: Within this 15 acre
22 PUD, besides these townhomes that are planned

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1 here, most of it is going to be multi-family
2 condo and rental.

3 COMMISSIONER MAY: Uh-huh.

4 MR. LOPIANO: So I guess the
5 answer to that question, in this particular
6 PUD, the answer would be no. There are plenty
7 of opportunities for that throughout Ward 7,
8 however.

9 COMMISSIONER MAY: Right.

10 MR. McLAUREN: But we didn't
11 specifically mention or note in the
12 application, but the units, the townhomes here
13 range in square footage from about --
14 depending on how you purchase it, cars, number
15 of stories, would range from 1,150 square feet
16 up to, we have a handful of units in the,
17 3,200 square foot range. And some of those
18 are associated with some of the yards that we
19 are providing.

20 COMMISSIONER MAY: So there are a
21 few units that have yards?

22 MR. LOPIANO: There are eight

1 units that have rear yards. They don't have
2 garages, but they have rear yards. And they
3 are -- four of them are 20 foot wide larger
4 units that could be four and five bedroom
5 units and the other four are the work force
6 units.

7 COMMISSIONER MAY: Okay. So there
8 is a little bit of room for --

9 MR. LOPIANO: Yes.

10 COMMISSIONER MAY: -- moving up.
11 I think that's welcome. What was the original
12 layout of the townhouse blocks? I know you
13 had a slide that showed it. And it showed a
14 very thin band of housing facing the streets
15 and then there was a big white space in the
16 middle and somebody alluded to a parking
17 structure? Is that right?

18 MR. LOPIANO: Yes, that was a much
19 higher density housing product. It wasn't
20 exactly a donut building, because it didn't
21 run on all four sides of the parking
22 structure, but basically it was a two story

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1 parking structure with four or five unit --
2 four or five story condominium units
3 surrounding that parking structure.

4 COMMISSIONER MAY: And they would
5 be one-sided? Is that what the idea was?

6 MR. LOPIANO: Yes.

7 COMMISSIONER MAY: Okay. I'm
8 starting to like the townhouses a lot better
9 now. Let's see, I guess, we should move on to
10 some of the details of the buildings. And it
11 would help me a great deal if I could actually
12 have those boards up here, so I can look at
13 them a little more closely.

14 MR. FEOLA: Well, we do have --
15 Mr. May, just for the record, that was Block
16 C in the first -- the block you are alluding
17 to in the original application.

18 COMMISSIONER MAY: Yeah.

19 MR. FEOLA: And that called for
20 140 to 160 residential units with 336 parking
21 spaces. So it was a multi-family structure
22 around the parking deck.

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1 COMMISSIONER MAY: I really do
2 appreciate seeing this closer up, because the
3 rendering that we had in the original package,
4 not -- this one the color is a little bit
5 shifted, but not in a really bad way. It's
6 shifted in a very bad way than what we have
7 here. This looks very green and that looks
8 very yellow. So this is -- this pallet is a
9 lot more -- I'm a lot more comfortable with.

10 And we actually have brick on the
11 face of the senior building? Is that right?
12 That's the masonry?

13 MR. LOPIANO: Yes, that's correct.

14 COMMISSIONER MAY: And the PVC
15 trim on this building is going to be white or
16 light colors? Is that right?

17 MR. SCHUTZ: This is Logan Schutz.
18 Yes, you are correct. Most of it is going to
19 be white or we have been looking at something
20 more silvery maybe to match the windows. We
21 are looking at that right now.

22 COMMISSIONER MAY: Okay. All

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1 right. That helps. Do you guys want to see?
2 No? Okay. Thank you. On the townhouses,
3 what's the size, the unit size of the rock
4 face concrete masonry?

5 MR. McLAUREN: It's a CMU
6 dimension.

7 COMMISSIONER MAY: 8 x 16?

8 MR. McLAUREN: Right.

9 COMMISSIONER MAY: That's really
10 not a very attractive material. Did you look
11 at anything else? Did you look at just brick
12 or other --

13 MR. McLAUREN: We --

14 COMMISSIONER MAY: You know, you
15 get 4 inch deep masonry that's a bigger size.

16 MR. McLAUREN: We did not. I
17 mean, it's our opinion that it is -- when you
18 see it in the application that we are using
19 it, it does have some credence to it, so we --
20 no, we did not look at a typical veneer.

21 COMMISSIONER MAY: Okay. I have
22 to say, I mean, that's -- as a material, I

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1 don't mind the use of block in certain
2 circumstances, but I have not seen a split
3 face or a rock face block in any building
4 anywhere that I really thought added to the
5 attractiveness of the building. It just --
6 it's never ever done it for me.

7 And, in fact, it's the exact
8 opposite. It really looks cheap, like it's a
9 cheap material and it's just not giving you
10 that feeling of stone that you want to try to
11 create. And maybe it's just because, you
12 know, 8 x 16 is imprinted on my brain as a
13 cinder block, I don't know. But it's just it
14 has to do with the scale, it has to do with
15 the finish.

16 Other masonry products that are,
17 you know, 1 x 2, you know, don't do the same
18 thing. Even 8 x 8 block with a fine finish on
19 it doesn't do the same thing. It's, you know,
20 the 8 x 16 or even 8 x 8 when it is the rock
21 face or the split face. It just -- I find it
22 very unattractive material and to have that on

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1 the front of the buildings, I think, is very--
2 I just think it's the wrong way to go.

3 You are better off sticking with a
4 brick of some sort, even if it's a painted
5 brick or, you know, a module of a different
6 size.

7 MR. LOPIANO: Um-hum.

8 COMMISSIONER MAY: As for the rest
9 of the elevations, you know, I think I
10 appreciate where you are going. I also
11 appreciate the fact that Parkside didn't give
12 you a really great context to work with. I
13 mean, I think the buildings there are kind of,
14 you know, interesting and cute in a certain
15 way, but they are, you know, what 1980s
16 Victorian kind of look. And it's a little
17 cute and not the kind of value and
18 attractiveness that I think that you are
19 really looking for.

20 But I think that what we see, at
21 least, you know, and again, this may be in
22 just the way the drawings are presented being

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1 that they are watercolors, what I'm seeing is
2 a little too cute in a different direction.
3 It's a little bit too much of the stick style
4 or something like that where there are, you
5 know, too many divisions in the surface and
6 too much -- you know, the materials are doing
7 too many different things on the facades.

8 I think a certain level of
9 simplification is probably called for. I
10 would also caution. I see you called out PVC
11 trim and it's painted dark colors. You have
12 to be very, very careful, because the
13 expansion and contraction of PVC trim when it
14 is painted a dark color it does something
15 completely different.

16 MR. McLAUREN: Yes.

17 COMMISSIONER MAY: So you may wind
18 up using just a plain wood trim, as long as
19 it's not, you know, bearing on masonry or
20 bearing on the ground or something like that.
21 It would probably last just as long.

22 MR. McLAUREN: Right. We have

1 some experience with that. What actually
2 happens is the PVC heats up and the paint will
3 just bubble right off. There is a primer
4 product out on the market that is a solution
5 to that, but we have gone through that.

6 COMMISSIONER MAY: No, but I --

7 MR. McLAUREN: You are exactly
8 right.

9 COMMISSIONER MAY: You know, to
10 pull off the sides of the building because
11 it's pulling so hard --

12 MR. McLAUREN: Right.

13 COMMISSIONER MAY: -- that it
14 creates gaps at the ends of the boards and so
15 on. So I would be very, very cautious about
16 that.

17 MR. McLAUREN: Well, and there is
18 hardy trim out there, too, so, you know, that
19 could be a solution.

20 COMMISSIONER MAY: Right, yeah, I
21 think that's a lot more stable.

22 MR. McLAUREN: Right.

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1 COMMISSIONER MAY: And I think --
2 I'm not sure if all my colleagues are familiar
3 with hardy plank and all those sorts of
4 things, but they are basically cementitious
5 shingle products. And it's -- oh, it's on the
6 board here and it paints well. And I'm not
7 sure if I really like the wood grain version
8 of that. But if you are trying to look a
9 little more modern, you may want to go with
10 just the plain finish.

