

GOVERNMENT  
OF  
THE DISTRICT OF COLUMBIA

+ + + + +

ZONING COMMISSION

+ + + + +

PUBLIC HEARING

+ + + + +

IN THE MATTER OF:  
  
EYA, LLC AND THE MISSIONARY  
SOCIETY OF SAINT PAUL  
THE APOSTLE

||  
|| Case No.:  
|| 07-27  
||

Thursday,  
July 17, 2008

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

The Public Hearing of Case No. 07-27 by the District of Columbia Zoning Commission convened at 6:30 p.m. in the Office of Zoning Hearing Room at 441 4<sup>th</sup> Street, N.W., Washington, D.C., 20001, Anthony J. Hood, Chairperson, presiding.

ZONING COMMISSION MEMBERS PRESENT:

- ANTHONY J. HOOD, Chairman
- GREGORY N. JEFFRIES, Vice Chairman
- CURTIS L. ETHERLY, Commissioner
- MICHAEL G. TURNBULL, Commissioner (OAC)
- PETER G. MAY, Commissioner (NPS)



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

2 6:35 p.m.

3 CHAIRMAN HOOD: Okay. Good

4 evening, ladies and gentlemen. This is the  
5 Public Hearing of the Zoning Commission of the  
6 District of Columbia for Thursday, July 17,  
7 2008. My name is Anthony J. Hood. Soon to be  
8 joining us or expected to join us are Vice  
9 Chairman Jeffries and also joining us tonight  
10 are Commissioner Etherly and Commissioner  
11 Turnbull. We are also joined by the Office of  
12 Zoning staff, Ms. Donna Hanousek, Office of  
13 Planning staff, Mr. Lawson and Mr. Jackson.

14 This proceeding is being recorded  
15 by a Court Report and is also webcast live.  
16 Accordingly, we must ask you to refrain from  
17 any disruptive noises or actions in the  
18 hearing room.

19 The subject of this evening's  
20 hearing is Zoning Commission Case 07-27. This  
21 is a request of EYA, LLC, St. Paul's College  
22 for approval of consolidated PUD-related Map

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1 Amendment for property located at 3648.

2 Notice of today's hearing was  
3 published in the DC Register on May 16, 2008.  
4 Copies of the announcement are available to my  
5 left on the wall near the door.

6 This hearing will be conducted in  
7 accordance with the provisions of 11 DCMR 3022  
8 as follows: Preliminary matters, applicant's  
9 case, in this case they will have 40 minutes,  
10 report of the Office of Planning, report of  
11 other Government agencies, report of ANC-5C,  
12 organizations and persons in opposition,  
13 organizations and persons in support, rebuttal  
14 and closing by the applicant.

15 And I did read that in reverse.  
16 Support will go first and opposition will go  
17 second.

18 The following time constraints  
19 will be maintained in this meeting. Again, as  
20 I stated, the applicant 40 minutes,  
21 organizations 5 minutes, individuals 3  
22 minutes. The Commission intends to adhere to

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1 time limits as strictly as possible in order  
2 to hear this case in a reasonable period of  
3 time. The Commission reserves the right to  
4 change the time limits for presentations, if  
5 necessary, and notes that no time shall be  
6 ceded.

7 All persons appearing before the  
8 Commission are to fill out two witness cards.  
9 These cards are located to my left on the  
10 table near the door. Upon coming forward to  
11 speak to the Commission, please, give both  
12 cards to the reporter sitting to my right and  
13 take a seat at the table.

14 When presenting information to the  
15 Commission, please, turn on and speak into the  
16 microphone, first, stating your name and home  
17 address. When you are finished speaking,  
18 please, turn your microphone off, so that your  
19 microphone is no longer picking up sound or  
20 background noise.

21 The decision of the Commission in  
22 this case must be based exclusively on the

1 public record. To avoid any appearance to the  
2 contrary, the Commission requests that persons  
3 present not engage the Members of the  
4 Commission in conversation during any recess  
5 or at any time.

6 The staff will be available  
7 throughout the hearing to discuss procedural  
8 questions. Please, turn off all beepers and  
9 cell phones, at this time, so not to disrupt  
10 these proceedings.

11 Would all individuals wishing to  
12 testify, please, rise to take the oath? Ms.  
13 Hanousek, would you, please, administer the  
14 oath?

15 (Whereupon, the witnesses were  
16 sworn.)

17 CHAIRMAN HOOD: Okay. At this  
18 time, the Commission will consider any  
19 preliminary matters. Ms. Hanousek?

20 MS. HANOUSEK: Yes. There are a  
21 few preliminary matters. There is no longer  
22 a party in opposition. We have received the

1 Affidavit of Maintenance and it is in order.  
2 And then there is the issue of the ANC  
3 requesting a waiver of the rule of --  
4 requiring them having their comments in within  
5 seven days of the hearing and their wanting to  
6 postpone that until after their September  
7 meeting.

8 CHAIRMAN HOOD: Okay. Thank you.  
9 Thank you very much, Ms. Hanousek. I think we  
10 can deal with the latter, the ANC issue when  
11 we get to the ANC report. And everything  
12 else, I think, it's okay for us to move  
13 forward.

14 The opposition, colleagues, we  
15 will not have to decide on whether or not we  
16 are going to decide on a party issue, as Ms.  
17 Hanousek has already stated. And the  
18 Maintenance of Posting has been done.

19 Okay. With that, Mr. Feola?

20 MR. FEOLA: Mr. Chairman, we have  
21 one preliminary matter.

22 CHAIRMAN HOOD: Okay.

1 MR. FEOLA: On behalf of the  
2 applicant and that is to ask the Commission to  
3 consider two of our witnesses or three of our  
4 witnesses as experts in their respective  
5 fields.

6 In our June 30<sup>th</sup> submission to the  
7 Commission, in Tab G, as in George, the first  
8 individual is Jack McLaurin of the Lessard  
9 Group, the project's architect. He has been  
10 recognized as an expert before this Commission  
11 as recently as a couple of weeks ago.

12 The second one is Ms. Jami  
13 Milanovich as a transportation traffic  
14 engineer with Wells and Associates. I believe  
15 Ms. Milanovich has also been before this  
16 Commission as an expert. Her resume is also  
17 in Tab G.

18 And finally, Mark Morelock of -- a  
19 civil engineer with the VIKA Firm. I don't  
20 know if Mr. Morelock has testified before this  
21 Commission or not directly. If you are  
22 interested, we can ask him, but his resume is

1 also attached.

2 CHAIRMAN HOOD: Okay. Mr. Feola,  
3 I think we can dismiss with at least two  
4 relatively quickly, as already stated. Mr.  
5 McLaurin, actually, we just decided another  
6 case with Mr. McLaurin. I think it was on  
7 Monday or sometime real recent and also, Ms.  
8 Milanovich have already been proffered as  
9 experts. Unless my colleagues have any  
10 concerns about those two?

11 Now, Mr. Morelock, civil engineer,  
12 I have looked at his resume. As was stated,  
13 it's behind G. Does any of my colleagues have  
14 any concerns? Any questions you want to ask?  
15 So he would be proffered also as an expert.

16 MR. FEOLA: Thank you.

17 CHAIRMAN HOOD: We can go ahead  
18 and proceed.

19 MR. FEOLA: Thank you, Mr.  
20 Chairman. For the record, my name is Phil  
21 Feola with the Law Firm of Pillsbury Winthrop  
22 Shaw Pittman and we are here on behalf of the

1 Missionary Society of Saint Paul the Apostle  
2 and EYA, LLC, the co-applicants in this case.

3 We are seeking a PUD approval and  
4 corollary map, Zoning Map Amendment, from the  
5 R-5-A to the R-5-B Zone District for a portion  
6 of the St. Paul's College at 4<sup>th</sup> Street, N.E.,  
7 in Ward 5.

8 The project and a brief overview  
9 is a 237 for sale townhome project design in  
10 an environmentally sensitive manner preserving  
11 large lots of open space and existing mature  
12 trees. It follows closely the tenants of the  
13 Smart Growth and Good Urban Design principles  
14 that this Commission has heard many times in  
15 the past.

16 What we intend to show here  
17 tonight is that the project is completely  
18 consistent with the District's Comprehensive  
19 Plan. It satisfies the requirements of  
20 Chapter 24 of the Zoning Regulations and it  
21 will have little or no negative impact on the  
22 surrounding neighborhood and the District of

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1 Columbia.

2 We have five direct witnesses and  
3 we may only have four, because I'm going to  
4 apologize ahead, unless he gets here in time,  
5 Father Frank Desiderio, who is a principal  
6 with the Polish Fathers, unfortunately had to  
7 preside at a funeral for a family member today  
8 in Brooklyn. The last check with him, he was  
9 about 45 minutes away in his car on his way  
10 here, so I would ask the Commission's  
11 indulgence if he gets here late to let him  
12 speak a little bit out of turn, since he  
13 represents the property owner.

14 With that, I would like to ask our  
15 first witness, Mr. Robert Youngentob, a  
16 principal and one of the co-founders of EYA to  
17 lead us through the process.

18 MR. YOUNGENTOB: Great. Thank  
19 you.

20 MR. FEOLA: Ms. Hanousek, I  
21 thought he was going to ask to turn the lights  
22 down.

1                   MR. YOUNGENTOB: Chairman Hood and  
2 Members of the Commission, for the record, my  
3 name is Bob Youngentob and I'm President of  
4 EYA. I'm just going to take a couple of  
5 minutes. I hope most of you are familiar with  
6 EYA and our work, but I would like to take a  
7 couple minutes just to give you a brief  
8 background on the company.

9                   We have been in business as a  
10 specialist in urban residential development  
11 for, approximately 16 years. In that period  
12 of time, we have delivered about 3,500 homes  
13 in 26 different communities throughout the  
14 Washington area.

15                   We are very proud of the fact that  
16 we have won over 180 local and national awards  
17 and our company is made up of professionals in  
18 all aspects of the development. We do all our  
19 own planning and design work, working closely  
20 with the Lessard Group. We do our own  
21 construction and we also have a fully  
22 integrated sales operation as well.

1           Our development philosophy is  
2 really centered around types of development  
3 like Saint Paul's tonight. Everything we have  
4 done is either transit-oriented or focused on  
5 Smart Growth and we really, I think, are one  
6 of the pioneers of Smart Growth before the  
7 word or the terminology was even coined.

8           We have also done a number of  
9 mixed-use and mixed-income developments and we  
10 also believe we have a very strong community  
11 orientation as evidenced by the Aurora Award,  
12 which we won from the Capital Hill Civic  
13 Association for our work at Bryant School.

14           As a company, too, we also have a  
15 very strong corporate commitment to the  
16 District of Columbia. We have developed in a  
17 very wide range of communities throughout the  
18 District in a number of different wards, in a  
19 number of different locations.

20           We are working with the District  
21 on a number of public/private partnerships as  
22 well having been selected for the McMillan

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1 Reservoir site also in this general vicinity,  
2 as well as working with DCHA on the Arthur  
3 Capper Carrollsburg Redevelopment.

4 And lastly, from a community  
5 involvement standpoint, we were very involved  
6 in the original buff and scrub program. We're  
7 actually underway now at the elementary  
8 school, Shaed Elementary, in this particular  
9 neighborhood, as well as my partner, Terry  
10 Aiken, was one of the founders of D.C. Prep,  
11 which is also located, a charter school, in  
12 this neighborhood.

13 We do a number of things  
14 throughout the company, basically, involving  
15 everybody in the organization within the  
16 District of Columbia.

17 The next slide I'm going to show  
18 you is basically just a map of our projects  
19 that we have completed over our history.  
20 Again, you can sense -- you can see the  
21 orientation all within the Beltway in all the  
22 different Metro jurisdictions, but a number of

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1       them within the District of Columbia, and  
2       again focused on either Metro accessibility,  
3       walking distance to Metro or some other type  
4       of transit-oriented or Smart Growth  
5       development.

6               I'm going to show you just a  
7       couple of pictures of some of the projects  
8       that we have completed. I mentioned Bryant  
9       School at 14<sup>th</sup> and Independence and South  
10       Carolina up on Capitol Hill. This was a  
11       project of 38 townhomes in 20 condominiums.  
12       It was actually purchased from the District  
13       from the School Department, where we were --  
14       basically took an old school, rehabilitated  
15       the school and then redeveloped the  
16       surrounding school yards into an award winning  
17       townhome and condominium community.

18               The next project is Harrison  
19       Square, which is 98 townhomes at 13<sup>th</sup> and V  
20       Streets. We were one of the first to go into  
21       the U Street corridor and help revitalize that  
22       area and very proud of the way not only the

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1 development turned out, but also as it served  
2 as a catalyst for much of the future  
3 development that occurred in the U Street  
4 corridor.

5 I also mentioned the Capitol  
6 Quarter development which is, approximately,  
7 300 row homes and public housing units located  
8 near the new baseball stadium, which is under  
9 construction now. This is a joint venture  
10 public/private partnership working with DCHA  
11 and it's a mix of 212 market rate of work  
12 force housing units and 111 public housing  
13 units.

14 And then lastly, I'm just -- as  
15 examples of our work, Capitol Square, which is  
16 at 7<sup>th</sup> and G Street, S.W., 93 townhomes near  
17 the Main Avenue Waterfront, which is currently  
18 also under redevelopment. We're going to skip  
19 this section. Really, this is kind of an  
20 overview of the Paulists, their history, why  
21 they decided to develop their property, their  
22 process that they took through and also kind

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1 of the relationship that we have had working  
2 with them and their goal and kind of history  
3 within the Brookland community.

4           Hopefully, they will be here to be  
5 able to deliver this directly. If not, then  
6 we will be able to jump in and kind of fill  
7 this -- fill you in on this. Because I think  
8 this is an important part of the history and  
9 story of why we are here tonight. Thank you  
10 very much.

11           MR. FEOLA: Thank you. Mr.  
12 Chairman, our next witness is Jack McLaurin,  
13 who is going to walk us through the site plan  
14 and the architecture. Mr. McLaurin?

15           MR. McLAURIN: Thank you very  
16 much. Good evening. Again, my name is Jack  
17 McLaurin with the Lessard Group. And I  
18 appreciate the opportunity to be here tonight.  
19 These are some images of the property as it  
20 exists today. And I will refer to some of  
21 these areas later on and some of the  
22 architecture, but I just wanted to give you an

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1 idea.

2 This is a view from 4<sup>th</sup> Street.  
3 This is a statuary around the original formal  
4 part of the school and then this is an  
5 addition back here on the back hand side  
6 there. So it's a wonderful Gothic structure  
7 that we really tried to respect in the rest of  
8 the process.

9 The first thing I would like to do  
10 is orient you to the location of the site.  
11 North being the top of the slide. This is the  
12 boundary of the entire Paulist property as it  
13 exists today. 4<sup>th</sup> Street running north/south.  
14 North Capitol is over here. Michigan Avenue  
15 running sort of northeast this way.

16 This is the Brooklyn Catholic  
17 University Metro, which is about four blocks  
18 away, so we're going to be talking a lot about  
19 some of the principles of New Urbanism and  
20 Smart Growth, which relate to the proximity of  
21 the Metro. Catholic University to the north.  
22 Trinity directly across the street.

1 Washington Hospital Center.

2 The site is immediately bounded by  
3 predominantly residential uses on the south  
4 and on the east towards 7<sup>th</sup> Street. But there  
5 is also other various Catholic institutions.  
6 We have the Conference of -- United States  
7 Conference of Bishops here on the north. We  
8 have the Redemptorists directly to the east.  
9 And the Dominicans sort of to the northeast  
10 over here.

11 But the rest of the site is really  
12 bounded exclusively by single family row  
13 homes. There are a couple small apartment  
14 buildings.

15 What I would like to do now is  
16 just briefly talk about some of the planning  
17 principles that went into the design of the  
18 site itself. And the first one is  
19 compatibility. We really tried to come up  
20 with a plan that was compatible with the  
21 surrounding neighborhood. And I mentioned  
22 predominantly the single family row homes, but

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1 also some of the Catholic institutions.

2 But we have located the  
3 development, the new construction, the site is  
4 about 20 acres I should mention. The Paulist  
5 property is about 20 acres. And the  
6 application covers 10.25 acres, which is  
7 pretty much what you see here around this  
8 road.

9 You will see a property line kind  
10 of running right between the road here. But  
11 we have -- on the northeast, the east side and  
12 the south is where we have located the new  
13 development which is exclusively new single  
14 family for sale row homes. There are no  
15 condominiums or rental or multi-family. This  
16 is all single-family attached row homes.

17 And we have located them to be  
18 compatible with the surrounding neighborhood  
19 from -- not only from a circulation, the  
20 location of the development standpoint, but  
21 also height, scale and massing for compatible  
22 uses, residential uses, single-family homes.

1                   Scale-wise, we are very  
2 compatible. We are anywhere from 2.5 stories  
3 up to 3.5 stories. And I'll get into the  
4 heights a little bit later on. Connectivity  
5 was also a very strong planning principle for  
6 us. As you may know right now, 5<sup>th</sup> Street, 6<sup>th</sup>  
7 Street, Hamlin, Jackson, these are all dead  
8 end streets right now. And it was our goal to  
9 extend the existing street grid and start to  
10 connect into the neighborhood.

11                   None of these streets will be  
12 gated. Everything will be completely open, so  
13 we're -- what we're trying to do as a part of  
14 compatibility is extend the existing  
15 neighborhood today and extend these street  
16 grids and eliminate the dead ends. Every time  
17 I have been over there, you know, you have to  
18 kind of work these sequetist dead ends. So  
19 hopefully this is going to be a nice  
20 connection to the surrounding neighborhood.

21                   But then also, we tried to utilize  
22 Smart Growth principles. A lot of projects

1 you have seen deal with new urban techniques,  
2 which are certain prevalent on this site. All  
3 our homes are located or accessed with  
4 garages, either one or two car garages that  
5 are accessed from the rear lanes, so we keep  
6 our front doors off the street and result in  
7 a more walkable neighborhood.

8 Back to connectivity and  
9 compatibility, some of our Smart Growth  
10 principles deal with the walkability of our  
11 neighborhood, but also into the surrounding  
12 neighborhoods. Our streetscapes are  
13 consistent. All new construction, but they  
14 are consistent. So we feel like we have  
15 really worked with a lot of Smart Growth  
16 principles.

17 Clustering the development and  
18 compacting the development at a certain  
19 density allows us to maintain consolidated  
20 open spaces. I'll discuss a little bit  
21 further a large portion of the new homes have  
22 their own private open spaces at different

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1 varying degrees, but then we have a lot of  
2 consolidated open space like our corner park  
3 here.

4 We have a lot of mews, parks,  
5 courtyard parks in here. We have another park  
6 over here between 5<sup>th</sup> and 6<sup>th</sup> Street. So that  
7 was another idea of consolidating the  
8 development. But also, the other result of  
9 consolidating in a northeast and a south  
10 system is to maintain these viewsheds that the  
11 Paulists currently have.

12 If you have driven by the site on  
13 4<sup>th</sup> Street, it's just a spectacular openness  
14 of green space that will be maintained. A lot  
15 of very mature trees. So certainly another  
16 principle of Smart Growth. The homes have  
17 been designed to really build into the grade  
18 and work with the topography, so there is  
19 minimal impact on the grade.

20 Next slide. The plan that you see  
21 here on the screen is a different plan and has  
22 been modified from -- based on comments from

1 Office of Planning and the community. This is  
2 continuing to be an outreach program for us.  
3 And from the Commission itself during the  
4 setdown hearing that we had, we heard some  
5 very specific ideas and concerns, so that we  
6 tried to modify the plan from the application  
7 to the prehearing submission, which is what  
8 you see in front of you.

9 One of the first things we heard  
10 was the project just, frankly, feels a little  
11 bit too dense. It just feels like there is  
12 just too much going on. So we have actually  
13 had a reduction in the number of units. We  
14 have reduced the units from 251 units down to  
15 237 units. So we have tried to free up the  
16 site from a perception standpoint.

17 I know units are numbers, but it  
18 was what we heard from the Commission was  
19 really it just felt too dense.

20 The other thing that we did was  
21 create more openness on the site. We had some  
22 larger units that framed the back of these

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1 courtyards and we have removed those,  
2 therefore, reducing the number of units as  
3 well and the overall size of the units, the  
4 larger units are gone. But we have now opened  
5 up these courtyards that used to be kind of  
6 framed and blocked off. So that had a result  
7 in making the site feel a lot more open.

8 We have increased the setbacks  
9 along the main roadways and we have also  
10 increased the setback off the Redemptorists'  
11 property over here. So from a walkability  
12 standpoint, we feel like, you know, we have  
13 made a nicer experience as you walk down the  
14 street. The buildings are farther off of the  
15 public sidewalk.

16 Now, we have also realigned the  
17 internal roadway here. We have made it a lot  
18 more smooth and less impact on the adjoining  
19 property. The road used to come over here,  
20 come into a 90 degree intersection and you  
21 would either turn left or turn right. So now,  
22 we felt like we have improved the vehicular

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1 circulation of the site by doing that.

2 The other thing that we have done  
3 is realigned and connected, realigned our  
4 internal roads to talk about this connection  
5 of 5<sup>th</sup> and 6<sup>th</sup> Street. There is an enlargement  
6 of this area I would like to talk about in  
7 more specific detail.

8 Next slide. I would like to talk  
9 about the architecture at this point. And,  
10 you know, we tried to work with the  
11 architecture in the surrounding areas  
12 immediately adjoining us, 5<sup>th</sup> Street, 6<sup>th</sup>  
13 Street, 7<sup>th</sup> Street, but also branching out a  
14 little bit further, the architecture on North  
15 Capitol, architecture in the Edgewood  
16 District, and come up with a home prototype  
17 that we feel like will do a couple of things  
18 from -- for us.

19 So try to address some of these  
20 New Urbanism principles, front porches,  
21 activate the streets, eyes on the streets, the  
22 front doors on the streets, windows on the

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1 streets, activity in the front yards with the  
2 front porch.

3 The vernacular is exclusively  
4 bricked veneer on the front facades with  
5 shingles in the pent roof here. And you will  
6 see a variety of color. Some of it natural  
7 brick, some of it painted brick. I have a  
8 color and material board up here. When we  
9 turn the lights on, we can look a little bit  
10 closer at that, if we would like to.

11 This is an example of a typical  
12 building that is what we call our 3.5 story  
13 building. There is a fourth level loft that  
14 you have seen this applicant present to you  
15 before. The loft is setback, so the front  
16 facade is a 3 story facade. The fourth level  
17 being the loft is setback. And I have a  
18 section later on if you would like to  
19 understand how that works.

20 But it is basically the fourth  
21 level is setback anywhere from about 12 to 14  
22 feet off of the front wall. What's up here on

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1 top of this base, a roof terrace, which I'll  
2 go into a little bit more detail later on.

3 This -- we have three buildings  
4 that are mostly near the existing St. Paul's  
5 College, which is a stone Gothic architecture.  
6 What we decided to do -- these buildings  
7 really face the college. What we decided to  
8 do was really pay respect and homage to the  
9 college and create more of a Neo-Gothic, it's  
10 not a strict interpretation, but it is a  
11 strict use of very similar materials that they  
12 have on the school, a natural stone veneer and  
13 a red shingle roof up in here.

14 But these are again fee-simple  
15 townhomes in here and a 3 story -- we have a  
16 roof terrace, which will be on the rear of  
17 this roof, but we really tried to -- as you're  
18 driving down 5<sup>th</sup> Street, you still experience  
19 the open space and the natural slope that --  
20 excuse me, 4<sup>th</sup> Street. You still experience  
21 the open space and you have this wonderful  
22 vista of the college. But then the building's

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1 sort of frame of the college will be of a like  
2 architecture and be very compatible. So we  
3 have three buildings that are in this  
4 vernacular here.

5 Now, the other home prototype we  
6 have on the site very similar to the row home,  
7 porch front row home we talked about a little  
8 bit earlier is a 2.5 story. The fronts are  
9 buried because of the grade. It's still a 3.5  
10 story home on the inside, but from the street  
11 and the public realm, it's only 2.5 story.

12 But we have also removed some of  
13 the porches. But we're trying not to copy the  
14 existing vernacular in the surrounding  
15 neighborhoods, but it is a reality that the  
16 fabric is built of units that some have  
17 porches and some don't. In reading some of  
18 the historic literature I have in my files  
19 today to prepare for this, you know, it's very  
20 clear that, you know, people's porches have  
21 been demolished or removed at some point and  
22 some were forced to bring them back up and

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1 some of them just left on. So we tried to  
2 basically rebuild that fabric.

3 This is a rear elevation. One of  
4 the things that we really tried to focus on  
5 was the rears and provide color and  
6 architectural detailing and articulation on  
7 the rears. This is an example of the alley  
8 lane that's in the back where we have access  
9 to our garage doors. But you will see a  
10 variety of door sizes in here.

11 We have single car door widths and  
12 then we have double car door widths, based on  
13 the garage and the size of the unit. What  
14 that does is it allows us to enhance the  
15 landscaping in the rear. So not only will we  
16 have low lying landscaping on some of our  
17 narrow strips, some of our wider strips, we're  
18 going to be able to actually put trees in  
19 there.

20 So that has a way of really  
21 enhancing the alleys of a variety of a color  
22 of materials. The units on the ends will be

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1 brick veneer, so that the end units when you  
2 get a small peak into the rear lane, you will  
3 see brick veneer and not immediately a  
4 transition to siding, which is very awkward.

5 And then you also see our  
6 cantilevered decks on the rear here. We have  
7 an exhibit later on that will show you, be a  
8 picture of some decks, but that's again some  
9 more of our private outdoor space.

10 Regarding open space, speak of the  
11 devil, this is a plan that is color coded to  
12 distinguish our private outdoor space and our  
13 public outdoor space. The sort of the light  
14 green is the Paulist property, which remains  
15 untouched. The sort of medium green is all of  
16 our community public outdoor space.

17 Accommodation of the corner park, the  
18 courtyards that I discussed, the triangular  
19 park in here.

20 But then we also have private open  
21 space via yards and side yards, front yards  
22 and side yards, basically, for every unit in

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1 varying degree. We have about 25 percent open  
2 space on our 10.25 acres. So we feel like  
3 that that's a pretty significant number.

4 This is an enlargement of the  
5 corner park, which is highlighted here in the  
6 key plan in red. It's about a third of an  
7 acre, 14,000 square feet. This is one of the  
8 changes that we have made based on the  
9 Commission and the community's comments and  
10 Office of Planning.

11 This park, basically, has doubled  
12 in size from what was originally submitted.  
13 So it's about a third of an acre. And you  
14 will see we have front doors on the park,  
15 enhanced landscaping, retaining walls, so that  
16 we are very sensitive to the site. So sort of  
17 a gateway through this part of the property  
18 the way the road network works. This is a --  
19 this will be a very prominent central park.

20 This is a typical courtyard. This  
21 one specifically is located sort of catty-  
22 cornered to that corner park I just showed

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1 you, but everything else that you see  
2 highlighted in red is a very typical -- the  
3 designs do vary a little bit. The parks --  
4 the courtyards, some might be programmed a  
5 little more actively than others. Some could  
6 be a little more passive. Hardscaping will  
7 vary, but this is a very consistent courtyard  
8 outdoor space for us.

9 VICE CHAIRMAN JEFFRIES: Excuse  
10 me, what is the width of that courtyard, the  
11 typical courtyard?

12 MR. McLAURIN: When you say width,  
13 you mean this dimension?

14 VICE CHAIRMAN JEFFRIES: Yes,  
15 that's the one, yes.

16 MR. McLAURIN: I believe  
17 specifically it's about 36 feet.

18 VICE CHAIRMAN JEFFRIES: Thank  
19 you.

20 MR. McLAURIN: Am I right, Mark?  
21 Okay. Okay. This is the area over towards  
22 the southwest between 5<sup>th</sup> and 6<sup>th</sup> Street and

1 this is an enlargement to do a couple of  
2 things. One is to show you the connectivity  
3 that we reworked to try to make 6<sup>th</sup> Street and  
4 5<sup>th</sup> Street continuous onto our property and  
5 then you hit the main ring road coming around  
6 here towards Hamlin and Jackson.

7 The other thing that we did was  
8 rework this entire section here. The original  
9 plan had the rears of our homes facing the  
10 adjoining property owners. This is an alley  
11 that runs back in behind here, but our plan  
12 was to basically reorient our homes and create  
13 this substantial park here in the middle and  
14 have our front doors face the public realm.  
15 So we believe that was a nice improvement.

16 By the way, these are two of the  
17 buildings that are in the stone architecture,  
18 because the Paulist College is right here.

19 These are some existing courtyards  
20 that EYA has constructed in the past. The  
21 upper right is in the City of Alexandria, but  
22 this is Capitol Square over here. This is

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1 Courthouse Hill. Over here, this is Bryan  
2 Square and this is Braddock Loft Projects in  
3 Alexandria.

4 But what it does is it shows you  
5 similar sizes to what we are working with, but  
6 they have been designed differently. This one  
7 here is a little more passive. These here are  
8 a little more active. This one here is a  
9 little bit more ceremonial, but these  
10 courtyards really become specialty pieces for  
11 the communities. And the residents there  
12 develop a sense of ownership.

13 I actually have friends who live  
14 in some EYA Projects and, you know, you can  
15 have some nice social events out in these  
16 courtyards. So it's a premium to live on one  
17 of these courtyards.

18 Another illustration of private  
19 open space that comes in a couple of forms.  
20 One is the ground level open space that we  
21 talked about. That 25 percent number that I  
22 showed you, that I told you earlier was

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1 strictly ground level open space and does not  
2 include any decks or rooftop terraces.

3 So we have some fenced in yards on  
4 the front and the side over here, fenced in  
5 yards here with some enhanced landscaping.  
6 All the landscaping will be predetermined and  
7 installed ahead of time. And I'm sure we will  
8 talk about the HOA Maintenance Agreements.

9 Then we also have porches up here  
10 on the front. So people will have a choice  
11 and flexibility to either have a yard, front  
12 yard or they would have a porch, depending on,  
13 you know, what's important in their lifestyle.  
14 The other thing that we have are some rooftop  
15 terraces. Every unit will have the ability to  
16 have a rooftop terrace.

17 I don't know if you saw the  
18 Washington Post article a month and a half or  
19 so ago about rooftop terraces, but it was an  
20 interesting article about, you know, today's  
21 urban environment and really what it is you  
22 are looking for. And you had all the friends

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1 in the world you wanted if you had a house  
2 with a rooftop terrace, it was kind of fun.

3 The other thing we -- this  
4 illustrates is the decks that we have in the  
5 alleys, which are one level above. The  
6 rooftop terraces are on the same level as the  
7 loft, so it's up a couple of floors, but the  
8 decks are the same level as the living/dining/  
9 kitchen space. So if you had a need to, you  
10 know, have something on your main living  
11 level, that's what that's for.

12 The other thing the slide  
13 illustrates is our ability to get some  
14 additional landscaping and green in the backs  
15 and the alleys there.

16 Okay. These are some existing EYA  
17 private open spaces. You will see some  
18 rooftop terraces here, examples of front  
19 yards, the rear decks and then the porch  
20 fronts over here.

21 Environmentally, we feel pretty  
22 good here. Basically, we have this natural

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1 resource that is staying in touch, you know,  
2 preserving the slopes and the mature trees,  
3 which is certainly a goal of the Office of  
4 Planning in the District of Columbia, but we  
5 also are using the existing to store upon.

6 We will be at a level of  
7 certification for LEED neighborhood  
8 development. We will be compatible with that  
9 level. At this point, I don't think we're  
10 proposing to seek the certification, but we  
11 will be meeting that same level of standards  
12 as a LEED neighborhood development.

13 And then we also have some bio  
14 swales of Energy Star, the entire project will  
15 be Energy Star, then bio swales and rain  
16 gardens. These are pictures that you may have  
17 seen, examples of different bio swales and  
18 rain gardens. And I do a lot of running. I  
19 run around these areas a lot. It's amazing  
20 really the technology in some of the storm  
21 water retention nowadays. It's great.

22 And that's -- I appreciate the

1 time.

2 MR. FEOLA: Our next witness, Mr.  
3 Chairman, is Jami Milanovich.

4 MS. MILANOVICH: Good evening.  
5 For the record, my name is Jami Milanovich  
6 with Wells and Associates. Business address  
7 at 1420 Spring Hill Road, McLean, Virginia.

8 The purpose of the Traffic Impact  
9 Study was to evaluate existing conditions in  
10 the area, to determine the impact of the  
11 proposed development and ultimately recommend  
12 improvements to mitigate that impact.

13 At the outset of the project, we  
14 met with the DDOT actually several times.  
15 Once at their office to scope the study and  
16 then a couple of times actually at the site.  
17 And really, the purpose of those meetings was  
18 to establish the scope and agree upon the  
19 scope and the methodologies that would be used  
20 in the traffic study.

21 The study area that was agreed  
22 upon was really quite extensive. It was the

1 intersections along Franklin Street with 4<sup>th</sup>,  
2 5<sup>th</sup>, 6<sup>th</sup> and 7<sup>th</sup> Streets, along 7<sup>th</sup> Street at its  
3 intersections with Hamlin, Jackson and Monroe  
4 Streets, and the Michigan Avenue/4<sup>th</sup> Street  
5 and Michigan Avenue/Harewood Road  
6 intersections.

7 In terms of the site circulation,  
8 access to development would be provided by  
9 extensions of existing streets, namely 5<sup>th</sup>  
10 Street, 6<sup>th</sup> Street, Hamlin Street and Jackson  
11 Street. Those are showed by the -- shown by  
12 the yellow arrows on the slide. Each of these  
13 roadways would be interconnected, so that  
14 traffic within the site could circulate and --  
15 in either ingress or egress via any one of  
16 these entrance points.

17 The Paulists' driveway would not  
18 be used as access to the new residential  
19 development.

20 The 237 townhomes would generate  
21 an estimated 111 a.m. peak hour trips and 132  
22 p.m. peak hour trips. However, not all of

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1 those trips would be made by the private  
2 automobile.

3 Given the proximity of the site to  
4 the Metro Station, the Brooklyn/CUA Metro  
5 Station, a substantial percentage of the  
6 residents are anticipated to use public  
7 transportation.

8 Data collected by WMATA suggests  
9 that a site of this nature in such proximity  
10 to a Metro Station could be estimated to  
11 achieve a 50 percent Metro Rail split, meaning  
12 that 50 percent of the residents would commute  
13 using the Metro.

14 A census data in the area  
15 substantiates that information, based on the  
16 census data for that census tracks and all  
17 contiguous tracks, 44.5 percent of the  
18 residents currently in the neighborhood are  
19 using some form of transportation other than  
20 the private automobile. Another 13 percent  
21 carpool to work, according to the census data.

22 You will -- I'm sorry, can you go

1 back? You will notice on this slide we have  
2 a non-auto moat split listed at 35 percent.  
3 This really came out of our discussions with  
4 the DDOT. They -- even though the WMATA data  
5 and the census data showed something higher,  
6 they had asked us to use 35 percent in order  
7 to provide a slightly more conservative  
8 analysis.

9 So with that, the project would be  
10 estimated to generate 72 a.m. peak hour trips  
11 and 86 p.m. peak hour vehicle trips.

12 This slide shows the a.m. peak  
13 hour trips as they are dispersed over four of  
14 the access points. And it really shows the  
15 minimum amount of traffic being added to the  
16 site. And the next slide shows the same thing  
17 for the p.m. peak hour vehicle trips.

18 Although the development really  
19 has a very minimal impact on the study area,  
20 the TIS did recommend, the traffic study did  
21 recommend, a few recommendations to offset  
22 that impact. Those recommendations include

1 optimization of signal timings at Michigan  
2 Avenue and Harewood Road, at Michigan Avenue  
3 and 4<sup>th</sup> Street and at Monroe and 7<sup>th</sup> Street.

4 As well, we recommended the  
5 installation of some signage along Franklin  
6 Street and the upgrading of pavement markings  
7 there really to enhance the crosswalks that  
8 are there and help slow down vehicles in the  
9 area. And finally, we worked with the DDOT to  
10 come up with some incentives for new residents  
11 to use public transportation.

12 And the idea is that all new  
13 residents would have a welcome package, which  
14 would include \$20 Smart Trip cards, Metro maps  
15 and bus schedules in the area, Metropolitan  
16 Branch Trail maps, a \$25 fee for the ZIP car  
17 application, as well as a list of nearby  
18 retailers and service providers.

19 Finally, subject to DDOT approval,  
20 directional signs for the Metropolitan Branch  
21 Trail would be provided on the site on new  
22 road signs that are posted there.

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1                   With that, I'll turn it to Jack  
2 Lester to talk about the amenities.

3                   MR. LESTER: Good evening. My  
4 name is Jack --

5                   VICE CHAIRMAN JEFFRIES: You have  
6 to turn your mike on.

7                   MR. LESTER: Good evening. My  
8 name is Jack Lester. I'm with the Firm EYA.  
9 And I want to talk to you briefly about  
10 community amenities. We have developed a  
11 strong and comprehensive amenities plan. The  
12 ideas and components of that plan, none of  
13 those were developed by EYA, but rather  
14 through an effort of a community process,  
15 dialogue with the Council Member and his staff  
16 and with the ANC.

17                   Chief among those is the  
18 affordable housing component. This  
19 illustration shows that we have dispersed the  
20 affordable housing throughout the community.  
21 There are 24 for sale affordable homes at  
22 prices between 50 and 80 percent of area

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1 median income. The bedroom size of these will  
2 be in proportion to those of the market rate  
3 homes.

4 The exterior facades, as shown in  
5 this illustration, will be identical,  
6 indistinguishable, I should say, from the  
7 market rate homes. Same quality of design and  
8 of materials.

9 One of the outcomes of the  
10 community meetings was along with the access  
11 to the homes was the -- providing information  
12 to area residents and more than just  
13 information on how to sign up and qualify for  
14 these homes through the District's process,  
15 but also to meet needs of -- special needs  
16 that they may have about financing, home  
17 budgeting.

18 And so what we have committed and  
19 as we have done successfully and are doing  
20 successfully at two other communities  
21 currently, is to provide the information and  
22 then to match the needs of the individuals

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1 that are interested in qualified with the  
2 appropriate resources.

3 Another amenity that came out of  
4 dialogue with community and other stakeholders  
5 was creating a public park where now exists a  
6 green space between the -- at the  
7 intersections of Franklin, Lincoln and 4<sup>th</sup>  
8 Streets. We have worked closely with the  
9 Department of Parks and Rec to create a plan  
10 that they endorse and we have committed to  
11 build upon approval.

12 This park is, approximately, an  
13 acre and a third, 50,000 square feet. Here is  
14 a blow up of that public park.

15 The next amenity is -- as part of  
16 our package is making improvements to the  
17 surrounding community. We have done several  
18 walks of the community with ANC Commissioner,  
19 representatives from DDOT and identified areas  
20 that within the -- approximate to this site  
21 that need -- could benefit from improvement.

22 For example, on 6<sup>th</sup> Street a

1 missing curb and gutter and sidewalk, these  
2 are the kinds of enhancements and improvements  
3 we propose to make.

4 VICE CHAIRMAN JEFFRIES: Excuse  
5 me, Mr. Lester.

6 MR. LESTER: Yes.

7 VICE CHAIRMAN JEFFRIES: Can you  
8 go back to that slide that showed the context?  
9 That one.

10 MR. LESTER: Yes.

11 VICE CHAIRMAN JEFFRIES: We have--  
12 do we have that in our file?

13 MR. LESTER: I'm not certain that  
14 you do.

15 MR. FEOLA: Yes, you do, sir.

16 MR. LESTER: Okay.

17 VICE CHAIRMAN JEFFRIES: Okay.  
18 Where is that?

19 MR. FEOLA: It's in the prehearing  
20 submission. I'll have to find it.

21 VICE CHAIRMAN JEFFRIES: Okay.

22 Thank you. I'm sorry, go ahead.

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1                   COMMISSIONER    ETHERLY:  Mr.  
2   Jeffries, that will be Sheet C-8 in the  
3   prehearing statement.

4                   VICE CHAIRMAN JEFFRIES:  Thank  
5   you, Mr. Etherly.

6                   MR. LESTER:  And again, this is  
7   actually photoshop.  We haven't actually gone  
8   out and poured that concrete yet.  But again,  
9   here is an example of a missing piece of  
10  sidewalk.  Certainly, this portion could  
11  benefit from the improvements there that we  
12  propose to do.

13                  Another element that is very  
14  important to the community, in particular the  
15  ANC Commissioner, were improvements to Shaed  
16  Elementary.  As Bob Youngentob said, we have  
17  committed to do that and more than that, we  
18  have begun to make the improvements to Shaed  
19  Elementary.  The list was developed through a  
20  walk-through with the head custodian there and  
21  we have got a comprehensive list of  
22  improvements that we are making.

1           Another element that came from the  
2           ANC, in particular, was a college scholarship  
3           fund. We have agreed to commit \$45,000 to  
4           fund a scholarship fund for worthy high school  
5           seniors from ANC-5C09.

6           In addition, we have agreed to two  
7           things as it relates to small business  
8           support. One is to fund in an amount of  
9           \$40,000 a fund that would provide grants and  
10          technical assistance to area small businesses,  
11          5C in particular. And also as we gear up to  
12          develop this site, we have committed to meet  
13          with those businesses in the area that may  
14          have an interest in working on the site well  
15          in advance of our need for them on the site.

16          So they understand what it is that  
17          we need as a general contractor and that they  
18          have the opportunity to meet our requirements  
19          in terms of budgeting and estimating and  
20          proposing.

21          As Bob said earlier, one of the  
22          hallmarks of our firm is community-oriented

1 process. We believe -- well, through this  
2 process, we have met the community 13 times,  
3 13 public meetings over the past 13 months,  
4 countless meetings with neighbors, with  
5 elected officials over that time.

6 We believe as a result of that, we  
7 have developed a much better plan, a very  
8 strong amenities package. And here is a  
9 listing of those meetings that we have --  
10 where we have presented.

11 And with that, I think maybe we  
12 would like to go back to Father Desiderio, the  
13 last witness.

14 MR. FEOLA: Yeah, in the darkness,  
15 the good Father slid into his chair over there  
16 on the end and I would like to have him speak.

17 FATHER DESIDERIO: Can you turn  
18 the lights on?

19 MR. FEOLA: Yeah, we can turn the  
20 lights on, I guess, at this point. And Father  
21 Frank Desiderio, the Paulists.

22 FATHER DESIDERIO: Thank you. I

1 apologize for being late, but I was at a  
2 funeral at 2:30 in Brooklyn, so I came down as  
3 fast as I could, in spite of Baltimore/  
4 Washington Expressway and Washington, D.C.  
5 traffic. I'm happy to be here and to  
6 represent the Paulist Fathers. I am on the  
7 Leadership Team of the Paulist Fathers along  
8 with Father Duffy and Father Moran.

9           And the last Council decision that  
10 our community made was to reinvest in our  
11 building in Washington, D.C. We were the  
12 first religious community to be associated  
13 with Catholic University in 1894. And we  
14 began St. Thomas College there and have long  
15 been involved in the Catholic University area.

16           In 1913, we bought the property  
17 which then was farmland and began building our  
18 own house of studies and we were credited by  
19 the Middle Atlantic States. We came to a  
20 decision about four years ago of whether to  
21 move from Washington or whether to recommit to  
22 being in the Washington area and recommitting

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1 there to put in the substantial financial  
2 commitment that that would entail.

3 The community decided to do that,  
4 because of our long involvement with many  
5 entities in Washington, D.C. and because we  
6 think it is a great base both for training and  
7 for service, both for our priests and for our  
8 students.

9 And so we began what is now an \$11  
10 million renovation of the building, some of  
11 which we use for our own purposes, others of  
12 which we can rent out to organizations that  
13 have a similar purpose and a similar  
14 commitment as ours, thereby making more our  
15 public use space a more private, cooperative  
16 use space for other entities in the city.

17 Part of the formula for doing this  
18 was we could get a little bit of rent from  
19 people who would use the building, other non-  
20 profits, but we wanted to use the land around  
21 us and we sought for our ground lease  
22 proposal. And the more we pursued that, the

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1 more it came back to us that banks basically  
2 don't finance ground leases all that readily  
3 and that we would need to think about sale of  
4 some of the parcel of our 23 acres, namely  
5 about 10.25 acres.

6 We did an RFP proposal. We had  
7 eight proposals come back. And we unanimously  
8 selected EYA because of the quality of their  
9 proposal and because of the quality of other  
10 things that they have done. And in the 2.5  
11 years that we have talked with EYA and  
12 discussed various arrangements, we have only  
13 grown in our admiration of them and we see  
14 ourselves in partnership with them.

15 EYA has shown tremendous  
16 sensitivity to the college, to what we do, to  
17 building so that it fits into what we do, to  
18 the neighborhood and so that their building  
19 would also fit into the neighborhood and help  
20 in the growth of that neighborhood.

21 And the last point I would make in  
22 terms of doing this, this partnership which

1 will greatly help us complete our project with  
2 the college, I think it would also greatly  
3 strengthen the neighborhood. I've been out of  
4 Washington, D.C. for a little bit of time, but  
5 my brothers here have said wherever there is  
6 a Metro, there has been tremendous  
7 development.

8           And every time I come back to  
9 Washington, D.C. and Brookland and CUA, I  
10 don't see that. I see a little bit of things  
11 changing, but it looks like the same streets  
12 I walked on when I was a seminarian 30 years  
13 ago and served as a priest 20 years ago.

14           And so I think that this kind of  
15 development along with what Catholic  
16 University is proposing really fits into the  
17 whole dynamic of building up the Brookland  
18 area and building strong communities within  
19 Washington, D.C. and we are proud to be  
20 associated with that. Thank you.

21           MR. FEOLA: Thank you, Mr.  
22 Chairman, that ends our direct presentation.

1 We stand ready for questions.

2 CHAIRMAN HOOD: First of all,  
3 Father, let me say we -- sympathy from the  
4 Commission for your loss and, you know, I know  
5 it took a great effort to come down here, so  
6 if you want a little more time to say  
7 something additional, you can do that. I know  
8 you made an effort to get here and we greatly  
9 appreciate that.

10 The buzzer went off, but it didn't  
11 mean you had to stop. So if you wanted to  
12 continue something, you -- please, do so.

13 FATHER DESIDERIO: I think I made  
14 my major points. I think the important thing  
15 for us, from our perspective, is to complete  
16 the investment that we made in this building.  
17 We now carry an \$11 million loan. And if we  
18 can close on this property, that will be a  
19 tremendous help to us in not only grounding  
20 our community at St. Paul's, but also offering  
21 amenities to other nonprofits in the area.

22 And that's very important to us

1 along with the quality of EYA.

2 CHAIRMAN HOOD: All right. Is  
3 that it, Mr. Feola?

4 MR. FEOLA: Yes.

5 CHAIRMAN HOOD: That's it, okay.  
6 Let me do this, I see we have a representative  
7 from Council Member Ward 5's Office. I'm not  
8 sure if they are here to read a statement, but  
9 I want to ask, at this time, Ms. Chambers, are  
10 you here to read the Council Member's  
11 statement?

12 What I would like to do, at this  
13 time, is to pause and let Ms. Chambers come as  
14 we do staff and Council Members especially,  
15 because of their busy schedules, including  
16 their staffs, we usually pause and let them  
17 get in the time to present to us and then we  
18 will come back to our -- the applicant's  
19 presentation and our questions.

20 You want to turn your mike on?

21 Oh, just hit the button.

22 MS. CHAMBERS: Okay.

1 CHAIRMAN HOOD: Okay.

2 MS. CHAMBERS: Good evening. My  
3 name is Vicky Leonard Chambers. I'm a Senior  
4 Policy Analyst for Council Member Harry  
5 Thomas, Jr. I am here to testify in support  
6 of the proposed project at St. Paul's College  
7 on behalf of Council Member Thomas.

8 Since the inception of this  
9 project, Council Member Thomas has worked very  
10 closely with EYA in creating the exceptional  
11 project and community amenities package  
12 presented here today. Throughout the planning  
13 of this project, Council Member Thomas has  
14 been very impressed with EYA's commitment to  
15 community involvement.

16 EYA has been equally responsive to  
17 the needs and concerns of the community as the  
18 planning of the project progressed. EYA  
19 worked very actively with Council Member  
20 Thomas in various community organizations to  
21 devise an amenities package that would best  
22 serve the needs of the Edgewood/Brookland

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1 Neighborhood.

2 Concurrent with the community  
3 amenities, EYA listened to and engaged all  
4 community participants and Council Member  
5 Thomas in changing and adjusting the project  
6 layout and design in order to accommodate the  
7 concerns that were expressed. The project's  
8 attractive design and appealing layout result  
9 from EYA's response to the community's needs  
10 and concerns.

11 This project will provide an ample  
12 supply of much needed housing for both the  
13 neighborhood and the District. Council Member  
14 Thomas particularly welcomes this project  
15 because of its ability to offer many District  
16 residents the opportunity to purchase their  
17 own homes. And the inclusion of affordable  
18 units offers all District residents the  
19 opportunity to be homeowners.

20 This project will only contribute  
21 positively to both the neighborhood and the  
22 District. The proximity to the Brookland

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1 Catholic University Metro Station will  
2 encourage residents to use public transit in  
3 place of driving.

4 The improved streetscapes and  
5 rehabilitated park will give further -- will  
6 further improve and beautify the neighborhood.  
7 In total, this project will foster an active  
8 and desirable residential neighborhood.  
9 Because of EYA's tireless efforts in working  
10 with the community and the positive effects of  
11 this project, Council Member Thomas is pleased  
12 to offer his complete support.

13 CHAIRMAN HOOD: Okay.

14 MS. CHAMBERS: Thank you.

15 CHAIRMAN HOOD: Thank you very  
16 much, Ms. Chambers. Let me just see if any of  
17 my colleagues may have any questions of you.  
18 Colleagues, do you have any questions of Ms.  
19 Chambers?

20 COMMISSIONER TURNBULL: Thank you.

21 CHAIRMAN HOOD: Mr. Turnbull?

22 COMMISSIONER TURNBULL: Thank you,

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1 Mr. Chair. I just want to clarify something.  
2 The existing college building will function as  
3 what?

4 FATHER DESIDERIO: It functions --

5 CHAIRMAN HOOD: That question  
6 actually is not for you, Ms. Chambers. But  
7 any questions of Ms. Chambers?

8 COMMISSIONER TURNBULL: Oh, no,  
9 I'm sorry.

10 CHAIRMAN HOOD: Okay. Okay. No,  
11 no, we're going to hold that. Thank you very  
12 much, Ms. Chambers. Commissioner Turnbull,  
13 you can go ahead and get us started.

14 COMMISSIONER TURNBULL: Okay.  
15 Thank you. Sorry, Mr. Chair.

16 FATHER DESIDERIO: The existing  
17 building functions as a residence for our  
18 seminarians who go either to Catholic  
19 University or the Washington Theological Union  
20 as a residence for our priests who work in the  
21 Washington, D.C. area and either run offices  
22 from the college or work in various ministries

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1 around the city.

2 COMMISSIONER TURNBULL: And it  
3 will still continue to function?

4 FATHER DESIDERIO: Oh, yeah. No,  
5 that's the basic purpose there.

6 COMMISSIONER TURNBULL: Okay.

7 FATHER DESIDERIO: Yeah.

8 COMMISSIONER TURNBULL: So that's  
9 still continued.

10 FATHER DESIDERIO: Oh, yeah.

11 COMMISSIONER TURNBULL: Okay.

12 Thank you. All right. Let me -- I wanted to  
13 go back and I was -- I'm glad when you were --  
14 Mr. McLaurin was going through when he pointed  
15 out the -- some of the points that the  
16 Commission had made at its last -- at our last  
17 hearing on this.

18 And I see that there has been  
19 really a tremendous improvement in the layout  
20 of the plan. There was one item remaining  
21 from our hearing, which you touched upon, but  
22 you really didn't show. And I believe it was

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1 a comment made by former Commissioner Parsons.  
2 And you talk about the slope of the site. And  
3 Mr. Parsons was very much concerned about the  
4 amount of retaining wall.

5 Now, we don't see any sections to  
6 the site in your presentation and we didn't  
7 see anything referenced to the retaining wall.  
8 I wonder if you could maybe go back and  
9 comment on that?

10 MR. McLAURIN: This one here?

11 COMMISSIONER TURNBULL: Yes.

12 MR. McLAURIN: That's actually an  
13 existing wall.

14 COMMISSIONER TURNBULL: That's an  
15 existing wall?

16 MR. McLAURIN: That's an existing  
17 wall.

18 COMMISSIONER TURNBULL: Could you  
19 show that on a site plan?

20 MR. McLAURIN: Yeah, let's go.

21 MR. FEOLA: I believe, Mr.

22 Turnbull, that was the one that caught Mr.

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1 Parsons' very keen eye actually.

2 COMMISSIONER TURNBULL: Yeah. I  
3 was just curious if that's -- is it the same?  
4 Has it changed? I think it's the one by the  
5 corner.

6 MR. McLAURIN: It's this right  
7 here, right? Okay. This is it right here.  
8 Our previous road actually came up  
9 significantly closer to this. When you got to  
10 right around this point, it turned at a 90  
11 degrees and then sort of went directly left/  
12 right. But we are significantly away from  
13 that. There will be a bio swale that kind of  
14 runs right along that, so that all this runoff  
15 could be handled.

16 COMMISSIONER TURNBULL: All right.

17 MR. McLAURIN: Without any --

18 COMMISSIONER TURNBULL: So that  
19 is --

20 MR. McLAURIN: -- disturbance to  
21 the grading.

22 COMMISSIONER TURNBULL: That

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1 retaining wall goes all the way up past the  
2 parking area?

3 MR. FEOLA: No. It's just right  
4 here by this.

5 MR. McLAURIN: In there. It --  
6 sorry. It just holds up sort of the grade at  
7 the end of the building, so it's level with  
8 the building, because it's sloping away. It's  
9 sloping down here.

10 COMMISSIONER TURNBULL: Hum.

11 MR. FEOLA: That's a retaining  
12 wall that is a part of the original building  
13 and the original structure.

14 MR. McLAURIN: It's a retaining  
15 wall that is part of the original building.  
16 So that wall has been there quite a while.

17 COMMISSIONER TURNBULL: I guess I  
18 thought I saw something else on another -- I  
19 thought there was another wall. What about  
20 around the corner park?

21 MR. FEOLA: There's another wall,  
22 yes.

1 MR. McLaurin: Yeah, those are low  
2 walls in an effort to, again, try to maintain.

3 COMMISSIONER TURNBULL: It sort of  
4 surrounds the whole end by the -- it goes up  
5 by the street and then goes all the way to the  
6 front doors of those units up by the park.

7 MR. McLaurin: They are no more  
8 than about 3 or 4 feet. So they are really to  
9 create level yards and level spaces. They are  
10 not really to retain a whole, you know, large  
11 amount of dirt.

12 COMMISSIONER TURNBULL: So is  
13 there a fence on top of them or it's just --

14 MR. McLaurin: There would be, by  
15 code, if it's anything over 30 inches, a  
16 wrought iron fence.

17 COMMISSIONER TURNBULL: Okay.

18 MR. McLaurin: Or heavy  
19 landscaping to keep people from coming right  
20 off the wall.

21 COMMISSIONER TURNBULL: Okay.

22 MR. McLaurin: The other thing

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1 that it does is it helps -- and part of the  
2 reason we did some of that intentionally was  
3 to hold up the yards of the homes above the  
4 park, so that there is a separation. I mean,  
5 what you don't want to do when you have front  
6 doors on a park that doesn't have a street,  
7 you don't want to design it so that people in  
8 those homes feel like they own the park. So  
9 we have been very successful in previous  
10 projects elevating this walkway, elevating the  
11 yards and then landscaping it heavily, you  
12 know, on a lower level park in there.

13 COMMISSIONER TURNBULL: Okay.

14 Thank you. I guess the other, how wide are  
15 the drives, the alleys?

16 MR. McLAURIN: The driveway itself  
17 is, the drive aisle, 20 feet and then there is  
18 3.5 feet and 3.5 feet, so building to building  
19 it's 27 feet.

20 COMMISSIONER TURNBULL: And the  
21 balconies would overhang?

22 MR. McLAURIN: They cantilever.

1 There are no posts. They cantilever 4 feet.

2 COMMISSIONER TURNBULL: 4 feet?

3 MR. McLAURIN: Right, on each  
4 side.

5 COMMISSIONER TURNBULL: Okay.

6 There is a park. I'm curious, I was trying to  
7 figure out where it was in your book Sheet  
8 L104. It's called Public Park.

9 MR. FEOLA: Yes, the off-site  
10 park.

11 COMMISSIONER TURNBULL: Is that--

12 MR. McLAURIN: That's the off-site  
13 Triangle Park.

14 COMMISSIONER TURNBULL: That's the  
15 off-site Triangle Park?

16 MR. McLAURIN: That's part of the  
17 community amenity package.

18 COMMISSIONER TURNBULL: Okay.  
19 Whereabouts, how far away is that?

20 MR. McLAURIN: It's basically  
21 across the street.

22 COMMISSIONER TURNBULL: Across the

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1 street?

2 MR. McLAURIN: And it's about an  
3 acre and a half. Here is the site right here.  
4 So this is 4<sup>th</sup> Street, 5<sup>th</sup> Street, 6<sup>th</sup> Street.  
5 This is the dead ending I was talking about.

6 COMMISSIONER TURNBULL: Okay.

7 MR. McLAURIN: So literally, it's  
8 right across the street. It's about an acre  
9 and a half. So it's a very substantial park.

10 COMMISSIONER TURNBULL: Okay. All  
11 right. Thank you. That's my questions right  
12 now, Mr. Chair.

13 VICE CHAIRMAN JEFFRIES: Thank  
14 you, Mr. Chair. I will agree with  
15 Commissioner Turnbull that there definitely  
16 have been some changes to the site plan. And  
17 I think one of my concerns during setdown was  
18 that I did feel that it was somewhat dense.  
19 And it was really exacerbated by all the green  
20 space. It really seemed to press upon just  
21 how dense the townhouse part of the campus  
22 looked.

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1 I just have a few questions. The  
2 one thing that I'm having difficulty with here  
3 is trying to see how this campus with the  
4 townhomes interfaces with the adjacent  
5 neighborhood. Now, I believe the chair  
6 mentioned to me that some of this was shown  
7 before I got here, and I apologize for being  
8 late.

9 But I'm just trying to make  
10 certain I'm clear about what someone is  
11 looking at. Once this development is up,  
12 someone from the existing neighborhood, what  
13 exactly they are looking at. And not from a  
14 site plan perspective, but from how we exist,  
15 how we experience.

16 MR. McLAURIN: If you would, if  
17 the Commission wouldn't mind, I can just kind  
18 of quickly go back and do the first three  
19 slides I think you missed.