11 MR. McLAUREN: We actually put it
12 on backwards. My assistant put it on
13 backwards. Our intention is to use the
14 smooth.

15 COMMISSIONER MAY: Okay.

16 MR. McLAUREN: Sorry about that.

17 COMMISSIONER MAY: All right.

18 That's okay.

19 MR. McLAUREN: Good eye.

20 COMMISSIONER MAY: What else do I
21 want to say? Yeah, I mean, there are a number
22 of other things, I think, in terms of the

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1 moves that are made on the elevations where,
2 you know, again, I see -- you know, I
3 appreciate wanting to have some interest in
4 diversity in the facades and creating this
5 sort of wood look to it.

6 I think I appreciate it. You
7 know, it's a wood frame structure. I
8 appreciate the fact that it shows up as wood
9 and looks like wood on the outside. I think
10 that that's pretty good. But some of these
11 things like, you know, bringing the banding
12 down here on these units, so that it aligns
13 with the middle of the sash and then having
14 that darker panel above it, it sort of gives
15 you this strange look like it's, you know, got
16 a big hairdo on top of the window and it's
17 just -- who is that guy, Kid in Play, the guy
18 with the hair? That's what I pictured.

19 I mean, sorry, my mind goes in
20 strange places, but the -- again, I think
21 overall it's just trying to do too much. It's
22 a little bit too complex. And I think that

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1 your desire to do something that is
2 contemporary with traditional materials, is
3 that the way you described it?

4 I think that's a good notion, but
5 I think that the complexity of how it is all
6 put together went a little bit too far and you
7 are losing some of the simplicity and the
8 beauty of the materials that you are working
9 with. Because I think it can be a very
10 attractive thing if it was just simplified
11 more.

12 So I think I'm all talked out.
13 Thank you very much.

14 CHAIRMAN HOOD: Right.
15 Commissioner Etherly?

16 COMMISSIONER ETHERLY: Just very
17 briefly, Mr. Chair. I really just can't top
18 Kid in Play. I never thought I would find
19 that reference in a zoning setting, so kudos
20 to you, Mr. May, but excellent questions by my
21 colleagues. There is not much for me to
22 follow-up on.

1 Mr. Carmichael, I would like to
2 kind of come back to the issue of the
3 bioretention areas and the, or called
4 correctly, permeable paving. And I would most
5 certainly like to start just with kudos to the
6 entire team for bringing these types of
7 elements forward as a part of this project.

8 We are definitely beginning to see
9 more of this kind of conversation in this kind
10 of discourse, but it is very welcome to see as
11 we begin to move into other parts of our city
12 where new development is beginning to take
13 root.

14 On the issue of the bioretention
15 areas and the permeable paving, have you, to
16 an extent, kind of quantified or tried to put
17 a figure on the type of water you will be
18 capturing in terms of, I'm not phrasing it the
19 right way, what's your sense of what you're
20 going to be capturing on an annual basis, if
21 you will, in terms of water runoff?

22 MR. PERRY: We have not done the

1 engineering that would give --

2 COMMISSIONER ETHERLY: Okay.

3 MR. PERRY: -- you that

4 certainty --

5 COMMISSIONER ETHERLY: And if you

6 had to --

7 MR. PERRY: -- of the quantity.

8 COMMISSIONER ETHERLY: -- roughly

9 estimate?

10 MR. PERRY: I would say maybe 50

11 percent.

12 COMMISSIONER ETHERLY: 15?

13 MR. PERRY: No, 50.

14 COMMISSIONER ETHERLY: 50?

15 MR. PERRY: But --

16 COMMISSIONER ETHERLY: Okay.

17 MR. PERRY: -- don't quote me,
18 because like I said we have not done the
19 engineering. The intention is that we have
20 these practices and we have them in public
21 places where people can see them, so that they
22 understand that is part of the equation. But

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1 we also recognize there will be sand filters.
2 there will be other engineered solutions to
3 make sure that the storm water runoff is well-
4 managed. And you're tapping on the shoulder,
5 Mary?

6 MR. FEOLA: Yeah.

7 MR. PERRY: Yeah. Our engineer is
8 here and she could --

9 COMMISSIONER ETHERLY: Excellent,
10 excellent.

11 MR. PERRY: -- maybe follow-up on
12 that.

13 COMMISSIONER ETHERLY: Certainly.
14 That would be very helpful. Thank you.
15 Welcome and if we could just have you identify
16 yourself for the record.

17 MS. RAMSEY: Yes.

18 COMMISSIONER ETHERLY: Thank you.

19 MS. RAMSEY: I'm Mary Ramsey,
20 Wiles Mensch Corporation.

21 COMMISSIONER ETHERLY: Excellent.
22 Welcome.

1 MS. RAMSEY: Thank you. We have
2 been working with Tim Kariot at DOE and trying
3 to establish the rain gardens and the
4 bioretention and some of the low impact
5 design. And I think what the plan is is to
6 try and capture at least 40 to 50 percent.

7 We will augment the rain gardens
8 with some structure facilities, such as storm
9 filters, which Tim has called our office and
10 is in agreement with what is currently showing
11 on the PUD documents. But we would like to
12 try and capture as much of the water as
13 possible with the LID devices.

14 COMMISSIONER ETHERLY: Excellent,
15 excellent. So somewhere in the neighborhood
16 of 40 to 50 percent?

17 MS. RAMSEY: That's what we're
18 thinking right now, but, obviously, all of the
19 detailed calculations have not been completed.

20 COMMISSIONER ETHERLY: Excellent.
21 Okay. That most certainly answers my
22 question. Thank you very much.

1 MS. RAMSEY: Okay.

2 COMMISSIONER ETHERLY: Perhaps
3 just finally coming back to my colleague, Mr.
4 Hood, and I'm perhaps coming back to you, Mr.
5 LoPiano, on this issue of context. I have
6 some familiarity with this area traversing
7 Kenilworth Avenue quite a bit, so I'm perhaps
8 trying to get a sense of visualizing it. And
9 I think I have it in my head.

10 Many of the elevations that we are
11 seeing will be visible from Kenilworth Avenue,
12 correct, as you are moving in either
13 direction?

14 MR. LOPIANO: Initially.

15 COMMISSIONER ETHERLY: Okay.

16 MR. LOPIANO: Yes, until the front
17 6 acres is developed as high-rise, they will
18 be visible.

19 COMMISSIONER ETHERLY: Understood.
20 And from a context perspective, you had gotten
21 into a dialogue with the Chair around some
22 other projects where perhaps there were some

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1 similar motivation in terms of trying to take
2 a few cues, but at the same time given the
3 mass of this project, you feel you are able to
4 establish your own sense of context scale to
5 an extent.

6 So I think I have it. As I heard
7 some of that conversation with Mr. Hood and
8 then my colleague, Mr. May, I was tempted to
9 look at some of our visitors from Johns
10 Hopkins as we talked about the demographic,
11 because I'm perhaps closer to my demographic
12 here than I am to them these days, but I'm so
13 tempted to even just ask for some nods around
14 as you talk about young professionals.

15 But I unfortunately can't do that,
16 because that would be treated as testimony and
17 we have to swear you all in. But the
18 thinking, just to be sure I'm clear on it, is
19 based on the demographics, based on the market
20 that you are targeting, you are looking for a
21 younger professional, younger contemporary
22 kind of feel.

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1 I think I understood where Mr. May
2 was coming from on some of the discussion
3 about the materials. And perhaps this is a
4 meandering journey to where Mr. May ended us
5 and I don't think I need to go back to it, but
6 I kept coming back to A5, which illustrates
7 some of the hardy planks, some of the
8 cementitious siding that Mr. May is much more
9 knowledgeable than I am in.

10 But I believe to an extent I had a
11 little bit of the same feeling that Mr. Hood
12 had about trying to kind of come to grips with
13 it. And like Mr. Hood, my background most
14 certainly is not in architecture and that's
15 perhaps why I tried to kind of ask a little
16 bit about those sight lines coming from
17 Kenilworth Avenue, even if only temporarily
18 until other construction is completed, in
19 terms of trying to get a sense for now it fits
20 in there.