20 VICE CHAIRMAN JEFFRIES: Sure.

21 MR. McLAURIN: This is the site.  
22 And the site is bounded by, this is, 7<sup>th</sup>

1 Street here. It's exclusively single-family  
2 row homes here.

3 VICE CHAIRMAN JEFFRIES: Um-hum.

4 MR. McLAURIN: But there are a  
5 couple very small apartment buildings. There  
6 is Trinity across the street. There is the  
7 U.S. Conference of Bishops, the Dominicans and  
8 the Redemptorists on this side. But  
9 everything else is really exclusively single-  
10 family row homes.

11 VICE CHAIRMAN JEFFRIES: And north  
12 is up, right?

13 MR. McLAURIN: North is up.

14 VICE CHAIRMAN JEFFRIES: Okay.

15 MR. McLAURIN: And then you have  
16 the Catholic, the Brookland Metro is about a  
17 4 block walk.

18 VICE CHAIRMAN JEFFRIES: Right.

19 MR. McLAURIN: Right over there.

20 VICE CHAIRMAN JEFFRIES: Um-hum.

21 MR. McLAURIN: So this is North  
22 Capitol and this is Michigan here.

1 VICE CHAIRMAN JEFFRIES: Right.

2 MR. McLaurin: But a couple of our  
3 planning principles. No. 1, is exactly what  
4 you speak about, compatibility.

5 VICE CHAIRMAN JEFFRIES: Um-hum.

6 MR. McLaurin: So the reason the  
7 homes are over here in this particular area is  
8 to be compatible with the surrounding  
9 architecture and use over there. That's a  
10 residential use predominantly. It's single-  
11 family row homes. So that's why we don't have  
12 multi-family. We don't have apartments. We  
13 actually have single-family row homes as well.

14 Everything is for sale market --  
15 for sale fee-simple ownership.

16 VICE CHAIRMAN JEFFRIES: Um-hum.

17 MR. McLaurin: It's not  
18 condominium regime or anything like that. So  
19 compatibility from the height, scale, massing,  
20 anywhere from 2.5 stories to the 3.5 stories.  
21 I think you were here when we were going over  
22 the architecture for that.

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1 VICE CHAIRMAN JEFFRIES: Right.

2 MR. McLAURIN: Connectivity was  
3 very strong for us. If you drive out there,  
4 5<sup>th</sup> Street dead ends, 6<sup>th</sup> dead ends, Hamlin  
5 dead ends, Jackson dead ends. The  
6 neighborhood just dies right when it gets  
7 there, you know.

8 VICE CHAIRMAN JEFFRIES: It dies  
9 right at those points?

10 MR. McLAURIN: It dies right  
11 there. I mean, you can see the white line and  
12 it just stops. Now, there is an alley that  
13 connects 5<sup>th</sup> and 6<sup>th</sup>, but, you know, I did it  
14 today before I came over here, just to make  
15 sure I go back over there. I always try to do  
16 that before a hearing, but it -- just  
17 everything dead ends. Those white lines --

18 VICE CHAIRMAN JEFFRIES: You mean  
19 like cul-de-sacs or they just --

20 MR. McLAURIN: No. No, it just  
21 dead ends.

22 VICE CHAIRMAN JEFFRIES: Just dead

1 ends.

2 MR. McLAURIN: And, you know, it  
3 took me a bunch of turns to try to get back  
4 around, so in some cases up here by the  
5 Redemptorists, you kind of turn into a parking  
6 lot for the adjacent building. But, you know,  
7 our idea basically is to continue the street  
8 grade. I mean, you know, bring Hamlin in,  
9 continue 6<sup>th</sup> Street, continue 5<sup>th</sup> Street, give  
10 these people connectivity to the neighborhood.

11 So the neighborhood can come in,  
12 nothing is gated. We can go out and really --  
13 but also pedestrian and walkability to give  
14 people a way to walk to the Metro. So, you  
15 know, part of the improvements on Jackson  
16 Street that Mr. Lester talked about that part  
17 of the purpose is, you know, to continue the  
18 pedestrian connectivity.

19 And then Smart Growth alleys, rear  
20 loaded garages, porches, activate the porches,  
21 some of you are very knowledgeable on, you  
22 know, design principles there.

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1                   VICE CHAIRMAN JEFFRIES: Um, so  
2                   okay. I think my issue is clearly I see the  
3                   word compatibility, but I'm just trying to  
4                   understand if -- let's go to the larger.  
5                   Yeah, if I'm south of the site and I'm in one  
6                   of the row -- in one of the homes, and these  
7                   are single-family detached homes?

8                   MR. FEOLA: Attached.

9                   MR. McLAURIN: Attached.

10                  VICE CHAIRMAN JEFFRIES: Attached.

11                  MR. McLAURIN: Row homes.

12                  VICE CHAIRMAN JEFFRIES: Attached  
13                  homes. They are row houses. They are row  
14                  dwellings.

15                  MR. FEOLA: Right.

16                  VICE CHAIRMAN JEFFRIES: Okay. So  
17                  if I'm looking in to the new development, I'm  
18                  looking in some cases at alleys in the back of  
19                  homes. Am I ever looking at an alley?

20                  MR. FEOLA: Sure.

21                  MR. McLAURIN: Go back to the site  
22                  plan. In this particular case, can we go

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1 through the --

2 VICE CHAIRMAN JEFFRIES: Can you  
3 talk -- get in the mike?

4 MR. McLAURIN: Yeah. He's drawing  
5 it.

6 VICE CHAIRMAN JEFFRIES: Okay.

7 MR. FEOLA: Having been very  
8 involved in the design of the site plan, I  
9 think what you are focused on is what is that  
10 view that you see when you are on an existing  
11 street of the neighborhood.

12 VICE CHAIRMAN JEFFRIES:  
13 Absolutely.

14 MR. FEOLA: In every case, we try  
15 to continue the streetscape. So if there was  
16 an existing front of the house on a particular  
17 street, that we continued that row of row  
18 homes.

19 VICE CHAIRMAN JEFFRIES: Okay.

20 MR. FEOLA: Right up the street  
21 with a similar sidewalk treatment, similar  
22 street trees.

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1 VICE CHAIRMAN JEFFRIES: Okay.

2 MR. FEOLA: So you would have that  
3 continuation or the feel. On the -- there is  
4 one area between 6<sup>th</sup> Street and Hamlin where  
5 there is an existing alley that makes the  
6 connection. In that particular case, yeah,  
7 there, but going up to the north between 6<sup>th</sup>  
8 and Hamlin, that's where we actually backed up  
9 units to the alley, because you weren't on a  
10 public street.

11 VICE CHAIRMAN JEFFRIES: Okay.

12 MR. FEOLA: So then when you, if  
13 you go back to the site plan, actually hit  
14 Hamlin, then you are again coming into looking  
15 at the fronts of houses as opposed to looking  
16 at rears. You are looking at front yards.  
17 Now, at Jackson, it's interesting, because on  
18 one side you have an institutional use, on the  
19 other side you have multi-family.

20 VICE CHAIRMAN JEFFRIES: Um-hum.

21 MR. FEOLA: And again, we had  
22 fronts of houses lining the street as you came

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1 in.

2 VICE CHAIRMAN JEFFRIES: Okay.

3 MR. FEOLA: So there is really no  
4 place that you would be coming into the site  
5 looking at an alley. I mean, there is one  
6 instance, as Jack pointed out, in the lower  
7 part of the site where we actually fronted a  
8 public park and our houses between 5<sup>th</sup> and 6<sup>th</sup>  
9 against the community alley --

10 VICE CHAIRMAN JEFFRIES: Um-hum.

11 MR. FEOLA: -- but that was in  
12 direct response to community suggestions about  
13 how they wanted that area treated. Not  
14 necessarily in an ideal way from the  
15 development standpoint, but more importantly  
16 from what the community was looking to see.

17 VICE CHAIRMAN JEFFRIES: Yeah. I  
18 mean, one of the reasons I asked the question  
19 is that I see you are really dressing up the  
20 backside, the rear of your row homes. And so  
21 normally when that happens, you know, you are  
22 trying to address a potential problem, but

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1       okay, I'm happy with your response.

2                       And I guess it might be helpful  
3       and, you know, I have been known to swing  
4       through some of these things, but, you know,  
5       obviously, this isn't in site plan, but it  
6       might be good to, you know, get a couple of  
7       vignettes, you know, showing perspectives or  
8       just so that we are clear about exactly what  
9       those views are.

10                      I just -- you know, because how  
11       it's illustrated here, it looks like, you  
12       know, a campus, which is what it is, and those  
13       lines seem very hard, but they really are not  
14       that hard. They just -- the illustration  
15       seems to make it look as if it's hard. But  
16       it's more integrated, so that's where my  
17       question was.

18                      And then also, I would like to see  
19       a couple of volumetric studies within the  
20       actual campus. I see the perspective that --  
21       you know, again, we're getting all these  
22       impressionistic renderings that are coming

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1 through here, but just something that shows  
2 some volume, particularly for the 36 foot wide  
3 courtyard, your typical courtyard.

4 I just want to see and if you can  
5 put something in scale, people or whatever, so  
6 I get a sense, because 36, I was trying to  
7 count these ceiling tiles. It's pretty close,  
8 but then I don't have the height to get a  
9 sense of what that space feels like.

10 MR. FEOLA: It's almost --

11 VICE CHAIRMAN JEFFRIES: Yeah, I  
12 figured it out. It was almost 36, but again,  
13 I don't have the height, so I don't know. So  
14 if -- you know, I don't think you need to do  
15 it all over the place, but I just need to get  
16 a sense of just what that feels like. Because  
17 again, it goes back to just making certain  
18 that I'm -- it's not too dense.

19 MR. McLAURIN: You know, I'm not  
20 sure we can satisfy tonight, but we did  
21 provide some photographs. The photo in the  
22 very center of the image there is a project

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1 that we built in Arlington, which won the ULI  
2 Award of Excellence and that is a 36 foot wide  
3 courtyard with basically three stories plus a  
4 dorm or level facing the courtyard.

5 And the other thing it is closed  
6 off at the end, basically. In all of our  
7 courtyards now, they are opened at both ends,  
8 which also helps to, you know, soften that  
9 issue. But we have been very -- we have not  
10 had an issue with regard to that relationship  
11 between height and width. And we felt  
12 comfortable, having built it numerous times  
13 before, that it would work in this particular  
14 case as well. But we can provide you --

15 VICE CHAIRMAN JEFFRIES: Yeah,  
16 yeah. I look at Harrison Square and this is  
17 a wonderful example of showing sort of the  
18 existing -- well, actually, that wasn't there  
19 when you did it.

20 MR. McLAURIN: Correct.

21 VICE CHAIRMAN JEFFRIES: But you  
22 know, it shows the new and the old and how it

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1 interfaces and so forth. And again, it gives  
2 some, you know --

3 MR. McLAURIN: Context.

4 VICE CHAIRMAN JEFFRIES: Yeah,  
5 context. And that's -- now, can you show me,  
6 where is it exactly? I mean, I have seen it,  
7 but I don't know exactly where.

8 MR. McLAURIN: Which?

9 MR. FEOLA: What are we looking  
10 at, Commissioner Jeffries?

11 VICE CHAIRMAN JEFFRIES: No, I'm  
12 trying to see that slide. Where is it?

13 MR. FEOLA: Oh.

14 MR. McLAURIN: Oh, in the --

15 MR. FEOLA: PowerPoint.

16 VICE CHAIRMAN JEFFRIES: Sort of  
17 in the open space section?

18 MR. McLAURIN: The open space  
19 section. I think we should number these.

20 VICE CHAIRMAN JEFFRIES: Yeah.

21 MR. YOUNGENTOB: Right after the  
22 5<sup>th</sup> and 6<sup>th</sup> Street.

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1 VICE CHAIRMAN JEFFRIES: Oh, okay.

2 Okay.

3 MR. YOUNGENTOB: Street

4 provisions.

5 VICE CHAIRMAN JEFFRIES: Okay.

6 Ah, there we go.

7 MR. YOUNGENTOB: And it's also

8 important to note, and we will illustrate this

9 per your request, that some of those

10 buildings, some of the homes in those

11 courtyards would be 2.5 stories because of the

12 way the grade works.

13 VICE CHAIRMAN JEFFRIES: Um-hum.

14 MR. YOUNGENTOB: The fronts would

15 be partially buried.

16 VICE CHAIRMAN JEFFRIES: Okay.

17 Okay. The other question I had was the

18 affordable units. So did you comment? I know

19 that the Office of Planning had concern that

20 all the affordable units were 14 feet in

21 width. Has that changed or is that still

22 where you are?

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1 MR. YOUNGENTOB: That has not  
2 changed, correct.

3 VICE CHAIRMAN JEFFRIES: Okay.

4 MR. McLAURIN: That's correct.  
5 Part of the concern was that we matched  
6 proportionately the bedroom count in the  
7 units. So for instance, the majority of our  
8 market rate homes are three bedrooms on this  
9 site. The majority of the homes, the  
10 affordable homes will be three bedroom.

11 VICE CHAIRMAN JEFFRIES: Three  
12 bedrooms. So the second floor, so what size  
13 bedrooms are we looking at with the 14 foot  
14 wide?

15 MR. McLAURIN: Basically, on the  
16 ground level, there is a smaller bedroom. I  
17 believe it is probably, I think, 9 x about 10.

18 VICE CHAIRMAN JEFFRIES: Um-hum.

19 MR. McLAURIN: On the ground  
20 level.

21 VICE CHAIRMAN JEFFRIES: Um-hum.

22 MR. McLAURIN: And then on the

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1 main living level, there are two bedrooms that  
2 are the full width of the house, so basically  
3 those are --

4 VICE CHAIRMAN JEFFRIES: Okay.

5 MR. McLAURIN: -- 13 feet wide by,  
6 in most cases, 10, at least 10 feet. And then  
7 the master would either be in the front or the  
8 back and that would also be 13 wide x  
9 potentially 12 or 13 feet long. So we have  
10 built a 14 foot affordable house numerous  
11 times.

12 VICE CHAIRMAN JEFFRIES: Um-hum.

13 MR. McLAURIN: Not getting up to  
14 fall back on past experience saying it's  
15 always right, but it has been a very  
16 successful affordable dwelling unit that has  
17 been used in Montgomery County as well as in  
18 the District.

19 VICE CHAIRMAN JEFFRIES: But you  
20 have done a 16 foot wide affordable unit as  
21 well?

22 MR. McLAURIN: Um, at Arthur --

1 actually, most of them have been 14 feet.  
2 Capper, they are -- actually, there are some  
3 20 foot units, but they are much shallower.  
4 They are not the full depth of the houses that  
5 we are doing here.

6 VICE CHAIRMAN JEFFRIES: Um-hum.

7 MR. McLAURIN: So they are like 20  
8 x 30 as opposed to 14 x 36. And so  
9 volumetrically, they are very similar in size.  
10 We are just using the width and the length in  
11 a different manner.

12 VICE CHAIRMAN JEFFRIES: Okay.  
13 Then my last question, and these are real  
14 basic questions, is that I'm just curious  
15 about the Neo-Gothic design that you came  
16 about. It just seems so literal and safe and  
17 I'm just wondering what was the driver behind  
18 that?

19 It just -- I mean, it is just  
20 always sort of -- I'm always curious about,  
21 you know, when you have an opportunity to sort  
22 of do a breakout different kind of

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1 contemporary design and you sort of give us  
2 something that looks very much like what you  
3 already have there. I'm just curious about  
4 the philosophy.

5 MR. McLAURIN: I guess, you know,  
6 from the developer perspective and giving  
7 direction to the architect, I think part of  
8 this was in response as we went through the  
9 RFP process with the Paulists. One of the  
10 things, I think, that was really -- that we  
11 tried to respect was this viewshed and view  
12 corridor of the existing college building.  
13 And it is a spectacular view.

14 When you drive down 4<sup>th</sup> Street  
15 today and you look to the left and you see,  
16 you know, the open space and the existing  
17 mature trees and you see that building sitting  
18 up on the hill, I guess we really wanted to  
19 try to create something that reflected that  
20 college, especially in the buildings that were  
21 most prominent in your view of the main  
22 college building.

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1                   Now, could we have gone  
2 contemporary Gothic? I mean we probably could  
3 have. I think, you know, we kind of looked at  
4 it from a traditionalist perspective and said  
5 let's try to reflect the history of the  
6 building, not try to create kind of a modern  
7 interpretation. And, you know, there is no  
8 right answer in my view.

9                   VICE CHAIRMAN JEFFRIES: Yeah. I  
10 mean, you know, it almost looks like a dorm of  
11 sorts, you know, from the period. I mean,  
12 listen, you know, it's just, you know, one  
13 man's taste. But I just, you know, sort of  
14 wish that it could have been a, you know,  
15 different departure, that's all. I mean,  
16 just, you know, that -- so --

17                  MR. YOUNGENTOB: Just for a  
18 reference, I didn't specifically call it out,  
19 but it's these two buildings here.

20                  VICE CHAIRMAN JEFFRIES: I got it.

21                  MR. YOUNGENTOB: And then it's  
22 this one up here.

1 VICE CHAIRMAN JEFFRIES: Um-hum.

2 MR. McLaurin: But, you know, I  
3 think Bob is right. I mean, it's the very  
4 initial decision. How respectful are you?  
5 You know, we have tried to create, you know,  
6 an entire frame as you would see 4<sup>th</sup> Street.  
7 And really that first decision, you know, is  
8 backed up by stone or no stone. And once you  
9 do that, you know, it's kind of hard to go  
10 modern with -- unless you start using cut  
11 stone.

12 This will probably be more of  
13 field stone, because the college is very  
14 blocky and is cut stone. But you know, we  
15 felt kid and play wasn't really the right way  
16 to go on this one.

17 VICE CHAIRMAN JEFFRIES: And one  
18 last question. Is there any -- other than --  
19 you know, sorry, kid and play. They really do  
20 pay attention to what we say up here, huh?

21 MR. FEOLA: And even worse than  
22 that, it's transcribed.

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1                   VICE CHAIRMAN JEFFRIES:  Yeah, got  
2                   it, got it.

3                   MR. FEOLA:  So people can read it  
4                   later.

5                   VICE CHAIRMAN JEFFRIES:  Got it.  
6                   You know, one of the struggles that, you know,  
7                   I always have with these townhome developments  
8                   that are wide sweepings, is that they are so  
9                   incredibly horizontal.  And you know, I wish  
10                  a few things could just pop up and just show  
11                  some variety of roof lines and so forth.

12                  I       clearly       understand       the  
13                  limitations.  I understand what you are trying  
14                  to create.  So obviously, the college, the  
15                  main building is -- you know, serves that.  
16                  You know, I just -- again, it's just these are  
17                  more observations.  And again, you know, I  
18                  think the project is a very good project.  And  
19                  you know, I'm in favor of it.  But I just --  
20                  you know, just general observations, you know.

21                  I think you have done a wonderful  
22                  job of really articulating and really trying

1 to create some variety and some texture to the  
2 place. But, you know, when you look at that,  
3 that's a horizontal plane. And I know you've  
4 got a setback. I know you got the third --  
5 you're going to mention something else?

6 MR. YOUNGENTOB: If I may, you  
7 know, that was one of our very early drawings.  
8 If you look at some of the more technical  
9 elevations that are part of the application,  
10 there is so much grade and topography on the  
11 site that what you are looking at up on the  
12 screen is probably a very rare occurrence. So  
13 there will be a lot of articulation.

14 And it was actually extremely  
15 challenging to work with the engineer in the  
16 grading to get this to work. So you're going  
17 to see some rolling architecture and  
18 streetscapes.

19 VICE CHAIRMAN JEFFRIES: Then it  
20 goes back to the illustration, because it  
21 would be nice if I could see something like  
22 that, because then I think, you know, at least

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1 I get more comfortable that this is going to  
2 be an interesting, you know, campus, townhouse  
3 campus plan and not just -- you know, so I'm  
4 appreciative of that. Thank you very much.  
5 That's it, Mr. Chair.

6 CHAIRMAN HOOD: Commissioner  
7 Etherly?

8 COMMISSIONER ETHERLY: Thank you  
9 very much, Mr. Chair. Very, very briefly.  
10 First of all, just a very full and complete  
11 presentation, so thank you to all of the  
12 presenters for an excellent body of work.

13 I wanted to follow-up on Mr.  
14 Jeffries' question again coming back to kind  
15 of the Neo-Gothic architectural decision. And  
16 I think in part, Mr. McLaurin, your response  
17 was very helpful to me in terms of  
18 understanding what was the thinking behind it.

19 I think I was very clear at the  
20 start from the presentation about the respect  
21 and the homage, if you will, to the primary  
22 building on the Paulist campus and a desire to

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1 be respectful of that.

2 So just to make sure I'm clear,  
3 the buildings that will have that presentation  
4 or the buildings that you are suggesting for  
5 that presentation are 28 and 29 and then  
6 Building No. 9 in your site plan?

7 MR. FEOLA: Yeah, I'll dig it out.  
8 We can confirm that.

9 COMMISSIONER ETHERLY: No, no  
10 problem. No problem.

11 MR. FEOLA: Again, it's the --

12 COMMISSIONER ETHERLY: Those two  
13 there.

14 MR. FEOLA: -- red roofs.

15 COMMISSIONER ETHERLY: Yes.

16 MR. FEOLA: Here and then that one  
17 up there.

18 COMMISSIONER ETHERLY: And again,  
19 the driver was from a 4<sup>th</sup> Street perspective,  
20 those three buildings framed the primary  
21 building?

22 MR. McLaurin: Yeah. I mean, I

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1 guess our feeling was, you know, stepping back  
2 like Commissioner Jeffries saying if we  
3 continue the same architecture without any nod  
4 towards the college, it would look like who  
5 was there first and maybe the college just  
6 kind of landed in the middle, you know, of  
7 this block.

8 So I think it was intended to be a  
9 transition. It was a very literal  
10 interpretation of the school within the mass  
11 and form of a row home.

12 COMMISSIONER ETHERLY: Okay.

13 MR. McLAURIN: You know, with  
14 flush fronts and whatnot. But the materials  
15 will be slightly different. Today's  
16 technology is different. The craftsmanship is  
17 different. So we were comfortable with the  
18 limitations we have today that it wasn't going  
19 to be an exact duplication and end up feeling  
20 like a dorm just because you have front doors  
21 and stoops. And by the time you have your  
22 front yards and your street trees, we think it

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1 will blend into the topography, you know, a  
2 lot more.

3 COMMISSIONER ETHERLY: Okay. And  
4 with respect to the representation of that  
5 building, one of the representations in the  
6 prehearing submission information, shows this  
7 building color elevation of that, of what  
8 those three buildings potentially would look  
9 like. Is that meant to be fairly  
10 representative or --

11 MR. McLAURIN: No, that was an  
12 old --

13 COMMISSIONER ETHERLY: Gotcha.

14 MR. McLAURIN: -- matched an old  
15 land plan. And when we made changes to the  
16 site plan and changed the main roadway, the  
17 configuration of the building and we no longer  
18 have a garage that is entranced off of that  
19 main roadway --

20 COMMISSIONER ETHERLY: Yeah.

21 MR. McLAURIN: -- which is in the  
22 alley --

1 COMMISSIONER ETHERLY: Yeah,  
2 gotcha.

3 MR. McLAURIN: -- the rendering  
4 changed.

5 COMMISSIONER ETHERLY: But the  
6 coloring, the coloring you are hoping to stick  
7 fairly close to?

8 MR. McLAURIN: And again, you  
9 know, I didn't bring the stone sample, because  
10 it was just too heavy for me.

11 COMMISSIONER ETHERLY: I  
12 understand.

13 MR. McLAURIN: But you know, what  
14 you see up there is respectful of what we  
15 intend to build.

16 COMMISSIONER ETHERLY: Okay.

17 MR. FEOLA: Commissioner Etherly?

18 COMMISSIONER ETHERLY: Yes?

19 MR. FEOLA: It is Building 9,  
20 Buildings 9, 28, and 29.

21 COMMISSIONER ETHERLY: Okay. I'm  
22 tempted to ask when you first used the word

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1 viewshed, I for a moment thought that you were  
2 speaking about the view from the Paulist  
3 campus looking out. So is it correct to say  
4 that the driver for those three buildings is  
5 the viewshed looking in from 4<sup>th</sup> Street?

6 MR. McLAURIN: Yes, that's a true  
7 statement. But I think it's also the college,  
8 you know, like Father said, will exist in its  
9 continued form. They have activity there.  
10 They have occupants. They have residents.  
11 They want to feel like, you know, they are in  
12 a campus. Maybe that makes some sense. These  
13 two buildings here sort of geometrically  
14 frame, you know, the inside corner of this Y-  
15 shaped college --

16 COMMISSIONER ETHERLY: Um-hum.

17 MR. McLAURIN: -- in the circle.  
18 That's a prominent location for the college.

19 COMMISSIONER ETHERLY: Indeed.

20 MR. McLAURIN: And that statute  
21 there on the circle is beautiful, so we are  
22 framing not only the entire community and the

1 college, but we are framing that specific open  
2 space right there.

3 COMMISSIONER ETHERLY: Did you  
4 give any thought to potentially extending that  
5 to Buildings 27 and 26?

6 MR. McLAURIN: Which I'm assuming  
7 are these two?

8 COMMISSIONER ETHERLY: Yes, sir.

9 MR. McLAURIN: No, because -- we  
10 did. Of course, we discussed it, but, you  
11 know, now we are really relating more towards,  
12 you know, the existing homes and completing  
13 the block pattern over there. As Mr.  
14 Youngentob said, there is an existing alley  
15 there.

16 COMMISSIONER ETHERLY: I see.

17 MR. McLAURIN: Yeah, so we are now  
18 creating the other half of the alley in the  
19 block pattern.

20 COMMISSIONER ETHERLY: Okay.

21 MR. McLAURIN: I mean, at one  
22 point we had to sort of stop.

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1                   COMMISSIONER ETHERLY:  Okay.  I  
2   see.  I see.

3                   MR. McLAURIN:  And we did discuss,  
4   you know, it's quite expensive for them to do  
5   these stone buildings.  We did discuss  
6   potentially going back, you know, when the  
7   market went down, but we feel really strong  
8   about trying to tell the right story out  
9   there.

10                  COMMISSIONER ETHERLY:  Okay.

11                  MR. McLAURIN:  So we stuck with  
12   it.

13                  COMMISSIONER ETHERLY:  And just to  
14   make sure, I'm going to jump to another topic  
15   now, but still on the architectural piece.  
16   One of the presentations of the town, and I'm  
17   looking for the representation of it, the  
18   typical 2.5 story elevation here, I wanted to  
19   be sure that I'm clear, is it the wrought iron  
20   or iron work guard rails, are those optional  
21   or those are intended to be kind of the  
22   standard presentation as you move across the

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1 frontage here?

2 MR. McLaurin: Right here?

3 COMMISSIONER Etherly: Yes.

4 MR. McLaurin: They are there.

5 COMMISSIONER Etherly: Okay.

6 MR. McLaurin: I mean, because the  
7 porches and again a lot of topography and the  
8 grade, this is our buried front here. And the  
9 porches will be more than 30 inches out of the  
10 ground pretty much in all the cases. So it is  
11 our intention to put a metal railing up there.

12 COMMISSIONER Etherly: Okay. Were  
13 there other options that you considered? And  
14 clearly, of course, I'm the one up here who  
15 doesn't have an architectural background, so  
16 sometimes perhaps my reaction to wrought iron  
17 may be vague or most certainly uninformed.  
18 Were there other options?

19 MR. McLaurin: We could certainly  
20 do wood.

21 COMMISSIONER Etherly: Okay.

22 MR. McLaurin: You know, it's a

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1       simplistic wrought iron.  And part of the idea  
2       with wrought iron is make it disappear --

3                   COMMISSIONER ETHERLY:  Um-hum.

4                   MR. McLAURIN:  -- to some degree  
5       and let the brick work and the other materials  
6       kind of speak for themselves.  But wood would  
7       not be wrong as well and we would be happy to  
8       have a mix and a variety.

9                   COMMISSIONER ETHERLY:  And I'm  
10       most certainly not animated enough about it to  
11       say yeah, change it to wood.  I just wanted to  
12       kind of get a little sense for the  
13       understanding.

14                  MR. McLAURIN:  Right.

15                  COMMISSIONER ETHERLY:  And as you  
16       indicated, if it does help to blend or  
17       disappear somewhat, so you have a clarity in  
18       terms of the presentation, then I'm fine with  
19       it.

20                  MR.  YOUNGENTOB:  We have a  
21       photograph actually of Bryant School, a South  
22       Carolina frontage, that actually has a similar

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1 treatment that I'll give -- I think will give  
2 you a better sense of how it actually looks.  
3 And it does kind of disappear in the  
4 elevation. Let me see if I can find that  
5 really quickly. There it is. The -- no.  
6 Keep going. Right here, the lower right.  
7 Maybe if we can turn the lights down once  
8 again?

9 MR. McLAURIN: Wrought iron is  
10 such a prominent element in the District of  
11 Columbia. I mean, there is some wood. To  
12 some degree, we want to be maintenance  
13 friendly.

14 COMMISSIONER ETHERLY: Um-hum.

15 MR. McLAURIN: Not maintenance  
16 free, but maintenance friendly.

17 COMMISSIONER ETHERLY: Okay.

18 MR. McLAURIN: If this was a  
19 colonial town like Alexandria, it might be  
20 more wood that you would see.

21 COMMISSIONER ETHERLY: I see. I  
22 see. So it's safe to say that -- I mean,

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1 would you describe it as being consistent with  
2 some of the other architectural cues that are  
3 present in the existing neighborhood?

4 MR. McLAURIN: Yes, I would.

5 COMMISSIONER ETHERLY: Okay.

6 MR. McLAURIN: But I would, you  
7 know, preface it by saying the pallet is wide.

8 COMMISSIONER ETHERLY: Okay.

9 MR. McLAURIN: You know,  
10 aesthetically, there is a lot to work from,  
11 but it is consistent.

12 COMMISSIONER ETHERLY: Okay.  
13 Okay. Let me make sure I'm clear. Again, I'm  
14 kind of staying in the architectural context  
15 for a moment, but let me make sure that I'm  
16 clear on the rationale for the brick on the  
17 corner buildings. If I recall correctly from  
18 the presentation for all of your buildings on  
19 the rear elevations, you are doing brick on  
20 the corner. Is that correct?

21 MR. McLAURIN: Well, the end  
22 units.

1                   COMMISSIONER ETHERLY: The end  
2 units.

3                   MR. McLAURIN: We take the -- you  
4 know, they are brick fronts. Can you just go  
5 one -- go to the -- okay. So, you know,  
6 everything is brick fronts.

7                   COMMISSIONER ETHERLY: Um-hum.

8                   MR. McLAURIN: So but on the ends  
9 we will turn and put brick on -- full brick on  
10 the sides. And then go to the site plan. And  
11 then we bring it, one unit, into the alley  
12 because even though we do a pretty good job of  
13 trying to make the alleys go away and dress  
14 them up, you know, and make them look  
15 attractive and put some landscaping, there  
16 really are physical vistas into the alley. So  
17 as you are driving down this street, you are  
18 really going to kind of see the end of these  
19 buildings in the rear.

20                   So the idea is, you know, that  
21 transition from brick right at the corner and  
22 it just goes to siding, it always looks like,

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1 you know, you made the wrong -- it's a cost  
2 decision. And that's not what we're about.  
3 We're really about creating, you know, a sense  
4 of place and environment, so we bring the  
5 brick into the alley.

6 COMMISSIONER ETHERLY: Okay, okay.

7 MR. McLAURIN: One unit.

8 COMMISSIONER ETHERLY: No, no, I'm  
9 very appreciative of it. I have the good  
10 fortune of trying to pretend like I was  
11 playing golf earlier this week and I won't  
12 discuss my score, but it happened to be up in  
13 Montgomery County, Hampshire Greens. It's a  
14 course with million dollar homes, brick front  
15 and then boom you are hitting siding.

16 MR. McLAURIN: Right.

17 COMMISSIONER ETHERLY: Literally  
18 in my golf games case, I am actually hitting  
19 siding. But I get it. I mean, again, it's a  
20 nod towards trying to improve the aesthetic,  
21 if you will, as you are traversing the  
22 streetscape. So that makes sense to me.

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1           Okay. Let me, if I could, Ms.  
2 Milanovich, for a moment, thank you very much.  
3 Thank you, Mr. McLaurin, that was most  
4 certainly very helpful to me in that regard.  
5 Ms. Milanovich, good evening to you.

6           MS. MILANOVICH: Good evening.

7           COMMISSIONER ETHERLY: A very  
8 quick question for you on the traffic piece.  
9 I just wanted to make sure I was clear on the  
10 rational for the study area that was selected  
11 for the traffic plan. Was there discussion  
12 with DDOT about extending that study area in  
13 any way or was there fairly quick and fast  
14 agreement that those were the most appropriate  
15 corridors to kind of look at?

16          MS. MILANOVICH: Yeah, I think it  
17 was a fairly quick agreement. And again, as  
18 I said, that's a fairly significant study  
19 area, considering the size of the development.

20          COMMISSIONER ETHERLY: Okay. And  
21 I'm not suggesting that I'm skeptical. Okay.  
22 I'll leave it there for the moment. There was

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1 another slide that you indicated which showed  
2 the proposed vehicle trips that you would  
3 anticipate being created in the a.m. and p.m.  
4 rush hour. And I just want to make sure I  
5 understood the subtraction math that is  
6 happening here.

7 MS. MILANOVICH: Uh-huh.

8 COMMISSIONER ETHERLY: For the  
9 non-auto trips, the 39 and the 46 number, the  
10 39 in the a.m. and the 46 in the p.m., those  
11 are adjustments that you are making, if I'm  
12 reading the asterisk correctly, based on  
13 census data, you are assuming that those  
14 numbers of trips are going to come out of your  
15 total trip number?

16 MS. MILANOVICH: Right. Actually,  
17 the census data is slightly higher than 35.  
18 It's nearly 45. The 35 came about with  
19 discussions with DDOT. They felt a little  
20 more comfortable with the 35 percent. The  
21 thing to keep in mind is the top numbers that  
22 are shown there, the total person trips, the

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1 111 and the 132 p.m. peak hour --

2 COMMISSIONER ETHERLY: Meaning  
3 regardless of how someone leaves the property,  
4 that's a person trip?

5 MS. MILANOVICH: Right. Whether  
6 they leave in their car or whether they leave  
7 by foot to go to the Metro.

8 COMMISSIONER ETHERLY: Segue?

9 MS. MILANOVICH: Exactly.

10 COMMISSIONER ETHERLY: Whatever.  
11 Okay.

12 MS. MILANOVICH: The manual that  
13 we use, it's a national manual.

14 COMMISSIONER ETHERLY: Um-hum.

15 MS. MILANOVICH: It's the  
16 Institute of Transportation Engineers Trip  
17 Generation Manual. Those rates are based on  
18 sites that are not proximate to any type of  
19 public transportation. They are largely  
20 suburban areas that don't have that  
21 connectivity to Metro or readily available  
22 public transportation.

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1 COMMISSIONER ETHERLY: Um-hum.

2 MS. MILANOVICH: So in order to  
3 adjust that, we need to make an estimate in  
4 terms of what we believe, what percentage we  
5 believe will use public transportation. We  
6 looked at two sources. One was data from  
7 WMATA, which actually indicated a 50 percent  
8 reduction. And then the other was the census  
9 data, which was about the 45 percent  
10 reduction.

11 Again, we are a little more  
12 conservative. We only took a 35 percent  
13 reduction on the recommendation of DDOT.

14 COMMISSIONER ETHERLY: I see.  
15 Okay. Okay. And with respect to some of the  
16 traffic mitigation recommendations, the  
17 optimization of the traffic signal timings,  
18 are those intended to be such that you are  
19 going to markedly impact the level of service  
20 at those particular intersections or are they  
21 more kind of subtle tweakings if you will?

22 MS. MILANOVICH: They are more

1 subtle tweakings. Because of the signal  
2 system in the District, all of the  
3 intersections are interconnected such that if  
4 you make significant changes at one, it could  
5 greatly impact the downstream intersection.

6 COMMISSIONER ETHERLY: It's a  
7 domino. Okay. Okay. And I think finally,  
8 with respect to the -- thank you very much,  
9 Ms. Milanovich.

10 MS. MILANOVICH: You're welcome.

11 COMMISSIONER ETHERLY: I'm moving  
12 off of you and I'm perhaps coming back to  
13 close on a discussion about the corner park.  
14 I just wanted to make sure I was clear about  
15 if I understood in the presentation and it  
16 might have been under your remarks, Mr.  
17 McLaurin, did I understand you to say that  
18 there are doors on the vicinity and I believe  
19 it was a slide that had the greater level of  
20 detail. There are doors along that side?

21 MR. McLAURIN: Yes, that's right.  
22 We are fronting the park with a building of

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1 row homes here.

2 COMMISSIONER ETHERLY: Okay.

3 MR. McLAURIN: So there will be  
4 front doors and a combination of porches and  
5 front yards. Again, you know, coming out onto  
6 a lead walk elevated by the 3 to 4 foot  
7 retaining wall above the park. So eyes on the  
8 -- you know, part of our philosophy, eyes on  
9 the public spaces, front doors on the public  
10 spaces.

11 COMMISSIONER ETHERLY: And what  
12 is --

13 MR. McLAURIN: And that park  
14 again, that park doubled in size.

15 COMMISSIONER ETHERLY: Okay.

16 MR. McLAURIN: Approximately  
17 doubled in size between the change.

18 COMMISSIONER ETHERLY: And so on  
19 the other side of the park --

20 MR. McLAURIN: About 50 percent.

21 COMMISSIONER ETHERLY: -- as you  
22 come back towards the amphitheater, the

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1 stadium steps, if you will, those are rears on  
2 the other side, correct? Yes, sir?

3 MR. McLAURIN: Well, they are  
4 sides.

5 COMMISSIONER ETHERLY: Okay.

6 MR. McLAURIN: They are sides. So  
7 you know, you will have one of the courtyards  
8 right here that, you know, will be -- you will  
9 be able to be here and kind of look all across  
10 the courtyard. This is an alley here. And  
11 then this is another courtyard here. So these  
12 are the sides. The front door is here. And  
13 that -- what you call an amphitheater it's  
14 really a hardscape area where --

15 COMMISSIONER ETHERLY: Um-hum.

16 MR. McLAURIN: -- people can sit  
17 or gather or congregate with a focal point, a  
18 focal feature which, you know, I don't think  
19 we have really determined what that is yet.  
20 But so here is the corner park right here. So  
21 the front doors for these units face into the  
22 courtyard, eyes on the courtyard, and then the

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1 ends of the buildings, which will be all  
2 brick, are what you would see. So it's not  
3 uncommon -

4 COMMISSIONER ETHERLY: I see.

5 MR. McLAURIN: -- for the District  
6 to see ends of buildings like that. You know,  
7 public streets, that's a very typical pattern.

8 COMMISSIONER ETHERLY: I see. Was  
9 there any thought given to -- and again, this  
10 line of questioning is fairly unusual for me,  
11 because I kind of leave it to our architects  
12 on the Board to kind of veer into some of  
13 this, but given that they do border onto the  
14 park, was there any discussion about any  
15 different treatment in terms of articulating  
16 those sides? And as I orient myself on the  
17 site plan, Building 21 and 20, to an extent,  
18 yeah 21 and 20, because they are bordering the  
19 park, was there some discussion about doing  
20 anything different with those side elevations?

21 MR. McLAURIN: Well, the -- we  
22 feel like we have -- are in pretty good shape,

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1 that the sides are ready. I mean, we didn't  
2 downplay the sides. We feel like the  
3 attention we naturally put into the  
4 architecture, full brick, symmetrical window  
5 patterns.

6 COMMISSIONER ETHERLY: Um-hum.

7 MR. McLAURIN: You know,  
8 traditionally in the District sides are  
9 ignored. And quite often they are very blank,  
10 you know, but we want again windows on the  
11 street and whatnot, so we feel like we have  
12 provided a sufficient level of architectural  
13 detail in materials on the sides.

14 COMMISSIONER ETHERLY: Okay.

15 MR. McLAURIN: We did discuss, you  
16 know, fronting that street, but that means we  
17 have to front, you know, or back up to some of  
18 the adjoining property owners. So this  
19 building orientation gave us the courtyards  
20 which would connect, you know, visually to the  
21 adjoining property, but give us, you know, the  
22 ends on the public street like we're talking

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1 about.

2 COMMISSIONER ETHERLY: Okay.  
3 Excellent. Thank you. Thank you very much  
4 for your responses. Thank you, Mr. Chair.

5 CHAIRMAN HOOD: Okay. Thank you,  
6 colleagues for asking your questions. Mr.  
7 Turnbull, you have?

8 COMMISSIONER TURNBULL: I wonder  
9 if I could just add two more questions that  
10 came up after, especially after, Commissioner  
11 Etherly was talking about the park. And it  
12 brings the -- the parks are seen as being used  
13 how? I mean, you can walk your dog. I see  
14 some benches. I don't see any playground  
15 equipment though in any of the parks or  
16 anything.

17 MR. McLaurin: There is,  
18 obviously, a variety of public open spaces in  
19 the community. There is -- where we are  
20 building the public park off-site, there is a  
21 significant playground there.

22 COMMISSIONER TURNBULL: Okay.

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1                   MR. McLAURIN:  What -- the way the  
2                   property is used today, the community does  
3                   come in and basically, you know, use some of  
4                   the open space to play, to throw footballs,  
5                   throw softballs, and I think that is the  
6                   intention of the Paulists to allow that  
7                   community use to continue, especially on the  
8                   broader areas of the campus.

9                   So I think what we tried to do  
10                  with regard to the more formalized parks was  
11                  to create both passive and really smaller  
12                  recreation areas where you might be able to  
13                  throw a frisbee with a young child, but not  
14                  have a formal softball game or things like  
15                  that.

16                 COMMISSIONER TURNBULL:  Right.

17                 MR. McLAURIN:  So we are --

18                 COMMISSIONER TURNBULL:  But it  
19                 seems defensive.

20                 MR. McLAURIN:  I'm sorry?

21                 COMMISSIONER TURNBULL:  Those  
22                 faces are still somewhat defensive spaces?

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1 MR. McLaurin: Defensive in terms  
2 of?

3 COMMISSIONER TURNBULL: Yeah, I  
4 mean, there is still some privacy.

5 MR. McLaurin: Absolutely.

6 COMMISSIONER TURNBULL: I mean,  
7 okay.

8 MR. McLaurin: Absolutely, yeah.  
9 And so we do have a variety of open spaces  
10 between the smaller courtyards of the corner  
11 park and a larger expanse. There is a tot lot  
12 located on-site, which is located, which is  
13 the sheet here, L1.01, in your package and  
14 Jack is going to locate it, right there  
15 directly off of where Jackson Street comes  
16 into the site, as well as down in the area  
17 between 5<sup>th</sup> and 6<sup>th</sup> Street in the small  
18 courtyard there.

19 And what we tend to do is we  
20 don't, you know, put in, you know, typical  
21 large scale playground equipment, but there  
22 are smaller scale equipment that is more

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1 compatible with younger children in  
2 residential settings --

3 COMMISSIONER TURNBULL: Sure.

4 MR. McLaurin: -- like that. So  
5 there is a balance between both young children  
6 playing -- active play areas, passive  
7 recreation areas, places to walk your dog, a  
8 place to just sit and read a book on a bench  
9 and then you still have the larger scale open  
10 space as well as community open space in the  
11 broader area.

12 COMMISSIONER TURNBULL: Okay. I  
13 wonder if we could go back to the elevation of  
14 the typical -- the 2.5 story row house  
15 elevation? I guess what I'm seeing here, most  
16 of these fronts are painted brick on this  
17 particular grouping? I mean, I look on the  
18 panel --

19 MR. McLaurin: I mean, it looks  
20 like 50/50 maybe.

21 COMMISSIONER TURNBULL: Is there--  
22 am I looking at three panels of painted and

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1 three panels of not?

2 MR. McLaurin: Well, it looks like  
3 we are showing you four painted, two that are  
4 not.

5 COMMISSIONER TURNBULL: Not.

6 MR. McLaurin: On that one.

7 COMMISSIONER TURNBULL: Okay. I'm  
8 just curious, as we go up into the loft area,  
9 you are shifting to the hardy plank?

10 MR. McLaurin: Hardy panel, right.

11 COMMISSIONER TURNBULL: And it's  
12 reading as a complete monolithic color all the  
13 way across? Will it be like a ghost image  
14 back there?

15 MR. McLaurin: Yeah, sometimes we  
16 do vary the shades of the colors, but the idea  
17 is that when we use the hardy panel versus a  
18 plank or siding material, it does disappear a  
19 little bit more. They really are hard to see  
20 from the public realm. I mean, if you are in  
21 an upper floor directly across the street, you  
22 would see them. But, you know, walking down

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1 the sidewalk, they are very difficult to see.

2 So instead of calling attention to  
3 them and painting them bright colors, matching  
4 the fronts, we tend to just basically play  
5 them down.

6 COMMISSIONER TURNBULL: Okay.  
7 Question, what's -- and I couldn't tell on the  
8 plans, what happens between the units? Is  
9 there a fence?

10 MR. McLAURIN: There is a parapet  
11 wall at a guard rail height of 42 inches  
12 between the two. So there is no fence. That  
13 parapet wall at the guard rail height is the  
14 same height as the parapet on the front.

15 COMMISSIONER TURNBULL: Okay.

16 MR. McLAURIN: So there is no --  
17 there are no projections that you see. I  
18 mean, so you know, they really just disappear.

19 COMMISSIONER TURNBULL: Uh-huh.  
20 And there is -- now, you have lights at the  
21 top of each of those?

22 MR. McLAURIN: We just have a --

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1 it's a very simple light at the door, which we  
2 need by code. There is a door that accesses  
3 the roof terrace up there.

4 COMMISSIONER TURNBULL: How does  
5 that read? I mean, I'm just curious with they  
6 are all on at night. I suppose that during  
7 Christmas time, they could all get together  
8 and light the whole thing up.

9 MR. YOUNGENTOB: It's --

10 COMMISSIONER TURNBULL: A joint --

11 MR. YOUNGENTOB: -- a great  
12 comment, because I think what really does  
13 happen, it does become a very communal type  
14 environment.

15 COMMISSIONER TURNBULL: Yeah.

16 MR. YOUNGENTOB: That people do  
17 tend to interact across one deck to the other.  
18 They don't climb over the parapet walls, but  
19 they may be passing a drink one night or  
20 whatever. But when you are sitting down in a  
21 chair, the parapet wall basically, you know,  
22 hides view from one deck to the other.

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1 COMMISSIONER TURNBULL: Yeah.

2 MR. YOUNGENTOB: So there is some  
3 sense of privacy, but it does become a social  
4 area. And as far as, you know, the lighting,  
5 the lighting is kept low. I mean, in terms of  
6 the wattage of bulbs.

7 COMMISSIONER TURNBULL: Is it  
8 down-laying or is it --

9 MR. YOUNGENTOB: Yes.

10 COMMISSIONER TURNBULL: It's  
11 primarily down?

12 MR. YOUNGENTOB: Down lighting,  
13 correct.

14 COMMISSIONER TURNBULL: Okay.  
15 Thank you.

16 MR. YOUNGENTOB: Yep.

17 CHAIRMAN HOOD: Okay. Thank you.  
18 I have the opportunity of presenting questions  
19 from Commission May tonight. Commissioner May  
20 will -- he only has 14 tonight, so but I think  
21 a lot of the submittals -- and he has already  
22 read the transcript. I was just joking,

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1 Commissioner May.

2 But anyway, I will say that I  
3 think a number of submittals that were given  
4 to us this evening will address some of these  
5 issues. But I would ask Mr. Feola and to the  
6 applicant that we address this as succinct as  
7 possible. So if we do propose and get the  
8 final, it will help address some of his  
9 concerns.

10 And I think this first one has  
11 already been addressed by a submittal we had  
12 this evening. He says, and I'm going to read  
13 exactly as he has it, what steps has the  
14 applicant taken to address the concerns of the  
15 Provincial or the Redemptorists?

16 And I will say that I think that  
17 that has been addressed in the submittal that  
18 we had tonight. But if you don't think so, I  
19 would ask that you comment on that.

20 MR. FEOLA: That is correct. And  
21 the Redemptorists filed a letter in the record  
22 indicating --

1 CHAIRMAN HOOD: Right.

2 MR. FEOLA: -- that they are now  
3 satisfied.

4 CHAIRMAN HOOD: Okay. I think  
5 that has already been addressed.

6 VICE CHAIRMAN JEFFRIES: Question  
7 2?

8 CHAIRMAN HOOD: Question 2.  
9 Commissioner Jeffries is asking for Question  
10 2. It's an inside joke. Can anything be done  
11 to reduce or eliminate the side yard relief  
12 being requested? In particular, the 1.5 foot  
13 side yard at Units 1 through 5 is too small.  
14 No, I'm sorry, is too small. And the 6.5 foot  
15 side yards along the east side is also too  
16 small.

17 MR. FEOLA: Mr. Chairman, could  
18 you repeat those numbers again, please?

19 CHAIRMAN HOOD: Okay. It says can  
20 anything be done to reduce or eliminate the  
21 side yard relief being requested? In  
22 particular, the 1.5 foot side yard at Units 1

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1 through 5 is too small and the 6.5 foot side  
2 yards along the east side is also too small.

3 MR. MORELOCK: Do you want me to  
4 address that, Phil?

5 MR. FEOLA: Yes. Yeah, I am  
6 assuming he means by units, he means the  
7 building, because Lots 1 through 5 are  
8 townhouses that abut against each other. Mr.  
9 Morelock, the civil engineer, can talk about  
10 that specifically.

11 MR. MORELOCK: Hello, I'm Mark  
12 Morelock with VIKA. Our business address is  
13 in Germantown, Maryland. The Buildings 1  
14 through 5 face the north side of the property,  
15 that's the Council of Bishops.

16 CHAIRMAN HOOD: Um-hum.

17 MR. MORELOCK: We have entered  
18 into an agreement with the Bishops for 15 foot  
19 new build zone, I mean, a fire restriction  
20 zone, so there is a green space adjacent to  
21 those five units off-site that will be entered  
22 into the record that won't allow any structure

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1 closer than that. So in reality, you will  
2 have a setback that's larger than the foot and  
3 a half.

4 CHAIRMAN HOOD: Okay. So that's  
5 something that will get submitted before  
6 proposed?

7 MR. MORELOCK: Yes.

8 MR. FEOLA: It's in the drawing,  
9 yes.

10 CHAIRMAN HOOD: Okay. We already  
11 have it? Do we already? No. And the reason,  
12 if it wasn't something that was submitted  
13 tonight, he reviewed this record. And I know  
14 if we -- if it was not anything that was in  
15 our packet, we need to address it, because he  
16 reviewed this record. And he is pretty good  
17 about that.

18 MR. McLAURIN: Mr. Morelock, could  
19 you give us the number of the sheet, please?

20 VICE CHAIRMAN JEFFRIES: Can we  
21 also -- let's just -- if you have a pointer,  
22 do you have a pointer there?

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1 MR. MORELOCK: Yes.

2 VICE CHAIRMAN JEFFRIES: And you  
3 can just point to, so that we are clear  
4 exactly, I see one, two, three, four, okay.

5 MR. MORELOCK: That is five.

6 VICE CHAIRMAN JEFFRIES: Okay.  
7 And then the side yards that he is referring  
8 to?

9 MR. MORELOCK: Are right along  
10 this edge.

11 VICE CHAIRMAN JEFFRIES: Right.  
12 Okay.

13 MR. MORELOCK: Along this edge.

14 VICE CHAIRMAN JEFFRIES: Um-hum.

15 MR. MORELOCK: And they are a foot  
16 and a half and the reason being is when the  
17 survey to mark was done and the Bishops  
18 actually built their parking lot --

19 VICE CHAIRMAN JEFFRIES: Um-hum.

20 MR. MORELOCK: -- they took 15 --  
21 25 feet away from or actually purchased 25  
22 feet or an easement was granted to allow that

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1 parking lot to extend into that area of which  
2 they used only about 18 feet. So there is  
3 still 7 or 8 feet of green space there. And  
4 we have requested in -- on the other side to  
5 get a reciprocal no build to allow no  
6 structure to go in that zone.

7 So that the foot and a half would  
8 then really reflect approximately a 15 or 16.5  
9 foot clear area between the side units and  
10 wherever the drive aisle would be or any  
11 future structure might go in.

12 VICE CHAIRMAN JEFFRIES: So, Mr.  
13 Chair, do you need something in addition to  
14 what's on the record now?

15 CHAIRMAN HOOD: I think we have  
16 that. I think I was told that we were going  
17 to get something submitted.

18 COMMISSIONER ETHERLY: Or if Mr.  
19 Morelock has -- I think Mr. Feola was heading  
20 in the direction I was interested in. If  
21 there is a drawing that, from Mr. Morelock's  
22 perspective, indicates it more clearly, that

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1 would be helpful. I'm going through some of  
2 the detailed engineering.

3 MR. MORELOCK: Sheet C9.

4 COMMISSIONER ETHERLY: If you  
5 could say that again?

6 MR. MORELOCK: Sheet C9.

7 COMMISSIONER ETHERLY: Sheet C9.

8 Excellent. I happen to be right there.

9 MR. MORELOCK: You can see tax lot  
10 807.

11 COMMISSIONER ETHERLY: So one,  
12 two, three, four, five.

13 MR. MORELOCK: We currently --

14 COMMISSIONER ETHERLY: Yes.

15 MR. MORELOCK: You see there is a  
16 2 foot dimension shown on each of those units?

17 COMMISSIONER ETHERLY: Yes.

18 MR. MORELOCK: Okay. And then  
19 because of change in building material or  
20 construction tolerances, we have shown in the  
21 setback table a foot and a half to allow a 6  
22 inch tolerance as we move into final design

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1 plans. So that's where he is pulling out of  
2 the setback table the foot and a half.

3 So in addition to that on tax lot  
4 807, you can see how far the parking area is  
5 away.

6 COMMISSIONER ETHERLY: Yes.

7 MR. MORELOCK: So it will be --  
8 that zone in itself gives the greater setback.

9 COMMISSIONER ETHERLY: I see. And  
10 so that distance you are saying is 15 or 16  
11 feet?

12 MR. MORELOCK: Correct.

13 COMMISSIONER ETHERLY: Okay.  
14 Gotcha.

15 CHAIRMAN HOOD: Okay. So we will,  
16 for the record, see C9 will suffice for this,  
17 the answer to this question.

18 Let me see, can you provide a --  
19 no, I'm sorry. Has the developer built many  
20 14 foot wide houses before? Are they  
21 successful? And he goes on to say "I have  
22 lived in a 14 foot row house and I can testify

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1 to how narrow that is and how difficult it is  
2 to occupy and furnish.

3 For example, there is not room for  
4 a reasonable dining room space next to the  
5 stairway as shown in some plans." Let me go  
6 back. The thrust of his question is has the  
7 developer built a 14 foot wide house before?  
8 That's the first part of it. And the second  
9 part is are they successful?

10 MR. YOUNGENTOB: Again, my name is  
11 Robert Youngentob from EYA. For the record,  
12 we have built numerous 14 foot units in the  
13 past. We are currently building them in a  
14 variety of communities and they seem to be one  
15 of the most successful units, because what  
16 they do offer is a more affordable price  
17 point. And that dining room dimension  
18 actually does work.

19 You are in a situation where the  
20 unit at 14 feet, by the time you take up the  
21 party wall on both sides, you lose about 10  
22 inches to a foot of the house and then the

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1 stair takes up about 3 feet. So you are  
2 sharing the circulation of the dining room,  
3 but the dining room does end up to be just  
4 under a 10 foot width dimension. But it can  
5 be as long as 11 or 12 feet in length.

6 And what we do in most of your  
7 floor plans, unlike possibly an older 14 foot  
8 house, we don't have large walls or hallways.  
9 We keep the unit as open as possible. So even  
10 in the kitchen to the dining room  
11 relationship, there would be a counter or an  
12 island as opposed to a wall dividing the  
13 space. There is not a wall dividing the  
14 stairs from the rest of the rooms.

15 So you really do get the full  
16 benefit of the width and they have been  
17 incredibly successful from a marketing  
18 standpoint.

19 CHAIRMAN HOOD: So what I took out  
20 of that is Mr. May, obviously, lived in an old  
21 14 foot wide.

22 MR. YOUNGENTOB: I don't know

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1 exactly where he lives. We don't have a  
2 formal --

3 CHAIRMAN HOOD: I'm sure he made a  
4 joke of all of this. Mr. Jeffries?

5 VICE CHAIRMAN JEFFRIES: No, I  
6 just, you know, I mean, obviously, you know,  
7 EYA, you know, I mean, is pretty much, from  
8 what I understand, known for townhome  
9 development. And obviously, I don't think  
10 they would be building a 14 foot building if  
11 they didn't think they could sell it.

12 I mean, they are in the business  
13 of, you know, making profits and so forth. So  
14 I -- you know, at some point, you know, I  
15 think we have to up here recognize that, you  
16 know, people are experts at what they do.

17 MR. YOUNGENTOB: Let me just --

18 VICE CHAIRMAN JEFFRIES: And they  
19 have ever incentive to sort of -- you know, so  
20 I'm not going to get into questioning a 14  
21 foot. I mean, you know, if you have had  
22 experience selling it, then my assumption is

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1 it works, because people are buying them.

2 MR. YOUNGENTOB: And again, let me  
3 just say it only represents a relative small  
4 mix of the overall development. We have units  
5 that are as wide as 18 feet with two car  
6 garages. We have 16 foot units and 14 foot  
7 units. And one of our goals is to provide as  
8 wide a variety of price points.

9 And so, you know, the person who  
10 can only afford, you know, \$400,000 or  
11 \$450,000 or \$500,000, those people would like  
12 a smaller house. They may be singles and  
13 therefore don't need as much square footage.  
14 And that's how we do it, we do it basically by  
15 providing a variety of widths and then we have  
16 the larger units as well. So there is choice  
17 and they do work.

18 VICE CHAIRMAN JEFFRIES: I'm  
19 appreciative of Commissioner May's comments  
20 though. I mean, when you first hear 14 feet,  
21 it just seems like wow, what are you getting  
22 into, but so --

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1 CHAIRMAN HOOD: Okay. Let me see  
2 if I can get through the rest of these. Can  
3 you provide a site plan that shows more of the  
4 context, so that we can better see the  
5 relationship between the private streets and  
6 the neighboring streets? And I think in your  
7 presentation tonight, the one with the yellow  
8 arrows, but I'm not sure if that gets what  
9 goes beyond the site. Do you follow me?

10 So that's something that may in  
11 trying to figure out this, I think that may  
12 answer his question if we go beyond the site.  
13 Because you had a site plan that was within --  
14 no, not that one. You had a circulation, I  
15 would say, pattern.