21 You mentioned the project in
22 Hyattsville. Let me perhaps ask Mr. Hood's

1 question again. Are there other projects in
2 addition to that? I'm just trying to kind of
3 get my hands around it.

4 MR. LOPIANO: Yes.

5 COMMISSIONER ETHERLY: I don't
6 think it's jarring to me, but I'm just trying
7 to make sure it fits for me.

8 MR. LOPIANO: The project that I
9 first looked at that led me to ask for this
10 type of design was a project that was in
11 Fairfax County. It was in an urban setting,
12 in that there were high-rise offices and large
13 scale retail around it. I forget the name of
14 that.

15 MR. McLAUREN: Centerpoint.

16 MR. LOPIANO: Centerpoint. And
17 while the materials weren't exactly the same,
18 the overall look was. Now, we have both
19 market constraints, in terms of pricing, and
20 we have work force housing requirements, so
21 that -- you know, whereas, I would have liked
22 maybe that project in Fairfax, we're not going

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1 to sell \$900,000 townhomes here, so there was
2 -- needed to be some adjustment in terms of
3 materials and size and so forth.

4 COMMISSIONER ETHERLY: Um-hum.

5 MR. LoPIANO: But that was another
6 one, Centerpoint. It was right on 50 and?

7 MR. McLAUREN: 50 and Lagado.

8 MR. LoPIANO: 50 and Lagado.

9 MR. McLAUREN: There is two very
10 tall AMS towers, office towers directly across
11 the street.

12 COMMISSIONER ETHERLY: Okay. And
13 this is Fairfax County heading out 50 West?

14 MR. McLAUREN: Right next to the
15 mall. Literally probably about a block, two
16 blocks away from the mall.

17 COMMISSIONER ETHERLY: Okay.

18 MR. LoPIANO: And it's a very
19 urban setting. And I think that one of the
20 things that we tried to do, as a team, was
21 envision what this would be ultimately.

22 COMMISSIONER ETHERLY: Um-hum.

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1 MR. LOPIANO: And this is not
2 going to be row houses set in blocks of other
3 row houses.

4 COMMISSIONER ETHERLY: Um-hum.

5 MR. LOPIANO: This has got an
6 industrial facility on one side of it, the
7 PEPCO facility.

8 MR. McLAUREN: That's right.

9 MR. LOPIANO: It has got -- it is
10 going to have 5, 7, 9 and 10 storied
11 residential and office buildings around it.
12 And so as you think about what are the five
13 story condo buildings and the 11 story or 10
14 story office buildings and what's that going
15 to feel like? What kind of townhouse do you
16 want there?

17 Well, I don't think you want a
18 Victorian, as Mr. May described the existing
19 townhomes, or something, you know, all brick
20 facade with a white porch on the front of it.
21 It would just not fit in. The stone base,
22 which Mr. May doesn't like, but one of the

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1 reasons we went for that solid stone look on
2 the base was to give strength to the design
3 and to ground it, so that it could stand up to
4 the larger more massive buildings that are
5 going to surround it.

6 COMMISSIONER ETHERLY: Okay.

7 MR. LOPIANO: This is going to be
8 a very, very urban setting, because of the
9 desire to take advantage of the transit-
10 oriented development to put the kind of
11 density there that the Metro deserves and
12 calls for in terms of energy, policy,
13 environmental policy, parking or traffic
14 policy.

15 But by putting that density there,
16 I think you have to be careful when you put a
17 lower scale townhouse development to make sure
18 it can stand up to that. And that's what I
19 think this design does.

20 COMMISSIONER ETHERLY: Okay.

21 MR. McLAUREN: If I may, I think
22 some of the conversation revolves around style

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1 and mass. I mean, we talked a little bit
2 about mass. I mean, you can design individual
3 townhomes on an individual basis. I kind of
4 call them onesies. You've got one, one, one,
5 one.

6 COMMISSIONER ETHERLY: Um-hum.

7 MR. McLAUREN: We intentionally
8 didn't do that. We intentionally designed
9 them in pairs, in groups of twos and threes to
10 give them, potentially give them, a little
11 more mass with these future buildings that
12 come in a line. But the District of Columbia
13 is a city rich in architectural history.

14 I mean, you have every
15 architectural style historically represented
16 in the District. But there are also a lot of
17 very wonderful examples of accents to that
18 historical style or deviations. You know, you
19 can be authentic to the historical style, like
20 I did at Bryant Square with the independent
21 tavern and row homes and the South Carolina
22 porch fronts.

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1 COMMISSIONER ETHERLY: Um-hum.

2 MR. McLAUREN: You can start
3 having interpretations, like Bryant Square the
4 townhome building in the center reflects the
5 architecture of the school, different mass,
6 flat roof, a lot more urban or you can just
7 really try to set your own identity. And
8 there are lots of wonderful examples in the
9 District where you have glass architecture,
10 you have progressive materials, lots of
11 different scales.

12 I mean, some of the wonderful
13 townhome renovations have a more modern type
14 feel to it.

15 COMMISSIONER ETHERLY: Okay.

16 MR. McLAUREN: So that's the sort
17 of -- we were trying to create our own
18 identity there.

19 COMMISSIONER ETHERLY: And I think
20 between both of your points, you have hit it
21 for me. And I think I just had the little
22 lightbulb go off in my head around the

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1 conversation. Let me perhaps pick up on your
2 conversation, your use of kind of the story
3 and the narrative, if you will, and let me
4 apply another metaphor.

5 If you had to kind of describe
6 this neighborhood as, I don't want to say a
7 symphony, but let's say if you had to describe
8 it as a symphony, I think perhaps what Mr.
9 Hood's question is and maybe what this little
10 kind of pesky thought in my head is is if the
11 neighborhood is a symphony, are you sitting a
12 rock band in the middle of it and going into
13 an entirely different musical genre or is it
14 something that you feel is consistent and
15 compatible with the tune that is already
16 playing in the neighborhood?

17 MR. McLAUREN: Well, I think these
18 are the first couple of notes.

19 COMMISSIONER ETHERLY: Gotcha.

20 MR. McLAUREN: We haven't written
21 the rest of the song yet.

22 COMMISSIONER ETHERLY: Okay. But

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1 you don't feel that you are going off into
2 something totally different that is going to
3 end up being very discordant and jarring?

4 MR. McLAUREN: Partly because of
5 trying to bring it down and using the
6 residential materials.

7 COMMISSIONER ETHERLY: Okay.

8 MR. McLAUREN: If these were all
9 glass structures, steel and glass, that's --

10 COMMISSIONER ETHERLY: It wouldn't
11 work.

12 MR. McLAUREN: -- hard to work
13 with later on. I do see compatibility
14 opportunities in future phases.

15 COMMISSIONER ETHERLY: Okay.
16 Okay. I get it. I get it. Thank you. Thank
17 you, both. Thank you, Mr. Chair.

18 CHAIRMAN HOOD: So did we finish
19 writing the song? Let me ask this, I think
20 this was mentioned by Mr. LoPiano early on in
21 your testimony and this will be my last
22 question. You mentioned early on the Office

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1 of Planning made some recommendations. I
2 think what 93 percent of the AMI. There were
3 some AMI issues there.

4 And there was two. Can you help
5 me in --

6 MR. LOPIANO: Yes.

7 CHAIRMAN HOOD: Just refresh, help
8 my memory and tell me what they were again.

9 MR. LOPIANO: Overall, in the PUD
10 Stage 1 approval, we required and we committed
11 to a 20 percent affordable component and a 20
12 percent work force component, in that order.
13 Work force was defined as affordable to folks
14 in the 80 to 120 percent area median income,
15 which is in the order. It's the definition
16 that was done in the Stage 1 Order. But it is
17 also industry accepted.

18 One of the recommendations that
19 was made in the report, Office of Planning,
20 was for our work force housing to be at 80
21 percent. And in our mind, that's not work
22 force. That's the very bottom percentile, 1

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1 percentile, of the range for work force
2 housing and it's indistinguishable from the
3 affordable housing, which goes from anything
4 under 80 percent.

5 So we don't think it is either
6 what was required in the Stage 1 nor is it --
7 nor would it produce the kind of mixed income
8 community that we are looking for.