16 VICE CHAIRMAN JEFFRIES: That's  
17 the one I asked for. The one I asked for, you  
18 remember it?

19 CHAIRMAN HOOD: Okay. Okay.

20 VICE CHAIRMAN JEFFRIES: Yes.

21 CHAIRMAN HOOD: Okay. All right.

22 VICE CHAIRMAN JEFFRIES: And, Mr.

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1 Chair, I do think that they -- that question  
2 is pretty much my question. So whatever --

3 CHAIRMAN HOOD: Okay. So we got  
4 the answer.

5 VICE CHAIRMAN JEFFRIES: -- yeah,  
6 we have sort of --

7 CHAIRMAN HOOD: Okay.

8 MR. FEOLA: I think we're going to  
9 have to submit something to the record.

10 VICE CHAIRMAN JEFFRIES: Yes,  
11 absolutely.

12 MR. FEOLA: Okay.

13 CHAIRMAN HOOD: Okay.

14 VICE CHAIRMAN JEFFRIES: I think  
15 that question is almost directly tied to the  
16 question that I asked.

17 CHAIRMAN HOOD: Okay.

18 MR. YOUNGENTOB: I don't know if  
19 this is helpful, but this is just one portion  
20 of the site at 5<sup>th</sup> and 6<sup>th</sup> Street and I think  
21 if we provided this around the entire  
22 property, and may be a little bit further off

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1 the site, you would get a sense of the  
2 relationships and the connections.

3 VICE CHAIRMAN JEFFRIES: Yeah,  
4 that's what I -- and not just again, not in  
5 site plan as well, but also in terms of what  
6 you experience. You know, we can get a shot  
7 showing the old and the new and just what you  
8 did, what we saw in Harrison Square.

9 CHAIRMAN HOOD: Okay.  
10 Commissioner Jeffries, Vice Chair, I'm going  
11 to probably ask for this too, but I need to  
12 read it. Can you provide some three  
13 dimensional views of the development, so that  
14 they can -- so that we can see in relation to  
15 the rest of the grounds and the context of the  
16 neighborhood? Okay. So we are all on board  
17 with that.

18 VICE CHAIRMAN JEFFRIES:  
19 Viewsheds. If we can get some of these  
20 viewsheds that you talked about that shows  
21 topography and shows some of the varying  
22 heights and so forth, I think that would be

1 very helpful.

2 CHAIRMAN HOOD: Okay. And also,  
3 can you provide photos? Now, this is the one  
4 thing, I think, that is very interesting. Can  
5 you provide photos of the surrounding  
6 neighborhood houses, so that we can better  
7 understand the context?

8 MR. YOUNGENTOB: Yes.

9 CHAIRMAN HOOD: Okay. I think  
10 these are some good questions. Can you  
11 provide larger scale?

12 MR. FEOLA: He must have been  
13 laying on --

14 CHAIRMAN HOOD: I can tell you  
15 this. If I was -- I'm probably going to get  
16 in trouble here. Okay. Can you provide  
17 larger scale, more detailed renderings in  
18 color of the row houses? It is very difficult  
19 to understand the detailing and materials with  
20 the very vague drawings provided.

21 And I think I will say this to  
22 that, Mr. Feola, you know what you submitted

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1 tonight. If you think that is addressing his  
2 questions, then leave it at that. If not --

3 MR. FEOLA: I think we need to  
4 submit something.

5 CHAIRMAN HOOD: Submit.

6 MR. FEOLA: I know what he is  
7 looking for.

8 CHAIRMAN HOOD: Okay. Okay.  
9 Since there will be roof decks at the fronts  
10 of the units, does that mean that the units  
11 will have a downspout at the front? If so,  
12 please, show them on the elevations. I see  
13 everybody smiling.

14 MR. FEOLA: Yes, yes. We can do  
15 that.

16 CHAIRMAN HOOD: That's something  
17 we can get, right?

18 MR. FEOLA: We can do that. They  
19 will be on the hard line elevations he wants  
20 to see from the previous question.

21 VICE CHAIRMAN JEFFRIES:  
22 Downspouts?

1 CHAIRMAN HOOD: Yeah.

2 VICE CHAIRMAN JEFFRIES: He wants  
3 downspouts?

4 CHAIRMAN HOOD: He wants -- he  
5 doesn't want them. He said does that mean  
6 that the units will have downspouts at the  
7 front? If so, please, show them on  
8 elevations.

9 MR. McLAURIN: It does not  
10 necessarily mean that there would be  
11 downspouts on the front. Some of that is  
12 related to the -- what the requirements are  
13 for the storm water. We do have techniques  
14 where it is collected on the rooftop terrace  
15 and actually exits through the rear of the  
16 house. So I think internally we just need to  
17 figure out what we want to do and make sure  
18 the drawings show so.

19 CHAIRMAN HOOD: Right. And I  
20 think that will cover his question. The next  
21 question is since the top floor seems to be  
22 optional, does that mean we will have some 3

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1 story units and some 4 story units? If so,  
2 will there be fake downspouts for the 3 story  
3 units? He is on downspouts.

4 MR. McLAURIN: There would not be  
5 any fake downspouts for the 3 story units.

6 CHAIRMAN HOOD: Okay. Assuming  
7 there will be a sample board at the hearing  
8 tonight, it is and we do have copies, can the  
9 be left with the Office of Zoning, so that I  
10 can see it next week? Do you believe this?

11 VICE CHAIRMAN JEFFRIES: Yes, I  
12 can.

13 CHAIRMAN HOOD: Is there any way  
14 you can leave that here tonight? Ms. Hanousek  
15 and we will --

16 MR. McLAURIN: We can leave it.

17 CHAIRMAN HOOD: -- guard it.

18 MR. McLAURIN: We can email it.  
19 We can leave it. We have digital hard copies  
20 of it, but I did cut it in half, so that it  
21 could be a little bit more mobile.

22 CHAIRMAN HOOD: Right.

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1 MR. McLAURIN: So maybe it's a  
2 little --

3 VICE CHAIRMAN JEFFRIES: Maybe he  
4 wants to touch it.

5 MR. McLAURIN: Yeah, I know.

6 CHAIRMAN HOOD: Yeah. Because  
7 he's asking if you could leave it.

8 MR. LESTER: I'm sure Jack would  
9 like nothing better than to leave it and not  
10 carry it home with him.

11 MR. McLAURIN: That's right.

12 CHAIRMAN HOOD: Okay. You have  
13 already done this. Please, provide photos of  
14 the sample board. We have that.

15 Would all the brick be painted? I  
16 think this goes back to a question that  
17 Commissioner Turnbull had. Would all the  
18 brick be painted on the row house? Is that  
19 typical of the neighborhood?

20 MR. McLAURIN: 50 to 60 percent of  
21 the brick would be painted. And when you say  
22 the neighborhood, you have to really kind of

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1 figure out where you are talking about. 7<sup>th</sup>  
2 Street? No. It's a lot of a natural brick,  
3 but North Capitol, Edgewood, there is, and  
4 5<sup>th</sup>, a lot of painted brick.

5 CHAIRMAN HOOD: I guess --

6 MR. McLAURIN: So it's a mixture.

7 CHAIRMAN HOOD: -- the properties  
8 that are right on the outline of the site is  
9 what he is referring to.

10 MR. McLAURIN: It's a mixture.

11 CHAIRMAN HOOD: Okay. What are  
12 more of the row -- why -- okay. Why aren't  
13 more of the row houses clad in stone,  
14 particularly those that face the college  
15 building, which I presume is stone?

16 MR. McLAURIN: I think we covered  
17 that.

18 CHAIRMAN HOOD: So you covered  
19 this sufficiently?

20 MR. McLAURIN: I think we did,  
21 yes.

22 CHAIRMAN HOOD: Okay. Well, I'm

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1 asking it, because --

2 MR. McLAURIN: We're hoping.

3 CHAIRMAN HOOD: I would say  
4 Commissioner May is on his game. He is  
5 definitely on his game.

6 COMMISSIONER ETHERLY: Yeah, I  
7 would say a portion, a good portion of this  
8 was discussed --

9 MR. FEOLA: I think he wants more  
10 Gothic.

11 COMMISSIONER ETHERLY: -- in the  
12 exchange about --

13 MR. FEOLA: It sounds like he  
14 wants more Gothic.

15 CHAIRMAN HOOD: Okay. Will you  
16 seek, and I think you alluded to this, LEED-  
17 certification? If not, why not? And I think  
18 you said you weren't, but you were going to  
19 have just as many points or whatever. But if  
20 not, why not?

21 MR. FEOLA: I think it's simple.  
22 The process and the cost, it's fairly

1 expensive to go through the LEED-certification  
2 process.

3 MR. McLAURIN: And I think the  
4 other thing is there is a value to it in a  
5 commercial building. You know, in a  
6 residential building, really if we are  
7 delivering the same product, they don't really  
8 get the same -- there is no marketing value or  
9 anything like that to have in the  
10 certification.

11 VICE CHAIRMAN JEFFRIES: Mr.  
12 Turnbull, in fact, thank you. So in terms of,  
13 you know, LEED-certification, I mean,  
14 obviously, you know, depending on the use of  
15 the building, residential versus commercial,  
16 I mean, obviously, there is depending on, you  
17 know, what kind of return you get on that  
18 building, I mean, you know, LEED-certification  
19 isn't it typically more prevalent in those  
20 types of buildings? I mean, you don't have  
21 the same certification across all property  
22 types.

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1 COMMISSIONER TURNBULL: And I  
2 think typically we haven't been covering in  
3 residential as much as --

4 VICE CHAIRMAN JEFFRIES: Yeah.

5 COMMISSIONER TURNBULL: --  
6 obviously, in the commercial. I mean, other  
7 than unless he just wants to get a checklist  
8 included just as a verification of where you  
9 are going.

10 MR. FEOLA: We have submitted such  
11 a checklist.

12 COMMISSIONER TURNBULL: That's  
13 what I thought.

14 MR. FEOLA: Yeah, yeah.

15 MR. McLAURIN: Just as additional  
16 information for your knowledge, LEED is -- you  
17 are exactly right. It's basically a  
18 commercial building type of analysis.

19 COMMISSIONER TURNBULL: Um-hum.

20 MR. McLAURIN: International Code  
21 Council, who writes all the building codes, in  
22 partnership with the National Association of

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1 Home Builders have unveiled their version of  
2 Green Building Guidelines for new  
3 construction, which are excellent. There is  
4 a LEED-home in a draft version.

5 There is a program called Earth  
6 Craft in the south and in Virginia. So there  
7 are a lot of residential programs.

8 COMMISSIONER TURNBULL: Right.

9 MR. McLAURIN: But LEED is really  
10 still oriented mostly towards commercial.

11 COMMISSIONER TURNBULL:

12 Commercial.

13 MR. McLAURIN: Well, the LEED we  
14 are talking about here is for the development,  
15 the community, which is a lot of the site work  
16 and the impact on the environment, right.

17 CHAIRMAN HOOD: Okay. Now, let me  
18 go to my questions. One of the things I  
19 noticed in the Office of Planning report that  
20 popped out is it says "The applicant requested  
21 the flexibility to shift the locations of  
22 affordable units within the associated unit

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1 groups." Normally, unless my colleagues feel  
2 differently, we like to know where those  
3 affordable units are.

4 But Office of Planning goes on to  
5 say "OP supports the granting of the  
6 flexibility," which is reverse of what we  
7 normally do, "but recommends expanding the  
8 range of affordable model options to include  
9 units more than the 14 foot wide." Do you  
10 follow?

11 MR. FEOLA: Yeah, with regard to  
12 the flexibility, I think what we had asked,  
13 and I think what the Office of Planning has  
14 agreed to, because this is a townhome  
15 community that is going to be built in sticks  
16 and a couple of them at a time, you know, if  
17 the affordable housing units -- we have  
18 committed to building in each stick, but if it  
19 happens to be, you know, two doors over,  
20 because that's the one that's going to be done  
21 first and that's where the affordable  
22 purchaser wants to live or across the

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1 courtyard, we wanted just the flexibility to  
2 move them within the delivery of that stick of  
3 townhouses.

4 CHAIRMAN HOOD: So they all won't  
5 be in one area or one section?

6 MR. FEOLA: No, they will be --

7 CHAIRMAN HOOD: Similar to what we  
8 see here?

9 MR. FEOLA: Exactly. But instead  
10 of the red dot on the lowest one on the left  
11 being right there, it might be one door over.

12 CHAIRMAN HOOD: Okay. Okay.

13 MR. YOUNGENTOB: We are willing to  
14 commit within a string, but I think what we  
15 want is flexibility within that townhome  
16 string the ability to move a unit, you know,  
17 one unit one direction or another. But in  
18 terms of the spread throughout the site, they  
19 would look exactly like this.

20 CHAIRMAN HOOD: And we just need  
21 to make sure in the order that it specifically  
22 signifies that.

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1 MR. YOUNGENTOB: Yes.

2 COMMISSIONER TURNBULL: I think  
3 what people may be concerned about is that  
4 they don't appear in the same location in  
5 every string.

6 MR. YOUNGENTOB: They don't appear  
7 in the same location in every string.

8 COMMISSIONER TURNBULL: No, I know  
9 they don't now, but I think what we're saying  
10 now is --

11 MR. YOUNGENTOB: Oh.

12 COMMISSIONER TURNBULL: -- the  
13 flexibility and all of a sudden when the thing  
14 is done, they happen to be always in the same  
15 place.

16 MR. YOUNGENTOB: We would commit  
17 to that, too, that they would be in a variety  
18 of locations within the strings.

19 COMMISSIONER TURNBULL: Okay.

20 MR. YOUNGENTOB: Similar to the  
21 plant that is presented here.

22 MR. FEOLA: We can write that

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1 request.

2 COMMISSIONER TURNBULL: Okay.

3 Thanks.

4 CHAIRMAN HOOD: The next thing is  
5 the Bryant School. Bryant School, I thought,  
6 was a model. I mean, I have said it. It was  
7 a record the way they worked with the  
8 community, the developer. Mr. Youngentob, the  
9 way the community -- it was a model. I mean,  
10 if you look back at the transcript, I'm sure  
11 I said that, because I remember Bryant School.  
12 It was a model. It was a good partnership in  
13 working with the community.

14 Is that same intensity or  
15 partnership going on here in -- with ANC-5C in  
16 that community?

17 MR. YOUNGENTOB: I would say, I  
18 mean, in terms of the number of meetings, the  
19 type of communication both with the ANC, the  
20 broader community, both the institutional  
21 neighbors, as well as the Council Member. I  
22 think it clearly is. I think what we have the

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1 benefit of Bryant School is the completed  
2 project as we went through.

3           And I think, you know, sometimes,  
4 you know, when we are new to a neighborhood,  
5 you know, we are still a developer and I think  
6 people are skeptical of how much, you know,  
7 they can trust the developer and will they  
8 deliver on all their words. And I think, you  
9 know, we pride ourselves on that and we  
10 wouldn't, you know, be successful, I think,  
11 time and time again if we didn't live up to,  
12 you know, the written word and to our verbal  
13 representations.

14           And so I'm confident that, you  
15 know, even if, you know, the ANC didn't have  
16 complete 100 percent confidence, which I think  
17 they do, about, you know, where they are  
18 today, I think at the end of the day, they too  
19 will come back like Bryant School, like the  
20 community on the Hill and feel that that too  
21 was a model. This too will be a model of  
22 successful community relations.

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1                   CHAIRMAN HOOD: Okay. Because one  
2 of the things that -- I saw the list of the  
3 community meetings and one of the things I'm  
4 looking for from Chairman Bonds, Chair 5C, one  
5 of the things he talks about the motion, but  
6 one thing that I have underlined here says  
7 "need more community input."

8                   So I mean that just popped right  
9 out at me, especially knowing that you dealt  
10 with the Bryant School and how that went. But  
11 one of the things that I see here is "need  
12 more community input." And we have  
13 Commissioner Grant here, who I can ask what  
14 that means.

15                   I signify two of the letters.  
16 Let's talk about parking. I'm taking this  
17 straight from -- and I'm trying to ask some of  
18 the questions that I see are concerns straight  
19 from Commissioner Grant's letter. It says  
20 "The existing community wants to be insured  
21 that the project is self-sustained with  
22 parking."

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1 I mean, what kind of assurance  
2 does -- do we have that parking -- I mean, you  
3 know, I understand about the garage and  
4 everything, but what type of assurances has  
5 the community been given?

6 MR. YOUNGENTOB: I think we find  
7 ourselves in somewhat of a unique position  
8 where Office of Planning with their preference  
9 for Smart Growth development has taken  
10 positions to try to limit the amount of  
11 parking that exists in a lot of these new  
12 communities, to encourage the use of Metro and  
13 other modes of transportation.

14 What we have tried to do is to  
15 balance that desire with the community's goal  
16 to have sufficient parking. So what we have  
17 is we have the exact number is shown here on  
18 the chart, but both our 14 and 16 foot units  
19 have a standard of one space per unit. Our 18  
20 foot units have a standard of two spaces per  
21 unit, which comes out to the 326 or the 1.38  
22 spaces per unit.

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1           Now, we also have the option for  
2           our buyers to actually purchase a second space  
3           in the ground floor of those units. It would  
4           be in a tandem configuration, but if somebody  
5           did absolutely have two cars and wanted to  
6           park in the smaller units, they could purchase  
7           the second space.

8           I know this doesn't go as far as  
9           the community would like to see it go in terms  
10          of absolutely guaranteeing two spaces in every  
11          townhouse, but I think it is this delicate  
12          balance between what Office of Planning is  
13          trying to achieve in terms of encouraging the  
14          use of Metro and the protection of having  
15          enough parking.

16          Now, we also have additional guest  
17          spaces on the street in the total of 80  
18          spaces. So we believe between the in-house  
19          parking within the units themselves as well as  
20          the guest spaces and the flexibility to add  
21          parking, that there is sufficient parking, but  
22          I do understand the community's concern. And

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1 again, I think we are just trying to balance  
2 OP's concern and this motivation to use other  
3 modes of transportation with the  
4 neighborhoods. So we think we have struck  
5 that balance.

6 CHAIRMAN HOOD: Okay. Also, it  
7 appears that there was a discussion about  
8 possibly widening the roadway where the United  
9 States Conference of Catholic Bishops is  
10 housed. And obviously, that talk fell off.  
11 Where are we with that?

12 MR. YOUNGENTOB: I'm going to  
13 actually let Jack Lester address this. I  
14 mean, he has been intimately involved in the  
15 variety of discussions on the Office of  
16 Bishops as well as -- Council of Bishops as  
17 well as the potential of a 4<sup>th</sup> Street tie in.  
18 So, Jack, why don't you address this?

19 MR. LESTER: Yes, Commissioner.  
20 The 4<sup>th</sup> Street connection is a larger issue.  
21 An element of that is this connection through  
22 the Bishops' property. Prior to getting to

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1 that point, we looked at in response to  
2 community raising this issue, we looked at a  
3 number of potential connections to 4<sup>th</sup> Street.

4 And for a variety of reasons, and  
5 I can talk about those in detail, they didn't  
6 work. Either it was too close to the existing  
7 intersection at Lincoln, Franklin and 4<sup>th</sup>,  
8 which would make for an unsafe intersection,  
9 near where the driveway currently exists,  
10 which would then push it to a mid-block  
11 configure -- location.

12 The problem with the mid-block,  
13 given the topography of the site of the  
14 Paulist property at 4<sup>th</sup> Street would do a  
15 number of things. No. 1, to make those grade  
16 connections, you would have to cut,  
17 approximately, 160 foot wide swath through the  
18 existing open space, that portion preserved in  
19 the front of the Paulists' property, and  
20 eliminate all those mature trees.

21 Oh, okay. So this exhibit shows  
22 the Paulist driveway here and in potential of

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1 -- the first potential of a connection here.  
2 And you can see with this intersection, that  
3 just wouldn't work. And again, we have vetted  
4 all this with DDOT. These weren't our own  
5 assumptions and conclusions.

6 The second thing that we looked  
7 at, as I mentioned, was this mid-block  
8 connection. And you can see here trying to  
9 make up this grade differential, the impact  
10 that has on the existing mature trees. Here  
11 is the slope of that hill. Here is 4<sup>th</sup> Street  
12 along here. And here is an image of some of  
13 those woods right there in the center.

14 So the idea came from -- and this  
15 was actually raised probably back in December.  
16 One of the residents at a community meeting  
17 suggested well, why not approach the Bishops  
18 Conference and ask if they would permit their  
19 driveway to be turned in, in essence, to a 4<sup>th</sup>  
20 Street connection.

21 What I have recently committed to  
22 do is to make that request. I have been very

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1 clear to the community and given my dealings  
2 and I have had many dealings with the Bishops  
3 over the past year, that they are unlikely to  
4 give up their property for a 4<sup>th</sup> Street  
5 connection, you know, probably for a variety  
6 of reasons, not the least of which would be  
7 their concern for security.

8 I have made that commitment to the  
9 Commissioner that I will arrange that meeting.  
10 The person, the key person at the Bishops  
11 Conference is out on vacation this week. And  
12 then the other thing, as a part of that  
13 though, that request, the citizen, I think  
14 it's the letter you are referring to, has also  
15 asked that Hamlin, Jackson, 5<sup>th</sup> and 6<sup>th</sup> not be  
16 opened and that only this connection to 4<sup>th</sup>  
17 Street be made. And that's just antithetical  
18 to really all that we have heard from OP and  
19 DDOT. And then --

20 CHAIRMAN HOOD: I think I know  
21 which letter you are talking about, but I  
22 don't think it's -- at least I didn't see it

1 in the one I'm reading from.

2 MR. LESTER: Right.

3 CHAIRMAN HOOD: I do remember  
4 reading it. It may be in this one, but I  
5 think it's a different letter.

6 MR. LESTER: And Commissioner  
7 Grant may be thinking of having the five  
8 connections. And we did study that and we  
9 have reviewed this with DDOT. And given the--  
10 and I'm going to summarize for Jami and she  
11 can talk in more detail, but, in essence, the  
12 additional benefit of that 5<sup>th</sup>, that  
13 additional connection was de minimis in the  
14 eyes of DDOT and not worth the cost.

15 And not the cost financially, but  
16 the cost of splitting that large open space  
17 and taking down all those mature trees and  
18 they had concerns about making a connection  
19 onto an arterial. And, Jami, if I think -- if  
20 I have said that correctly, would you confirm  
21 or not? Okay.

22 CHAIRMAN HOOD: Okay. She said

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1 yes. Okay. All right. The other thing is  
2 before I talk about the amenities package --

3 COMMISSIONER ETHERLY: Mr. Chair?

4 CHAIRMAN HOOD: Sure, Mr. Etherly?

5 COMMISSIONER ETHERLY: Pardon the  
6 interruption, but let me as a follow-up to  
7 that traffic question for Ms. Milanovich, is  
8 it your sense then that those other streets  
9 are situated such that they will be able to  
10 handle the traffic, the additional trips? And  
11 those other streets, those are defined as  
12 what? Those are what would you call them? I  
13 forget the terminology, neighborhood? They  
14 are not arterials clearly.

15 MS. MILANOVICH: They are local  
16 streets. Well, yeah. 4<sup>th</sup> Street is an  
17 arterial.

18 COMMISSIONER ETHERLY: Yes.

19 MS. MILANOVICH: 7<sup>th</sup> Street is a  
20 collector street. Hamlin, Jackson, 5<sup>th</sup> and 6<sup>th</sup>  
21 are all local streets. Hamlin and Jackson,  
22 obviously, collecting -- connecting to a

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1 collector street. And typically speaking,  
2 when you have access to residential  
3 developments, such as this, the preference is  
4 to tie those to collector streets.

5 COMMISSIONER ETHERLY: Um-hum.

6 MS. MILANOVICH: But as you move  
7 into the arterial classification, the primary  
8 purpose of an arterial street is to move  
9 traffic.

10 COMMISSIONER ETHERLY: Gotcha.

11 MS. MILANOVICH: Not necessarily  
12 for access.

13 COMMISSIONER ETHERLY: But based  
14 on your experience and your analysis here, is  
15 there any concern that you would potentially  
16 run the risk of overburdening the local  
17 streets?

18 MS. MILANOVICH: No. You know, as  
19 I indicated in my testimony, the impact of the  
20 trips generated by this site is really  
21 anticipated to be very minimal. And in fact,  
22 we actually looked at if there were to be a

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1 4<sup>th</sup> Street connection, if somehow we could  
2 make it work, what would be the benefit to  
3 Jackson, Hamlin, those streets.

4 COMMISSIONER ETHERLY: Um-hum.

5 MS. MILANOVICH: In other words,  
6 how much traffic could be bled off --

7 COMMISSIONER ETHERLY: Um-hum.

8 MS. MILANOVICH: -- to the 4<sup>th</sup>  
9 Street connection. And then we actually did  
10 our level of service analysis. And when you  
11 compare the two scenarios, I mean it's a very,  
12 very minor change in delay, if you will, and  
13 frankly would be imperceptible.

14 COMMISSIONER ETHERLY: So even if  
15 you could make a linkage on 4<sup>th</sup> Street, it  
16 sounds like you are basically saying you are  
17 using a hammer where you should rather be  
18 using a scalpel, so to speak. I mean, the 4<sup>th</sup>  
19 Street connection is a huge solution that you  
20 don't think is warranted by the circumstances  
21 as they currently exist nor by the traffic  
22 that would be generated with the introduction

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1 of this property?

2 MS. MILANOVICH: Correct.

3 COMMISSIONER ETHERLY: Understood.

4 Okay. Pardon the interruption, Mr. Chair. I  
5 normally don't like to do that.

6 VICE CHAIRMAN JEFFRIES: Oh, I'm  
7 sorry, I forget that you were asking  
8 questions, Mr. Etherly.

9 CHAIRMAN HOOD: The amenities  
10 package. Now, let me back up. Let's go back  
11 to the traffic. Thank you. That was a good  
12 lead in. Ms. Milanovich, can you help me with  
13 a slide and just show me how the circulation  
14 is? And you may have done it, but it has been  
15 so long where I have forgotten. But if you  
16 could just show me the -- how the circulation  
17 is going to work. How that is going to work  
18 through that whole site. And also be  
19 inclusive of the streets that we are talking  
20 about opening and, you know, making them  
21 longer. So show me how all that is going to  
22 work.

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1 MS. MILANOVICH: Today, 5<sup>th</sup> Street  
2 dead ends, basically, right at the property  
3 line. 5<sup>th</sup> Street will be extended into the  
4 site here providing access to the site.  
5 Likewise, 6<sup>th</sup> Street also dead ends right at  
6 the property. That as well will be extended  
7 into the site providing access. And then you  
8 have got the same thing off of 7<sup>th</sup> Street.  
9 You have Hamlin that comes in and dead ends  
10 and Jackson Street, sorry, Jack, that comes in  
11 and dead ends.

12 So those streets will all be  
13 extended into the site, basically, extending  
14 the grid network that currently doesn't  
15 extend. So access will be provided by 5<sup>th</sup>  
16 Street, by 6<sup>th</sup> Street, by Hamlin and by  
17 Jackson. And then within the site, there is  
18 interconnectivity, so that if you live here,  
19 you are not precluded from traveling through  
20 the site, you know, to perhaps exit via one of  
21 the other access points. There is that  
22 interconnectivity that really happens because

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1 of the extension of the grid system.

2 So to access these townhomes,  
3 there is internal roadways that provide access  
4 interior to the site. The same thing through  
5 here and then this road right here.

6 CHAIRMAN HOOD: Now, if I didn't  
7 live in -- on the site, I guess the north side  
8 from what I'm looking at, would I have a  
9 reason to drive into the site?

10 MS. MILANOVICH: You mean to cut-  
11 through the site?

12 CHAIRMAN HOOD: Yeah.

13 MS. MILANOVICH: Not under this  
14 configuration, I would not anticipate. I  
15 mean, perhaps if you lived on the sub-street  
16 of 5<sup>th</sup> Street or 6<sup>th</sup> Street, you know, perhaps  
17 if you were heading north, you may come up and  
18 go out via 7<sup>th</sup> Street. But unless you lived  
19 right along that perimeter, I don't see any  
20 reason why you would cut-through, why there  
21 would be an increase in cut-through traffic  
22 through the site.

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1                   CHAIRMAN HOOD: Okay. My last  
2 question and we want to make sure we allow  
3 enough time to hear from the community, but my  
4 last question is the amenities package, Mr.  
5 Feola. And I think Office of Planning alludes  
6 to it, alluded to it in their report.

7                   For example, the ANC, and I'm  
8 going off the top of my head, because I don't  
9 have it in front of me, was getting some money  
10 for the scholarship program. We need to know  
11 how that's going to be administered. It may  
12 already be there, but I didn't see it. But it  
13 needs to be something, because we all know  
14 that the ANC cannot receive any money.

15                   So we need to know what the plan  
16 is, whether they are going to work it through  
17 a nonprofit and not just with that, with some  
18 other things I saw. For example, I saw one  
19 thing in Commissioner Grant's letter about  
20 something just germane to ANC-5. Was it home  
21 ownership training? Just germane to ANC-5C  
22 residents.

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1           Whatever it was, we need to make  
2           sure that all those amenities packages,  
3           especially dealing with funds, need to be  
4           shown to us of how it is going to be  
5           administered for the record.

6           MR. FEOLA: We can do that,  
7           actually can do that before we leave tonight.  
8           We have put together a memorandum for the  
9           Office of Planning that addressed those  
10          issues. Unfortunately, we haven't seen  
11          Commissioner Grant's letter, so we're a little  
12          bit at a loss.

13          CHAIRMAN HOOD: Okay.

14          MR. FEOLA: When you are reading  
15          it, but I understand what you are asking.

16          CHAIRMAN HOOD: Okay.

17          VICE CHAIRMAN JEFFRIES: But, Mr.  
18          Chair, I mean, they -- you have seen Office of  
19          Planning's recommendation.

20          MR. FEOLA: Yes, yes, and we  
21          responded to the Office of Planning.

22          VICE CHAIRMAN JEFFRIES: Okay.

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1 MR. FEOLA: Yes.

2 VICE CHAIRMAN JEFFRIES: Okay.

3 MR. FEOLA: But I don't know if  
4 the ANC has different ones, I guess is what  
5 I'll say.

6 CHAIRMAN HOOD: Okay. Okay.  
7 Maybe they word it different. It may be the  
8 same thing, but, okay. Whatever, we get the  
9 logistics of where we're trying to go. That's  
10 all we have. Any other questions, colleagues?  
11 Does the ANC, Commissioner Grant, do you have  
12 any cross examination of the applicant?

13 MR. GRANT: I do have three  
14 questions.

15 CHAIRMAN HOOD: Sure, come forward  
16 and introduce yourself and you can -- and this  
17 is cross examination. You will have time --

18 MR. GRANT: Fine. Good evening,  
19 everyone.

20 CHAIRMAN HOOD: Good evening.

21 MR. GRANT: I just had three  
22 questions. Actually, two. The first is about

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1 the census for the traffic study. It's at  
2 44.5 and I guess my question for Jami is are  
3 there any projections yet for the census  
4 coming in 2010 and what that percentage will  
5 be at that point?

6 MS. MILANOVICH: No, that data is  
7 not available, to my knowledge. We are still  
8 working with the 2000 census.

9 MR. GRANT: Okay. Also, in terms  
10 of affordable housing, it was my  
11 interpretation that the affordable units, of  
12 course, will be spread out and not in the same  
13 section. But also, there will be a different  
14 range of size for each affordable dwelling  
15 unit. And I guess my question is based on  
16 what I heard and maybe I have this incorrect,  
17 but tonight now it seems as if every  
18 affordable dwelling unit will be 14 feet wide.

19 CHAIRMAN HOOD: That's a good  
20 question, because that is not exactly what I  
21 got from when I looked at the rendering. I  
22 saw some wide and some slimmer, so I figured

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1 it was a mix.

2 VICE CHAIRMAN JEFFRIES: No, no,  
3 there -- well, sorry, I'll let you -- them  
4 testify.

5 MR. LESTER: What you may have  
6 seen on that exhibit was two together where it  
7 was side to side, so it may have appeared to  
8 be a wire one. What we have offered is all 24  
9 to be 14 feet. But again, that bedroom size  
10 will match in proportion that of the market  
11 rates.

12 VICE CHAIRMAN JEFFRIES: Did you  
13 get your question answered?

14 MR. GRANT: Yes.

15 VICE CHAIRMAN JEFFRIES: Yeah,  
16 okay.

17 MR. GRANT: Yes.

18 VICE CHAIRMAN JEFFRIES: Okay.  
19 Thank you. I do have a question.

20 CHAIRMAN HOOD: Let me just say  
21 this. We're going to delve into that a little  
22 more, your exact question, when we go to

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1 Office of Planning, because that was one of  
2 the things they highlighted in their report.  
3 Okay. Any other questions?

4 VICE CHAIRMAN JEFFRIES: Just one  
5 question though in terms of the census. Is  
6 there not a method by which you could  
7 extrapolate or project? I mean, do you have  
8 to -- I mean, it's 2000 and then we go right  
9 to 2010. Is there not a way in which to  
10 extrapolate or project? Is there any method  
11 by -- in terms of doing that? Because, I  
12 mean, a lot of these neighborhoods, I mean,  
13 there's lots of growth, I don't know so much  
14 this neighborhood, but I'm just wondering.

15 MS. MILANOVICH: We have not come  
16 across a method to do that. Certainly, that  
17 would take some more research. But again, we  
18 had also consulted the WMATA data, which is  
19 much more recent. It's a 2005 study that they  
20 published.

21 VICE CHAIRMAN JEFFRIES: Okay.

22 MS. MILANOVICH: So I feel like

1 that kind of makes up for the gap, because  
2 there is, you know, an 8 year period between  
3 the --

4 VICE CHAIRMAN JEFFRIES: So you  
5 saw a gap? Did you see a gap?

6 MS. MILANOVICH: No, I'm sorry.

7 VICE CHAIRMAN JEFFRIES: Okay.

8 MS. MILANOVICH: You know, the  
9 2000 data admittedly is eight years old.

10 VICE CHAIRMAN JEFFRIES: Right.

11 MS. MILANOVICH: You know, so, you  
12 know, we want to make sure that it is still  
13 current, but the WMATA data is a 2005  
14 publication, so it's more recent. And it  
15 actually shows a slightly higher percentage  
16 that can be predicted compared to the census  
17 data. So that's what we kind of use to gauge  
18 and make sure that the census data is still  
19 accurate to use.

20 VICE CHAIRMAN JEFFRIES: And in  
21 doing that, when you made the comparison, it  
22 was pretty much still in alignment?

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1 MS. MILANOVICH: Right.

2 VICE CHAIRMAN JEFFRIES: Yeah,  
3 okay.

4 MS. MILANOVICH: The -- yeah, the  
5 WMATA data showing 50 percent, the census data  
6 was showing 45.

7 VICE CHAIRMAN JEFFRIES: Okay.  
8 That's what I was trying to get to. Okay.  
9 Thank you.

10 MS. MILANOVICH: Um-hum.

11 CHAIRMAN HOOD: Okay. Mr. Grant,  
12 you have any further cross examination?

13 MR. GRANT: No, I don't.

14 CHAIRMAN HOOD: Okay. All right.  
15 With that, we will go to the --

16 COMMISSIONER TURNBULL: Mr. Chair,  
17 could I just ask one question --

18 CHAIRMAN HOOD: Sure, Mr.  
19 Turnbull.

20 COMMISSIONER TURNBULL: -- getting  
21 back to traffic?

22 CHAIRMAN HOOD: Sure.

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1 COMMISSIONER TURNBULL: The  
2 entrance to the college is still on 4<sup>th</sup>  
3 Street?

4 MS. MILANOVICH: That's correct.

5 COMMISSIONER TURNBULL: Can I --  
6 if I'm in the Gothic units or the stretch just  
7 to the north, can I go in 4<sup>th</sup> Street and make  
8 my way up to my unit? I don't think you want  
9 me to, but --

10 VICE CHAIRMAN JEFFRIES: And also,  
11 tie that back to the Chairman's question about  
12 cutting through, which I thought was a very  
13 good question, in terms of are people who  
14 don't live here, can they use, I don't know  
15 why they would, but could they use it to cut-  
16 through? Is that another way in which they  
17 could cut-through when they don't necessarily  
18 live in the development? Starting at 4<sup>th</sup>  
19 Street, I think that was -- I think, the  
20 testimony was 5<sup>th</sup> Street, I think, that Ms.  
21 Milanovich brought up.

22 COMMISSIONER TURNBULL: And what

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1 happens here?

2 MR. YOUNGENTOB: The Paulist  
3 driveway is a private driveway. And so when  
4 you come in off of 4<sup>th</sup> Street onto their  
5 driveway, you either go to the circle or you  
6 go up to the parking lot that serves --

7 VICE CHAIRMAN JEFFRIES: Can we  
8 get a pointer?

9 MR. YOUNGENTOB: Sure.

10 VICE CHAIRMAN JEFFRIES: Just to  
11 make certain we are --

12 MR. YOUNGENTOB: Yep. When you  
13 come in off of 4<sup>th</sup> Street, basically, you  
14 either come up to the main circle in front of  
15 the college building or you can come up and  
16 circulate into this parking lot here. I mean,  
17 this is all a private drive that has the loop.  
18 The Paulists do want the ability, basically,  
19 to circle around the back of the building  
20 where they do have their service area here.

21 So that will still exist, but  
22 there will be sidage and, basically, a

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1 prohibition of public vehicles, you know,  
2 coming onto their driveway and going this way.

3 COMMISSIONER TURNBULL: But  
4 Commissioner Jeffries could sneak up in there  
5 and --

6 MR. YOUNGENTOB: You know, again,  
7 we have our --

8 VICE CHAIRMAN JEFFRIES: Or  
9 Commissioner Turnbull knowing how he is could  
10 get in.

11 MR. YOUNGENTOB: We haven't  
12 figured out exactly, you know, how to protect,  
13 you know, that gated or not gated.

14 VICE CHAIRMAN JEFFRIES: Yeah,  
15 that's what I was going to say. I mean, you  
16 just sort of say it's prohibited.

17 MR. YOUNGENTOB: Put, you know, do  
18 not enter signs, I think, is the initial  
19 intent. And, you know, one way, you know, not  
20 that direction would be the way we would  
21 intend to do it at first. I mean, the last  
22 thing we want to do is have a gated, you know,

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1 area there. But I think, you know, based on  
2 making it look like a driveway as opposed to  
3 a street, the widths of the roads are  
4 different.

5 We think we can, you know, limit  
6 that pattern of access. Can you stop  
7 everybody from doing it? Maybe not.

8 VICE CHAIRMAN JEFFRIES: And some  
9 people are just not dutiful, you know, they  
10 just don't follow directions well.

11 COMMISSIONER TURNBULL: People  
12 from Chicago.

13 MS. MILANOVICH: Could I just -- I  
14 wanted to get back to your point about the  
15 cut-through traffic with regard to potential  
16 forestry connection.

17 VICE CHAIRMAN JEFFRIES: Yeah.

18 MS. MILANOVICH: Under this  
19 scenario they just explained, there would not  
20 be the ability to cut-through using the  
21 existing driveway. Back to the point of the  
22 potential forestry connection in some other

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1 location, such a connection would open that up  
2 to cut-through traffic. You know, people on  
3 Michigan Avenue trying to avoid the 4<sup>th</sup> Street  
4 intersection --

5 VICE CHAIRMAN JEFFRIES: Um-hum.

6 MS. MILANOVICH: -- would come  
7 down 7<sup>th</sup>, cut-through to 4<sup>th</sup>.

8 VICE CHAIRMAN JEFFRIES: Um-hum.

9 MS. MILANOVICH: And then continue  
10 to head south. So that's a consideration as  
11 well regarding that 4<sup>th</sup> Street connection.

12 VICE CHAIRMAN JEFFRIES: Okay.

13 CHAIRMAN HOOD: I see Commissioner  
14 Grant has come back to the table. We've ended  
15 cross examination. Mr. Feola, you don't mind  
16 if we --

17 MR. FEOLA: No.

18 CHAIRMAN HOOD: Okay.

19 MR. GRANT: No, it's just a point  
20 of clarification on the one car garages. Our  
21 citizens want to know in terms of the one car  
22 garages, when that citizen chooses to make

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1 that a two car garage, they are actually -- my  
2 interpretation was that there is a second like  
3 garage type room space and that that --  
4 instead of designing it that way, they can  
5 actually scratch that particular design and  
6 make that room the second car garage. So if  
7 they could just explain how that process  
8 works?

9 MR. YOUNGENTOB: Sure. This is  
10 exactly what we did at Harrison Square  
11 actually at 13<sup>th</sup> and V. It's basically we had  
12 the option for a two car tandem space, so you  
13 would have the ability, basically, to have the  
14 depth that would handle two cars. But in the  
15 alternative, it would actually be living space  
16 on the ground level and a one car garage.

17 VICE CHAIRMAN JEFFRIES: Now, did  
18 you understand? You know, this is the time to  
19 straighten it out. Are you clear,  
20 Commissioner?

21 MR. GRANT: I guess the question  
22 is are these -- are there going to be extra

1 fees? Is there going to be a purchase for  
2 this particular option?

3 MR. YOUNGENTOB: To purchase the  
4 second space, there would be a charge to  
5 purchase the second space, that's correct.

6 MR. GRANT: Okay. So I guess  
7 initially, that house would be somewhat  
8 different in terms of price than the two car  
9 garage house?

10 MR. YOUNGENTOB: It's a relatively  
11 small amount. We haven't figured out exactly  
12 what it would be, but yes, there would be a  
13 standard price for the one car garage with the  
14 living space and then it's somewhat, I guess,  
15 counter-intuitive. We are eliminating living  
16 space --

17 MR. GRANT: Right.

18 MR. YOUNGENTOB: -- and adding  
19 garage space.

20 MR. GRANT: Right.

21 MR. YOUNGENTOB: But we are  
22 charging more for that.

1 MR. GRANT: That's where I was  
2 trying to --

3 MR. YOUNGENTOB: Yes.

4 MR. GRANT: -- understand, yeah.

5 MR. YOUNGENTOB: It is somewhat  
6 counter-intuitive, because it actually costs  
7 us more to build the living space as opposed  
8 to the garage space, but again, there are  
9 numerous people. There will be singles, there  
10 will be people especially with -- you know,  
11 everything that we read nowadays and  
12 everything that kind of relates to our  
13 businesses, people are going to buy here,  
14 because of access to Metro and with \$4.50 or  
15 \$5 gas prices, the propensity to have one car  
16 and live in the city and use Metro is becoming  
17 more and more. And the preference will  
18 actually be for that living space either as an  
19 additional bedroom or a home office in the  
20 unit. And that's what we are seeing from a  
21 marketing standpoint.

22 CHAIRMAN HOOD: You all straight?

1 MR. GRANT: Yes, we are, sir.

2 CHAIRMAN HOOD: That's a  
3 Commissioner that listens to his constituents.  
4 You're a good man. Okay. Next, we'll go to  
5 the Office of Planning's report. Mr. Jackson?

6 MR. JACKSON: Good evening, Mr.  
7 Chair and Members of the Zoning Commission.  
8 My name is Arthur Jackson. I'm a Development  
9 Review Specialist with the District of  
10 Columbia Office of Planning. And I'll present  
11 a brief summary of the Office of Planning's  
12 final report on this application.

13 For the sake of time, we won't  
14 take a lot of time going through the report.  
15 Just to highlight the particular issues that  
16 are more pertinent to this approval.

17 First of all, the revised proposal  
18 now consists of 237 units, instead of 251 row  
19 dwellings. That will be individual lots  
20 constructed in two phases. The zoning change  
21 will allow the development to be a floor area  
22 ratio of 1.27, heights of 30 to 48 feet and 4

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1 stories, both which exceed the minimums -- the  
2 maximums allowed in R-5-A.

3 Because of the dwellings and  
4 residential lots created would lack frontage  
5 on a public street, the proposal requires  
6 approval of a theoretical lot subdivision.  
7 Additional flexibilities requested because  
8 none of the proposed lots individually would  
9 have the minimum required open space and side  
10 yard setback.

11 We find that the proposal meets  
12 the minimum requirements for consideration as  
13 a Planned Unit Development. Primary demands  
14 are urban design, distinct architecture, home  
15 ownership and affordable home ownership  
16 opportunities, site planning, employment and  
17 training opportunities.

18 The applicant has also presented a  
19 number of additional benefits that they are  
20 offering. We found that based on the  
21 information provided that \$58,000 of the \$1.2  
22 million and improvements to infrastructure

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1 could legitimately be counted toward as a  
2 benefit to the community. Of course, the  
3 applicant has more additional detail about how  
4 those improvements, the \$1.2 million  
5 improvements, what portions of those actually  
6 would be a general community benefit. Then we  
7 could add to that number obviously.

8 And then, of course, there is the  
9 \$315,000 investment in the Triangle Park that  
10 is near the site. The supplemental submittal  
11 by the applicant provides some other benefits,  
12 which they have clarified to some extent in  
13 their additional memo.

14 Although this proposal represents  
15 a change from institutional, the proposed  
16 development associated its own map amendment  
17 will not be inconsistent with abutting land  
18 use designations. The general Land Use plan--  
19 Map designates the Saint Paul's College as  
20 institutional, which reflects what is already  
21 there.

22 The property south of the campus

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1 and east across 4<sup>th</sup> Street are designated for  
2 moderate density residential land uses,  
3 characterized by row house neighborhoods, as  
4 well as low rise garden apartment complexes.

5 The existing R-5-A and proposed R-  
6 5-B are both designated medium density  
7 residential districts.

8 The proposal would further several  
9 things and policies in the 2006 Comprehensive  
10 Plan which are summarized fully in the Office  
11 of Planning report. And they would support a  
12 number of Smart Growth principles as well.

13 The Wells and Associates traffic  
14 study concludes the impacts of increased  
15 traffic resulting from this project on the  
16 studied intersections around the site is  
17 expected to have little impact effect and  
18 could be offset by minor timing adjustments at  
19 a few signal light intersections.

20 Based on this information, the  
21 Office of Planning determined the proposed PUD  
22 is not inconsistent with the Comprehensive

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1 Plan and supports plan goals and policies and  
2 recommends approval subject to conditions and  
3 clarifications that we include in our report.  
4 That concludes my brief summary of the Office  
5 of Planning report and we are available to  
6 answer questions.

7 CHAIRMAN HOOD: All right. Thank  
8 you very much, Mr. Jackson. And as you -- one  
9 of my questions was, looking at you report and  
10 as we just received the additional information  
11 about the amenities package tonight, I think,  
12 that satisfies the requirements of what I saw  
13 in the report.

14 I have not had a chance to look at  
15 it, but I think it does.

16 MR. JACKSON: Well, again, we just  
17 need to clarify certain things. For instance,  
18 the initial value of the Smart Card, are we  
19 saying that when they receive the Smart Card,  
20 there will be \$20 on it? That would mean that  
21 they would start off with \$20 as opposed to  
22 having the value of \$20 and they have to buy

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1 the card. But this clearly says that when  
2 they have -- when you give them the Smart  
3 Card, that it will be worth \$20. Just come  
4 clarification.

5 MR. YOUNGENTOB: That is correct.

6 MR. JACKSON: Okay. And that the  
7 explanation about training the person  
8 interested in affordable units, is the focus  
9 would be on Ward 5 residents and as such, this  
10 would be their primary focus?

11 MR. LESTER: Well, as we  
12 understand it, you know, it can't be limited  
13 to Ward 5 residents.

14 MR. JACKSON: Right.

15 MR. LESTER: Of course, we would  
16 be working with the ANC Commissioner getting  
17 out the information through him and other  
18 outlets, but through him, so he and his  
19 constituents will have what -- we will locate  
20 our meetings in the community. They will have  
21 a great chance to participate. But again, we  
22 can't exclude other residents of the District.

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1 MR. JACKSON: Right, right. Okay.  
2 Then with regard to improvements to Shaed  
3 Elementary School, we had indicated that we  
4 think it's important that the applicant assure  
5 that the school is not one of those being  
6 closed and that has been verified. But also  
7 that this proposal is worked through the -- to  
8 the level of school administration where we're  
9 sure that it would be implemented or has met  
10 all approvals.

11 At this point, although the list  
12 of items is clarified, do you have any type of  
13 documentation from the school system that says  
14 that's acceptable or doable?

15 MR. LESTER: I can provide that.  
16 In fact, we are working through the Mayor's  
17 office. Rebecca Katz is the -- is our contact  
18 there.

19 MR. JACKSON: Okay.

20 MR. LESTER: And we have begun the  
21 work, in fact.

22 MR. JACKSON: Okay. The issue is

1 just to close the deal to the point where we  
2 have a document in the record that actually  
3 says we have agreement. We can move forward.  
4 You have already done that with the Parks and  
5 Recreation, so I congratulate you on. And of  
6 course, that can -- that document will be part  
7 of the -- will be on file before you get the  
8 building permits, which is also good.

9 In terms of administration of the  
10 college fund, are the mechanics of this  
11 actually worked out?

12 MR. LESTER: They are not fully  
13 worked out. And what I have said, I think in  
14 my response that Phil submitted, is that there  
15 wouldn't be a contribution until they were  
16 what we have said is we would participate in  
17 establishing the fund and working with the  
18 Council Member and the Commissioner to  
19 determine the criteria for giving it and the  
20 folks that would make up the selection  
21 committee, presumably, they would be faculty,  
22 staff of the area high schools, as well as a

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1 representative from the Council Member and the  
2 Commissioner.

3 MR. JACKSON: I guess my question  
4 would be whether or not those details would be  
5 in place by the time final action or --

6 CHAIRMAN HOOD: Well, let me do  
7 this, so we won't have to go down piece by  
8 piece. It needs to be fine tuned. It needs  
9 to be ready for us for proposed action. You  
10 know, as we ask specificity, how it's going to  
11 be administered and some of the questions in  
12 which Office of Planning, and we got this  
13 tonight, so I thought that it was -- it took  
14 care of itself, but obviously not.

15 So what we need to do is fine tune  
16 it. And I'm sure, Mr. Feola, as you alluded  
17 to earlier, you know what we're asking for and  
18 what we're looking for. If not, you can work  
19 with the Office of Planning and the ANC  
20 Commissioner. Okay? All right. Any  
21 questions? Are you finished, Mr. Jackson?

22 MR. JACKSON: Yes.

1 CHAIRMAN HOOD: Mr. Lawson, you --  
2 okay.

3 MR. JACKSON: Well, the only -- I  
4 thought that it might be worthwhile if I  
5 clarified what we were actually looking for in  
6 terms of the affordable housing issue.

7 CHAIRMAN HOOD: Yes, let's, yes.  
8 Thank you.

9 MR. JACKSON: In the future.

10 CHAIRMAN HOOD: Let's do that,  
11 yes.

12 MR. JACKSON: Really when we -- we  
13 applaud the applicant's changes to the plan in  
14 that they dropped a couple of the models that  
15 were originally proposed, which were closing  
16 off the open spaces in the project, thereby  
17 providing more open space.

18 But as we look through and looked  
19 at the models that remained, we see that they  
20 are three sizes. There is an A Model, a B  
21 Model and a C Model. And they actually range  
22 from 2,000 square feet to about 2,700 square

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1 feet.

2 And what we would like to see  
3 would be the widest range of affordable  
4 housing opportunities on the site consistent  
5 with the goals of the affordable housing  
6 program and assisting with the proposals for  
7 this development in terms of types of units.

8 We are talking about the 14 foot  
9 units which are Model A, but then we also have  
10 16 and 18 units, 18 foot wide units and really  
11 most of the units on this property are going  
12 to be of the Model B and C, which are the  
13 wider units.

14 In fact, only 25 percent of the  
15 units on-site would be the A Model, which  
16 would be 14 feet wide. So another way of they  
17 work -- the applicant computing their units  
18 based on the number of bedrooms and we think  
19 an alternative solution could be to compute it  
20 based on the types of units that are  
21 available.

22 So if we look at that, the portion

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1 of current -- of units that currently exist,  
2 25 percent are Model A, about 30 percent are  
3 Model B and 37 percent are Model C. So that  
4 would mean that possibly six of the units  
5 could be Model A or the 14 feet, 6 of the  
6 affordable units would be Model A 14 feet  
7 wide, 9 of the units would be Model B, which  
8 would be 16 feet wide, and then 9 would be  
9 Model C, which is 18 feet wide. That's a  
10 total of 24 units.

11 And then if you divide them up in  
12 terms of affordability range, you still are  
13 only talking about 3 and 3, 4 or 5 at -- 3 and  
14 3 at the A level and then B and C being either  
15 4 or 5 each. So again, this is just another  
16 way of looking at the affordability, looking  
17 at the -- and trying to provide the widest  
18 range of affordable options on the property as  
19 opposed to the widest -- as opposed to  
20 sticking just to the number of bedrooms.

21 MR. LAWSON: And just to add to  
22 what Mr. Jackson said, I'm Joel Lawson with

1 the Office of Planning. The reason we  
2 suggested this is that typically in the past  
3 when the Zoning Commission has accepted  
4 affordable units as an amenity item which you  
5 certainly have and we certainly support the  
6 applicant in their proffer of this amenity  
7 item, the Commission has looked for the  
8 affordable units to truly reflect the range of  
9 units that are available in the building or  
10 the development.

11 And that's why we suggested that,  
12 in this case, the Commission may want to look  
13 at the proffers as is brought forward and  
14 maybe whether it should include some of the  
15 larger size units as well, so that the amenity  
16 item is -- kind of reaches its maximum value  
17 by reflecting the mix of units that are in the  
18 development.

19 CHAIRMAN HOOD: And I think as we  
20 opened up, we talked about the mix of units to  
21 begin with as we started, the different sizes.  
22 You stated typically what we do and we will

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1 take that under advisement. I think the  
2 applicant has heard it loud and clear. I'm  
3 not going to necessarily direct, because I  
4 haven't talked to my colleagues or asked or  
5 really strongly encouraged, because a lot of  
6 that will come up for deliberation.

7 We can deliberate on that, at that  
8 time, and then we can -- before final action,  
9 you know, on down road, but that's just a risk  
10 we take, unless you want to look at that, at  
11 this point, Mr. Feola.

12 MR. FEOLA: Well --

13 VICE CHAIRMAN JEFFRIES: Well, let  
14 me just say this. I did ask a question,  
15 Office of Planning. What did you -- I mean,  
16 I did ask the question about the rationale for  
17 the 14 foot. Do you recall their response?

18 MR. JACKSON: They said that they  
19 were -- I believe they have experience with  
20 that unit and it sells is, essentially, what  
21 they said.

22 VICE CHAIRMAN JEFFRIES: Right.

1                   MR. LAWSON: Yeah, and I think  
2 what you were asking more was why all the  
3 units were 14 feet. And we certainly don't  
4 disagree that a 14 foot wide unit is a  
5 perfectly livable unit. The District has them  
6 all over the place in Dupont Circle, in  
7 Capitol Hill and many neighborhoods have 14  
8 foot wide units and they are entirely  
9 liveable.

10                   I think the response was that the  
11 affordable units would have the same number of  
12 bedrooms as other units. Obviously, they  
13 would be of smaller square footage, but that  
14 they would have the same number of bedrooms.  
15 We feel that it would be a stronger amenity  
16 item if the affordable units also reflected  
17 the range of the size of the units themselves  
18 and not just bedroom count.

19                   VICE CHAIRMAN JEFFRIES: Sorry,  
20 Mr. Chair, I just wanted to put, you know --

21                   CHAIRMAN HOOD: Okay. Mr. Feola  
22 is going to save us all some time. Mr. Feola?

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1 MR. FEOLA: What I was going to  
2 ask, Mr. Chair, we're obviously going to hold  
3 the record open for a number of items, if you  
4 could hold the record open for -- clearly we  
5 or I had a misunderstanding of my  
6 communications with the Office of Planning,  
7 because they explained it exactly right or now  
8 that I understand what they were looking for.

9 And if we could take the time for  
10 the post-hearing filings to include an  
11 opportunity to respond to that?

12 CHAIRMAN HOOD: Okay.

13 MR. FEOLA: And work with  
14 Commissioner Grant as well --

15 CHAIRMAN HOOD: Okay.

16 MR. FEOLA: -- to fine tune this  
17 particular aspect, I would like to, I'm asking  
18 the Commission for that permission.

19 CHAIRMAN HOOD: Sure, sure. Yeah,  
20 we want to do that. We want to make life easy  
21 for all of us that propose time. Okay. Any  
22 other questions of Office of Planning? Does

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1 the applicant have any questions of the Office  
2 of Planning?

3 MR. FEOLA: No, sir.

4 CHAIRMAN HOOD: Commissioner  
5 Grant, do you have any questions of the Office  
6 of Planning? Cross examination?

7 MR. GRANT: No, sir.

8 CHAIRMAN HOOD: Okay. All right.  
9 With that, report of -- let me ask the Office  
10 of Planning. We didn't have a DDOT report,  
11 did we?

12 MR. JACKSON: No. Not that we  
13 saw.

14 CHAIRMAN HOOD: Did we? Okay.  
15 Well, I didn't see it. I may have missed it.

16 MR. JACKSON: The only report that  
17 we saw from another agency was from the  
18 Department of Housing and Community  
19 Development.

20 CHAIRMAN HOOD: Okay, yeah. The  
21 Department of Housing and they supported it.  
22 They went into reasons.

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1 MR. JACKSON: Yes.

2 CHAIRMAN HOOD: Okay. Okay.

3 Thank you, Mr. Jackson. We did get a  
4 Department of Housing and Community  
5 Development, DHCD, that was the only other  
6 report that I saw. Now, we'll go to the  
7 report of ANC-5C. We have a letter stating  
8 for Commissioner Grant the Single Member  
9 District Commissioner for this area who will  
10 be providing his testimony. We have his  
11 testimony in front of us and, Commissioner  
12 Grant?

13 MR. GRANT: Good evening once  
14 again. I would first like to thank the Zoning  
15 Commission for allowing this public process to  
16 take place. I would like to also thank many  
17 of my neighbors who have come out: Deborah  
18 Smith, who is the former ANC Commissioner in  
19 our community for 10 years; Mr. Shabazz, who  
20 is the owner and founder of The Help  
21 Foundation, which is located on 4<sup>th</sup> -- 3<sup>rd</sup>, I'm  
22 sorry; Ula and Lozina Jackson, who live right

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1 next to the proposed development; Linda Yahr,  
2 who submitted a letter and I guess that will  
3 go on the record; Carol Parks, our  
4 Commissioner Tim Day, who is at 5C10. And  
5 unfortunately, Danian Agostinelli could not be  
6 here tonight, but he has been very active in  
7 the process with the community.

8 First, I would like to talk about  
9 EYA. They have done a great job of coming  
10 out. Also a great job with addressing  
11 modifications to the plan. One of the main  
12 issues that citizens who live near the  
13 community, I mean, near the proposed  
14 development, their concern was about the  
15 houses facing -- the back of the houses facing  
16 their community. And so that was one of the  
17 first modifications that took place.