9 The second point was more of a
10 clarification. They had asked --

11 CHAIRMAN HOOD: Let me stop you.

12 MR. LOPIANO: Okay.

13 CHAIRMAN HOOD: Let me go back to
14 the first point.

15 MR. LOPIANO: Um-hum.

16 CHAIRMAN HOOD: So when I'm
17 reading the Office of Planning's report it
18 says "Work force housing is defined as housing
19 for those households earning between 80 and
20 100 percent of the AMI." And you disagree
21 with it?

22 MR. LOPIANO: No. It's the last

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1 sentence in the recommendation, which says
2 that "our work force housing should be at 80
3 percent of area median." And perhaps I read
4 it wrong, but that's what we came --

5 CHAIRMAN HOOD: No, I'm just
6 trying to -- okay. The Office of Planning
7 recommends this approval. And I want to do
8 this so we don't have to come back.

9 MR. LOPIANO: Um-hum.

10 CHAIRMAN HOOD: The application be
11 approved subject to additional information of
12 commitment to 80 percent of the AMI for the 50
13 row house. I'm not sure where that is. Maybe
14 what we'll do, let me let you go to your
15 second point you were going to make.

16 MR. LOPIANO: Do you see the last
17 paragraph that I was speaking about?

18 CHAIRMAN HOOD: What page are you
19 on?

20 MR. LOPIANO: Page 19 of 19,
21 subject --

22 CHAIRMAN HOOD: 19 of 19, okay.

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1 MR. LOPIANO: The last, very last
2 paragraph recommends that the application be
3 approved, but subject to a commitment to 80
4 percent AMI for the work force housing
5 townhomes.

6 CHAIRMAN HOOD: Okay. 50 row
7 houses. Okay. I gotcha. Okay. That's the
8 first one. Then what was your second point?
9 Excuse me for interrupting.

10 MR. LOPIANO: The second point, I
11 think, is a clarification. After our initial
12 Stage 2 application, we met with the Office of
13 Planning and one of the things they asked for
14 was some sort of analysis of our sales prices
15 to demonstrate that we could meet the work
16 force housing goals. And so we prepared that.

17 And one of the things we did in
18 that analysis was take our proposed sales
19 prices, find out what the monthly or annual
20 payment would be required of the buyer and
21 divided that by the then existing AMI to come
22 up with what the percentage would be. And it

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1 came up to be, for the 54 units, 93 percent
2 AMI, which is not to say that that's what we
3 are going to commit all these houses to.

4 It's just a metric that showed
5 that, indeed, the sales prices that we have
6 proposed fall between 80 and 120. In fact,
7 they fall below 100. They fall in the bottom
8 half of work force. We weren't ever
9 suggesting that all these houses were going to
10 be at 93, you know, affordable at 93 percent
11 of the AMI.

12 So I just wanted to be clear,
13 because there are several references
14 throughout the memo that we have reserved 26
15 percent of the units of the 210 units or 54
16 units for families that are for 93 percent AMI
17 and that's not our intention. Our intention
18 is there will be affordable, as the order
19 requires it, between 80 and 120 percent. It's
20 just that our sales prices for one of our
21 models yields a 93 percent coefficient when
22 you do the actual division.

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1 CHAIRMAN HOOD: Typically, we
2 usually see some type of unit mix and I didn't
3 see that of your affordable units in the
4 overall project. So Mr. Feola, we will be
5 looking for that, I think, unless it's already
6 here. I didn't see it, but we will be looking
7 for the --

8 MR. FEOLA: What will you be
9 looking for?

10 CHAIRMAN HOOD: Of your affordable
11 units that are within the project. Where are
12 they located? The location.

13 MR. LOPIANO: Oh, the location of
14 them. Okay. Gotcha.

15 CHAIRMAN HOOD: Okay.

16 MR. LOPIANO: They are dispersed
17 just as a -- we can show you there that the 14
18 foot units are dispersed throughout every
19 string.

20 CHAIRMAN HOOD: So all your
21 affordable units will be the 14?

22 MR. LOPIANO: Some work force, not

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1 affordable, I'm sorry.

2 CHAIRMAN HOOD: Okay.

3 MR. LOPIANO: I misspoke. Some of
4 the 18s also meet it, but one would suspect
5 that most of the work force housing units
6 would be the 14 foot wide units.

7 CHAIRMAN HOOD: Okay. And again,
8 your units, I want to see where they are
9 located.

10 MR. LOPIANO: Okay.

11 CHAIRMAN HOOD: Okay?

12 MR. LOPIANO: Um-hum, that's fine.

13 CHAIRMAN HOOD: All right.

14 Commissioner May?

15 COMMISSIONER MAY: Yeah, I just
16 have one short architectural question. In
17 these elevations here, we're seeing this sort
18 of pattern on the glass. Is that just an
19 artist's license in there? Okay. And then
20 for this window over here, that's the same
21 thing? There is no sort of -- this is just a
22 big picture window kind of thing?

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1 MR. McLAUREN: Yeah, the idea is
2 that the windows are clear with clear sashes.

3 COMMISSIONER MAY: Uh-huh.

4 MR. McLAUREN: So that those large
5 picture windows would be clear. Now,
6 certainly, we're limited to manufacturer's
7 size of glass. You know, they have a certain
8 maximum.

9 COMMISSIONER MAY: They seem very
10 out of place. I would expect to see, you
11 know, a pair of double hungs or something
12 that's just narrower.

13 MR. McLAUREN: Okay.

14 COMMISSIONER MAY: Because it just
15 seems -- proportionately speaking, it's just
16 kind of out of place. It makes the -- this
17 unit, even though the height of the glass is
18 the same as the combined sash here --

19 MR. McLAUREN: Um-hum.

20 COMMISSIONER MAY: -- it just
21 feels a lot larger, because it has got its own
22 casing around it and it's not integrated with

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1 the rest of the facade that way. And it just
2 has got to be tweaked somewhat. I don't think
3 there -- there are probably not a lot of these
4 particular units.

5 MR. McLAUREN: No, there's not.

6 COMMISSIONER MAY: But that just
7 jumped off the page.

8 MR. McLAUREN: Right.

9 COMMISSIONER MAY: Thanks. That's
10 it.

11 CHAIRMAN HOOD: Okay. Let me ask,
12 Chairman Douglas, if she has any cross
13 examination of the applicant? Okay. Will you
14 come forward and identify yourself? Let's
15 make a -- oh, okay, we have a seat to my left.
16 Oh, Mr. Feola is real nice. Chairman Douglas,
17 you must be in support. He got up. You can
18 sit right there to the right.

19 If you can turn your microphone on
20 and identify yourself?

21 MS. DOUGLAS: Good evening,
22 everybody. I'm Dorothy Douglas, ANC

1 Chairperson of 7D. I did have some concerns,
2 because -- and the ANC did, too. I know Mr.
3 Chris LoPiano and the other gentleman all said
4 that these houses are going to be affordable
5 housing. I know a phrase -- Stage 1 and 2, we
6 wanted to make sure that those families that
7 will come in there, that this will be HPAC.
8 I want to know what the income was for the --
9 see, we're concerned about the senior citizens
10 that were coming there, that they could afford
11 those townhomes and we have yet received the
12 breakdown on that information, which would be
13 important to the ANC, so we can follow what
14 incomes will be and how much they have to
15 make.

16 And I know I spoke and worked with
17 Marshall Heights to make sure that they
18 received Section 8, HPAC and other grants and
19 things that are available to assist them in
20 obtaining these homes, because we didn't want
21 some of the senior citizens that were in the
22 area and could not afford those homes, that

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1 sources was available for them that they will
2 make sure that they will be able to move into
3 those units.

4 CHAIRMAN HOOD: Chairman Douglas,
5 at this time, you can probably bring that to
6 us. You might want to ask a question.

7 MS. DOUGLAS: Okay.

8 CHAIRMAN HOOD: This is cross
9 examination.

10 MS. DOUGLAS: Okay.

11 CHAIRMAN HOOD: But some of those
12 concerns you can bring it up to us when you do
13 your presentation. Right now is the time for
14 you to ask questions.