18 Also, the park buffer between the  
19 houses on 5<sup>th</sup> and 6<sup>th</sup> and the proposed  
20 development was also another change that was  
21 made and I think the citizens will enjoy that.  
22 In particular, I would like to thank Jack

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1 Lester, who has come out for the last 12  
2 months. He stayed beyond meeting time and  
3 engaged with citizens and so I'm definitely  
4 grateful for that.

5 EYA has showed that they have very  
6 great projects across the city and beyond the  
7 city limits. And I really take to their  
8 infill development where they actually take a  
9 look at the existing design and then try to  
10 build homes that can fit right in with that.  
11 And I think the Bryan Square project is the  
12 best example of that so far.

13 As an ANC Commissioner, it's my  
14 job to voice the concerns that the community  
15 has. And so we have had several meetings and  
16 the meetings' schedule was posted by EYA on  
17 their PowerPoint. And I think early on in the  
18 process, it took us a while to really get our  
19 arms around the development and what was  
20 actually taking place.

21 There were many citizens who would  
22 come and then we would have new citizens and

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1 then we have to re-explain what was taking  
2 place. And so we got to a point where we  
3 discussed the basic project and then we  
4 discussed the traffic study and the  
5 streetscape and how those things would affect  
6 the community.

7 And so it took us a while to  
8 really get to some of the issues that were  
9 burning with the citizens. I would like to  
10 point out three of those issues. I think we  
11 have talked about them so far in this hearing.  
12 The first being parking. Many of the citizens  
13 are concerned with quality of life.

14 This area that we are talking  
15 about, there is a lot of proposed development,  
16 but even with that development, I'm not sure  
17 that the proposed development beyond St.  
18 Paul's will give this community an opportunity  
19 to actually go without having an average of  
20 two cars.

21 Many of our citizens in our  
22 community have two cars. If you look at our

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1 houses, there is at least one space in front  
2 of this house, in front of these houses and  
3 then there is a garage in the back. And so  
4 many of our citizens use two cars. And so the  
5 idea of having one car garages in some of  
6 these units, it doesn't sit well with our  
7 community.

8 And so what we are looking to do  
9 is to actually have two cars for each garage,  
10 so that the existing community is not affected  
11 and that term "self-sustain" is what we  
12 really, really want to go to.

13 In terms of traffic, we're not  
14 just concerned about the traffic of the  
15 vehicles of the citizens who will be living in  
16 this project. We're also concerned about the  
17 construction traffic. I know it's a  
18 conversation that Jack and I have had. And we  
19 are actually looking to sit down with ABDO,  
20 who will be developing a few blocks up as  
21 well.

22 So we're trying to get this thing

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1 to a point where all the construction traffic  
2 is coordinated. In terms of vehicular traffic  
3 for the development, one of the discussions  
4 was about the Bishops' land and the  
5 possibility of having an ingress/egress at  
6 that 4<sup>th</sup> Street exit. I mean, at that 4<sup>th</sup>  
7 Street location.

8 At this point, we haven't received  
9 a formal letter from the Bishops stating their  
10 stance on this option. And so the citizens  
11 would not like to go forward until they  
12 actually hear from the Bishops whether or not  
13 they would be open do doing this. Of course,  
14 we have all made assumptions that maybe they  
15 wouldn't, but I don't think we should go off  
16 of assumptions.

17 So Mr. Lester and I have actually  
18 worked to try to set up a conference call  
19 initially with the Bishops and then have the  
20 Bishops respond to the community.

21 In terms of the traffic study,  
22 many of the citizens in the community

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1 understand that the impact at those main  
2 intersections won't be major, but those cars  
3 still have to get to those intersections. And  
4 so there is more of an impact at the immediate  
5 streets, 5<sup>th</sup>, 6<sup>th</sup>, going to Franklin and then  
6 Jackson and Hamlin going to 7<sup>th</sup>.

7 And they are very concerned,  
8 especially with the 7<sup>th</sup> Street side with the  
9 construction traffic and the possibility of  
10 the damages to homes, which I believe can all  
11 be restrained within the regulations for  
12 construction traffic. But it's still  
13 something that we haven't completely gotten  
14 our arms around as far as getting a solution  
15 for that.

16 In terms of amenities, one of the  
17 things that I think the reoccurring theme here  
18 for this whole project is that we have to  
19 really zoom in on the citizens who will be  
20 impacted the most. We're talking about this  
21 PUD application. And the PUD application is  
22 a question of what is the benefit of this

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1 exception for the people who will be impacted  
2 by this? What is the benefit for the  
3 community?

4 And so I think a lot of the  
5 studies that we have done have done a good job  
6 of talking about the greater good of the ward,  
7 but the citizens, especially in recent months,  
8 have come back and stated that we need to  
9 really zoom in on those immediate blocks.

10 And so I think the amenities  
11 package was put together based on responses at  
12 several meetings. Meaning that, you know, for  
13 example, if you look at page 3 of my  
14 testimony, home ownership training. You know  
15 there may have been a citizen that came to  
16 meeting two and said hey, how can I get a  
17 house or how can I get ready for this or we  
18 may have had a citizen who comes to a meeting  
19 and talks about the fact that their child goes  
20 to Shaed and they would like to see  
21 improvements.

22 And so we have had this discussion

1 with citizens, whether it be during the  
2 meeting, after the meeting, before, email,  
3 calls and so forth. My concern is that I  
4 believe that we still need to have one  
5 meeting, a workshop of sorts to address  
6 amenities, so that we can truly define it  
7 within the community and have ideas come  
8 together to kind of make this thing work in  
9 terms of what really helps the immediate  
10 community.

11 I guess in conclusion, I would  
12 like to iterate -- reiterate that in  
13 principle, you know, in general, I support the  
14 project. But I think there are a lot of loose  
15 ends that have to be tied up together.

16 At our last ANC meeting, I  
17 expressed many of the things that I have  
18 expressed here and I made a motion to ANC-5C  
19 that we not lend support or express opposition  
20 at this moment. I believe that the amenities  
21 package is a major portion of what will have  
22 to get in line in order for us to lend

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1 support.

2 Also, the parking issue and the  
3 traffic would also have to be two issues that  
4 would have to come together between the  
5 community and the developer to make sure that  
6 this happens. And I would like to say, you  
7 know, on behalf of my community, we thank you  
8 guys for having this hearing.

9 For me, it has been very tough,  
10 because I got so jacked when I first met him,  
11 that field I played football on, I played  
12 baseball on, I thank St. Paul for allowing me  
13 to do that for many years. And so when this  
14 project came along, it was something that I  
15 really took to heart.

16 And so I hope that this Commission  
17 understands that it takes a very long while to  
18 get this thing together, because we have to  
19 deal with it for a lifetime.

20 CHAIRMAN HOOD: That's a very,  
21 very good point. Okay. Thank you,  
22 Commissioner Grant. Let me ask my colleagues,

1 do you have any questions of Commissioner  
2 Grant?

3 VICE CHAIRMAN JEFFRIES: No, other  
4 than that, you know, Commissioner Grant is  
5 very, very impressive and the people who he is  
6 working for are in good shape.

7 CHAIRMAN HOOD: Okay. Well, yeah,  
8 our hat is off to you, Commissioner Grant, for  
9 what you have done with your community as well  
10 as with the ANC. Is this your first time?

11 MR. GRANT: Yes, it is. And about  
12 five months in this happened, so from the  
13 beginning, I have a very --

14 CHAIRMAN HOOD: Jumping right in?

15 MR. GRANT: Yeah, jumping right  
16 in.

17 CHAIRMAN HOOD: Good, good. Okay.

18 VICE CHAIRMAN JEFFRIES: I'm happy  
19 to know that Ward 5 has like what two cars per  
20 household? I didn't know that Ward 5 is  
21 contributing to all the vehicular traffic of  
22 the District.

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1 MR. GRANT: Yeah.

2 VICE CHAIRMAN JEFFRIES: I know he  
3 confirmed it for me, so it's not from you.

4 CHAIRMAN HOOD: Anyway, we're not  
5 going to get into wards. Sometimes we have  
6 ward battles. Sometimes we have city battles  
7 up here, you know.

8 MR. GRANT: I think we are the  
9 most active Ward 5.

10 CHAIRMAN HOOD: Okay. Anyway,  
11 let's move on. Any questions from the  
12 applicant?

13 MR. FEOLA: I just have a couple.

14 CHAIRMAN HOOD: I'm sorry, cross  
15 examination?

16 MR. FEOLA: Well, one is  
17 clarification. I guess the first,  
18 Commissioner Grant, has the ANC passed a  
19 resolution on these issues?

20 MR. GRANT: The ANC has passed a  
21 resolution of recognition of the fact that EYA  
22 has presented before ANC-5C, but they have not

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1 lent support or expressed opposition, at this  
2 moment.

3 MR. FEOLA: So the point you made  
4 in your very eloquent statement tonight, do  
5 not have the ANC's weight of a resolution. Is  
6 that correct?

7 MR. GRANT: Well, I believe that  
8 it would be the weight, because we have shown  
9 that we have actually acknowledged --

10 MR. FEOLA: Did they take a vote  
11 on the points in your statement?

12 CHAIRMAN HOOD: Let me back up.  
13 Let me back up. I didn't do something that I  
14 should have done earlier. Colleagues, we have  
15 a request to accept the late filing of ANC  
16 from Chairperson Bonds and maybe this -- I  
17 don't know if you have seen Chairperson  
18 Bond's --

19 MR. FEOLA: I have not.

20 CHAIRMAN HOOD: Okay. So that's  
21 my fault. I should have done that earlier.  
22 And typically, as we all know, ANCs are

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1 volunteers. You know, I'm going to say the  
2 same thing. Regardless of what ward, they all  
3 are volunteers. They don't get paid and this  
4 letter did not meet our time frame and they  
5 have asked us to waive our rules to accept  
6 this report dated July 15, 2008.

7 Any objections?

8 VICE CHAIRMAN JEFFRIES: No, no  
9 objections.

10 CHAIRMAN HOOD: Okay. So we will  
11 accept it. And, Mr. Feola, does Mr. -- do we  
12 have a copy for Mr. Feola? Do you have a  
13 copy?

14 MR. GRANT: I can provide one as  
15 early as tomorrow morning.

16 MR. FEOLA: It may answer my  
17 question though, I guess.

18 CHAIRMAN HOOD: I think it will  
19 answer your question.

20 MR. GRANT: You know, I may have  
21 one here, as a matter of fact.

22 CHAIRMAN HOOD: I don't want to

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1 read the whole letter, but I think it will  
2 answer your question.

3 MR. GRANT: This is the actual  
4 resolution. I didn't turn the actual  
5 resolution in to you guys, because we have the  
6 signature from the Chair, but not the  
7 recording secretary.

8 CHAIRMAN HOOD: Yeah, yeah.  
9 Typically, I mean, because he brought the  
10 question up, I think, Mr. Feola, if you could  
11 just go ahead and ask your question and we  
12 will take Commissioner Grant's testimony, so  
13 we can move forward.

14 MR. LESTER: May I say something?

15 CHAIRMAN HOOD: Is it germane to  
16 what we're talking about?

17 MR. LESTER: Yeah.

18 CHAIRMAN HOOD: Sure.

19 MR. LESTER: And I appreciate all  
20 the words that Silas said and he and I have  
21 been working a lot of late nights and a lot  
22 of, you know, weekend phone calls over the

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1 past 13 months and we have made a lot of  
2 progress. And I think as Silas said that the  
3 community is supportive.

4 And these issues, these questions  
5 have come up on the parking. And I don't want  
6 to spend too much time. And we're trying to  
7 strike a balance between being sensitive to  
8 the larger D.C. concerns of more traffic on  
9 the roads and addressing the concerns of the  
10 community. And we hope to try to do that by  
11 providing this option for people to get the  
12 second car.

13 You know, with regard to the  
14 connection of 4<sup>th</sup> Street, I did commit to  
15 Silas the other day and we tried to call the  
16 Bishops' office to ask that. And I'm probably  
17 wrong to assume that they would make a  
18 connection, but I think it's more than that.

19 You know, the connection -- well,  
20 it's complicated. I mean, certainly we would  
21 not support closing Hamlin, Jackson, 5<sup>th</sup> and  
22 6<sup>th</sup> in lieu of a connection to 4<sup>th</sup>. And but as

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1 I said, the connection to 4<sup>th</sup> really does have  
2 a de minimis impact and DDOT would possibly  
3 likely not support that as they haven't  
4 supported it in the other locations.

5 I think the major challenge that  
6 is just really come up really within the last  
7 week and a half is on the community benefits.  
8 And Silas, I know, would confirm this that we  
9 agreed early on we want to do community  
10 benefits in an organized logical way that it  
11 would be he and I and the Council Member in  
12 taking into consideration the community's  
13 input.

14 And I hear what Silas is saying  
15 that, you know, the community didn't really  
16 get their, you know, maybe hands around that  
17 specific issue until later in the process.  
18 Although, throughout the process, we had been  
19 collecting these ideas. The Triangle Park was  
20 very early on. There was support for that at  
21 -- people at the early meeting, of course,  
22 affordable housing.

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1           As I have said in my testimony  
2 earlier, none of these ideas were generated by  
3 anyone at EYA. These came from either Silas  
4 directly or through the community process.  
5 And I feel like in the last, you know, week or  
6 so where we had had initial agreement, I think  
7 now there is this definition with of what is  
8 community benefit and what isn't.

9           And you know, my sense, and of  
10 course this is yours to ultimately decide with  
11 input from the Office of Planning, is that it  
12 is a broader community as opposed to, you  
13 know, the neighbor whose windows might rattle  
14 with the construction truck and, you know,  
15 replacing that, you know, person's windows,  
16 but rather creating a public benefit, a park  
17 nearby.

18           And so I think that's where, you  
19 know, now where we are struggling where I  
20 think Silas is thinking of it in a very, very  
21 narrow way. And certainly say if I'm wrong,  
22 and I'm thinking it in narrow, meaning Ward

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1 5C09 to the extent we can, but not, you know,  
2 Mrs. Smith's, you know, new windows or Mr.  
3 Jones', you know, insulated attic.

4 And I think that's part of where  
5 we are struggling. Thank you.

6 CHAIRMAN HOOD: I thank you for  
7 that. And I let you continue, but normally on  
8 cross examination, Mr. Feola, you know we  
9 don't usually do that.

10 MR. FEOLA: I know.

11 CHAIRMAN HOOD: So I want you to  
12 put that one in the hat.

13 MR. FEOLA: Okay. Is that  
14 supposed to be a question to me or --

15 CHAIRMAN HOOD: This is time for  
16 you to --

17 MR. FEOLA: Okay.

18 CHAIRMAN HOOD: You want to  
19 continue to ask the question that you were  
20 asking earlier?

21 MR. FEOLA: No. The resolution  
22 that I have now seen answers the question.

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1 CHAIRMAN HOOD: Right.

2 MR. FEOLA: The ANC took a  
3 resolution to take no position on this case,  
4 at this point in time --

5 CHAIRMAN HOOD: In time.

6 MR. FEOLA: -- for open issues.  
7 And I didn't have that, the benefit of that,  
8 that's all.

9 CHAIRMAN HOOD: And I think the  
10 general consensus, we're going to -- they have  
11 also asked us to leave the record open and we  
12 have some dates in which we're going to be  
13 dealing with towards the end. So if that was  
14 another one of your questions, we're going to  
15 allude to that towards the end of this  
16 hearing.

17 MR. FEOLA: Okay. Then that's the  
18 only question I had.

19 CHAIRMAN HOOD: Okay. All right.

20 VICE CHAIRMAN JEFFRIES: The other  
21 thing, I thought that Commissioner Grant  
22 talked a little bit about construction

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1 management. So I mean, I don't know if that  
2 has been part of the discussion or --

3 MR. LESTER: Well, two things. We  
4 did submit a Construction Management Plan to  
5 the Office of Planning and you all should have  
6 that. And --

7 VICE CHAIRMAN JEFFRIES: I'm just  
8 going on what --

9 MR. LESTER: Yes.

10 VICE CHAIRMAN JEFFRIES: --  
11 Commissioner -- yeah.

12 MR. LESTER: Commissioner Grant  
13 did ask --

14 VICE CHAIRMAN JEFFRIES: I'm just  
15 talking about open points.

16 MR. LESTER: Okay.

17 VICE CHAIRMAN JEFFRIES: I mean,  
18 I'm just going on what his testimony was, I  
19 mean.

20 MR. LESTER: He did ask me, as you  
21 have testified, to meet with the folks at ABDO  
22 as they contemplate the Catholic, you know,

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1 South Campus, the Catholic U.

2 VICE CHAIRMAN JEFFRIES: Oh,  
3 that's what they are doing. Okay.

4 MR. LESTER: And we, of course,  
5 committed to meet with them and Commission Day  
6 and to coordinate. I think one thing that is  
7 -- that I have stressed throughout the process  
8 is that, and Bob mentioned it earlier, we are  
9 an integrated company, so it's our -- it will  
10 be our land development folks out there. It's  
11 not going to be some other general contractor  
12 who -- you know, if something -- if a truck  
13 brings mud onto the road, it's me or an EYA  
14 person that is out there every day.

15 CHAIRMAN HOOD: Okay. All right.  
16 We're going to move right along. Anything  
17 else? All right. Thank you for your  
18 testimony.

19 MR. LESTER: Thank you.

20 CHAIRMAN HOOD: Okay. Do we have  
21 any -- let me ask this first. Do we have  
22 anyone in the audience who is in opposition of

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1 this application? Okay. All right. And the  
2 reason I asked is because you may not -- you  
3 must not have signed in, but anyway, we will  
4 get there.

5 Let me go by who I have here for  
6 organizations and persons in support. I have  
7 Mr. Shabazz, The Help Foundation, I think. I  
8 have -- well, maybe you did sign in, you just  
9 didn't check whether you were a proponent or  
10 an opponent. But let me go to who is checked  
11 for being a proponent.

12 Oh, you didn't want to speak?  
13 Okay. Okay. Thomas Rosey, Thomas Rosey? He  
14 has left. Okay. Ms. Chambers has already  
15 spoke for Council Member Thomas. I think it's  
16 Joe Martin or -- self-owned, speaking on  
17 behalf of himself as an owner. Mr. Martin or  
18 Ms. Martin? I'm sorry, I just can't make out  
19 the first name. Okay.

20 Clara or Clare Etchariva? Either  
21 my eyes are tired or I just can't see, one or  
22 the other, from the Religious of Mary. Okay.

1 I think -- Immaculate, okay. All right. Let  
2 me just do this. Anyone who is here in  
3 support, organizations or persons in support,  
4 just come on up. Former Commissioner Smith,  
5 good evening.

6 MS. SMITH: Good evening.

7 CHAIRMAN HOOD: You may begin.

8 MS. SMITH: Thank you. For the  
9 record, first, I would like to say that my  
10 Commissioner, who has represented me and my  
11 community real well today, I was really  
12 astonished, I didn't know that he had prepared  
13 what he said, but I just wanted to just have  
14 that noted on the record.

15 Also, I wanted to make a couple of  
16 comments that -- before I read my testimony  
17 regarding some of the things that I have heard  
18 up here, so that it will be a part of the  
19 record. I wanted to make sure that EYA and as  
20 they move forward to understand the discussion  
21 should have been in conjunction with your ANC  
22 Commissioner when you deal with the U.S.

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1 Conference of Bishops or anyone in the  
2 community.

3 The U.S. Census information is  
4 outdated by eight years. The proposed influx  
5 of new residents would increase by at least  
6 450 adults, not including children. And St.  
7 Paul's College must retain their individuality  
8 with this project.

9 As I, Deborah L. Smith, appear  
10 here before the Zoning Commission's Chair and  
11 Members, I thank you for this opportunity to  
12 provide my input on the proposed Planned Unit  
13 Development known as Case No. 07-27 EYA St.  
14 Paul's College.

15 As a resident who is less than 100  
16 feet away from this development, a lifelong  
17 resident of this affected community by this  
18 development and a prior five term Advisory  
19 Neighborhood Commissioner in which this  
20 development is being proposed, ANC-5C09, I am  
21 providing the following testimony:

22 St. Paul's College has been and

1 still remains a great institution of solid  
2 religious foundation and favorable character  
3 interwoven into the Edgewood community. They  
4 have always assisted in the needs of the  
5 immediate surrounding community, even though  
6 they have been hit with thefts and economic  
7 struggles of their own.

8 I could not find any reason why  
9 this development should not happen at some  
10 point in time. However, given the atmosphere  
11 of the community surrounding this project with  
12 the fact that a meeting has not yet happened  
13 to get community's input on the amenities  
14 package, even though the Ward Council Member  
15 has inserted his own pet projects, the  
16 incentive package that the developers want to  
17 offer in its current status is flawed.

18 The traffic options are still a  
19 sticking point to the majority of residents  
20 who have participated and understand the depth  
21 of the project and what is actually happening  
22 to their quaint community. With the current

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1 proposal that area residents will have to deal  
2 with additional increase and traffic onto 7<sup>th</sup>  
3 Street by way of Jackson Street, N.E., which  
4 would be the egress/ingress point of this  
5 development.

6 With the addition of proposed  
7 developments to occur in the next several  
8 years surrounding this PUD, we are within a 1  
9 to 2 mile radius, the proposed traffic outlay  
10 needs to be re-evaluated to accommodate the  
11 influx of new and existing vehicular traffic  
12 regardless of how stagnate, since it will  
13 dramatically affect the quality of life for  
14 the residents in that immediate area.

15 Community benefits have not been  
16 given the just due of process as relates to  
17 the immediate community's needs. Even though  
18 some benefits are being proposed, for the most  
19 part, there are projects that support the  
20 portfolio of our Council Member and not the  
21 community.

22 The current package is not --

1 CHAIRMAN HOOD: Ms. Smith, what  
2 I'm going to do --

3 MS. SMITH: Okay.

4 CHAIRMAN HOOD: I'm doing this  
5 because it's Ward 5. Colleagues, you know, I  
6 would do this for any ward, but let's give her  
7 two more minutes.

8 MS. SMITH: Thank you.

9 CHAIRMAN HOOD: Ms. Smith, if you  
10 could finish it up?

11 MS. SMITH: Okay. Thank you. Um,  
12 the current package does not address nor  
13 provides the immediate community organizations  
14 that will be directly affected by this project  
15 any support, even though there is a certainty  
16 that this newly proposed housing development  
17 with its new residents and guests will, at  
18 some point in time, have a need to use or have  
19 access to these community entities.

20 Dan's Place, Beacon House, The  
21 Football Team, Help and The Edgewood Civic  
22 Association are all nonprofits in our

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1 immediate community that have not been  
2 identified in the amenities package, including  
3 the newly rebuilt Edgewood Recreation Center.

4 It comes as no surprise that our  
5 economic -- that our economy has taken a down  
6 turn which, in fact, effects the functionality  
7 of our nonprofits who serve our neediest  
8 residents, children and seniors. There is no  
9 reason why each one of these organizations  
10 should not receive at least \$75,000 each to  
11 assist with their operational costs.

12 This will allow each one of these  
13 organizations an opportunity to get additional  
14 funding through match dollared grants  
15 increasing their ability to serve our  
16 community needs.

17 In addition, the current amenities  
18 package calls for improvements to be made to  
19 Shaed Elementary School. While this is  
20 important, the City Council is addressing this  
21 issue with their current approval of \$121  
22 million for improvements to all schools, so

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1 this part of the package has been addressed.

2 The Triangle Park which has been  
3 listed falls under the Department of Parks and  
4 Recreation. The current plan makes  
5 astonishing improvements that are warranted,  
6 but needs to be tweaked. While this is D.C.  
7 Government property, the D.C. Park and  
8 Recreation needs to be a partner in this  
9 initiative, since this plan only calls for one  
10 year of maintenance after the improvements  
11 have been made.

12 There is a direct need to increase  
13 the maintenance of this park, once the  
14 improvements are made. Since all too often  
15 projects like this start out beautiful, but  
16 end up in disaster, because there is no  
17 continuity to maintain the area.

18 CHAIRMAN HOOD: Can we get your  
19 closing?

20 MS. SMITH: Okay. In conclusion,  
21 it is imperative that this Board understands  
22 the importance of the community, that it is

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1 being -- that is being affected by this  
2 project. And requests that they be given the  
3 chance to weigh in.

4 Also, as a small note, the  
5 community has been -- made comments about the  
6 flyers that -- well, the flyers were  
7 circulated to area residents. The flyer does  
8 not depict enough information that will inform  
9 the community of the impact it will have on  
10 the surrounding area, so adjustments need to  
11 be made accordingly. This concludes my  
12 testimony. Thank you. And I appreciate it,  
13 Ward 5, thank you.

14 CHAIRMAN HOOD: Okay. Ms. Smith,  
15 let me just ask one question. You say about  
16 the flyers were circulated to area residents.  
17 The flyer does not depict enough information.  
18 What do you mean? What are you saying?

19 MS. SMITH: Well, the flyers were  
20 great. They were provided, I take it, by EYA.  
21 But the gist of the information did not give  
22 the area residents enough jolt to say do you

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1 know or do you realize. Because as we know,  
2 as residents in D.C., unless you give them  
3 something that says, you know, that it is at  
4 your front door, do they normally come out.

5 So it was just a basic flyer  
6 saying you're having a community meeting more  
7 so than do you realize that a new proposed  
8 development of 200 and some odd people are  
9 coming, 450 residents, how this impacts the  
10 traffic, your quality of life level, blah,  
11 blah, blah.

12 CHAIRMAN HOOD: Okay. So it  
13 didn't say that there is a new development?  
14 It just said it was a community meeting. Let  
15 me ask you, a lot of people who -- within 200  
16 feet received a notice, right?

17 MS. SMITH: Yes.

18 CHAIRMAN HOOD: So that's not even  
19 a question.

20 MS. SMITH: Exactly.

21 CHAIRMAN HOOD: Okay.

22 MS. SMITH: No problem. Yes.

1 CHAIRMAN HOOD: Okay. Colleagues,  
2 do we have any other questions of Ms. Smith?

3 VICE CHAIRMAN JEFFRIES: No  
4 questions.

5 CHAIRMAN HOOD: Okay. I thank you  
6 for your testimony.

7 MS. SMITH: Thank you.

8 CHAIRMAN HOOD: Is there anyone  
9 else who would like to testify in support?  
10 Any organizations or persons? Okay. Next,  
11 organizations or persons in opposition? I'm  
12 not sure. Ms. Merit? Let me just do this.  
13 Anyone who is in opposition.

14 MS. YAHR: I'm in support.

15 CHAIRMAN HOOD: You think you are  
16 in support?

17 MS. YAHR: Well, if that was in  
18 support.

19 CHAIRMAN HOOD: All those who want  
20 to testify and don't know whether they are in  
21 support or opposition, please, come forward.  
22 Let's do it that way. Anyone else who just

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1 wants to testify, please, come forward.  
2 Opposition, support or not sure, please, come  
3 forward. Okay. So you would be our last  
4 person to testify tonight. Anyone else, just  
5 come forward.

6 MS. YAHR: Oh, okay.

7 CHAIRMAN HOOD: Okay.

8 MS. YAHR: I'm sorry to seem  
9 disty.

10 CHAIRMAN HOOD: That's okay.  
11 That's all right. Give us your name and give  
12 your name first.

13 MS. YAHR: My name is Linda Yahr.  
14 I own and live -- own a home and live at 1017  
15 Lawrence Street, N.E. I'm actually an ANC-  
16 5C10, but my home is very close to 7<sup>th</sup> Street,  
17 which will have a significant impact on  
18 traffic from this development.

19 The reason why I have switched  
20 over to putting myself in support is that I do  
21 want to say that I think that the development  
22 on-site as planned is very well done and I

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1 think will be a great asset to the community.

2 I can't say that I'm against the  
3 development itself. What I would like to  
4 comment on, and now I'm going to go into my  
5 real testimony, is, the reason why I wanted to  
6 testify here, to comment upon the PUD request  
7 by EYA for the development on the property of  
8 St. Paul's College.

9 However, my concerns about that  
10 development are related to concerns about the  
11 multiple projects planned for this area of  
12 Ward 5 and adjoining developments. Although  
13 there are significant problems with traffic  
14 and parking, I would rather leave those  
15 comments about those issues to others.

16 Among other issues, EYA is seeking  
17 status as a Planned Unit Development in order  
18 to secure certain concessions to zoning.  
19 Developers are expected to return value to the  
20 community in exchange for these concessions  
21 characterizes amenities.

22 In their last presentation to the

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1 community, EYA described the benefit to them  
2 of the PUD as a 20 percent increase in allowed  
3 density. This would result in, approximately,  
4 a \$25 million increase in the value of their  
5 property.

6 EYA is offering a list of  
7 amenities that I believe to be insignificant  
8 in proportion to the benefit that they will  
9 receive. They, themselves, if you take away  
10 the affordable housing, the citizens who were  
11 -- at least who are participating in that  
12 meeting, the last community meeting as well as  
13 other people I have talked to don't consider  
14 affordable housing to be an appropriate  
15 amenity for us to be considering.

16 When you take away the affordable  
17 housing part, they, themselves, value the  
18 offered amenities of \$800,000. I would  
19 estimate its value closer to \$500,000. Even  
20 at the higher figure, the benefit to the  
21 community of these amenities proposed is too  
22 little compared to the value to the landowner

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1 and the developer.

2 I believe a minimum of 10 percent  
3 of the increase in value of the property as a  
4 result of the PUD should be returned to the  
5 community.

6 Edgewood, Brookland and the  
7 surrounding areas are the target of  
8 significant proposed development by their  
9 largest and most powerful landowners. These  
10 developments will significantly change the  
11 character of the community. Some of these  
12 changes are welcome. Most residents would  
13 like more neighbors and a more viable  
14 commercial district.