15 MS. DOUGLAS: Okay.

16 CHAIRMAN HOOD: And you might want
17 to ask -- rephrase what you just asked and
18 rephrase it into a question.

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20 MS. DOUGLAS: Okay. I just wanted
21 to know, like where are the information, as
22 far as what is the income or the amount of

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1 money that the senior citizens would have to
2 make in order to move into those houses? What
3 was the income that you quoted to the ANC at
4 our meeting that was affordable? Could you
5 repeat that?

6 MR. CARMICHAEL: I don't have the
7 exact figure with me, but it was 50 to 60
8 percent AMI and I think it's in the mid-30s
9 annual salary that a senior citizen would have
10 to earn or their income would have to be in
11 order to live in the units.

12 MS. DOUGLAS: Well, I don't know
13 about the AMI that you mentioned, but is there
14 another cost or another time of money amount
15 that you said, because I think what you asked
16 -- the amount that you shared with us was
17 different than what you just mentioned here.
18 So I would like to know where is that
19 information? It was less than what you just
20 said. So I want to make sure that we would be
21 on the same accord with the information that
22 you shared with us.

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1 MR. CARMICHAEL: I don't have that
2 with me presently, but I can provide that to
3 you. But I also want to just add one thing
4 that if a senior has a voucher that they
5 received from the District, that could be used
6 in conjunction with them paying rent or if
7 they had a voucher that would pay the majority
8 of their rent, that would reduce the amount of
9 money they would have to pay for rent as well.

10 But I can provide you with the
11 actual annual salary, but it's in that price
12 range. It's in that range of income. I don't
13 have the exact figure with me currently.

14 MS. DOUGLAS: Well, I would like
15 to see that information, because the ANC did
16 request that. And the other thing, the jobs
17 that you all plan to meet with the community
18 on employment, the internship information, I
19 know you're talking about job fairs. So we
20 wanted -- can you elaborate on that
21 information, as far as the hiring, employment
22 in Ward 7, within 7D?

1 I know we talked about, of course,
2 the agreement, but you all had -- allowed to
3 do something else, a little bit more than that
4 extra. I'm talking about the hiring process.

5 MR. CARMICHAEL: Okay. Our
6 contractor, what they have agreed to do for
7 the construction of the senior building is
8 that prior to starting the job, we will have
9 an actual job fair. The community will be
10 notified. And at that time, all qualified
11 applicants can come up and apply for any new
12 jobs.

13 Typically on these jobs, you know,
14 they have -- what they have indicated is that
15 in the past they have hired at least 2 to 3
16 people from the community. But no commitment
17 can be given, because that has to be
18 determined based upon what the actual demand
19 is at the time the job is started.

20 But there will be a job fair, at
21 that time, and all the community will be
22 notified and all interested applicants can

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1 come and apply for any jobs that meet with all
2 the subs and meet with Hamilton Construction
3 at that time.

4 But at this time, I cannot commit
5 any specific job or quota of jobs on behalf of
6 the contractor.

7 MS. DOUGLAS: I would like --

8 MR. LOPIANO: Ms. Douglas, I would
9 like to respond to the question also.

10 MS. DOUGLAS: Um-hum, okay.

11 MR. LOPIANO: Thank you. We will
12 fulfill the commitment and the requirement of
13 the State 1 PUD Order which requires 51
14 percent of the new hires to be District
15 residents. And as we presented several times
16 at your ANC meetings, we will do everything in
17 our power to make sure that in meeting that 51
18 percent requirement of DC hires, that they be
19 primarily from Ward 7 and to the extent
20 possible, primarily from the Deanwood
21 community.

22 The proposal that we made last

1 time we presented to ANC-7D was more global
2 than just what we can do for these townhomes.
3 And that was to create an Advisory Committee
4 of neighborhood residents and our contractors
5 and ourselves to take advantage of the 5 to 10
6 years of job creation that is going to occur
7 throughout the 3,000,000 square feet of this
8 PUD and to work together to come up with job
9 training programs that would help Deanwood and
10 Ward 7 residents take advantage of the jobs
11 that are going to be created.

12 MS. DOUGLAS: I know you said 5 to
13 10, according to your commitment. I think I
14 believe it was 3 to 5. And my other question
15 is are the community Advisory Committee, which
16 you have promised, what happened to that,
17 because the Commission is more concerned about
18 that committee that has not been formed. It's
19 supposed, I think, to be formed I think last
20 month that we supposed to be -- the Commission
21 is supposed to be together with Sharita
22 Slayton and other Commissioners that wants to

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1 be involved.

2 That has not happened, so what
3 happened to that?

4 MR. LOPIANO: We asked you, ANC-
5 7D, to designate someone to be on that
6 committee and you designated Ms. Slayton and
7 she is on that committee. We have been in the
8 process of recruiting other members from ANC-
9 7A, from Marshall Heights Community
10 Development Organization, as well as
11 individual citizens. So we are in the process
12 of recruiting that committee, but Ms. Slayton
13 is on the committee as you have indicated.

14 MS. DOUGLAS: As I indicated? I
15 said are -- you asked who would like to be on
16 it and I think Sharita Slayton said that she
17 would like to be and any other Commissioners
18 that would like to be on there, they were also
19 included. So no one was limited at that
20 point. And we wanted to make that clear and
21 note for the record that Ms. Slayton and any
22 other Commissioners, all Commissioners, that

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1 wanted to be a part of that committee, because
2 she did bring that to my attention.

3 Again, so I want to be clear on
4 that.

5 MR. LOPIANO: Well, the committee
6 will not be unlimited membership. So I'm
7 asking ANC-7D to nominate someone. If you
8 want it to be someone other than Ms. Slayton,
9 that's fine, but I have other organizations.
10 We have other organizations that we need to
11 represent on that committee. So it can't be
12 all of the Commissioners from ANC-7D.

13 MS. DOUGLAS: Well, that's not
14 what we agreed to at our ANC meeting.

15 CHAIRMAN HOOD: Okay.

16 MS. DOUGLAS: On May 13th. And I
17 just want to be clear on that.

18 CHAIRMAN HOOD: Okay.

19 MS. DOUGLAS: So and note for the
20 record.

21 CHAIRMAN HOOD: Let me say this,
22 Chairman Douglas. I'm looking at the letter

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1 that was presented to ANC-7D on May 13, 2008.
2 And it has a number of names and it talks
3 about the Advisory Committee.

4 MS. DOUGLAS: Um-hum.

5 CHAIRMAN HOOD: It talks about
6 ANC-7D, apparently you all are working
7 together with ANC-7A, Marshall Heights.

8 MS. DOUGLAS: Right.

9 CHAIRMAN HOOD: City Interests.

10 MS. DOUGLAS: Yes.

11 CHAIRMAN HOOD: Bank of America
12 Community Development Corporation and it says
13 other relevant and local groups.

14 MS. DOUGLAS: Yes.

15 CHAIRMAN HOOD: And I think you're
16 going to be represented, right? I guess from
17 what I'm hearing, Ms. Slayton, Sharita, is
18 going to be the representative from 7D.
19 You're going to have to have a representative
20 from 7A. And it looks -- from what I see
21 here, Chairman Douglas, you have one, two,
22 three, you have about seven community folks

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1 involved with this advisory group.

2 Once you start getting around 9,
3 11 and 15, you start having issues. And I
4 think from what I see here, you have a good
5 representation of the advisory groups. I
6 don't know what agreement you had, but I know
7 what was presented here tonight.

8 MS. DOUGLAS: Um-hum.

9 CHAIRMAN HOOD: And hopefully this
10 will work. From what I'm looking at, you have
11 Marshall Heights, you've got ANC-7A, 7D, so I
12 think you have a pretty good group without
13 having full -- all of ANC-7D on there.

14 MS. DOUGLAS: Uh-huh.

15 CHAIRMAN HOOD: So I think you are
16 working -- I think they are working in good
17 faith with that.

18 MS. DOUGLAS: Well, I'm not saying
19 they are not working in good faith. I'm just
20 saying that this is what they committed to do
21 that more or other persons could be involved.
22 I just wanted to get some clarification on

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1 that.

2 CHAIRMAN HOOD: Well, you're the
3 Chairperson and I'm sure they --

4 MS. DOUGLAS: Yes.

5 CHAIRMAN HOOD: -- will be making
6 sure that they work with you, because you have
7 a letter down here of support.

8 MS. DOUGLAS: Yes.

9 CHAIRMAN HOOD: For this project.

10 MS. DOUGLAS: Thank you. Oh, the
11 other concern, the water that runs under
12 Nannie Helen Burroughs Avenue, we do have
13 concerns about that. The water do get kind of
14 high and whatnot and with the housings being
15 built in that area, and I know you have the
16 rainfalls and the, what you call it, rain
17 barrels and all catching the water, but as you
18 know, what's going to happen to the other
19 water that comes under Nannie Helen Burroughs
20 Avenue, that's going to be a backup. That's
21 a concern, too, that the Commissioners do
22 have.

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1 We want to make sure that it don't
2 get overflow there.

3 CHAIRMAN HOOD: So what you are
4 saying is you have runoff right now and it
5 will runoff into the proposed project?

6 MS. DOUGLAS: Yes, yes. And that
7 was a concern that I think we share with Mr.--
8 with City Interest.

9 CHAIRMAN HOOD: Who did you share
10 that with?

11 MS. DOUGLAS: City Interest and
12 also --

13 CHAIRMAN HOOD: Mr. LoPiano?

14 MS. DOUGLAS: Yes, yes.

15 CHAIRMAN HOOD: Okay.

16 MS. DOUGLAS: And even the 1st
17 Stage and also in the 2nd.

18 CHAIRMAN HOOD: LoPiano, I'm
19 sorry.

20 MS. DOUGLAS: And the 2nd Phase
21 water make sure that everything was okay
22 there. Because as you know, sometime, I don't

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1 know if you drove over that way, we do have
2 backup. Maybe Mr. Chris might know. There is
3 a lot of backup. We just had a backup the
4 other day when we had the big rain.

5 CHAIRMAN HOOD: Yeah.

6 MS. DOUGLAS: So we just want to
7 make sure there is a safety issue that --

8 CHAIRMAN HOOD: Yeah.

9 MS. DOUGLAS: -- we will run into
10 that even with all the new traffic in there.
11 So that's --

12 MR. LOPIANO: But that's -- you
13 are speaking of the underpass under the
14 highway and the railroad bridge at Nannie
15 Helen Burroughs?

16 MS. DOUGLAS: Yes. I just said
17 Nannie Helen Burroughs.

18 MR. LOPIANO: Okay.

19 MS. DOUGLAS: At the time of the
20 trains --

21 MR. LOPIANO: Okay.

22 MS. DOUGLAS: But still the

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1 water --

2 MR. LOPIANO: All right. But
3 that's not -- that is several blocks from our
4 site.

5 CHAIRMAN HOOD: You told her,
6 that's a few blocks away. So we -- if it's a
7 few blocks away, I don't know how it would be
8 germane to this project.

9 MS. DOUGLAS: Well, we just had
10 concerns, because that is one of the concerns
11 that the community did have, and even though
12 it might seem a few blocks away, but it does
13 have some issues and concerns that need to be
14 addressed.

15 CHAIRMAN HOOD: So what you're
16 saying is from that water runoff would go down
17 to this project?

18 MS. DOUGLAS: Well, there is a
19 possibility that the community did have
20 concerns about relevance to that.

21 CHAIRMAN HOOD: Unfortunately, I
22 can't speak to that, but maybe we can get some

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1 clarification. Commissioner May?

2 COMMISSIONER MAY: Mr. Chairman,
3 you know, it's conceivable that the -- I don't
4 know anything about how the sewer system works
5 in that area. But it is conceivable that the
6 water that is being shed within that project
7 could have an impact on sewer lines and
8 overflows in other areas.

9 But I'm guessing if what we have
10 is actually water collecting in that area in
11 the street, it's not really a related problem.
12 And I would also say, having dealt with the
13 Water and Sewer Authority and the Department
14 of the Environment, they are going to make
15 sure that the rainwater that falls in this new
16 development is held on its site and released
17 into the sewer system at a gradual enough rate
18 that it does not impact the neighborhood
19 problem.

20 In fact, again, knowing the way DC
21 WASA works and the Department of the
22 Environment works, they are going to try to

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1 make the overall sewer loading issue a lot
2 better as a result of this project. It's
3 likely to improve rather than get worse.

4 MS. DOUGLAS: Mr. May, with all
5 due respect, but that's what we're hoping for,
6 a better improvement, because they had
7 promised a pump for the runoff for several
8 years and it has not happened. So --

9 COMMISSIONER MAY: Who promised
10 the pump?

11 MS. DOUGLAS: Well, what you call
12 DDOT and all the rest of them, so another
13 organization.

14 COMMISSIONER MAY: Okay.

15 MS. DOUGLAS: But it has not gone
16 anywhere yet and that was some concerns that
17 the Commissioners had and the community had.
18 I just wanted to make sure that it didn't have
19 that, because the traffic do backup and it's
20 really -- it will affect the new development
21 once they start to -- being developed and the
22 traffic start coming in. And as you know,

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1 they also doing renovation there, too, so
2 that's a concern that needs to be looked at
3 coming out from eastern.

4 CHAIRMAN HOOD: I know exactly
5 what you're talking about. This is going on
6 for years.

7 MS. DOUGLAS: Yes, yes.

8 CHAIRMAN HOOD: I know exactly
9 what you are talking about.

10 MS. DOUGLAS: Yes, yes.

11 CHAIRMAN HOOD: Yeah, that's a
12 little ways away. But I would encourage you
13 to continue to work with --

14 MS. DOUGLAS: Right, right.

15 CHAIRMAN HOOD: -- DDOT and also
16 your Council Member --

17 MS. DOUGLAS: Right.

18 CHAIRMAN HOOD: -- and try to get
19 that resolved. That's been going on for a
20 long time.

21 MS. DOUGLAS: Yes, yes, um-hum.

22 CHAIRMAN HOOD: Okay. I now know

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1 where it is.

2 MS. DOUGLAS: Yes, yes, yes, okay.
3 Thank you.

4 CHAIRMAN HOOD: Do you have any
5 other cross examination questions?

6 MS. DOUGLAS: Well, with that big
7 smile you just gave me made me think that I
8 think everything is coming along fine.

9 CHAIRMAN HOOD: Oh, is that what--
10 that's what it takes?

11 MS. DOUGLAS: Yeah, I think so. I
12 know Chris be kind of looking kind of tense
13 and all, but I just wanted to make sure that
14 we all are on the same accord and that -- with
15 the community and have the same, you know,
16 commitments that we do. And I know he has
17 been working hard and we've been going back
18 and forth to make sure that things are being
19 done. Not that we're being hard on one
20 another, but just want to make sure that
21 everything is smooth and working together,
22 because he has been very helpful.

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1 CHAIRMAN HOOD: Okay.

2 MS. DOUGLAS: And I just wanted to
3 say yeah, he is very helpful, even though we,
4 you know --

5 CHAIRMAN HOOD: That's fine,
6 that's fine.

7 MS. DOUGLAS: It is.

8 CHAIRMAN HOOD: We're going to
9 bring you back up for your testimony.

10 MS. DOUGLAS: All right. Thank
11 you so much.

12 CHAIRMAN HOOD: Okay. All right.
13 Thank you very much and all the hard work you
14 do. We'll hear from you very shortly.

15 Next, we will go to the Office of
16 Planning.

17 MR. MORDFIN: Good evening. I'm
18 Stephen Mordfin with the Office of Planning.
19 This application was set down by the
20 Commission in January of 2008. Both the
21 Commission and the Office of Planning had
22 several issues at set down that the applicant

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1 has since addressed as follows:

2 (1) An updated plan of the entire
3 PUD was submitted, including the revised
4 layout.

5 (2) A letter documenting that the
6 Office for the Deputy Mayor for Planning and
7 Economic Development has committed money
8 toward the construction of the pedestrian
9 overpass was submitted in addition to the
10 commitment from the applicant.

11 (3) Drawings depicting elevations,
12 proper dimensions and materials were
13 submitted.