15 Some of these changes are feared  
16 and are the result of poor and/or  
17 uncoordinated planning. For many years, we  
18 have enjoyed the benefits of much green space,  
19 both active and passive. Green space does not  
20 only provide aesthetic and recreational  
21 benefits. Its greatest importance is the  
22 maintaining of healthy air quality, as well as

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1 habitat for beneficial wildlife.

2 Perhaps the residents have become  
3 complacent. Oh, is that my three minutes? I  
4 live in Ward 5, do I still get a pass on this?

5 CHAIRMAN HOOD: You know, one of  
6 these nights I'm going to get in trouble.  
7 What I will do, I'm going to be fair, because  
8 we only have three people and I hope my  
9 colleagues will indulge. I'm going to give  
10 you two additional minutes.

11 MS. YAHR: Thank you.

12 CHAIRMAN HOOD: Not because you  
13 live in Ward 5, but because there's only three  
14 people that is testifying.

15 MS. YAHR: I have great respect  
16 for all the wards of the District. Let me  
17 see, perhaps the residents have become  
18 complacent, because most of this green space  
19 was in private hands. Now those private hands  
20 want to turn their property into profit. And  
21 we will lose the beauty of our neighborhoods  
22 and the quality of our environment.

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1 I propose that the Zoning  
2 Commission, the Office of Planning and the  
3 citizens of Ward 5 consider the following  
4 proposal: That the community receive an  
5 amenity of significant value in exchange for  
6 the great number of PUD requests that will  
7 come before this body; and that all the  
8 applicants for PUDs, which would include at  
9 least EYA, St. Paul's, ABDO, Catholic  
10 University, WMATA and Jamal, would be  
11 obligated, collectively, to support a major  
12 improvement.

13 The community should be consulted  
14 as to the nature of this amenity. But I have  
15 a proposal. To replace the significant amount  
16 of green space we will lose, I propose the  
17 establishment of a park and wildlife sanctuary  
18 on the large acreage that the Catholic  
19 University of America owns on Harewood Road  
20 across from the Shrine.

21 This land includes lowlands,  
22 wetlands and highlands and could be improved

1 to provide recreational opportunities such as  
2 picnic grounds as well as environmental  
3 preservation and education through the  
4 installation of boardwalks over the wetlands.

5 Making this preserve -- making  
6 this into preserved space in perpetuity would  
7 do much to assure the continuance of the  
8 benefits of green space. This project would  
9 be funded through partial application of the  
10 amenity funds of all the developments in the  
11 area. The calculus calculation of this  
12 obligation should be based upon the increase  
13 in the value to the developer, as a result of  
14 the PUD.

15 Those who make a profit on their  
16 presence in our community need to start paying  
17 their fair share. Let me get one more thing  
18 out.

19 CHAIRMAN HOOD: Your closing  
20 thought.

21 MS. YAHR: We expect and demand  
22 Smart Growth in all of these projects. This

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1 proposal does not relieve property owners and  
2 developers from that obligation. We will not  
3 trade away our requirement that all the  
4 developers use their land wisely, that all the  
5 developed parcels are aesthetic and  
6 environmentally sound.

7 We will continue to be an active  
8 citizenry. This proposal is only one way we  
9 demand that the landowners and developers act  
10 as good citizens.

11 CHAIRMAN HOOD: Okay. Thank you  
12 very much.

13 MS. YAHR: Thank you.

14 CHAIRMAN HOOD: If you can just  
15 hold your seat, we may have some questions.

16 MS. YAHR: Thank you for the  
17 opportunity.

18 CHAIRMAN HOOD: Sure. Thank you.  
19 Young lady, if you can turn your microphone on  
20 and introduce yourself.

21 MS. PARKS: My name is Carol  
22 Parks. I'm at 6<sup>th</sup> and Franklin, which my

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1 street will be impacted because my street will  
2 then go into the property and become 6<sup>th</sup>  
3 Street. I'm not opposed to the development,  
4 but I'm opposed to the way it has been  
5 proposed as regards to parking.

6 As from those diagrams, you can  
7 see that every street is just one street. 5<sup>th</sup>  
8 Street is one street, 6<sup>th</sup> Street. We don't  
9 have parking now. Some of the people from 5<sup>th</sup>  
10 Street are now parking on 6<sup>th</sup> Street. We are  
11 taking parking from people on Girard Street,  
12 which has not been mentioned in the project.

13 And we questioned, I think his  
14 name is, Jack intensely at our last meeting  
15 with the neighbors and what we found out is  
16 there is a garage and if you have a one car  
17 garage and you have two cars, you can't even  
18 park outside. Like if one car goes in, that--  
19 the second car can't even park behind the  
20 first car. It's an alley here.

21 So that second car has to park  
22 some place. They have no on-street parking

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1 within that development. So if a person buys  
2 a one car garage, which they might, because it  
3 may be more affordable, and they have two cars  
4 or three cars, they have no provision for  
5 those other cars. And those people will have  
6 to find parking within the community. And  
7 this is why we are concerned.

8 Our community is not such that we  
9 want to go down 7<sup>th</sup> Street. 7<sup>th</sup> Street has  
10 people standing all around the stores. We  
11 don't even frequent. Guys standing around.  
12 If we go the other way, we have Edgewood.  
13 Edgewood has a lot of concerns and it's a lot  
14 of singles. It's a lot of older people in the  
15 neighborhood. And we don't want to not be  
16 able to go to Bible Study at night and come  
17 back and can't find a space and have to go  
18 three or four blocks concerning all of the  
19 elements that we have just down the street.

20 So instead of all that green and  
21 the gardens and all of that, I think they  
22 should find a place for their people to park.

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1 Everybody with a one car garage is not going  
2 to have one car. And Metro for us is not that  
3 accessible.

4 From my house on 6<sup>th</sup> Street, I  
5 would have to walk 10 long blocks to get to  
6 Metro. When I take Metro, I drive my car and  
7 I park on the street. For other people that  
8 live down around 7<sup>th</sup> Street, you see them at  
9 the bus stops. They are not walking to Metro.  
10 It is 10 long blocks.

11 So I'm not opposed, but I need for  
12 them to find a place, let us know where their  
13 people are going to park, because they have no  
14 parking within their confines. So that is my  
15 opposition.

16 CHAIRMAN HOOD: Okay. Thank you  
17 very much. So noted. Colleagues, any  
18 questions? I'm sorry, young lady, we may have  
19 questions for you, if you can come back.

20 MS. YAHR: Oh, I'm sorry.

21 CHAIRMAN HOOD: And I forgot your  
22 name, forgive me.

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1 MS. YAHR: Linda Yahr.

2 CHAIRMAN HOOD: Okay. Do you have  
3 any -- do we have any questions of this panel?  
4 Okay. Does the applicant have any questions,  
5 any cross?

6 MR. FEOLA: No, sir.

7 CHAIRMAN HOOD: Okay. Does the  
8 ANC have any cross examination?

9 MR. GRANT: No, no.

10 CHAIRMAN HOOD: Okay. All right.  
11 We want to thank you all for your testimony.  
12 And we have heard your concerns. Thank you  
13 very much.

14 MS. YAHR: Thank you.

15 CHAIRMAN HOOD: Okay. That was  
16 our last panel. No one else wanted to testify  
17 either in opposition or support or unsure.  
18 What we're going to do in this fashion, Mr.  
19 Feola, we're going to try to come up with some  
20 dates. Ms. Hanousek? And I want to thank Ms.  
21 Hanousek. Ms. Hanousek, you have done a  
22 marvelous job tonight. I know this is your

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1 first time being solo without Ms. Schellin,  
2 but you've done a fabulous job of making sure  
3 that all of us stay on track and especially  
4 me, so thank you very much.

5 MR. FEOLA: Mr. Chairman?

6 CHAIRMAN HOOD: Yes?

7 MR. FEOLA: We have a little bit  
8 of rebuttal.

9 CHAIRMAN HOOD: Rebuttal. You  
10 know what, I thought about that after --  
11 before I got started.

12 VICE CHAIRMAN JEFFRIES: And the  
13 operative word is little hopefully. It's  
14 late.

15 CHAIRMAN HOOD: I didn't think we  
16 would have so much with all this support. A  
17 few issues. Okay. Let's --

18 MR. FEOLA: I just have one  
19 question.

20 CHAIRMAN HOOD: -- go on closing  
21 remarks.

22 MR. FEOLA: One rebuttal question

1 for Mr. Lester and 30 seconds worth of  
2 concluding remarks.

3 Mr. Lester, you heard a lot of  
4 comment about the community amenities and  
5 where they came from and I think former  
6 Commissioner, ANC Commissioner Smith alluded  
7 to the Council Member's pet projects. You  
8 might want to comment on that.

9 MR. LESTER: Yes, if I may. Thank  
10 you. I want to be clear that none of these  
11 amenities came from either EYA or anyone at  
12 EYA nor did any of them come from Council  
13 Member Thomas or his staff. They were party  
14 to it, as I said, as I committed to the  
15 Council Member when I met him 16 months ago to  
16 discuss this that I would keep him in the  
17 loop, that Silas and I with the community  
18 would bring them to him.

19 None of these are his pet  
20 projects. He didn't contribute any of them.  
21 And in fact, his staff tried to help us refine  
22 some of the questions that were raised about

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1 money going for the small business grants or  
2 for the college fund.

3 And the flyers, may I clarify on  
4 that? The -- Silas had requested that we  
5 prepare the flyers at our cost, deliver them  
6 to his house for each of the 11 or 12 public  
7 meetings that we had or, excuse me, just the  
8 community meetings. So that was maybe seven  
9 or eight.

10 You know, I reviewed the  
11 information on it. There was always a picture  
12 of the project. It was, you know, typically  
13 an attractive picture. That one was often on  
14 it. It always had the time, the date, the  
15 location and there was always 500 or 600 of  
16 them printed.

17 The last of the Triangle Park, we  
18 did work closely with the Department of Parks  
19 and Rec. I can tell you they are enthusiastic  
20 about the improvements and they are the ones  
21 that requested us -- requested of us that we  
22 provide a year of maintenance and we agreed to

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1 do that.

2 MR. FEOLA: Did you want to  
3 mention the 80 on-street spaces?

4 MR. LESTER: Well, there are  
5 already on-street spaces. You are probably  
6 aware of that. I know it was testified that  
7 it wasn't. And the last -- I guess the last  
8 one, I did make a note, Shaed Elementary.  
9 Shaed Elementary was -- again, that was a  
10 request, my recollection, it was directly from  
11 Commissioner Grant. It was important. It's  
12 important to the community and we jumped in  
13 enthusiastically to the point where, you know,  
14 we are out there making it happen today.

15 CHAIRMAN HOOD: I will tell you --  
16 let me just say this. We don't do  
17 demonstrations on it. There was a time to  
18 testify. What I would encourage everyone to  
19 do is to work with your ANC Commissioner. We  
20 called for opposition. We called for support.  
21 I'm not sure if you disagree with what he  
22 said, but I will tell you that the record is

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1 going to be open some time for some more  
2 submittals.

3 So that's just to acknowledge what  
4 was going on. Okay. All right.

5 VICE CHAIRMAN JEFFRIES: Mr.  
6 Chair?

7 CHAIRMAN HOOD: Sure.

8 VICE CHAIRMAN JEFFRIES: Are you  
9 done with your rebuttal?

10 MR. FEOLA: Yes.

11 MR. LESTER: Yes.

12 MR. FEOLA: Thank you.

13 VICE CHAIRMAN JEFFRIES: I just --  
14 you know, if you don't mind just indulging me  
15 just a minute. From what I have heard  
16 tonight, it seems to me that people are pretty  
17 much supportive of this project. There's just  
18 some fine tuning that needs to happen. So,  
19 you know, I don't think you need to take on a  
20 defensive posture here.

21 MR. LESTER: Okay.

22 VICE CHAIRMAN JEFFRIES: I don't

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1 think that's necessary. I just think you need  
2 to pull your sleeves up and just make certain  
3 that people are clear about exactly what you  
4 are doing and you might need to -- maybe not  
5 always speak in developer tone, but just, you  
6 know, as a resident and so forth to make  
7 certain that people are clear about, you know,  
8 exactly what you are doing, because a lot of  
9 what was stated here was really things that  
10 you already talked about, you know, such as  
11 the parking and things of that sort.

12           So it seems there is a  
13 communication issue that you are going to have  
14 to deal with. So it sounds like a pretty good  
15 project, but you need to make certain that the  
16 community is clear about, you know, exactly  
17 what they are getting and so forth. You know,  
18 so that's where I see it.

19           And so I don't get a sense that  
20 you're that far apart. That's just my  
21 impression. So I just didn't want the  
22 developer to walk out thinking that, you know,

1 this is not a great project. But also, it  
2 sounds to me with the community, there is a  
3 number of things that you need to do and just  
4 roll your sleeves up and get to work and so by  
5 the time we get to proposed action, we can,  
6 you know, hopefully move this thing along.

7 MR. FEOLA: I appreciate it. Just  
8 a couple of concluding comments. One is to  
9 the defense of my client, I think part of the  
10 frustration is that we thought a deal had been  
11 struck before this -- the 13<sup>th</sup> meeting. And  
12 it didn't fall apart, I think, legitimately as  
13 some people have said. It finally came to  
14 light. And that happens.

15 And I do this for a living. I  
16 know it happens. And so we have to deal with  
17 it now. But I think what you are hearing  
18 might be a little bit of we worked on this for  
19 16 months and the last three weeks issues  
20 arose.

21 VICE CHAIRMAN JEFFRIES: I mean, I  
22 also want to say this Commission has and I

1 have been one of the Commissioners that -- you  
2 know, and I don't like over parking of  
3 developments. Particularly if you are close  
4 to, you know, a Metro now.

5           Someone testified that you are  
6 really not that close to the Metro, but  
7 clearly, you know, the District has certain  
8 policy initiatives that it's trying to push  
9 and sometimes the developer is trying to  
10 achieve that, strike the balance. I think Mr.  
11 Youngentob mentioned that.

12           But you know, again, I just think  
13 it's important that the communication is real  
14 clear and that even if people is nodding their  
15 head, they still might not fully understand  
16 everything that you are saying and you need to  
17 just make certain that you are clear, because,  
18 you know, they have come out and spent many  
19 hours tonight, you know, waiting to testify,  
20 so they feel very strongly about these issues.  
21 And you know, we just want to make certain  
22 that, you know, their voices are heard.

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1           MR. FEOLA: And I think as I said  
2           in my concluding remarks, I think this is like  
3           a very -- almost a classic struggle between  
4           how to do a development in an existing  
5           community. I would hope the Commission as it  
6           contemplates this going forward to recognize  
7           despite what Ms. Yahr said about this great  
8           open space, this is private property.

9           The Paulists owns this 10 acres of  
10          land that we are proposing to develop and it  
11          has development rights. I did a quick back of  
12          the envelope calculation here and we could  
13          have 400,000 square -- it's R-5-A, without  
14          zoning change. We could have 400,000 square  
15          feet of apartments. That's 400 apartment  
16          units. Just --

17          VICE CHAIRMAN JEFFRIES: We don't  
18          need to go there.

19          MR. FEOLA: No.

20          VICE CHAIRMAN JEFFRIES: We just--

21          MR. FEOLA: I think, you know, we  
22          all take a look at -- I went to school up

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1 there. I lived in Brookland. I know the area  
2 and we all love those spaces, but we have to  
3 recognize that they are private property and  
4 we try to balance it as the developer of that  
5 property with a lot of open space, Smart  
6 Growth techniques, trying to get this balance  
7 of cards exactly right.

8 And so I think we have done a lot  
9 of that. The applicant has done a lot of that  
10 to get here. We have called it a lot of city  
11 policies. The first application that we  
12 proposed had well over two plus cars per unit.

13 VICE CHAIRMAN JEFFRIES: But, Mr.  
14 Feola, clearly you know that this is not the  
15 first PUD application we have seen here. I  
16 mean, we have seen a lot of these  
17 applications. We have a good sense in terms  
18 of the types of things that we see in the PUD  
19 applications. We have also seen, you know,  
20 where there is disagreement from the community  
21 and so forth and most times we get these  
22 things reconciled.

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1                   But I just want to make certain  
2                   that everybody recognizes that, you know, it  
3                   seems that you are not that far apart.

4                   MR. FEOLA:   And we will.

5                   VICE CHAIRMAN JEFFRIES:  Yeah.

6                   MR. FEOLA:   We think we have got a  
7                   quality housing development that is extremely  
8                   environmentally sensitive.

9                   VICE CHAIRMAN JEFFRIES:  Right.

10                  MR. FEOLA:   It meets all the city  
11                  goals and policies.

12                  VICE CHAIRMAN JEFFRIES:  We got  
13                  it.

14                  MR. FEOLA:   And we have to dot  
15                  some Is.

16                  VICE CHAIRMAN JEFFRIES:  Right.

17                  MR. FEOLA:   And I think -- we  
18                  thank you for your time to get there and we  
19                  will get there.

20                  VICE CHAIRMAN JEFFRIES:  I'm  
21                  sorry, Mr. Chair.

22                  CHAIRMAN HOOD:  That's all right.

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1 That's all right.

2 MR. FEOLA: Is it interesting  
3 concluding --

4 CHAIRMAN HOOD: I'm turning  
5 everybody's mike off. Have you finished  
6 your --

7 MR. FEOLA: I have, yes.

8 CHAIRMAN HOOD: Okay. Here is  
9 where I am. And I want to comment on  
10 something that was said by one of the folks  
11 who were in opposition or thinking about being  
12 in opposition or whatever it was. But one of  
13 the things in another part of the city when  
14 you talk about a number of PUDs, we cannot,  
15 basically, hold this application to a joint  
16 thing, a joint effort.

17 I will tell you that over in  
18 southwest, they did start doing that with all  
19 the development, but it is contingent upon all  
20 the parties agreeing and trying to work out  
21 this massive grant of amenities, because,  
22 basically, as was already said, in the

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1 discussion that you heard between Mr. Feola  
2 and the Vice Chairperson, is we have to look  
3 at each PUD application in front of us and we,  
4 basically, balance that with what is requested  
5 relief -- relief requested versus what is  
6 being proffered.

7 But I think you were hitting  
8 something, but it's up to the community,  
9 especially in Ward 5 or any ward, to do as  
10 they did in Ward, what was that 6, 6 when they  
11 start trying to formulate all the construction  
12 with amenities that are sustainable.

13 Yes, I like to see amenities that,  
14 as the Commissioner said, last the life of the  
15 project. And that's what we need to start  
16 gearing ourselves towards. But this  
17 application here with affordable housing and  
18 other amenities that's there, we need to  
19 balance that with what the relief is that's  
20 being requested.

21 And as the Vice Chair said, you're  
22 not far off. You're not far off. I'm hoping

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1 that it comes back, it will make our life a  
2 lot easier. If not, we will make the  
3 decision.

4 Okay. Let's see what kind of  
5 dates. One thing we will not do, we will  
6 grant the ANC time. I do not like doing  
7 anything in July and August. If you want to  
8 get something over on folks in this city, and  
9 I say this all the time, you do it in July and  
10 August. But we will not even be meeting in  
11 August, so Ms. Hanousek, can we have some  
12 dates?

13 Well, let's do this first. Let's  
14 see what is needed, what we have asked for.  
15 I know Commissioner May had a few things, that  
16 was so long I forgot I'm sure. Can we work  
17 that out? Ms. Hanousek, have you -- did you  
18 keep a record of what we needed?

19 MS. HANOUSEK: I think so.

20 CHAIRMAN HOOD: Okay. Can you  
21 call off a list and we can coordinate with  
22 your list?

1                   MR. FEOLA:  If you like, and given  
2                   the late day, we can do this or do you want to  
3                   have it on the record?

4                   CHAIRMAN HOOD:  I think we need to  
5                   do it for the record.

6                   MR. FEOLA:  Okay.

7                   CHAIRMAN HOOD:  We can do it right  
8                   quick.

9                   MR. FEOLA:  Okay.

10                  MS. HANOUSEK:  The details of the  
11                  amenities completely ironed out.  The --  
12                  revisiting the affordable housing size of  
13                  units.  Providing a site plan that shows more  
14                  of the context, so we can better see the  
15                  relationship between the private streets and  
16                  the neighboring streets.  Providing some three  
17                  dimensional views of the development, so that  
18                  we can see it in relation to the rest of the  
19                  grounds and the context of the neighborhood.

20                  And related to that was the  
21                  volumetric study within the campus, especially  
22                  the 36 foot courtyards showing something in

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1 scale, showing something where you could, you  
2 know, depict people. Providing photos of the  
3 surrounding neighborhood houses, so that we  
4 can better understand the context.

5 Provide larger scale, more  
6 detailed renderings and color of the row  
7 houses. Where there will be downspouts,  
8 showing them on the elevations. And that's  
9 all I have.

10 CHAIRMAN HOOD: How did we do, Mr.  
11 Feola?

12 MR. FEOLA: I had one more, I  
13 think, that Commission May wanted, what I'll  
14 call hard line elevations, that included with  
15 or without downspouts. I think he wanted more  
16 specificity on the --

17 VICE CHAIRMAN JEFFRIES: She said  
18 that.

19 MR. FEOLA: Oh, she did say it?  
20 I'm sorry. Okay. I'm sorry, I didn't hear  
21 her say that.

22 CHAIRMAN HOOD: Okay. We need to

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1 make sure everybody is on the mike though.

2 VICE CHAIRMAN JEFFRIES: Yes.

3 Some of my requests and Commissioner May's  
4 requests were pretty similar, so again, those  
5 perspectives. Again, a perspective that  
6 shows, you know, the tow bow, that shows, you  
7 know, exactly what one would experience in  
8 terms of walking onto this new development.

9 MR. FEOLA: Vignette street views,  
10 perspectives from the outside.

11 VICE CHAIRMAN JEFFRIES:

12 Absolutely.

13 MR. FEOLA: Volumetric studies --

14 VICE CHAIRMAN JEFFRIES: Right.

15 MR. FEOLA: -- within the campus  
16 courtyards.

17 VICE CHAIRMAN JEFFRIES: Yeah.

18 MR. FEOLA: A variety of roof  
19 light at the courtyard.

20 VICE CHAIRMAN JEFFRIES: Right,  
21 right. And then again, if I could see a  
22 perspective of one of the residences, existing

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1 residence and what they are looking at from  
2 their front porch or whatever as they look  
3 into the development.

4 CHAIRMAN HOOD: Okay. Let's come  
5 up with some dates and we will wind it down.

6 MS. HANOUSEK: Okay.

7 CHAIRMAN HOOD: Ms. Hanousek?

8 MS. HANOUSEK: If the applicant  
9 can get the materials to us by August 15<sup>th</sup>,  
10 that should be plenty of time, right? And  
11 then the ANC will get its response to us by  
12 September 26<sup>th</sup> to give them time after their  
13 meeting. And then we will set up a Special  
14 Public Meeting for, at 6:00, September 29<sup>th</sup>.

15 CHAIRMAN HOOD: And the reason,  
16 the rationale for those dates, first of all, we  
17 don't meet in August and the ANC, I think,  
18 takes a break. And if we had done it any  
19 closer, the ANC would only have three days to  
20 get a response in to us. So we had to look to  
21 those dates and especially being a response to  
22 the volunteers who work very hard in the city.

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1                   VICE CHAIRMAN JEFFRIES: Okay. I  
2 just -- this is something between the Chair  
3 and I and the Special Public Meeting. So why  
4 do we have to do a Special Public Meeting?

5                   CHAIRMAN HOOD: We were trying to  
6 accommodate our schedules, because our next  
7 meeting will push you into October.

8                   VICE CHAIRMAN JEFFRIES: Oh, we  
9 don't have a September meeting?

10                  MR. FEOLA: It's after the ANC.

11                  CHAIRMAN HOOD: We have a  
12 September, but we won't meet it, because the  
13 ANC -- because of the ANC's schedule.

14                  VICE CHAIRMAN JEFFRIES: Oh, okay.

15                  CHAIRMAN HOOD: Some of --

16                  MS. HANOUSEK: And, Commissioner  
17 Jeffries, we already have a hearing that  
18 night, so --

19                  VICE CHAIRMAN JEFFRIES: Yes, but  
20 if -- normally in those situations -- oh, we  
21 already have a hearing on Monday night? Okay.

22                  CHAIRMAN HOOD: So it's just not--

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1 we should just be a Special Public Meeting and  
2 we have a hearing afterwards. So can we have  
3 30 minutes?

4 VICE CHAIRMAN JEFFRIES: Sure.

5 CHAIRMAN HOOD: Okay. All right.  
6 Do we have anything else tonight?

7 MR. FEOLA: One clarification.  
8 I'm assuming this goes without saying. If --  
9 in addition to the August 15<sup>th</sup> filing for the  
10 required -- for the request, I assume if there  
11 is a coming together of the amenities package  
12 with the community, if that changes what is  
13 already in, we would -- I have an opportunity  
14 to file that? Because right now, it's like we  
15 are done on August 15<sup>th</sup> and we wait for the  
16 ANC to respond. I'm assuming that we --  
17 working with the --

18 CHAIRMAN HOOD: I think, yeah, we  
19 need to be amenable to that, yeah.

20 MR. FEOLA: Okay.

21 CHAIRMAN HOOD: Mr. Feola, we are  
22 amenable to that.

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1 MR. FEOLA: Okay.

2 CHAIRMAN HOOD: Yeah.

3 MR. FEOLA: I just wanted -- I  
4 thought you would be.

5 CHAIRMAN HOOD: Right. We want to  
6 be fair. Okay. Anything else?

7 All right. I want to thank  
8 everyone for their participation.

9 VICE CHAIRMAN JEFFRIES:  
10 Commissioner Grant, are you fine with what we  
11 just talked about?

12 CHAIRMAN HOOD: Oh.

13 MR. GRANT: Yes, I am.

14 VICE CHAIRMAN JEFFRIES: Oh, do  
15 you have a question?

16 MR. GRANT: Just to be clear, are  
17 you stating that on August 15<sup>th</sup> that we would  
18 have to have this package in place?

19 CHAIRMAN HOOD: No.

20 MR. GRANT: Okay. Okay.

21 CHAIRMAN HOOD: What's his date?  
22 What is the ANC's date? It's after their

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1 meeting. It's after your meeting.

2 MS. HANOUSEK: September 26<sup>th</sup>.

3 CHAIRMAN HOOD: Okay.

4 MS. HANOUSEK: Is when we have to  
5 have your response.

6 MR. GRANT: Sure, sure.

7 CHAIRMAN HOOD: September 26<sup>th</sup>.

8 MR. GRANT: Okay.

9 CHAIRMAN HOOD: And I hope you all  
10 work together.

11 MR. GRANT: Oh, yeah, yeah.

12 CHAIRMAN HOOD: Come back in and  
13 make the Special Public Meeting a lot quicker  
14 than the 30 minutes that I said.

15 MR. GRANT: Okay.

16 CHAIRMAN HOOD: So let's work on  
17 that. If not, we're going to hash it out. I  
18 would rather for the neighborhood and the  
19 applicant to hash it.

20 MR. GRANT: No, definitely we'll  
21 hash this thing out. Just as a point of  
22 clarification, for me as an ANC Commissioner,

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1 regardless of what point it takes place, if I  
2 see fit that the citizens have a concern, then  
3 I have to voice that.

4 And, you know, if that comes in  
5 the form of apology to you, I about -- the  
6 fact that it came about in this month, then  
7 I'll do that. But at the same time, you know,  
8 I have to -- if they -- as an area or as a  
9 neighborhood come about -- come to a point  
10 where, okay, this is our concerns, at that  
11 moment, it could have been last night. But as  
12 a Commissioner for 24/7, I have to always have  
13 my ears open to their concerns.

14 So I do apologize if that has made  
15 this difficult, but --

16 CHAIRMAN HOOD: Oh, no, we do this  
17 all the time. It didn't make it difficult for  
18 us, no.

19 VICE CHAIRMAN JEFFRIES: But  
20 understand, I think the Chair mentioned this,  
21 eventually, if you don't get this settled, we  
22 will settle it up here.

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1 CHAIRMAN HOOD: We will settle it.

2 MR. GRANT: Oh, I understand, yes.

3 CHAIRMAN HOOD: Okay.

4 VICE CHAIRMAN JEFFRIES: Okay.

5 MR. GRANT: I'm saying --

6 VICE CHAIRMAN JEFFRIES: We're not  
7 interested in just going on and on.

8 MR. GRANT: Yes, yeah, yeah.

9 VICE CHAIRMAN JEFFRIES: Okay.  
10 Okay.

11 MR. GRANT: And I have made that  
12 clear, too, to Jack, in particular, that it's  
13 not about making this go on and on. That's  
14 not the type of Commissioner that I want to  
15 be. I want to get resolutions, but I also am  
16 aware of time and those sort of issues though.

17 VICE CHAIRMAN JEFFRIES: Okay.

18 CHAIRMAN HOOD: Okay. All right.  
19 Well, good. I think we are all on the same  
20 page. And as we said, we just encourage you  
21 all to work together. You might not get 100  
22 percent resolution and then we will have to

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1 put all the pieces in and help bring some  
2 closure.

3 But I want to thank everyone for  
4 their participation tonight. And all those  
5 who participated and those who came down to  
6 observe. Hopefully it was very informative  
7 and great presentation by all.

8 With that, Ms. Hanousek, is  
9 everything in order?

10 MS. HANOUSEK: Yes.

11 CHAIRMAN HOOD: All right. With  
12 that, this hearing is adjourned.

13 (Whereupon, the Public Hearing was  
14 concluded at 10:16 p.m.)

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