14 (4) Additional information was
15 provided as to why most of the row house rear
16 yards will be used for parking. If the rear
17 yards are used as open space, access to
18 parking will be shifted to the front, which is
19 a less desirable solution. Also, many of the
20 row houses come with an option for private
21 balconies.

22 (5) An explanation as to how 20

1 percent of the residential units will be set
2 aside for affordable housing and was
3 submitted. The applicant has stated that 50
4 of their row houses will be reserved for
5 households earning 93 percent of AMI and the
6 Office of Planning suggests that these row
7 houses be made available to households also
8 earning 80 percent of AMI.

9 And (6) the applicant provide an
10 analysis for the feasibility providing
11 vehicular access from Benning Road concluding
12 that such access was not possible. DDOT in a
13 memo dated June 9, 2008 stated that it
14 supports the connection to Benning Road if and
15 when the issue of the right-of-way is
16 resolved.

17 And (7) a street layout plan was
18 submitted providing additional buffering of
19 the PEPCO Power Plant along the southwest side
20 of Foote Street.

21 Therefore, the Office of Planning
22 recommends that the application be approved

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1 and the Office of Planning is available for
2 questions. Thank you.

3 CHAIRMAN HOOD: Thank you, Mr.
4 Mordfin. Let me just ask you, you heard the
5 discussion about the 54 with 93 percent AMI.
6 Is that still part of the conditional
7 approval? Your last -- in your report on page
8 19 of 19, "The Office of Planning recommends
9 this application be approved, subject to
10 additional information or commitment to 80
11 percent of AMI for the 50 row houses dedicated
12 to work force housing and additional
13 information about the market rate value."

14 Is that still part of the
15 conditional approval?

16 MR. LAWSON: Good evening, Mr.
17 Hood, Chairman Hood, my name is Joel Lawson
18 from the Office of Planning for the record.

19 CHAIRMAN HOOD: Mr. Lawson?

20 MR. LAWSON: I'm certainly not the
21 expert on affordable housing for the District,
22 but I'll try to address that to some extent.

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1 I think that we had a number of concerns with
2 the 93 percent. The first one gets to what
3 the applicant brought up and that's just
4 getting to kind of what the standard is.

5 And I understand the applicant is
6 saying that it is actually not 93 percent.
7 It's somewhere between 80 and 120 percent. I
8 think that as part of a State 2 PUD, we would
9 actually expect that to be defined. We
10 understand that the 1st Stage PUD allowed a
11 range of housing of 80 to 120 percent.

12 I think it was our anticipation
13 that as part of the 2nd Stage PUD as
14 individual PUDs came forward, we would have
15 that defined, because as the applicant very
16 readily points out, there is a great deal of
17 difference between affordable housing provided
18 at 80 percent, work force housing provided 80
19 percent or 120 percent. So we did anticipate
20 that that number would be defined and agree
21 that it should be somewhere between that 80
22 and 120 percent.

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1 We don't know how a program of 93
2 percent affordability would be administered.
3 I think we have a better sense now that
4 actually it's not the applicant's intent that
5 they would be administered at 93 percent, but
6 we're still not clear on exactly how that is
7 going to happen.

8 Certainly, the District has no
9 process that I know of, no administration
10 process that I know of that administers
11 housing at 93 percent AMI.

12 So I think it gets down to just,
13 you know, needing a bit more clarity on the
14 certainty of the amount, which we would expect
15 is part of the 2nd Stage PUD. The standard,
16 what that standard is going to be.

17 And then thirdly, it gets down to
18 a question of the mix of units themselves.
19 Again, normally it's part of a PUD we like to
20 see, although I don't -- although I don't
21 think that the PUD specifically called out,
22 the 1st Stage PUD, that a certain number of

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1 the townhouse units would be available at
2 affordable versus work force.

3 The Commission in the past like to
4 see a mix of affordability spread throughout
5 a PUD project. In this case, we are seeing
6 all of the affordable units in the senior
7 housing complex, which we applaud that they
8 are providing those affordable units. And
9 that we're seeing all of the work force
10 housing being provided in the row house units
11 and again without really a clear sense of what
12 the level of affordability will actually be
13 once those units are provided, other than that
14 they will be somewhere between 80 and 120
15 percent.

16 And right now, it sounds like it's
17 somewhere around 93 percent. And so those
18 were our concerns with it. We still think
19 this is a really laudable project. We think
20 this is still -- this project is still
21 providing a really good standard for the
22 provision of work force and affordable

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1 housing. It was just a question of getting
2 that level of certainty and
3 administratability, if that's a word.

4 CHAIRMAN HOOD: What we will do
5 is, unless my colleagues differ, is ask for
6 the applicant -- we have heard the concerns
7 both ways and that's why I asked the question.
8 And I know Office of Planning has. Let's try
9 to find some -- get some clarification, Mr.
10 Feola, on that before we do proposed action.
11 Okay.

12 Any other questions of the Office
13 of Planning? Okay. Does the applicant have
14 any cross examination, Mr. Feola?

15 MR. FEOLA: Thank you, Mr. Chair.
16 I have just have one.

17 CROSS EXAMINATION

18 MR. FEOLA: I think Mr. Mordfin
19 indicated there was a DDOT report dated June
20 9th? Is that in the record? When did it get
21 in the record?

22 CHAIRMAN HOOD: I saw a series of

1 DDOT sheets somewhere.

2 MR. MORDFIN: I received it. It's
3 addressed to the Office of Zoning dated June
4 9th. I received it today.

5 MR. FEOLA: Okay. We'll get it
6 from the record.

7 CHAIRMAN HOOD: We'll make sure
8 you -- okay. Anything else? That's it?
9 Okay. Chairman Douglas, do you have any cross
10 examination of the Office of Planning?

11 MS. DOUGLAS: Some of what I was
12 going to ask has been answered.

13 CHAIRMAN HOOD: Oh, so he answered
14 your questions. Okay. All right. Mr.
15 Mordfin, Mr. Lawson, you're all doing a good
16 job then, you answered Ms. -- Chairman
17 Douglas' questions. Okay. Let's move right
18 along.

19 I'll mention that we have a DDOT
20 report, as stated, so noted. We also have a
21 letter from Watts Branch Community Alliance,
22 Dennis Chestnut, in support, also from the

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1 Deputy Mayor, Neil Albert, in support, and
2 from the Honorable Yvette M. Alexander,
3 Council Member Ward 7 also in support.

4 And that was all I think I have.
5 Okay. Chairman Douglas, if you can come up
6 and give us your ANC presentation?

7 MS. DOUGLAS: We will be saying
8 we're in support of the records that you just
9 read off to -- was that in support of the
10 Parkside?

11 CHAIRMAN HOOD: Yes, they are in
12 support of Zoning Commission Case No. 05-28A,
13 which is in support of the Parkside Townhomes
14 and Senior Buildings.

15 MS. DOUGLAS: Okay. I just want
16 to get some clarifications. I was getting
17 confused with the 08-18, too, so I know that
18 that is part of a concern that we had met on.
19 So it was kind of like I was just being
20 concerned about that.

21 CHAIRMAN HOOD: Okay.

22 MS. DOUGLAS: That we spoke

1 earlier.

2 CHAIRMAN HOOD: Okay. Are they in
3 support of this case?

4 MS. DOUGLAS: Yeah, okay, great.

5 CHAIRMAN HOOD: Okay.

6 MS. DOUGLAS: That's good.

7 CHAIRMAN HOOD: I'm sorry for not
8 being -- you actually helped me, because
9 that's -- you are right, I should have cleared
10 exactly what they are in support of.

11 MS. DOUGLAS: Thank you.

12 CHAIRMAN HOOD: Thank you.

13 MS. DOUGLAS: Um-hum. I just
14 wanted to say as the Advisory Neighborhood
15 Commission, the ANC-7D, the Chairman, and on
16 behalf of the ANC-7D, I would like to express
17 our support and strong endorsement for the
18 Parkside 2nd Stage Planned Unit Development,
19 PUD, and Zoning Map Amendment at a duly noted
20 public meeting of the ANC-7D on May 13, 2008,
21 with a quorum present, those Commissioners
22 present voted unanimously 4-0 in favor of

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1 supporting the 2nd Stage Parkside PUD
2 application, Case No. 05-28A, which includes
3 affordable 98 units, apartment building and
4 112 townhouses or homes.

5 The Commissioners Sharita Slayton,
6 7D02, Rick Tingling-Clemmons, 7D05, Tony
7 Scurry, 7D06, Dorothy Douglas, 7D03 were
8 present and all voted in favor of supporting
9 the 2nd Stage Parkside PUD application.

10 Over the past year, the
11 development team made a strong effort to
12 inform the community of its plans and seeks
13 consensus and buy-in from the ANC-7D. They
14 presented to the ANC-7D four times, November
15 the 13th, February the 12th, April the 8th, May
16 13th at our regular monthly meeting.

17 Also, we support the project
18 because it will provide housing and jobs for
19 Ward 7 residents and is a crucial piece of the
20 ongoing of Ward 7. So and that was the second
21 notice that we sent in, but the first one sent
22 in was on -- was stamped. So that was follow-

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1 up on the other support.

2 And the first one was to you
3 again, Mr. Hood, that on behalf of the ANC-7D,
4 the Commissioners voted that the Chairperson
5 Dorothy Douglas of 7D will be testifying at
6 the Zoning Commission about the Case No. 05-
7 28A. And the Advisory Neighborhood Commission
8 7D met on May 13 at a regular meeting
9 scheduled meeting and gave public notice.

10 The Commissioners also voted
11 unanimately in support of the above-mentioned
12 Case 05-28A to develop the 2nd Phase Stage.
13 The property is in the Parkside neighborhood
14 of Ward 7. The development is planning to
15 develop a senior citizen facility on the
16 property and 120 townhousings. And as you
17 see, the attachment with our City Interests,
18 our date of commitment, what you read earlier
19 and that was from City Interests, because we
20 asked them to submit.

21 They submitted their commitments
22 to us, but it wasn't on letterhead and they

1 did do that, and that was stamped and sent
2 also on, I think, June the 6th. And it was
3 clocked in by your office.

4 And I just want to say thank you
5 so much and Mr. LoPiano and his staff and hope
6 to continue to work with him.

7 CHAIRMAN HOOD: Okay. Thank you
8 very much, Chairman Douglas. It looks like
9 you all are going to still be having some
10 dialogue from the conversation that happened
11 earlier.

12 MS. DOUGLAS: Yes.

13 CHAIRMAN HOOD: And I would
14 encourage you to continue that as we move
15 forward. Let me ask my colleagues, any
16 questions of Chairman Douglas? Does the
17 applicant have any questions?

18 MR. FEOLA: No, sir.

19 CHAIRMAN HOOD: Okay. Thank you
20 so much and you're always involved with the
21 issues that are going on in your neighborhood
22 and we appreciate your testimony and your

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1 time.

2 MS. DOUGLAS: Thank you so much.

3 CHAIRMAN HOOD: Okay. Okay. Do
4 we have any -- we don't have any witnesses
5 that have signed up, so therefore, I would
6 suggest, I'm not going to assume, but I will
7 suggest that no one is here in opposition or
8 support. Is there anyone who would like to
9 testify, organizations or persons in support?
10 Organization or person in opposition?

11 Closing remarks by the applicant.

12 MR. FEOLA: Thank you, Mr.
13 Chairman. This project, as you have heard,
14 has been the culmination of almost three years
15 of community planning. And its implementation
16 will further an extraordinary amount of public
17 policy as it affects both the Anacostia
18 Watershed and Ward 7.

19 It includes complete consistency
20 with the Anacostia Waterfront Initiative,
21 complete conformance with the city's
22 Comprehensive Plan. It is, as you have seen

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1 from letters, supported by the Smart Growth
2 Alliance. It is the epitome of smart growth
3 development at a Metro Station.

4 It has an extraordinary amount of
5 affordable housing. Your own regulations for
6 a site -- for a project like this would
7 require 10 percent of affordable housing.
8 This has 20 percent of affordable housing and
9 another 20 percent of work force housing,
10 something that you have heard that this
11 community wants to see, because there is so
12 much assisted housing in the area.

13 We think this project hits it on
14 all cylinders, notwithstanding some people's
15 aesthetic as to what the exact design of the
16 townhouses should be. It is going to meet a
17 green community standard for environmental
18 soundness and it's going to have virtually
19 everything that this Commission and this city
20 wants to see in a development.

21 We would urge your approval. We,
22 obviously, know there are things that you

1 would like to see from us to complete the
2 record, but we hope you take it under
3 advisement when you get those items and we ask
4 you for your approval of that. Thank you.

5 CHAIRMAN HOOD: Okay. Thank you,
6 Mr. Feola. And let's see if we can get some
7 dates.

8 MS. SCHELLIN: For the additional
9 documents have those by June 30th, just two
10 weeks from today?

11 MR. FEOLA: Absolutely. Yes.

12 MS. SCHELLIN: And that would
13 allow the ANC and the Office of Planning to
14 make any responses thereto by July 7th, both
15 days being due by 3:00 p.m. and also, if the
16 applicant and the ANC would like to provide
17 draft findings of facts, conclusions of law,
18 they would be due July 7th. And then we can
19 put this on our July agenda, July 14th.

20 CHAIRMAN HOOD: Ms. Schellin and
21 Mr. Feola, let's go over what we have asked
22 for.

1 MS. SCHELLIN: I may need some
2 help with this list. The downspouts that Mr.
3 May was talking about, it sounded like if they
4 were going to be used on the front of the
5 houses, they should be shown on the plans.

6 MR. FEOLA: Yes.

7 MS. SCHELLIN: Along with the 4 x
8 8 tree boxes, if used, they need to be shown
9 on the plans.

10 MR. FEOLA: Yes.

11 MS. SCHELLIN: I know he wasn't
12 happy with the 8 x 16 block frontage on the
13 townhomes, but I don't know that there was any
14 commitment to make any changes there.

15 COMMISSIONER MAY: I would leave
16 that up to --

17 MR. FEOLA: We can look at that.

18 MS. SCHELLIN: Okay.

19 COMMISSIONER MAY: And any other
20 comments on the development of the facade as
21 well, I mean, the comments about
22 simplification.

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1 MS. SCHELLIN: Right, that was my
2 next one. Simplification of the facade, too
3 many materials, maybe use hardy plank or wood
4 for the trim instead of the painted PVC pipe.
5 As far as the affordable units, where are they
6 going to be located and exactly what is the
7 AMI amount that they are going for?

8 So we need some clarity on that.
9 And the only other thing that I had was a
10 comment from Mr. May that the -- some windows
11 looked out of place and I kind of missed it
12 from that point.

13 MR. FEOLA: I think we understand
14 what that comment is.

15 COMMISSIONER MAY: Yeah.

16 MR. FEOLA: It's part of the
17 facade. We'll take a look at that.

18 CHAIRMAN HOOD: And what would be
19 helpful to me --

20 MS. SCHELLIN: And I'm sorry,
21 Chairman Hood?

22 CHAIRMAN HOOD: Sure.

1 MS. SCHELLIN: Just to clarify,
2 that's affordable and work force. Okay.

3 CHAIRMAN HOOD: I don't know if we
4 can do this, but, you know, I'm still
5 grappling with the character of the overall
6 development. And that's one of the reasons
7 that I wouldn't push anything to move forward
8 tonight, because I wouldn't want it to fail.
9 I'm still not comfortable with that.

10 And maybe again, it may be me
11 getting used to it, maybe I need to go back by
12 Lustine, which I won't, not for this purpose,
13 but if something could -- even just one
14 rendering showing me something a little more
15 clear exactly how it's going to look, because
16 it even looked kind of faint in the picture.
17 And the picture is worth a thousand words,
18 okay?

19 All right. Anything else? And
20 let me again thank the -- hopefully you all
21 have at least a page of information for this
22 evening. And we wish you well and successful

1 and hopefully I can come back down one day and
2 see some of you all doing some of this type of
3 work.

4 So again, I thank everyone for
5 their participation tonight and this hearing
6 is adjourned.

7 (Whereupon, the Public Hearing was
8 concluded at 9:40 p.m.)

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